

CITY OF VAN METER, 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	\$7.88952	\$609,274	\$0	\$609,274	
2026-27	\$4.07698	\$621,460	\$49,460	\$670,919	10.1%
2027-28	\$4.23273	\$684,337	\$51,349	\$735,686	9.7%
2028-29	\$4.20650	\$750,399	\$51,031	\$801,430	8.9%
2029-30	\$4.35586	\$817,458	\$52,843	\$870,301	8.6%
2030-31	\$4.31902	\$887,707	\$52,396	\$940,102	8.0%
2031-32	\$4.46391	\$958,903	\$54,154	\$1,013,057	7.8%
2032-33	\$4.41891	\$1,033,318	\$53,608	\$1,086,926	7.3%
2033-34	\$4.56019	\$1,108,666	\$55,322	\$1,163,987	7.1%
2034-35	\$4.50831	\$1,187,267	\$54,692	\$1,241,959	6.7%
2035-36	\$4.64660	\$1,266,798	\$56,370	\$1,323,168	6.5%

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	\$198,725,630	\$77,225,738	\$13,814,098	\$91,039,836
2026-27	\$209,195,676	\$164,562,788	\$22,797,726	\$187,360,514
2027-28	\$222,104,823	\$173,808,967	\$26,460,694	\$200,269,661
2028-29	\$243,620,576	\$190,521,865	\$31,263,548	\$221,785,414
2029-30	\$256,561,722	\$199,800,044	\$34,926,516	\$234,726,560
2030-31	\$279,653,503	\$217,665,680	\$40,152,661	\$257,818,341
2031-32	\$292,594,650	\$226,943,858	\$43,815,629	\$270,759,488
2032-33	\$317,292,926	\$245,971,534	\$49,486,231	\$295,457,764
2033-34	\$330,234,073	\$255,249,712	\$53,149,199	\$308,398,911
2034-35	\$356,603,886	\$275,482,246	\$59,286,478	\$334,768,724
2035-36	\$369,545,033	\$284,760,425	\$62,949,446	\$347,709,871

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.22%	-0.70%	81.52%	7.19%	2.40%	8.60%
2026-27	98.66%	-12.40%	86.26%	6.12%	2.23%	4.18%
2027-28	98.71%	-13.09%	85.62%	6.40%	2.89%	3.91%
2028-29	98.49%	-13.13%	85.36%	6.69%	3.35%	3.53%
2029-30	98.53%	-13.65%	84.88%	6.90%	3.85%	3.33%
2030-31	98.27%	-13.53%	84.74%	7.12%	4.16%	3.04%
2031-32	98.32%	-13.96%	84.36%	7.28%	4.55%	2.89%
2032-33	98.05%	-13.75%	84.30%	7.47%	4.75%	2.65%
2033-34	98.10%	-14.12%	83.98%	7.60%	5.06%	2.54%
2034-35	97.82%	-13.84%	83.98%	7.75%	5.19%	2.34%
2035-36	97.87%	-14.16%	83.71%	7.86%	5.45%	2.25%

**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 METER, 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	\$77,225,738	\$7.88952	\$609,274
2026-27	\$164,562,788	\$4.07698	\$670,919
2027-28	\$173,808,967	\$4.23273	\$735,686
2028-29	\$190,521,865	\$4.20650	\$801,430
2029-30	\$199,800,044	\$4.35586	\$870,301
2030-31	\$217,665,680	\$4.31902	\$940,102
2031-32	\$226,943,858	\$4.46391	\$1,013,057
2032-33	\$245,971,534	\$4.41891	\$1,086,926
2033-34	\$255,249,712	\$4.56019	\$1,163,987
2034-35	\$275,482,246	\$4.50831	\$1,241,959
2035-36	\$284,760,425	\$4.64660	\$1,323,168

## CITY OF VAN METER, 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	\$77,225,738	\$7.88952	\$609,274
2026-27	\$80,460,064	\$7.73483	\$622,345
2027-28	\$82,906,048	\$7.65825	\$634,915
2028-29	\$89,230,716	\$7.65825	\$683,351
2029-30	\$95,746,197	\$7.65825	\$733,248
2030-31	\$102,346,881	\$7.65825	\$783,798
2031-32	\$109,290,033	\$7.65825	\$836,970
2032-33	\$116,181,943	\$7.65825	\$889,750
2033-34	\$123,575,774	\$7.65825	\$946,374
2034-35	\$130,775,269	\$7.65825	\$1,001,509
2035-36	\$138,643,159	\$7.65825	\$1,061,763

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	\$84,102,724	(\$3.65785)	\$48,575
2027-28	\$90,902,918	(\$3.42552)	\$100,772
2028-29	\$101,291,149	(\$3.45175)	\$118,080
2029-30	\$104,053,847	(\$3.30239)	\$137,053
2030-31	\$115,318,798	(\$3.33923)	\$156,305
2031-32	\$117,653,825	(\$3.19434)	\$176,087
2032-33	\$129,789,591	(\$3.23934)	\$197,176
2033-34	\$131,673,939	(\$3.09806)	\$217,614
2034-35	\$144,706,977	(\$3.14994)	\$240,450
2035-36	\$146,117,266	(\$3.01165)	\$261,404

CITY OF VAN METER, 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	\$187	\$267	\$50,000	\$51,515	\$187	\$222	\$50,000	\$58,947	\$169	\$39	\$145	\$39	\$187	\$255
\$100,000	\$123,480	\$374	\$533	\$100,000	\$103,030	\$374	\$445	\$100,000	\$117,894	\$356	\$293	\$332	\$293	\$374	\$509
\$150,000	\$185,220	\$561	\$800	\$150,000	\$154,545	\$561	\$667	\$150,000	\$176,842	\$543	\$548	\$519	\$548	\$561	\$764
\$200,000	\$246,960	\$916	\$1,067	\$200,000	\$206,060	\$916	\$890	\$200,000	\$235,789	\$730	\$802	\$706	\$802	\$748	\$1,018
\$250,000	\$308,700	\$1,271	\$1,333	\$250,000	\$257,575	\$1,271	\$1,112	\$250,000	\$294,736	\$917	\$1,057	\$893	\$1,057	\$936	\$1,273
\$300,000	\$370,440	\$1,626	\$1,600	\$300,000	\$309,090	\$1,626	\$1,335	\$300,000	\$353,683	\$1,104	\$1,312	\$1,080	\$1,312	\$1,123	\$1,528
\$400,000	\$493,920	\$2,336	\$2,133	\$400,000	\$412,120	\$2,336	\$1,780	\$400,000	\$471,578	\$1,479	\$1,821	\$1,454	\$1,821	\$1,497	\$2,037
\$500,000	\$617,400	\$3,047	\$2,667	\$500,000	\$515,151	\$3,047	\$2,225	\$500,000	\$589,472	\$1,853	\$2,330	\$1,829	\$2,330	\$1,871	\$2,546
\$600,000	\$740,880	\$3,757	\$3,200	\$600,000	\$618,181	\$3,757	\$2,670	\$600,000	\$707,366	\$2,227	\$2,839	\$2,203	\$2,839	\$2,245	\$3,055
\$700,000	\$864,360	\$4,467	\$3,733	\$700,000	\$721,211	\$4,467	\$3,115	\$700,000	\$825,261	\$2,601	\$3,348	\$2,577	\$3,348	\$2,619	\$3,564
\$800,000	\$987,840	\$5,177	\$4,267	\$800,000	\$824,241	\$5,177	\$3,560	\$800,000	\$943,155	\$2,976	\$3,858	\$2,951	\$3,858	\$2,994	\$4,074
\$900,000	\$1,111,320	\$5,887	\$4,800	\$900,000	\$927,271	\$5,887	\$4,005	\$900,000	\$1,061,050	\$3,350	\$4,367	\$3,325	\$4,367	\$3,368	\$4,583
\$1,000,000	\$1,234,800	\$6,597	\$5,333	\$1,000,000	\$1,030,301	\$6,597	\$4,450	\$1,000,000	\$1,178,944	\$3,724	\$4,876	\$3,700	\$4,876	\$3,742	\$5,092
\$2,000,000	\$2,469,600	\$13,697	\$10,666	\$2,000,000	\$2,060,602	\$13,697	\$8,900	\$2,000,000	\$2,357,888	\$7,466	\$9,968	\$7,442	\$9,968	\$7,484	\$10,184
\$3,000,000	\$3,704,400	\$20,798	\$15,999	\$3,000,000	\$3,090,903	\$20,798	\$13,350	\$3,000,000	\$3,536,832	\$11,208	\$15,060	\$11,184	\$15,060	\$11,226	\$15,276
\$4,000,000	\$4,939,200	\$27,899	\$21,333	\$4,000,000	\$4,121,204	\$27,899	\$17,800	\$4,000,000	\$4,715,776	\$14,950	\$20,152	\$14,926	\$20,152	\$14,969	\$20,368
\$5,000,000	\$6,174,000	\$34,999	\$26,666	\$5,000,000	\$5,151,505	\$34,999	\$22,249	\$5,000,000	\$5,894,720	\$18,692	\$25,243	\$18,668	\$25,243	\$18,711	\$25,459
\$6,000,000	\$7,408,800	\$42,100	\$31,999	\$6,000,000	\$6,181,806	\$42,100	\$26,699	\$6,000,000	\$7,073,664	\$22,435	\$30,335	\$22,410	\$30,335	\$22,453	\$30,551
\$7,000,000	\$8,643,600	\$49,200	\$37,332	\$7,000,000	\$7,212,107	\$49,200	\$31,149	\$7,000,000	\$8,252,608	\$26,177	\$35,427	\$26,152	\$35,427	\$26,195	\$35,643
\$8,000,000	\$9,878,400	\$56,301	\$42,665	\$8,000,000	\$8,242,408	\$56,301	\$35,599	\$8,000,000	\$9,431,552	\$29,919	\$40,519	\$29,895	\$40,519	\$29,937	\$40,735
\$9,000,000	\$11,113,200	\$63,401	\$47,998	\$9,000,000	\$9,272,709	\$63,401	\$40,049	\$9,000,000	\$10,610,496	\$33,661	\$45,611	\$33,637	\$45,611	\$33,679	\$45,827
\$10,000,000	\$12,348,000	\$70,502	\$53,331	\$10,000,000	\$10,303,010	\$70,502	\$44,499	\$10,000,000	\$11,789,440	\$37,403	\$50,703	\$37,379	\$50,703	\$37,421	\$50,919
\$15,000,000	\$18,522,000	\$106,005	\$79,997	\$15,000,000	\$15,454,515	\$106,005	\$66,748	\$15,000,000	\$17,684,160	\$56,114	\$76,162	\$56,089	\$76,162	\$56,132	\$76,378
\$20,000,000	\$24,696,000	\$141,508	\$106,663	\$20,000,000	\$20,606,020	\$141,508	\$88,998	\$20,000,000	\$23,578,880	\$74,824	\$101,622	\$74,800	\$101,622	\$74,843	\$101,838
\$25,000,000	\$30,870,000	\$177,011	\$133,328	\$25,000,000	\$25,757,525	\$177,011	\$111,247	\$25,000,000	\$29,473,600	\$93,535	\$127,081	\$93,511	\$127,081	\$93,553	\$127,297
\$30,000,000	\$37,044,000	\$212,513	\$159,994	\$30,000,000	\$30,909,030	\$212,513	\$133,497	\$30,000,000	\$35,368,320	\$112,246	\$152,541	\$112,221	\$152,541	\$112,264	\$152,756
\$35,000,000	\$43,218,000	\$248,016	\$186,659	\$35,000,000	\$36,060,535	\$248,016	\$155,746	\$35,000,000	\$41,263,040	\$130,956	\$178,000	\$130,932	\$178,000	\$130,974	\$178,216
\$40,000,000	\$49,392,000	\$283,519	\$213,325	\$40,000,000	\$41,212,040	\$283,519	\$177,996	\$40,000,000	\$47,157,760	\$149,667	\$203,459	\$149,643	\$203,459	\$149,685	\$203,675
\$45,000,000	\$55,566,000	\$319,022	\$239,991	\$45,000,000	\$46,363,545	\$319,022	\$200,245	\$45,000,000	\$53,052,480	\$168,378	\$228,919	\$168,353	\$228,919	\$168,396	\$229,135
\$50,000,000	\$61,740,000	\$354,525	\$266,656	\$50,000,000	\$51,515,050	\$354,525	\$222,495	\$50,000,000	\$58,947,200	\$187,088	\$254,378	\$187,064	\$254,378	\$187,106	\$254,594

CITY OF VAN METER, 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	\$80	42.52%	\$35	18.91%	(\$130)	(77.13%)	(\$106)	(73.28%)	\$67	36.07%
\$100,000	\$159	42.52%	\$71	18.91%	(\$63)	(17.64%)	(\$39)	(11.61%)	\$135	36.07%
\$150,000	\$239	42.52%	\$106	18.91%	\$5	0.86%	\$29	5.59%	\$202	36.07%
\$200,000	\$150	16.40%	(\$26)	(2.88%)	\$72	9.88%	\$96	13.67%	\$270	36.07%
\$250,000	\$62	4.87%	(\$159)	(12.50%)	\$140	15.22%	\$164	18.36%	\$337	36.07%
\$300,000	(\$26)	(1.63%)	(\$291)	(17.92%)	\$207	18.75%	\$231	21.43%	\$405	36.07%
\$400,000	(\$203)	(8.70%)	(\$557)	(23.82%)	\$342	23.14%	\$366	25.19%	\$540	36.07%
\$500,000	(\$380)	(12.47%)	(\$822)	(26.97%)	\$477	25.75%	\$501	27.42%	\$675	36.07%
\$600,000	(\$557)	(14.82%)	(\$1,087)	(28.93%)	\$612	27.48%	\$636	28.89%	\$810	36.07%
\$700,000	(\$733)	(16.42%)	(\$1,352)	(30.26%)	\$747	28.72%	\$771	29.93%	\$945	36.07%
\$800,000	(\$910)	(17.58%)	(\$1,617)	(31.23%)	\$882	29.64%	\$906	30.71%	\$1,080	36.07%
\$900,000	(\$1,087)	(18.46%)	(\$1,882)	(31.97%)	\$1,017	30.36%	\$1,041	31.31%	\$1,215	36.07%
\$1,000,000	(\$1,264)	(19.16%)	(\$2,147)	(32.54%)	\$1,152	30.93%	\$1,176	31.79%	\$1,350	36.07%
\$2,000,000	(\$3,031)	(22.13%)	(\$4,798)	(35.03%)	\$2,502	33.51%	\$2,526	33.94%	\$2,700	36.07%
\$3,000,000	(\$4,799)	(23.07%)	(\$7,448)	(35.81%)	\$3,851	34.36%	\$3,876	34.66%	\$4,049	36.07%
\$4,000,000	(\$6,566)	(23.54%)	(\$10,099)	(36.20%)	\$5,201	34.79%	\$5,226	35.01%	\$5,399	36.07%
\$5,000,000	(\$8,333)	(23.81%)	(\$12,750)	(36.43%)	\$6,551	35.05%	\$6,575	35.22%	\$6,749	36.07%
\$6,000,000	(\$10,101)	(23.99%)	(\$15,400)	(36.58%)	\$7,901	35.22%	\$7,925	35.36%	\$8,099	36.07%
\$7,000,000	(\$11,868)	(24.12%)	(\$18,051)	(36.69%)	\$9,250	35.34%	\$9,275	35.46%	\$9,448	36.07%
\$8,000,000	(\$13,636)	(24.22%)	(\$20,702)	(36.77%)	\$10,600	35.43%	\$10,625	35.54%	\$10,798	36.07%
\$9,000,000	(\$15,403)	(24.29%)	(\$23,352)	(36.83%)	\$11,950	35.50%	\$11,974	35.60%	\$12,148	36.07%
\$10,000,000	(\$17,171)	(24.35%)	(\$26,003)	(36.88%)	\$13,300	35.56%	\$13,324	35.65%	\$13,498	36.07%
\$15,000,000	(\$26,008)	(24.53%)	(\$39,256)	(37.03%)	\$20,049	35.73%	\$20,073	35.79%	\$20,246	36.07%
\$20,000,000	(\$34,845)	(24.62%)	(\$52,510)	(37.11%)	\$26,797	35.81%	\$26,822	35.86%	\$26,995	36.07%
\$25,000,000	(\$43,682)	(24.68%)	(\$65,763)	(37.15%)	\$33,546	35.86%	\$33,570	35.90%	\$33,744	36.07%
\$30,000,000	(\$52,520)	(24.71%)	(\$79,017)	(37.18%)	\$40,295	35.90%	\$40,319	35.93%	\$40,493	36.07%
\$35,000,000	(\$61,357)	(24.74%)	(\$92,270)	(37.20%)	\$47,044	35.92%	\$47,068	35.95%	\$47,241	36.07%
\$40,000,000	(\$70,194)	(24.76%)	(\$105,523)	(37.22%)	\$53,792	35.94%	\$53,817	35.96%	\$53,990	36.07%
\$45,000,000	(\$79,031)	(24.77%)	(\$118,777)	(37.23%)	\$60,541	35.96%	\$60,566	35.98%	\$60,739	36.07%
\$50,000,000	(\$87,869)	(24.78%)	(\$132,030)	(37.24%)	\$67,290	35.97%	\$67,314	35.98%	\$67,488	36.07%