

CITY OF VAN HORNE, IOWA
HSB 328 & SSB 1227
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.25727	\$236,420	\$0	\$236,420	
2026-27	\$4.64236	\$241,148	\$811	\$241,959	2.3%
2027-28	\$4.66824	\$243,169	\$816	\$243,984	0.8%
2028-29	\$4.53846	\$248,864	\$793	\$249,657	2.3%
2029-30	\$4.56138	\$250,905	\$797	\$251,702	0.8%
2030-31	\$4.43386	\$256,736	\$775	\$257,510	2.3%
2031-32	\$4.45624	\$258,797	\$778	\$259,576	0.8%
2032-33	\$4.33310	\$264,767	\$757	\$265,524	2.3%
2033-34	\$4.35496	\$266,852	\$761	\$267,612	0.8%
2034-35	\$4.23594	\$272,965	\$740	\$273,705	2.3%
2035-36	\$4.25730	\$275,073	\$744	\$275,817	0.8%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$61,455,087	\$28,631,689	\$2,001,692	\$30,633,381
2026-27	\$56,854,173	\$52,119,775	\$2,244,111	\$54,363,886
2027-28	\$57,000,173	\$52,264,667	\$2,245,219	\$54,509,886
2028-29	\$59,857,929	\$55,009,109	\$2,358,533	\$57,367,642
2029-30	\$60,030,929	\$55,181,001	\$2,359,641	\$57,540,642
2030-31	\$63,047,055	\$58,078,093	\$2,478,675	\$60,556,768
2031-32	\$63,220,055	\$58,249,985	\$2,479,783	\$60,729,768
2032-33	\$66,373,250	\$61,278,138	\$2,604,825	\$63,882,963
2033-34	\$66,546,250	\$61,450,030	\$2,605,933	\$64,055,963
2034-35	\$69,842,462	\$64,614,893	\$2,737,282	\$67,352,175
2035-36	\$70,015,462	\$64,786,785	\$2,738,390	\$67,525,175

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.25%	-1.80%	74.46%	24.09%	0.26%	1.19%
2026-27	98.76%	-20.17%	78.59%	20.37%	0.29%	0.67%
2027-28	98.52%	-20.17%	78.35%	20.62%	0.29%	0.67%
2028-29	97.38%	-19.21%	78.17%	20.86%	0.28%	0.64%
2029-30	97.11%	-19.16%	77.95%	21.08%	0.28%	0.64%
2030-31	95.98%	-18.21%	77.78%	21.30%	0.27%	0.60%
2031-32	95.73%	-18.16%	77.57%	21.51%	0.27%	0.60%
2032-33	94.67%	-17.27%	77.40%	21.72%	0.26%	0.57%
2033-34	94.43%	-17.23%	77.21%	21.92%	0.26%	0.57%
2034-35	93.42%	-16.38%	77.04%	22.13%	0.25%	0.54%
2035-36	93.20%	-16.35%	76.85%	22.32%	0.25%	0.54%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF VAN HORNE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$28,631,689	\$8.25727	\$236,420
2026-27	\$52,119,775	\$4.64236	\$241,959
2027-28	\$52,264,667	\$4.66824	\$243,984
2028-29	\$55,009,109	\$4.53846	\$249,657
2029-30	\$55,181,001	\$4.56138	\$251,702
2030-31	\$58,078,093	\$4.43386	\$257,510
2031-32	\$58,249,985	\$4.45624	\$259,576
2032-33	\$61,278,138	\$4.33310	\$265,524
2033-34	\$61,450,030	\$4.35496	\$267,612
2034-35	\$64,614,893	\$4.23594	\$273,705
2035-36	\$64,786,785	\$4.25730	\$275,817

CITY OF VAN HORNE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$28,631,689	\$8.25727	\$236,420
2026-27	\$29,351,842	\$8.25727	\$242,366
2027-28	\$29,982,617	\$8.25727	\$247,575
2028-29	\$31,139,484	\$8.10000	\$252,230
2029-30	\$31,798,027	\$8.10000	\$257,564
2030-31	\$33,020,590	\$8.10000	\$267,467
2031-32	\$33,707,111	\$8.10000	\$273,028
2032-33	\$34,998,717	\$8.10000	\$283,490
2033-34	\$35,714,779	\$8.10000	\$289,290
2034-35	\$37,079,009	\$8.10000	\$300,340
2035-36	\$37,826,072	\$8.10000	\$306,391

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$22,767,933	(\$3.61491)	-\$407
2027-28	\$22,282,050	(\$3.58903)	-\$3,591
2028-29	\$23,869,625	(\$3.56154)	-\$2,573
2029-30	\$23,382,974	(\$3.53862)	-\$5,863
2030-31	\$25,057,502	(\$3.66614)	-\$9,957
2031-32	\$24,542,873	(\$3.64376)	-\$13,452
2032-33	\$26,279,421	(\$3.76690)	-\$17,965
2033-34	\$25,735,251	(\$3.74504)	-\$21,677
2034-35	\$27,535,884	(\$3.86406)	-\$26,635
2035-36	\$26,960,713	(\$3.84270)	-\$30,574

CITY OF VAN HORNE, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$196	\$274	\$50,000	\$51,515	\$196	\$228	\$50,000	\$58,947	\$177	\$40	\$151	\$40	\$196	\$261
\$100,000	\$123,480	\$392	\$547	\$100,000	\$103,030	\$392	\$457	\$100,000	\$117,894	\$373	\$301	\$347	\$301	\$392	\$523
\$150,000	\$185,220	\$587	\$821	\$150,000	\$154,545	\$587	\$685	\$150,000	\$176,842	\$568	\$562	\$543	\$562	\$587	\$784
\$200,000	\$246,960	\$959	\$1,095	\$200,000	\$206,060	\$959	\$914	\$200,000	\$235,789	\$764	\$824	\$739	\$824	\$783	\$1,045
\$250,000	\$308,700	\$1,331	\$1,369	\$250,000	\$257,575	\$1,331	\$1,142	\$250,000	\$294,736	\$960	\$1,085	\$935	\$1,085	\$979	\$1,307
\$300,000	\$370,440	\$1,702	\$1,642	\$300,000	\$309,090	\$1,702	\$1,370	\$300,000	\$353,683	\$1,156	\$1,346	\$1,131	\$1,346	\$1,175	\$1,568
\$400,000	\$493,920	\$2,445	\$2,190	\$400,000	\$412,120	\$2,445	\$1,827	\$400,000	\$471,578	\$1,548	\$1,869	\$1,522	\$1,869	\$1,567	\$2,091
\$500,000	\$617,400	\$3,189	\$2,737	\$500,000	\$515,151	\$3,189	\$2,284	\$500,000	\$589,472	\$1,939	\$2,392	\$1,914	\$2,392	\$1,958	\$2,614
\$600,000	\$740,880	\$3,932	\$3,285	\$600,000	\$618,181	\$3,932	\$2,741	\$600,000	\$707,366	\$2,331	\$2,915	\$2,305	\$2,915	\$2,350	\$3,136
\$700,000	\$864,360	\$4,675	\$3,832	\$700,000	\$721,211	\$4,675	\$3,198	\$700,000	\$825,261	\$2,723	\$3,437	\$2,697	\$3,437	\$2,742	\$3,659
\$800,000	\$987,840	\$5,418	\$4,380	\$800,000	\$824,241	\$5,418	\$3,655	\$800,000	\$943,155	\$3,114	\$3,960	\$3,089	\$3,960	\$3,133	\$4,182
\$900,000	\$1,111,320	\$6,161	\$4,927	\$900,000	\$927,271	\$6,161	\$4,111	\$900,000	\$1,061,050	\$3,506	\$4,483	\$3,480	\$4,483	\$3,525	\$4,705
\$1,000,000	\$1,234,800	\$6,904	\$5,475	\$1,000,000	\$1,030,301	\$6,904	\$4,568	\$1,000,000	\$1,178,944	\$3,898	\$5,006	\$3,872	\$5,006	\$3,917	\$5,227
\$2,000,000	\$2,469,600	\$14,336	\$10,950	\$2,000,000	\$2,060,602	\$14,336	\$9,136	\$2,000,000	\$2,357,888	\$7,814	\$10,233	\$7,789	\$10,233	\$7,833	\$10,455
\$3,000,000	\$3,704,400	\$21,767	\$16,425	\$3,000,000	\$3,090,903	\$21,767	\$13,705	\$3,000,000	\$3,536,832	\$11,731	\$15,460	\$11,705	\$15,460	\$11,750	\$15,682
\$4,000,000	\$4,939,200	\$29,199	\$21,900	\$4,000,000	\$4,121,204	\$29,199	\$18,273	\$4,000,000	\$4,715,776	\$15,647	\$20,687	\$15,622	\$20,687	\$15,666	\$20,909
\$5,000,000	\$6,174,000	\$36,630	\$27,375	\$5,000,000	\$5,151,505	\$36,630	\$22,841	\$5,000,000	\$5,894,720	\$19,564	\$25,915	\$19,538	\$25,915	\$19,583	\$26,136
\$6,000,000	\$7,408,800	\$44,062	\$32,850	\$6,000,000	\$6,181,806	\$44,062	\$27,409	\$6,000,000	\$7,073,664	\$23,480	\$31,142	\$23,455	\$31,142	\$23,499	\$31,364
\$7,000,000	\$8,643,600	\$51,494	\$38,325	\$7,000,000	\$7,212,107	\$51,494	\$31,977	\$7,000,000	\$8,252,608	\$27,397	\$36,369	\$27,371	\$36,369	\$27,416	\$36,591
\$8,000,000	\$9,878,400	\$58,925	\$43,799	\$8,000,000	\$8,242,408	\$58,925	\$36,546	\$8,000,000	\$9,431,552	\$31,313	\$41,596	\$31,288	\$41,596	\$31,332	\$41,818
\$9,000,000	\$11,113,200	\$66,357	\$49,274	\$9,000,000	\$9,272,709	\$66,357	\$41,114	\$9,000,000	\$10,610,496	\$35,230	\$46,824	\$35,205	\$46,824	\$35,249	\$47,045
\$10,000,000	\$12,348,000	\$73,788	\$54,749	\$10,000,000	\$10,303,010	\$73,788	\$45,682	\$10,000,000	\$11,789,440	\$39,147	\$52,051	\$39,121	\$52,051	\$39,166	\$52,273
\$15,000,000	\$18,522,000	\$110,946	\$82,124	\$15,000,000	\$15,454,515	\$110,946	\$68,523	\$15,000,000	\$17,684,160	\$58,729	\$78,187	\$58,704	\$78,187	\$58,748	\$78,409
\$20,000,000	\$24,696,000	\$148,104	\$109,499	\$20,000,000	\$20,606,020	\$148,104	\$91,364	\$20,000,000	\$23,578,880	\$78,312	\$104,324	\$78,287	\$104,324	\$78,331	\$104,545
\$25,000,000	\$30,870,000	\$185,261	\$136,873	\$25,000,000	\$25,757,525	\$185,261	\$114,205	\$25,000,000	\$29,473,600	\$97,895	\$130,460	\$97,869	\$130,460	\$97,914	\$130,682
\$30,000,000	\$37,044,000	\$222,419	\$164,248	\$30,000,000	\$30,909,030	\$222,419	\$137,046	\$30,000,000	\$35,368,320	\$117,478	\$156,596	\$117,452	\$156,596	\$117,497	\$156,818
\$35,000,000	\$43,218,000	\$259,577	\$191,623	\$35,000,000	\$36,060,535	\$259,577	\$159,887	\$35,000,000	\$41,263,040	\$137,060	\$182,733	\$137,035	\$182,733	\$137,079	\$182,955
\$40,000,000	\$49,392,000	\$296,734	\$218,997	\$40,000,000	\$41,212,040	\$296,734	\$182,728	\$40,000,000	\$47,157,760	\$156,643	\$208,869	\$156,618	\$208,869	\$156,662	\$209,091
\$45,000,000	\$55,566,000	\$333,892	\$246,372	\$45,000,000	\$46,363,545	\$333,892	\$205,569	\$45,000,000	\$53,052,480	\$176,226	\$235,006	\$176,201	\$235,006	\$176,245	\$235,227
\$50,000,000	\$61,740,000	\$371,050	\$273,747	\$50,000,000	\$51,515,050	\$371,050	\$228,411	\$50,000,000	\$58,947,200	\$195,809	\$261,142	\$195,783	\$261,142	\$195,828	\$261,364

CITY OF VAN HORNE, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$78	39.79%	\$33	16.64%	(\$137)	(77.57%)	(\$112)	(73.79%)	\$66	33.47%
\$100,000	\$156	39.79%	\$65	16.64%	(\$72)	(19.22%)	(\$46)	(13.30%)	\$131	33.47%
\$150,000	\$234	39.79%	\$98	16.64%	(\$6)	(1.07%)	\$19	3.57%	\$197	33.47%
\$200,000	\$136	14.17%	(\$45)	(4.74%)	\$59	7.78%	\$85	11.49%	\$262	33.47%
\$250,000	\$38	2.86%	(\$189)	(14.17%)	\$125	13.02%	\$150	16.10%	\$328	33.47%
\$300,000	(\$60)	(3.51%)	(\$332)	(19.49%)	\$191	16.48%	\$216	19.10%	\$393	33.47%
\$400,000	(\$255)	(10.44%)	(\$618)	(25.28%)	\$322	20.78%	\$347	22.80%	\$524	33.47%
\$500,000	(\$451)	(14.15%)	(\$904)	(28.36%)	\$453	23.34%	\$478	24.98%	\$655	33.47%
\$600,000	(\$647)	(16.45%)	(\$1,191)	(30.29%)	\$584	25.04%	\$609	26.42%	\$786	33.47%
\$700,000	(\$842)	(18.02%)	(\$1,477)	(31.60%)	\$715	26.25%	\$740	27.45%	\$918	33.47%
\$800,000	(\$1,038)	(19.16%)	(\$1,763)	(32.55%)	\$846	27.16%	\$871	28.21%	\$1,049	33.47%
\$900,000	(\$1,234)	(20.02%)	(\$2,050)	(33.27%)	\$977	27.87%	\$1,002	28.80%	\$1,180	33.47%
\$1,000,000	(\$1,429)	(20.70%)	(\$2,336)	(33.84%)	\$1,108	28.43%	\$1,133	29.27%	\$1,311	33.47%
\$2,000,000	(\$3,386)	(23.62%)	(\$5,199)	(36.27%)	\$2,419	30.95%	\$2,444	31.38%	\$2,621	33.47%
\$3,000,000	(\$5,343)	(24.54%)	(\$8,063)	(37.04%)	\$3,729	31.79%	\$3,755	32.08%	\$3,932	33.47%
\$4,000,000	(\$7,299)	(25.00%)	(\$10,926)	(37.42%)	\$5,040	32.21%	\$5,066	32.43%	\$5,243	33.47%
\$5,000,000	(\$9,256)	(25.27%)	(\$13,789)	(37.64%)	\$6,351	32.46%	\$6,376	32.64%	\$6,554	33.47%
\$6,000,000	(\$11,212)	(25.45%)	(\$16,653)	(37.79%)	\$7,662	32.63%	\$7,687	32.77%	\$7,864	33.47%
\$7,000,000	(\$13,169)	(25.57%)	(\$19,516)	(37.90%)	\$8,972	32.75%	\$8,998	32.87%	\$9,175	33.47%
\$8,000,000	(\$15,126)	(25.67%)	(\$22,379)	(37.98%)	\$10,283	32.84%	\$10,308	32.95%	\$10,486	33.47%
\$9,000,000	(\$17,082)	(25.74%)	(\$25,243)	(38.04%)	\$11,594	32.91%	\$11,619	33.00%	\$11,796	33.47%
\$10,000,000	(\$19,039)	(25.80%)	(\$28,106)	(38.09%)	\$12,904	32.96%	\$12,930	33.05%	\$13,107	33.47%
\$15,000,000	(\$28,822)	(25.98%)	(\$42,423)	(38.24%)	\$19,458	33.13%	\$19,484	33.19%	\$19,661	33.47%
\$20,000,000	(\$38,605)	(26.07%)	(\$56,739)	(38.31%)	\$26,012	33.22%	\$26,037	33.26%	\$26,214	33.47%
\$25,000,000	(\$48,388)	(26.12%)	(\$71,056)	(38.35%)	\$32,565	33.27%	\$32,591	33.30%	\$32,768	33.47%
\$30,000,000	(\$58,171)	(26.15%)	(\$85,373)	(38.38%)	\$39,119	33.30%	\$39,144	33.33%	\$39,322	33.47%
\$35,000,000	(\$67,954)	(26.18%)	(\$99,689)	(38.40%)	\$45,672	33.32%	\$45,698	33.35%	\$45,875	33.47%
\$40,000,000	(\$77,737)	(26.20%)	(\$114,006)	(38.42%)	\$52,226	33.34%	\$52,251	33.36%	\$52,429	33.47%
\$45,000,000	(\$87,520)	(26.21%)	(\$128,323)	(38.43%)	\$58,780	33.35%	\$58,805	33.37%	\$58,982	33.47%
\$50,000,000	(\$97,303)	(26.22%)	(\$142,639)	(38.44%)	\$65,333	33.37%	\$65,359	33.38%	\$65,536	33.47%