

CITY OF YORKTOWN, 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	\$8.37000	\$10,125	\$0	\$10,125	
2026-27	\$5.02003	\$10,328	\$42	\$10,370	2.4%
2027-28	\$5.05454	\$10,421	\$42	\$10,463	0.9%
2028-29	\$4.90139	\$10,673	\$41	\$10,713	2.4%
2029-30	\$4.93006	\$10,767	\$41	\$10,808	0.9%
2030-31	\$4.77899	\$11,024	\$40	\$11,064	2.4%
2031-32	\$4.80671	\$11,119	\$40	\$11,159	0.9%
2032-33	\$4.66209	\$11,382	\$39	\$11,421	2.3%
2033-34	\$4.68893	\$11,478	\$39	\$11,517	0.8%
2034-35	\$4.55028	\$11,747	\$38	\$11,785	2.3%
2035-36	\$4.57629	\$11,844	\$38	\$11,882	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	\$2,773,935	\$1,209,717	\$0	\$1,209,717
2026-27	\$2,306,901	\$2,065,625	\$0	\$2,065,625
2027-28	\$2,311,357	\$2,070,081	\$0	\$2,070,081
2028-29	\$2,427,034	\$2,185,758	\$0	\$2,185,758
2029-30	\$2,433,490	\$2,192,214	\$0	\$2,192,214
2030-31	\$2,556,317	\$2,315,041	\$0	\$2,315,041
2031-32	\$2,562,773	\$2,321,497	\$0	\$2,321,497
2032-33	\$2,690,959	\$2,449,683	\$0	\$2,449,683
2033-34	\$2,697,414	\$2,456,138	\$0	\$2,456,138
2034-35	\$2,831,175	\$2,589,899	\$0	\$2,589,899
2035-36	\$2,837,630	\$2,596,354	\$0	\$2,596,354

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	96.04%	-2.81%	93.23%	2.63%	0.00%	4.14%
2026-27	129.65%	-35.86%	93.79%	3.64%	0.00%	2.42%
2027-28	129.78%	-35.97%	93.80%	3.64%	0.00%	2.42%
2028-29	128.20%	-34.24%	93.96%	3.62%	0.00%	2.29%
2029-30	128.20%	-34.22%	93.98%	3.60%	0.00%	2.28%
2030-31	126.62%	-32.48%	94.14%	3.58%	0.00%	2.16%
2031-32	126.62%	-32.47%	94.15%	3.57%	0.00%	2.16%
2032-33	125.14%	-30.84%	94.30%	3.56%	0.00%	2.04%
2033-34	125.14%	-30.83%	94.31%	3.55%	0.00%	2.04%
2034-35	123.75%	-29.31%	94.44%	3.53%	0.00%	1.93%
2035-36	123.76%	-29.31%	94.46%	3.52%	0.00%	1.93%

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 YORKTOWN, 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	\$1,209,717	\$8.37000	\$10,125
2026-27	\$2,065,625	\$5.02003	\$10,370
2027-28	\$2,070,081	\$5.05454	\$10,463
2028-29	\$2,185,758	\$4.90139	\$10,713
2029-30	\$2,192,214	\$4.93006	\$10,808
2030-31	\$2,315,041	\$4.77899	\$11,064
2031-32	\$2,321,497	\$4.80671	\$11,159
2032-33	\$2,449,683	\$4.66209	\$11,421
2033-34	\$2,456,138	\$4.68893	\$11,517
2034-35	\$2,589,899	\$4.55028	\$11,785
2035-36	\$2,596,354	\$4.57629	\$11,882

CITY OF YORKTOWN, 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	\$1,209,717	\$8.37000	\$10,125
2026-27	\$1,214,456	\$8.37000	\$10,165
2027-28	\$1,243,267	\$8.37000	\$10,406
2028-29	\$1,284,442	\$8.10000	\$10,404
2029-30	\$1,314,771	\$8.10000	\$10,650
2030-31	\$1,358,171	\$8.10000	\$11,001
2031-32	\$1,390,094	\$8.10000	\$11,260
2032-33	\$1,435,835	\$8.10000	\$11,630
2033-34	\$1,469,441	\$8.10000	\$11,902
2034-35	\$1,517,646	\$8.10000	\$12,293
2035-36	\$1,553,019	\$8.10000	\$12,579

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	\$851,169	(\$3.34997)	\$205
2027-28	\$826,814	(\$3.31546)	\$57
2028-29	\$901,316	(\$3.19861)	\$309
2029-30	\$877,442	(\$3.16994)	\$158
2030-31	\$956,870	(\$3.32101)	\$62
2031-32	\$931,402	(\$3.29329)	-\$101
2032-33	\$1,013,848	(\$3.43791)	-\$210
2033-34	\$986,698	(\$3.41107)	-\$386
2034-35	\$1,072,253	(\$3.54972)	-\$508
2035-36	\$1,043,336	(\$3.52371)	-\$698

CITY OF YORKTOWN, 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	\$199	\$295	\$50,000	\$51,515	\$199	\$246	\$50,000	\$58,947	\$179	\$43	\$153	\$43	\$199	\$282
\$100,000	\$123,480	\$397	\$590	\$100,000	\$103,030	\$397	\$492	\$100,000	\$117,894	\$378	\$324	\$352	\$324	\$397	\$563
\$150,000	\$185,220	\$596	\$885	\$150,000	\$154,545	\$596	\$739	\$150,000	\$176,842	\$576	\$606	\$550	\$606	\$596	\$845
\$200,000	\$246,960	\$972	\$1,180	\$200,000	\$206,060	\$972	\$985	\$200,000	\$235,789	\$775	\$888	\$749	\$888	\$794	\$1,127
\$250,000	\$308,700	\$1,349	\$1,475	\$250,000	\$257,575	\$1,349	\$1,231	\$250,000	\$294,736	\$973	\$1,170	\$947	\$1,170	\$993	\$1,409
\$300,000	\$370,440	\$1,725	\$1,770	\$300,000	\$309,090	\$1,725	\$1,477	\$300,000	\$353,683	\$1,172	\$1,451	\$1,146	\$1,451	\$1,191	\$1,690
\$400,000	\$493,920	\$2,479	\$2,360	\$400,000	\$412,120	\$2,479	\$1,970	\$400,000	\$471,578	\$1,569	\$2,015	\$1,543	\$2,015	\$1,588	\$2,254
\$500,000	\$617,400	\$3,232	\$2,951	\$500,000	\$515,151	\$3,232	\$2,462	\$500,000	\$589,472	\$1,966	\$2,578	\$1,940	\$2,578	\$1,985	\$2,817
\$600,000	\$740,880	\$3,985	\$3,541	\$600,000	\$618,181	\$3,985	\$2,954	\$600,000	\$707,366	\$2,363	\$3,142	\$2,337	\$3,142	\$2,382	\$3,380
\$700,000	\$864,360	\$4,739	\$4,131	\$700,000	\$721,211	\$4,739	\$3,447	\$700,000	\$825,261	\$2,760	\$3,705	\$2,734	\$3,705	\$2,779	\$3,944
\$800,000	\$987,840	\$5,492	\$4,721	\$800,000	\$824,241	\$5,492	\$3,939	\$800,000	\$943,155	\$3,157	\$4,268	\$3,131	\$4,268	\$3,176	\$4,507
\$900,000	\$1,111,320	\$6,245	\$5,311	\$900,000	\$927,271	\$6,245	\$4,431	\$900,000	\$1,061,050	\$3,554	\$4,832	\$3,528	\$4,832	\$3,573	\$5,071
\$1,000,000	\$1,234,800	\$6,999	\$5,901	\$1,000,000	\$1,030,301	\$6,999	\$4,924	\$1,000,000	\$1,178,944	\$3,951	\$5,395	\$3,925	\$5,395	\$3,970	\$5,634
\$2,000,000	\$2,469,600	\$14,532	\$11,802	\$2,000,000	\$2,060,602	\$14,532	\$9,848	\$2,000,000	\$2,357,888	\$7,921	\$11,029	\$7,895	\$11,029	\$7,940	\$11,268
\$3,000,000	\$3,704,400	\$22,065	\$17,703	\$3,000,000	\$3,090,903	\$22,065	\$14,771	\$3,000,000	\$3,536,832	\$11,891	\$16,664	\$11,865	\$16,664	\$11,910	\$16,902
\$4,000,000	\$4,939,200	\$29,598	\$23,604	\$4,000,000	\$4,121,204	\$29,598	\$19,695	\$4,000,000	\$4,715,776	\$15,861	\$22,298	\$15,835	\$22,298	\$15,880	\$22,537
\$5,000,000	\$6,174,000	\$37,131	\$29,505	\$5,000,000	\$5,151,505	\$37,131	\$24,619	\$5,000,000	\$5,894,720	\$19,831	\$27,932	\$19,805	\$27,932	\$19,850	\$28,171
\$6,000,000	\$7,408,800	\$44,664	\$35,407	\$6,000,000	\$6,181,806	\$44,664	\$29,543	\$6,000,000	\$7,073,664	\$23,801	\$33,566	\$23,775	\$33,566	\$23,820	\$33,805
\$7,000,000	\$8,643,600	\$52,197	\$41,308	\$7,000,000	\$7,212,107	\$52,197	\$34,467	\$7,000,000	\$8,252,608	\$27,771	\$39,200	\$27,745	\$39,200	\$27,790	\$39,439
\$8,000,000	\$9,878,400	\$59,730	\$47,209	\$8,000,000	\$8,242,408	\$59,730	\$39,390	\$8,000,000	\$9,431,552	\$31,741	\$44,834	\$31,715	\$44,834	\$31,760	\$45,073
\$9,000,000	\$11,113,200	\$67,263	\$53,110	\$9,000,000	\$9,272,709	\$67,263	\$44,314	\$9,000,000	\$10,610,496	\$35,711	\$50,469	\$35,685	\$50,469	\$35,730	\$50,707
\$10,000,000	\$12,348,000	\$74,796	\$59,011	\$10,000,000	\$10,303,010	\$74,796	\$49,238	\$10,000,000	\$11,789,440	\$39,681	\$56,103	\$39,655	\$56,103	\$39,700	\$56,342
\$15,000,000	\$18,522,000	\$112,461	\$88,516	\$15,000,000	\$15,454,515	\$112,461	\$73,857	\$15,000,000	\$17,684,160	\$59,531	\$84,273	\$59,505	\$84,273	\$59,550	\$84,512
\$20,000,000	\$24,696,000	\$150,126	\$118,022	\$20,000,000	\$20,606,020	\$150,126	\$98,476	\$20,000,000	\$23,578,880	\$79,381	\$112,444	\$79,355	\$112,444	\$79,400	\$112,683
\$25,000,000	\$30,870,000	\$187,791	\$147,527	\$25,000,000	\$25,757,525	\$187,791	\$123,095	\$25,000,000	\$29,473,600	\$99,231	\$140,615	\$99,206	\$140,615	\$99,251	\$140,854
\$30,000,000	\$37,044,000	\$225,456	\$177,033	\$30,000,000	\$30,909,030	\$225,456	\$147,714	\$30,000,000	\$35,368,320	\$119,081	\$168,786	\$119,056	\$168,786	\$119,101	\$169,025
\$35,000,000	\$43,218,000	\$263,121	\$206,538	\$35,000,000	\$36,060,535	\$263,121	\$172,333	\$35,000,000	\$41,263,040	\$138,932	\$196,957	\$138,906	\$196,957	\$138,951	\$197,196
\$40,000,000	\$49,392,000	\$300,786	\$236,044	\$40,000,000	\$41,212,040	\$300,786	\$196,952	\$40,000,000	\$47,157,760	\$158,782	\$225,128	\$158,756	\$225,128	\$158,801	\$225,366
\$45,000,000	\$55,566,000	\$338,451	\$265,549	\$45,000,000	\$46,363,545	\$338,451	\$221,571	\$45,000,000	\$53,052,480	\$178,632	\$253,298	\$178,606	\$253,298	\$178,651	\$253,537
\$50,000,000	\$61,740,000	\$376,116	\$295,055	\$50,000,000	\$51,515,050	\$376,116	\$246,190	\$50,000,000	\$58,947,200	\$198,482	\$281,469	\$198,456	\$281,469	\$198,501	\$281,708

CITY OF YORKTOWN, 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	\$97	48.64%	\$48	24.02%	(\$136)	(76.15%)	(\$111)	(72.13%)	\$83	41.92%
\$100,000	\$193	48.64%	\$95	24.02%	(\$53)	(14.10%)	(\$27)	(7.81%)	\$166	41.92%
\$150,000	\$290	48.64%	\$143	24.02%	\$30	5.19%	\$56	10.12%	\$250	41.92%
\$200,000	\$208	21.40%	\$13	1.30%	\$113	14.60%	\$139	18.55%	\$333	41.92%
\$250,000	\$126	9.38%	(\$118)	(8.74%)	\$196	20.17%	\$222	23.45%	\$416	41.92%
\$300,000	\$45	2.60%	(\$248)	(14.39%)	\$280	23.86%	\$305	26.65%	\$499	41.92%
\$400,000	(\$118)	(4.77%)	(\$509)	(20.54%)	\$446	28.43%	\$472	30.58%	\$666	41.92%
\$500,000	(\$282)	(8.71%)	(\$770)	(23.83%)	\$612	31.15%	\$638	32.90%	\$832	41.92%
\$600,000	(\$445)	(11.16%)	(\$1,031)	(25.87%)	\$779	32.96%	\$805	34.43%	\$998	41.92%
\$700,000	(\$608)	(12.83%)	(\$1,292)	(27.27%)	\$945	34.25%	\$971	35.52%	\$1,165	41.92%
\$800,000	(\$771)	(14.04%)	(\$1,553)	(28.28%)	\$1,112	35.21%	\$1,137	36.33%	\$1,331	41.92%
\$900,000	(\$934)	(14.96%)	(\$1,814)	(29.04%)	\$1,278	35.96%	\$1,304	36.96%	\$1,498	41.92%
\$1,000,000	(\$1,097)	(15.68%)	(\$2,075)	(29.65%)	\$1,444	36.56%	\$1,470	37.46%	\$1,664	41.92%
\$2,000,000	(\$2,729)	(18.78%)	(\$4,684)	(32.23%)	\$3,109	39.25%	\$3,134	39.70%	\$3,328	41.92%
\$3,000,000	(\$4,361)	(19.77%)	(\$7,293)	(33.05%)	\$4,773	40.14%	\$4,799	40.44%	\$4,992	41.92%
\$4,000,000	(\$5,993)	(20.25%)	(\$9,902)	(33.46%)	\$6,437	40.58%	\$6,463	40.81%	\$6,657	41.92%
\$5,000,000	(\$7,625)	(20.54%)	(\$12,512)	(33.70%)	\$8,101	40.85%	\$8,127	41.03%	\$8,321	41.92%
\$6,000,000	(\$9,257)	(20.73%)	(\$15,121)	(33.85%)	\$9,765	41.03%	\$9,791	41.18%	\$9,985	41.92%
\$7,000,000	(\$10,889)	(20.86%)	(\$17,730)	(33.97%)	\$11,429	41.16%	\$11,455	41.29%	\$11,649	41.92%
\$8,000,000	(\$12,521)	(20.96%)	(\$20,339)	(34.05%)	\$13,093	41.25%	\$13,119	41.37%	\$13,313	41.92%
\$9,000,000	(\$14,153)	(21.04%)	(\$22,948)	(34.12%)	\$14,758	41.32%	\$14,783	41.43%	\$14,977	41.92%
\$10,000,000	(\$15,785)	(21.10%)	(\$25,558)	(34.17%)	\$16,422	41.38%	\$16,447	41.48%	\$16,641	41.92%
\$15,000,000	(\$23,944)	(21.29%)	(\$38,604)	(34.33%)	\$24,742	41.56%	\$24,768	41.62%	\$24,962	41.92%
\$20,000,000	(\$32,104)	(21.38%)	(\$51,650)	(34.40%)	\$33,063	41.65%	\$33,089	41.70%	\$33,283	41.92%
\$25,000,000	(\$40,263)	(21.44%)	(\$64,696)	(34.45%)	\$41,384	41.70%	\$41,410	41.74%	\$41,603	41.92%
\$30,000,000	(\$48,423)	(21.48%)	(\$77,742)	(34.48%)	\$49,704	41.74%	\$49,730	41.77%	\$49,924	41.92%
\$35,000,000	(\$56,582)	(21.50%)	(\$90,788)	(34.50%)	\$58,025	41.77%	\$58,051	41.79%	\$58,245	41.92%
\$40,000,000	(\$64,742)	(21.52%)	(\$103,834)	(34.52%)	\$66,346	41.78%	\$66,372	41.81%	\$66,565	41.92%
\$45,000,000	(\$72,901)	(21.54%)	(\$116,880)	(34.53%)	\$74,666	41.80%	\$74,692	41.82%	\$74,886	41.92%
\$50,000,000	(\$81,061)	(21.55%)	(\$129,926)	(34.54%)	\$82,987	41.81%	\$83,013	41.83%	\$83,207	41.92%