

CITY OF AFTON, 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	\$7.86408	\$159,682	\$0	\$159,682	
2026-27	\$4.99568	\$162,876	\$536	\$163,411	2.3%
2027-28	\$5.02820	\$164,228	\$539	\$164,767	0.8%
2028-29	\$4.88011	\$168,062	\$523	\$168,585	2.3%
2029-30	\$4.90779	\$169,428	\$526	\$169,954	0.8%
2030-31	\$4.76182	\$173,354	\$510	\$173,864	2.3%
2031-32	\$4.78866	\$174,734	\$513	\$175,247	0.8%
2032-33	\$4.64837	\$178,752	\$498	\$179,250	2.3%
2033-34	\$4.67441	\$180,146	\$501	\$180,647	0.8%
2034-35	\$4.53943	\$184,260	\$487	\$184,747	2.3%
2035-36	\$4.56472	\$185,671	\$489	\$186,160	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	\$41,955,156	\$20,305,234	\$0	\$20,305,234
2026-27	\$35,003,599	\$32,710,483	\$0	\$32,710,483
2027-28	\$35,061,708	\$32,768,592	\$0	\$32,768,592
2028-29	\$36,838,521	\$34,545,405	\$0	\$34,545,405
2029-30	\$36,922,630	\$34,629,514	\$0	\$34,629,514
2030-31	\$38,805,225	\$36,512,109	\$0	\$36,512,109
2031-32	\$38,889,334	\$36,596,218	\$0	\$36,596,218
2032-33	\$40,855,036	\$38,561,920	\$0	\$38,561,920
2033-34	\$40,939,145	\$38,646,029	\$0	\$38,646,029
2034-35	\$42,991,421	\$40,698,305	\$0	\$40,698,305
2035-36	\$43,075,530	\$40,782,414	\$0	\$40,782,414

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.68%	-2.62%	74.06%	14.69%	4.08%	1.97%
2026-27	109.70%	-34.14%	75.56%	16.45%	3.06%	1.22%
2027-28	109.83%	-34.23%	75.59%	16.43%	3.05%	1.22%
2028-29	108.65%	-32.61%	76.04%	16.37%	2.93%	1.16%
2029-30	108.68%	-32.60%	76.09%	16.34%	2.92%	1.16%
2030-31	107.49%	-30.98%	76.51%	16.28%	2.80%	1.10%
2031-32	107.52%	-30.97%	76.56%	16.25%	2.79%	1.09%
2032-33	106.39%	-29.44%	76.95%	16.20%	2.67%	1.04%
2033-34	106.43%	-29.44%	76.99%	16.18%	2.67%	1.04%
2034-35	105.36%	-28.01%	77.35%	16.14%	2.56%	0.98%
2035-36	105.40%	-28.01%	77.39%	16.11%	2.55%	0.98%

**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 AFTON, 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	\$20,305,234	\$7.86408	\$159,682
2026-27	\$32,710,483	\$4.99568	\$163,411
2027-28	\$32,768,592	\$5.02820	\$164,767
2028-29	\$34,545,405	\$4.88011	\$168,585
2029-30	\$34,629,514	\$4.90779	\$169,954
2030-31	\$36,512,109	\$4.76182	\$173,864
2031-32	\$36,596,218	\$4.78866	\$175,247
2032-33	\$38,561,920	\$4.64837	\$179,250
2033-34	\$38,646,029	\$4.67441	\$180,647
2034-35	\$40,698,305	\$4.53943	\$184,747
2035-36	\$40,782,414	\$4.56472	\$186,160

CITY OF AFTON, 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	\$20,305,234	\$7.86408	\$159,682
2026-27	\$20,685,133	\$7.86408	\$162,669
2027-28	\$21,069,972	\$7.86408	\$165,696
2028-29	\$21,772,127	\$7.86408	\$171,218
2029-30	\$22,177,134	\$7.86408	\$174,403
2030-31	\$22,916,312	\$7.86408	\$180,216
2031-32	\$23,342,489	\$7.86408	\$183,567
2032-33	\$24,120,596	\$7.86408	\$189,686
2033-34	\$24,569,122	\$7.86408	\$193,213
2034-35	\$25,388,206	\$7.86408	\$199,655
2035-36	\$25,860,192	\$7.86408	\$203,367

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	\$12,025,350	(\$2.86840)	\$742
2027-28	\$11,698,619	(\$2.83588)	-\$929
2028-29	\$12,773,278	(\$2.98397)	-\$2,632
2029-30	\$12,452,381	(\$2.95629)	-\$4,448
2030-31	\$13,595,798	(\$3.10226)	-\$6,352
2031-32	\$13,253,729	(\$3.07542)	-\$8,320
2032-33	\$14,441,324	(\$3.21571)	-\$10,436
2033-34	\$14,076,908	(\$3.18967)	-\$12,566
2034-35	\$15,310,099	(\$3.32465)	-\$14,908
2035-36	\$14,922,221	(\$3.29936)	-\$17,206

CITY OF AFTON, 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	\$294	\$50,000	\$51,515	\$187	\$245	\$50,000	\$58,947	\$168	\$43	\$144	\$43	\$187	\$281
\$100,000	\$123,480	\$373	\$588	\$100,000	\$103,030	\$373	\$491	\$100,000	\$117,894	\$355	\$323	\$331	\$323	\$373	\$561
\$150,000	\$185,220	\$560	\$882	\$150,000	\$154,545	\$560	\$736	\$150,000	\$176,842	\$541	\$604	\$517	\$604	\$560	\$842
\$200,000	\$246,960	\$913	\$1,176	\$200,000	\$206,060	\$913	\$981	\$200,000	\$235,789	\$728	\$885	\$704	\$885	\$746	\$1,123
\$250,000	\$308,700	\$1,267	\$1,470	\$250,000	\$257,575	\$1,267	\$1,227	\$250,000	\$294,736	\$914	\$1,165	\$890	\$1,165	\$933	\$1,403
\$300,000	\$370,440	\$1,621	\$1,764	\$300,000	\$309,090	\$1,621	\$1,472	\$300,000	\$353,683	\$1,101	\$1,446	\$1,077	\$1,446	\$1,119	\$1,684
\$400,000	\$493,920	\$2,329	\$2,352	\$400,000	\$412,120	\$2,329	\$1,962	\$400,000	\$471,578	\$1,474	\$2,007	\$1,450	\$2,007	\$1,492	\$2,246
\$500,000	\$617,400	\$3,037	\$2,940	\$500,000	\$515,151	\$3,037	\$2,453	\$500,000	\$589,472	\$1,847	\$2,569	\$1,823	\$2,569	\$1,865	\$2,807
\$600,000	\$740,880	\$3,744	\$3,528	\$600,000	\$618,181	\$3,744	\$2,944	\$600,000	\$707,366	\$2,220	\$3,130	\$2,196	\$3,130	\$2,238	\$3,368
\$700,000	\$864,360	\$4,452	\$4,116	\$700,000	\$721,211	\$4,452	\$3,434	\$700,000	\$825,261	\$2,593	\$3,692	\$2,569	\$3,692	\$2,611	\$3,930
\$800,000	\$987,840	\$5,160	\$4,704	\$800,000	\$824,241	\$5,160	\$3,925	\$800,000	\$943,155	\$2,966	\$4,253	\$2,942	\$4,253	\$2,984	\$4,491
\$900,000	\$1,111,320	\$5,868	\$5,292	\$900,000	\$927,271	\$5,868	\$4,415	\$900,000	\$1,061,050	\$3,339	\$4,814	\$3,315	\$4,814	\$3,357	\$5,053
\$1,000,000	\$1,234,800	\$6,576	\$5,880	\$1,000,000	\$1,030,301	\$6,576	\$4,906	\$1,000,000	\$1,178,944	\$3,712	\$5,376	\$3,688	\$5,376	\$3,730	\$5,614
\$2,000,000	\$2,469,600	\$13,653	\$11,760	\$2,000,000	\$2,060,602	\$13,653	\$9,812	\$2,000,000	\$2,357,888	\$7,442	\$10,990	\$7,418	\$10,990	\$7,460	\$11,228
\$3,000,000	\$3,704,400	\$20,731	\$17,640	\$3,000,000	\$3,090,903	\$20,731	\$14,718	\$3,000,000	\$3,536,832	\$11,172	\$16,604	\$11,148	\$16,604	\$11,190	\$16,842
\$4,000,000	\$4,939,200	\$27,809	\$23,520	\$4,000,000	\$4,121,204	\$27,809	\$19,624	\$4,000,000	\$4,715,776	\$14,902	\$22,218	\$14,878	\$22,218	\$14,920	\$22,456
\$5,000,000	\$6,174,000	\$34,886	\$29,399	\$5,000,000	\$5,151,505	\$34,886	\$24,531	\$5,000,000	\$5,894,720	\$18,632	\$27,832	\$18,608	\$27,832	\$18,650	\$28,070
\$6,000,000	\$7,408,800	\$41,964	\$35,279	\$6,000,000	\$6,181,806	\$41,964	\$29,437	\$6,000,000	\$7,073,664	\$22,362	\$33,445	\$22,338	\$33,445	\$22,380	\$33,684
\$7,000,000	\$8,643,600	\$49,042	\$41,159	\$7,000,000	\$7,212,107	\$49,042	\$34,343	\$7,000,000	\$8,252,608	\$26,092	\$39,059	\$26,068	\$39,059	\$26,110	\$39,297
\$8,000,000	\$9,878,400	\$56,119	\$47,039	\$8,000,000	\$8,242,408	\$56,119	\$39,249	\$8,000,000	\$9,431,552	\$29,822	\$44,673	\$29,798	\$44,673	\$29,840	\$44,911
\$9,000,000	\$11,113,200	\$63,197	\$52,919	\$9,000,000	\$9,272,709	\$63,197	\$44,155	\$9,000,000	\$10,610,496	\$33,552	\$50,287	\$33,528	\$50,287	\$33,571	\$50,525
\$10,000,000	\$12,348,000	\$70,275	\$58,799	\$10,000,000	\$10,303,010	\$70,275	\$49,061	\$10,000,000	\$11,789,440	\$37,282	\$55,901	\$37,258	\$55,901	\$37,301	\$56,139
\$15,000,000	\$18,522,000	\$105,663	\$88,198	\$15,000,000	\$15,454,515	\$105,663	\$73,592	\$15,000,000	\$17,684,160	\$55,933	\$83,971	\$55,909	\$83,971	\$55,951	\$84,209
\$20,000,000	\$24,696,000	\$141,051	\$117,598	\$20,000,000	\$20,606,020	\$141,051	\$98,122	\$20,000,000	\$23,578,880	\$74,583	\$112,040	\$74,559	\$112,040	\$74,601	\$112,278
\$25,000,000	\$30,870,000	\$176,440	\$146,997	\$25,000,000	\$25,757,525	\$176,440	\$122,653	\$25,000,000	\$29,473,600	\$93,233	\$140,110	\$93,209	\$140,110	\$93,251	\$140,348
\$30,000,000	\$37,044,000	\$211,828	\$176,397	\$30,000,000	\$30,909,030	\$211,828	\$147,183	\$30,000,000	\$35,368,320	\$111,884	\$168,179	\$111,859	\$168,179	\$111,902	\$168,418
\$35,000,000	\$43,218,000	\$247,216	\$205,796	\$35,000,000	\$36,060,535	\$247,216	\$171,714	\$35,000,000	\$41,263,040	\$130,534	\$196,249	\$130,510	\$196,249	\$130,552	\$196,487
\$40,000,000	\$49,392,000	\$282,605	\$235,196	\$40,000,000	\$41,212,040	\$282,605	\$196,244	\$40,000,000	\$47,157,760	\$149,184	\$224,319	\$149,160	\$224,319	\$149,202	\$224,557
\$45,000,000	\$55,566,000	\$317,993	\$264,595	\$45,000,000	\$46,363,545	\$317,993	\$220,775	\$45,000,000	\$53,052,480	\$167,835	\$252,388	\$167,810	\$252,388	\$167,853	\$252,626
\$50,000,000	\$61,740,000	\$353,381	\$293,995	\$50,000,000	\$51,515,050	\$353,381	\$245,305	\$50,000,000	\$58,947,200	\$186,485	\$280,458	\$186,461	\$280,458	\$186,503	\$280,696

CITY OF AFTON, 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	\$107	57.64%	\$59	31.53%	(\$126)	(74.70%)	(\$102)	(70.45%)	\$94	50.50%
\$100,000	\$215	57.64%	\$118	31.53%	(\$32)	(8.91%)	(\$7)	(2.23%)	\$188	50.50%
\$150,000	\$322	57.64%	\$176	31.53%	\$63	11.56%	\$87	16.79%	\$283	50.50%
\$200,000	\$263	28.75%	\$68	7.43%	\$157	21.54%	\$181	25.72%	\$377	50.50%
\$250,000	\$203	15.99%	(\$41)	(3.22%)	\$251	27.45%	\$275	30.92%	\$471	50.50%
\$300,000	\$143	8.81%	(\$149)	(9.21%)	\$345	31.35%	\$369	34.31%	\$565	50.50%
\$400,000	\$23	0.99%	(\$366)	(15.74%)	\$534	36.20%	\$558	38.48%	\$754	50.50%
\$500,000	(\$97)	(3.19%)	(\$584)	(19.22%)	\$722	39.09%	\$746	40.94%	\$942	50.50%
\$600,000	(\$217)	(5.78%)	(\$801)	(21.39%)	\$910	41.01%	\$935	42.56%	\$1,130	50.50%
\$700,000	(\$336)	(7.55%)	(\$1,018)	(22.86%)	\$1,099	42.37%	\$1,123	43.72%	\$1,319	50.50%
\$800,000	(\$456)	(8.84%)	(\$1,235)	(23.94%)	\$1,287	43.40%	\$1,311	44.58%	\$1,507	50.50%
\$900,000	(\$576)	(9.81%)	(\$1,452)	(24.75%)	\$1,475	44.19%	\$1,500	45.24%	\$1,695	50.50%
\$1,000,000	(\$696)	(10.58%)	(\$1,669)	(25.39%)	\$1,664	44.82%	\$1,688	45.78%	\$1,884	50.50%
\$2,000,000	(\$1,893)	(13.87%)	(\$3,841)	(28.13%)	\$3,548	47.67%	\$3,572	48.15%	\$3,768	50.50%
\$3,000,000	(\$3,091)	(14.91%)	(\$6,013)	(29.00%)	\$5,432	48.62%	\$5,456	48.94%	\$5,652	50.50%
\$4,000,000	(\$4,289)	(15.42%)	(\$8,184)	(29.43%)	\$7,315	49.09%	\$7,340	49.33%	\$7,535	50.50%
\$5,000,000	(\$5,487)	(15.73%)	(\$10,356)	(29.68%)	\$9,199	49.37%	\$9,224	49.57%	\$9,419	50.50%
\$6,000,000	(\$6,685)	(15.93%)	(\$12,527)	(29.85%)	\$11,083	49.56%	\$11,107	49.72%	\$11,303	50.50%
\$7,000,000	(\$7,882)	(16.07%)	(\$14,699)	(29.97%)	\$12,967	49.70%	\$12,991	49.84%	\$13,187	50.50%
\$8,000,000	(\$9,080)	(16.18%)	(\$16,870)	(30.06%)	\$14,851	49.80%	\$14,875	49.92%	\$15,071	50.50%
\$9,000,000	(\$10,278)	(16.26%)	(\$19,042)	(30.13%)	\$16,735	49.88%	\$16,759	49.98%	\$16,955	50.50%
\$10,000,000	(\$11,476)	(16.33%)	(\$21,213)	(30.19%)	\$18,619	49.94%	\$18,643	50.04%	\$18,839	50.50%
\$15,000,000	(\$17,464)	(16.53%)	(\$32,071)	(30.35%)	\$28,038	50.13%	\$28,062	50.19%	\$28,258	50.50%
\$20,000,000	(\$23,453)	(16.63%)	(\$42,929)	(30.44%)	\$37,457	50.22%	\$37,481	50.27%	\$37,677	50.50%
\$25,000,000	(\$29,442)	(16.69%)	(\$53,787)	(30.48%)	\$46,877	50.28%	\$46,901	50.32%	\$47,097	50.50%
\$30,000,000	(\$35,431)	(16.73%)	(\$64,645)	(30.52%)	\$56,296	50.32%	\$56,320	50.35%	\$56,516	50.50%
\$35,000,000	(\$41,420)	(16.75%)	(\$75,503)	(30.54%)	\$65,715	50.34%	\$65,739	50.37%	\$65,935	50.50%
\$40,000,000	(\$47,409)	(16.78%)	(\$86,360)	(30.56%)	\$75,134	50.36%	\$75,159	50.39%	\$75,354	50.50%
\$45,000,000	(\$53,398)	(16.79%)	(\$97,218)	(30.57%)	\$84,554	50.38%	\$84,578	50.40%	\$84,774	50.50%
\$50,000,000	(\$59,387)	(16.81%)	(\$108,076)	(30.58%)	\$93,973	50.39%	\$93,997	50.41%	\$94,193	50.50%