

CITY OF ADEL, 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 | \$7.88953 | \$2,368,052 | \$0 | \$2,368,052 | |
| 2026-27 | \$4.17008 | \$2,415,413 | \$100,987 | \$2,516,400 | 6.3% |
| 2027-28 | \$4.29268 | \$2,566,730 | \$103,956 | \$2,670,686 | 6.1% |
| 2028-29 | \$4.22360 | \$2,724,103 | \$102,283 | \$2,826,386 | 5.8% |
| 2029-30 | \$4.34276 | \$2,882,912 | \$105,169 | \$2,988,081 | 5.7% |
| 2030-31 | \$4.26782 | \$3,047,839 | \$103,354 | \$3,151,193 | 5.5% |
| 2031-32 | \$4.38492 | \$3,214,215 | \$106,190 | \$3,320,405 | 5.4% |
| 2032-33 | \$4.30597 | \$3,386,815 | \$104,278 | \$3,491,093 | 5.1% |
| 2033-34 | \$4.42124 | \$3,560,915 | \$107,070 | \$3,667,984 | 5.1% |
| 2034-35 | \$4.33886 | \$3,741,345 | \$105,075 | \$3,846,419 | 4.9% |
| 2035-36 | \$4.45249 | \$3,923,351 | \$107,826 | \$4,031,178 | 4.8% |

| 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 | \$627,246,789 | \$300,151,043 | \$18,600,746 | \$318,751,789 |
| 2026-27 | \$635,920,206 | \$603,441,238 | \$25,001,608 | \$628,442,846 |
| 2027-28 | \$656,712,236 | \$622,148,883 | \$27,085,994 | \$649,234,876 |
| 2028-29 | \$707,086,675 | \$669,188,855 | \$30,420,460 | \$699,609,315 |
| 2029-30 | \$728,042,534 | \$688,060,328 | \$32,504,846 | \$720,565,174 |
| 2030-31 | \$781,948,960 | \$738,361,345 | \$36,110,255 | \$774,471,600 |
| 2031-32 | \$802,904,818 | \$757,232,818 | \$38,194,641 | \$795,427,458 |
| 2032-33 | \$860,318,327 | \$810,756,427 | \$42,084,540 | \$852,840,967 |
| 2033-34 | \$881,274,186 | \$829,627,900 | \$44,168,926 | \$873,796,826 |
| 2034-35 | \$942,339,468 | \$886,504,569 | \$48,357,539 | \$934,862,108 |
| 2035-36 | \$963,295,326 | \$905,376,042 | \$50,441,925 | \$955,817,966 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 80.36% | -0.84% | 79.52% | 16.25% | 3.54% | 0.70% |
| 2026-27 | 97.49% | -12.80% | 84.69% | 12.31% | 2.11% | 0.36% |
| 2027-28 | 98.08% | -13.26% | 84.82% | 12.26% | 2.04% | 0.34% |
| 2028-29 | 98.09% | -13.09% | 85.01% | 12.27% | 1.91% | 0.32% |
| 2029-30 | 98.58% | -13.46% | 85.12% | 12.22% | 1.86% | 0.31% |
| 2030-31 | 98.49% | -13.21% | 85.29% | 12.23% | 1.75% | 0.29% |
| 2031-32 | 98.92% | -13.54% | 85.38% | 12.19% | 1.70% | 0.28% |
| 2032-33 | 98.77% | -13.25% | 85.53% | 12.20% | 1.60% | 0.26% |
| 2033-34 | 99.16% | -13.55% | 85.61% | 12.17% | 1.56% | 0.26% |
| 2034-35 | 98.96% | -13.23% | 85.73% | 12.18% | 1.48% | 0.24% |
| 2035-36 | 99.31% | -13.51% | 85.80% | 12.15% | 1.44% | 0.23% |

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 ADEL, 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 | \$300,151,043 | \$7.88953 | \$2,368,052 |
| 2026-27 | \$603,441,238 | \$4.17008 | \$2,516,400 |
| 2027-28 | \$622,148,883 | \$4.29268 | \$2,670,686 |
| 2028-29 | \$669,188,855 | \$4.22360 | \$2,826,386 |
| 2029-30 | \$688,060,328 | \$4.34276 | \$2,988,081 |
| 2030-31 | \$738,361,345 | \$4.26782 | \$3,151,193 |
| 2031-32 | \$757,232,818 | \$4.38492 | \$3,320,405 |
| 2032-33 | \$810,756,427 | \$4.30597 | \$3,491,093 |
| 2033-34 | \$829,627,900 | \$4.42124 | \$3,667,984 |
| 2034-35 | \$886,504,569 | \$4.33886 | \$3,846,419 |
| 2035-36 | \$905,376,042 | \$4.45249 | \$4,031,178 |

CITY OF ADEL, 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 | \$300,151,043 | \$7.88953 | \$2,368,052 |
| 2026-27 | \$313,746,402 | \$7.73484 | \$2,426,777 |
| 2027-28 | \$327,730,259 | \$7.58317 | \$2,485,235 |
| 2028-29 | \$348,356,394 | \$7.58317 | \$2,641,647 |
| 2029-30 | \$365,317,002 | \$7.58317 | \$2,770,262 |
| 2030-31 | \$387,215,699 | \$7.58317 | \$2,936,324 |
| 2031-32 | \$405,114,745 | \$7.58317 | \$3,072,056 |
| 2032-33 | \$428,354,584 | \$7.58317 | \$3,248,287 |
| 2033-34 | \$447,242,839 | \$7.58317 | \$3,391,520 |
| 2034-35 | \$471,896,925 | \$7.58317 | \$3,578,476 |
| 2035-36 | \$491,825,352 | \$7.58317 | \$3,729,597 |

| 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 | \$289,694,836 | (\$3.56476) | \$89,623 |
| 2027-28 | \$294,418,624 | (\$3.29049) | \$185,451 |
| 2028-29 | \$320,832,461 | (\$3.35957) | \$184,739 |
| 2029-30 | \$322,743,326 | (\$3.24041) | \$217,819 |
| 2030-31 | \$351,145,646 | (\$3.31535) | \$214,869 |
| 2031-32 | \$352,118,072 | (\$3.19825) | \$248,350 |
| 2032-33 | \$382,401,843 | (\$3.27720) | \$242,806 |
| 2033-34 | \$382,385,061 | (\$3.16193) | \$276,464 |
| 2034-35 | \$414,607,644 | (\$3.24431) | \$267,943 |
| 2035-36 | \$413,550,690 | (\$3.13068) | \$301,581 |

CITY OF ADEL, 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 | \$263 | \$50,000 | \$51,515 | \$187 | \$220 | \$50,000 | \$58,947 | \$169 | \$38 | \$145 | \$38 | \$187 | \$252 |
| \$100,000 | \$123,480 | \$374 | \$527 | \$100,000 | \$103,030 | \$374 | \$440 | \$100,000 | \$117,894 | \$356 | \$290 | \$332 | \$290 | \$374 | \$503 |
| \$150,000 | \$185,220 | \$561 | \$790 | \$150,000 | \$154,545 | \$561 | \$660 | \$150,000 | \$176,842 | \$543 | \$541 | \$519 | \$541 | \$561 | \$755 |
| \$200,000 | \$246,960 | \$916 | \$1,054 | \$200,000 | \$206,060 | \$916 | \$879 | \$200,000 | \$235,789 | \$730 | \$793 | \$706 | \$793 | \$748 | \$1,006 |
| \$250,000 | \$308,700 | \$1,271 | \$1,317 | \$250,000 | \$257,575 | \$1,271 | \$1,099 | \$250,000 | \$294,736 | \$917 | \$1,044 | \$893 | \$1,044 | \$936 | \$1,258 |
| \$300,000 | \$370,440 | \$1,626 | \$1,581 | \$300,000 | \$309,090 | \$1,626 | \$1,319 | \$300,000 | \$353,683 | \$1,104 | \$1,296 | \$1,080 | \$1,296 | \$1,123 | \$1,509 |
| \$400,000 | \$493,920 | \$2,336 | \$2,108 | \$400,000 | \$412,120 | \$2,336 | \$1,759 | \$400,000 | \$471,578 | \$1,479 | \$1,799 | \$1,454 | \$1,799 | \$1,497 | \$2,013 |
| \$500,000 | \$617,400 | \$3,047 | \$2,635 | \$500,000 | \$515,151 | \$3,047 | \$2,199 | \$500,000 | \$589,472 | \$1,853 | \$2,302 | \$1,829 | \$2,302 | \$1,871 | \$2,516 |
| \$600,000 | \$740,880 | \$3,757 | \$3,162 | \$600,000 | \$618,181 | \$3,757 | \$2,638 | \$600,000 | \$707,366 | \$2,227 | \$2,806 | \$2,203 | \$2,806 | \$2,245 | \$3,019 |
| \$700,000 | \$864,360 | \$4,467 | \$3,689 | \$700,000 | \$721,211 | \$4,467 | \$3,078 | \$700,000 | \$825,261 | \$2,601 | \$3,309 | \$2,577 | \$3,309 | \$2,619 | \$3,522 |
| \$800,000 | \$987,840 | \$5,177 | \$4,216 | \$800,000 | \$824,241 | \$5,177 | \$3,518 | \$800,000 | \$943,155 | \$2,976 | \$3,812 | \$2,951 | \$3,812 | \$2,994 | \$4,025 |
| \$900,000 | \$1,111,320 | \$5,887 | \$4,743 | \$900,000 | \$927,271 | \$5,887 | \$3,957 | \$900,000 | \$1,061,050 | \$3,350 | \$4,315 | \$3,325 | \$4,315 | \$3,368 | \$4,528 |
| \$1,000,000 | \$1,234,800 | \$6,597 | \$5,270 | \$1,000,000 | \$1,030,301 | \$6,597 | \$4,397 | \$1,000,000 | \$1,178,944 | \$3,724 | \$4,818 | \$3,700 | \$4,818 | \$3,742 | \$5,032 |
| \$2,000,000 | \$2,469,600 | \$13,697 | \$10,540 | \$2,000,000 | \$2,060,602 | \$13,697 | \$8,794 | \$2,000,000 | \$2,357,888 | \$7,466 | \$9,850 | \$7,442 | \$9,850 | \$7,484 | \$10,063 |
| \$3,000,000 | \$3,704,400 | \$20,798 | \$15,810 | \$3,000,000 | \$3,090,903 | \$20,798 | \$13,191 | \$3,000,000 | \$3,536,832 | \$11,208 | \$14,881 | \$11,184 | \$14,881 | \$11,226 | \$15,095 |
| \$4,000,000 | \$4,939,200 | \$27,899 | \$21,080 | \$4,000,000 | \$4,121,204 | \$27,899 | \$17,589 | \$4,000,000 | \$4,715,776 | \$14,950 | \$19,913 | \$14,926 | \$19,913 | \$14,969 | \$20,126 |
| \$5,000,000 | \$6,174,000 | \$34,999 | \$26,350 | \$5,000,000 | \$5,151,505 | \$34,999 | \$21,986 | \$5,000,000 | \$5,894,720 | \$18,693 | \$24,944 | \$18,668 | \$24,944 | \$18,711 | \$25,158 |
| \$6,000,000 | \$7,408,800 | \$42,100 | \$31,619 | \$6,000,000 | \$6,181,806 | \$42,100 | \$26,383 | \$6,000,000 | \$7,073,664 | \$22,435 | \$29,976 | \$22,410 | \$29,976 | \$22,453 | \$30,189 |
| \$7,000,000 | \$8,643,600 | \$49,200 | \$36,889 | \$7,000,000 | \$7,212,107 | \$49,200 | \$30,780 | \$7,000,000 | \$8,252,608 | \$26,177 | \$35,007 | \$26,152 | \$35,007 | \$26,195 | \$35,221 |
| \$8,000,000 | \$9,878,400 | \$56,301 | \$42,159 | \$8,000,000 | \$8,242,408 | \$56,301 | \$35,177 | \$8,000,000 | \$9,431,552 | \$29,919 | \$40,039 | \$29,895 | \$40,039 | \$29,937 | \$40,252 |
| \$9,000,000 | \$11,113,200 | \$63,401 | \$47,429 | \$9,000,000 | \$9,272,709 | \$63,401 | \$39,574 | \$9,000,000 | \$10,610,496 | \$33,661 | \$45,070 | \$33,637 | \$45,070 | \$33,679 | \$45,284 |
| \$10,000,000 | \$12,348,000 | \$70,502 | \$52,699 | \$10,000,000 | \$10,303,010 | \$70,502 | \$43,971 | \$10,000,000 | \$11,789,440 | \$37,403 | \$50,102 | \$37,379 | \$50,102 | \$37,421 | \$50,315 |
| \$15,000,000 | \$18,522,000 | \$106,005 | \$79,049 | \$15,000,000 | \$15,454,515 | \$106,005 | \$65,957 | \$15,000,000 | \$17,684,160 | \$56,114 | \$75,259 | \$56,090 | \$75,259 | \$56,132 | \$75,473 |
| \$20,000,000 | \$24,696,000 | \$141,508 | \$105,398 | \$20,000,000 | \$20,606,020 | \$141,508 | \$87,943 | \$20,000,000 | \$23,578,880 | \$74,824 | \$100,417 | \$74,800 | \$100,417 | \$74,843 | \$100,630 |
| \$25,000,000 | \$30,870,000 | \$177,011 | \$131,748 | \$25,000,000 | \$25,757,525 | \$177,011 | \$109,928 | \$25,000,000 | \$29,473,600 | \$93,535 | \$125,575 | \$93,511 | \$125,575 | \$93,553 | \$125,788 |
| \$30,000,000 | \$37,044,000 | \$212,514 | \$158,097 | \$30,000,000 | \$30,909,030 | \$212,514 | \$131,914 | \$30,000,000 | \$35,368,320 | \$112,246 | \$150,732 | \$112,221 | \$150,732 | \$112,264 | \$150,946 |
| \$35,000,000 | \$43,218,000 | \$248,017 | \$184,447 | \$35,000,000 | \$36,060,535 | \$248,017 | \$153,900 | \$35,000,000 | \$41,263,040 | \$130,956 | \$175,890 | \$130,932 | \$175,890 | \$130,975 | \$176,103 |
| \$40,000,000 | \$49,392,000 | \$283,519 | \$210,796 | \$40,000,000 | \$41,212,040 | \$283,519 | \$175,886 | \$40,000,000 | \$47,157,760 | \$149,667 | \$201,047 | \$149,643 | \$201,047 | \$149,685 | \$201,261 |
| \$45,000,000 | \$55,566,000 | \$319,022 | \$237,146 | \$45,000,000 | \$46,363,545 | \$319,022 | \$197,871 | \$45,000,000 | \$53,052,480 | \$168,378 | \$226,205 | \$168,353 | \$226,205 | \$168,396 | \$226,418 |
| \$50,000,000 | \$61,740,000 | \$354,525 | \$263,495 | \$50,000,000 | \$51,515,050 | \$354,525 | \$219,857 | \$50,000,000 | \$58,947,200 | \$187,088 | \$251,363 | \$187,064 | \$251,363 | \$187,107 | \$251,576 |

CITY OF ADEL, 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 | \$76 | 40.83% | \$33 | 17.50% | (\$131) | (77.40%) | (\$106) | (73.60%) | \$64 | 34.46% |
| \$100,000 | \$153 | 40.83% | \$66 | 17.50% | (\$66) | (18.62%) | (\$42) | (12.65%) | \$129 | 34.46% |
| \$150,000 | \$229 | 40.83% | \$98 | 17.50% | (\$2) | (0.34%) | \$22 | 4.33% | \$193 | 34.46% |
| \$200,000 | \$138 | 15.02% | (\$37) | (4.03%) | \$63 | 8.58% | \$87 | 12.32% | \$258 | 34.46% |
| \$250,000 | \$46 | 3.63% | (\$172) | (13.54%) | \$127 | 13.86% | \$151 | 16.96% | \$322 | 34.46% |
| \$300,000 | (\$45) | (2.79%) | (\$307) | (18.89%) | \$192 | 17.35% | \$216 | 19.99% | \$387 | 34.46% |
| \$400,000 | (\$229) | (9.78%) | (\$578) | (24.72%) | \$321 | 21.68% | \$345 | 23.71% | \$516 | 34.46% |
| \$500,000 | (\$412) | (13.51%) | (\$848) | (27.83%) | \$449 | 24.26% | \$474 | 25.91% | \$645 | 34.46% |
| \$600,000 | (\$595) | (15.83%) | (\$1,118) | (29.77%) | \$578 | 25.97% | \$603 | 27.36% | \$774 | 34.46% |
| \$700,000 | (\$778) | (17.41%) | (\$1,389) | (31.09%) | \$707 | 27.19% | \$732 | 28.39% | \$903 | 34.46% |
| \$800,000 | (\$961) | (18.56%) | (\$1,659) | (32.05%) | \$836 | 28.10% | \$861 | 29.16% | \$1,032 | 34.46% |
| \$900,000 | (\$1,144) | (19.43%) | (\$1,929) | (32.77%) | \$965 | 28.81% | \$990 | 29.76% | \$1,160 | 34.46% |
| \$1,000,000 | (\$1,327) | (20.11%) | (\$2,200) | (33.34%) | \$1,094 | 29.38% | \$1,118 | 30.23% | \$1,289 | 34.46% |
| \$2,000,000 | (\$3,158) | (23.05%) | (\$4,903) | (35.80%) | \$2,384 | 31.92% | \$2,408 | 32.36% | \$2,579 | 34.46% |
| \$3,000,000 | (\$4,988) | (23.98%) | (\$7,607) | (36.57%) | \$3,673 | 32.77% | \$3,697 | 33.06% | \$3,868 | 34.46% |
| \$4,000,000 | (\$6,819) | (24.44%) | (\$10,310) | (36.96%) | \$4,962 | 33.19% | \$4,987 | 33.41% | \$5,158 | 34.46% |
| \$5,000,000 | (\$8,650) | (24.71%) | (\$13,013) | (37.18%) | \$6,252 | 33.44% | \$6,276 | 33.62% | \$6,447 | 34.46% |
| \$6,000,000 | (\$10,480) | (24.89%) | (\$15,717) | (37.33%) | \$7,541 | 33.61% | \$7,565 | 33.76% | \$7,736 | 34.46% |
| \$7,000,000 | (\$12,311) | (25.02%) | (\$18,420) | (37.44%) | \$8,830 | 33.73% | \$8,855 | 33.86% | \$9,026 | 34.46% |
| \$8,000,000 | (\$14,142) | (25.12%) | (\$21,124) | (37.52%) | \$10,120 | 33.82% | \$10,144 | 33.93% | \$10,315 | 34.46% |
| \$9,000,000 | (\$15,972) | (25.19%) | (\$23,827) | (37.58%) | \$11,409 | 33.89% | \$11,434 | 33.99% | \$11,604 | 34.46% |
| \$10,000,000 | (\$17,803) | (25.25%) | (\$26,531) | (37.63%) | \$12,699 | 33.95% | \$12,723 | 34.04% | \$12,894 | 34.46% |
| \$15,000,000 | (\$26,956) | (25.43%) | (\$40,048) | (37.78%) | \$19,146 | 34.12% | \$19,170 | 34.18% | \$19,341 | 34.46% |
| \$20,000,000 | (\$36,110) | (25.52%) | (\$53,565) | (37.85%) | \$25,593 | 34.20% | \$25,617 | 34.25% | \$25,788 | 34.46% |
| \$25,000,000 | (\$45,263) | (25.57%) | (\$67,082) | (37.90%) | \$32,039 | 34.25% | \$32,064 | 34.29% | \$32,235 | 34.46% |
| \$30,000,000 | (\$54,417) | (25.61%) | (\$80,599) | (37.93%) | \$38,486 | 34.29% | \$38,511 | 34.32% | \$38,682 | 34.46% |
| \$35,000,000 | (\$63,570) | (25.63%) | (\$94,117) | (37.95%) | \$44,933 | 34.31% | \$44,958 | 34.34% | \$45,129 | 34.46% |
| \$40,000,000 | (\$72,723) | (25.65%) | (\$107,634) | (37.96%) | \$51,380 | 34.33% | \$51,405 | 34.35% | \$51,576 | 34.46% |
| \$45,000,000 | (\$81,877) | (25.66%) | (\$121,151) | (37.98%) | \$57,827 | 34.34% | \$57,852 | 34.36% | \$58,022 | 34.46% |
| \$50,000,000 | (\$91,030) | (25.68%) | (\$134,668) | (37.99%) | \$64,274 | 34.35% | \$64,299 | 34.37% | \$64,469 | 34.46% |