

CITY OF ALEXANDER, 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	\$6.72761	\$22,642	\$0	\$22,642	
2026-27	\$4.90307	\$23,095	\$106	\$23,201	2.5%
2027-28	\$4.93886	\$23,317	\$107	\$23,423	1.0%
2028-29	\$4.83228	\$23,892	\$104	\$23,996	2.4%
2029-30	\$4.86114	\$24,116	\$105	\$24,221	0.9%
2030-31	\$4.75099	\$24,705	\$103	\$24,808	2.4%
2031-32	\$4.77914	\$24,932	\$103	\$25,035	0.9%
2032-33	\$4.67155	\$25,536	\$101	\$25,637	2.4%
2033-34	\$4.69902	\$25,765	\$101	\$25,867	0.9%
2034-35	\$4.59390	\$26,384	\$99	\$26,483	2.4%
2035-36	\$4.62072	\$26,616	\$100	\$26,715	0.9%

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	\$12,463,503	\$3,365,501	\$0	\$3,365,501
2026-27	\$11,245,559	\$4,731,839	\$0	\$4,731,839
2027-28	\$11,256,359	\$4,742,639	\$0	\$4,742,639
2028-29	\$11,479,504	\$4,965,784	\$0	\$4,965,784
2029-30	\$11,496,304	\$4,982,584	\$0	\$4,982,584
2030-31	\$11,735,389	\$5,221,669	\$0	\$5,221,669
2031-32	\$11,752,189	\$5,238,469	\$0	\$5,238,469
2032-33	\$12,001,614	\$5,487,894	\$0	\$5,487,894
2033-34	\$12,018,414	\$5,504,694	\$0	\$5,504,694
2034-35	\$12,278,593	\$5,764,873	\$0	\$5,764,873
2035-36	\$12,295,393	\$5,781,673	\$0	\$5,781,673

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	59.79%	-2.07%	57.73%	3.07%	32.49%	6.72%
2026-27	98.18%	-36.73%	61.45%	5.15%	28.45%	4.78%
2027-28	98.42%	-36.88%	61.54%	5.14%	28.39%	4.77%
2028-29	98.19%	-35.43%	62.75%	5.15%	27.39%	4.55%
2029-30	98.29%	-35.41%	62.88%	5.13%	27.29%	4.54%
2030-31	97.96%	-33.87%	64.08%	5.14%	26.30%	4.33%
2031-32	98.05%	-33.86%	64.20%	5.13%	26.22%	4.32%
2032-33	97.73%	-32.40%	65.33%	5.14%	25.28%	4.12%
2033-34	97.83%	-32.39%	65.44%	5.12%	25.20%	4.11%
2034-35	97.52%	-31.00%	66.52%	5.14%	24.30%	3.92%
2035-36	97.62%	-31.00%	66.62%	5.12%	24.23%	3.91%

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 ALEXANDER, 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	\$3,365,501	\$6.72761	\$22,642
2026-27	\$4,731,839	\$4.90307	\$23,201
2027-28	\$4,742,639	\$4.93886	\$23,423
2028-29	\$4,965,784	\$4.83228	\$23,996
2029-30	\$4,982,584	\$4.86114	\$24,221
2030-31	\$5,221,669	\$4.75099	\$24,808
2031-32	\$5,238,469	\$4.77914	\$25,035
2032-33	\$5,487,894	\$4.67155	\$25,637
2033-34	\$5,504,694	\$4.69902	\$25,867
2034-35	\$5,764,873	\$4.59390	\$26,483
2035-36	\$5,781,673	\$4.62072	\$26,715

CITY OF ALEXANDER, 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	\$3,365,501	\$6.72761	\$22,642
2026-27	\$3,393,533	\$6.72761	\$22,830
2027-28	\$3,446,706	\$6.72761	\$23,188
2028-29	\$3,535,118	\$6.72761	\$23,783
2029-30	\$3,591,103	\$6.72761	\$24,160
2030-31	\$3,683,854	\$6.72761	\$24,784
2031-32	\$3,742,791	\$6.72761	\$25,180
2032-33	\$3,840,104	\$6.72761	\$25,835
2033-34	\$3,902,156	\$6.72761	\$26,252
2034-35	\$4,004,269	\$6.72761	\$26,939
2035-36	\$4,069,592	\$6.72761	\$27,379

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	\$1,338,306	(\$1.82454)	\$370
2027-28	\$1,295,933	(\$1.78875)	\$235
2028-29	\$1,430,666	(\$1.89533)	\$213
2029-30	\$1,391,482	(\$1.86647)	\$61
2030-31	\$1,537,815	(\$1.97662)	\$25
2031-32	\$1,495,679	(\$1.94847)	-\$145
2032-33	\$1,647,790	(\$2.05606)	-\$198
2033-34	\$1,602,538	(\$2.02859)	-\$386
2034-35	\$1,760,604	(\$2.13371)	-\$456
2035-36	\$1,712,081	(\$2.10689)	-\$663

CITY OF ALEXANDER, 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	\$160	\$293	\$50,000	\$51,515	\$160	\$245	\$50,000	\$58,947	\$144	\$43	\$123	\$43	\$160	\$280
\$100,000	\$123,480	\$319	\$587	\$100,000	\$103,030	\$319	\$489	\$100,000	\$117,894	\$304	\$323	\$283	\$323	\$319	\$560
\$150,000	\$185,220	\$479	\$880	\$150,000	\$154,545	\$479	\$734	\$150,000	\$176,842	\$463	\$603	\$442	\$603	\$479	\$840
\$200,000	\$246,960	\$781	\$1,173	\$200,000	\$206,060	\$781	\$979	\$200,000	\$235,789	\$623	\$883	\$602	\$883	\$638	\$1,120
\$250,000	\$308,700	\$1,084	\$1,467	\$250,000	\$257,575	\$1,084	\$1,224	\$250,000	\$294,736	\$782	\$1,163	\$762	\$1,163	\$798	\$1,400
\$300,000	\$370,440	\$1,387	\$1,760	\$300,000	\$309,090	\$1,387	\$1,468	\$300,000	\$353,683	\$942	\$1,443	\$921	\$1,443	\$957	\$1,680
\$400,000	\$493,920	\$1,992	\$2,347	\$400,000	\$412,120	\$1,992	\$1,958	\$400,000	\$471,578	\$1,261	\$2,003	\$1,240	\$2,003	\$1,276	\$2,240
\$500,000	\$617,400	\$2,598	\$2,933	\$500,000	\$515,151	\$2,598	\$2,447	\$500,000	\$589,472	\$1,580	\$2,563	\$1,559	\$2,563	\$1,596	\$2,801
\$600,000	\$740,880	\$3,203	\$3,520	\$600,000	\$618,181	\$3,203	\$2,937	\$600,000	\$707,366	\$1,899	\$3,123	\$1,878	\$3,123	\$1,915	\$3,361
\$700,000	\$864,360	\$3,809	\$4,107	\$700,000	\$721,211	\$3,809	\$3,426	\$700,000	\$825,261	\$2,218	\$3,683	\$2,197	\$3,683	\$2,234	\$3,921
\$800,000	\$987,840	\$4,414	\$4,693	\$800,000	\$824,241	\$4,414	\$3,916	\$800,000	\$943,155	\$2,537	\$4,243	\$2,517	\$4,243	\$2,553	\$4,481
\$900,000	\$1,111,320	\$5,020	\$5,280	\$900,000	\$927,271	\$5,020	\$4,405	\$900,000	\$1,061,050	\$2,856	\$4,803	\$2,836	\$4,803	\$2,872	\$5,041
\$1,000,000	\$1,234,800	\$5,625	\$5,867	\$1,000,000	\$1,030,301	\$5,625	\$4,895	\$1,000,000	\$1,178,944	\$3,176	\$5,364	\$3,155	\$5,364	\$3,191	\$5,601
\$2,000,000	\$2,469,600	\$11,680	\$11,733	\$2,000,000	\$2,060,602	\$11,680	\$9,790	\$2,000,000	\$2,357,888	\$6,367	\$10,965	\$6,346	\$10,965	\$6,382	\$11,202
\$3,000,000	\$3,704,400	\$17,735	\$17,600	\$3,000,000	\$3,090,903	\$17,735	\$14,685	\$3,000,000	\$3,536,832	\$9,558	\$16,566	\$9,537	\$16,566	\$9,573	\$16,803
\$4,000,000	\$4,939,200	\$23,790	\$23,466	\$4,000,000	\$4,121,204	\$23,790	\$19,580	\$4,000,000	\$4,715,776	\$12,749	\$22,167	\$12,728	\$22,167	\$12,764	\$22,405
\$5,000,000	\$6,174,000	\$29,845	\$29,333	\$5,000,000	\$5,151,505	\$29,845	\$24,475	\$5,000,000	\$5,894,720	\$15,940	\$27,768	\$15,919	\$27,768	\$15,955	\$28,006
\$6,000,000	\$7,408,800	\$35,900	\$35,199	\$6,000,000	\$6,181,806	\$35,900	\$29,370	\$6,000,000	\$7,073,664	\$19,131	\$33,369	\$19,110	\$33,369	\$19,146	\$33,607
\$7,000,000	\$8,643,600	\$41,954	\$41,066	\$7,000,000	\$7,212,107	\$41,954	\$34,265	\$7,000,000	\$8,252,608	\$22,322	\$38,971	\$22,301	\$38,971	\$22,337	\$39,208
\$8,000,000	\$9,878,400	\$48,009	\$46,932	\$8,000,000	\$8,242,408	\$48,009	\$39,160	\$8,000,000	\$9,431,552	\$25,513	\$44,572	\$25,492	\$44,572	\$25,528	\$44,809
\$9,000,000	\$11,113,200	\$54,064	\$52,799	\$9,000,000	\$9,272,709	\$54,064	\$44,055	\$9,000,000	\$10,610,496	\$28,704	\$50,173	\$28,683	\$50,173	\$28,719	\$50,410
\$10,000,000	\$12,348,000	\$60,119	\$58,665	\$10,000,000	\$10,303,010	\$60,119	\$48,949	\$10,000,000	\$11,789,440	\$31,895	\$55,774	\$31,874	\$55,774	\$31,910	\$56,012
\$15,000,000	\$18,522,000	\$90,393	\$87,998	\$15,000,000	\$15,454,515	\$90,393	\$73,424	\$15,000,000	\$17,684,160	\$47,850	\$83,780	\$47,829	\$83,780	\$47,865	\$84,017
\$20,000,000	\$24,696,000	\$120,667	\$117,330	\$20,000,000	\$20,606,020	\$120,667	\$97,899	\$20,000,000	\$23,578,880	\$63,805	\$111,785	\$63,784	\$111,785	\$63,820	\$112,023
\$25,000,000	\$30,870,000	\$150,942	\$146,663	\$25,000,000	\$25,757,525	\$150,942	\$122,374	\$25,000,000	\$29,473,600	\$79,760	\$139,791	\$79,739	\$139,791	\$79,775	\$140,029
\$30,000,000	\$37,044,000	\$181,216	\$175,996	\$30,000,000	\$30,909,030	\$181,216	\$146,848	\$30,000,000	\$35,368,320	\$95,715	\$167,797	\$95,694	\$167,797	\$95,730	\$168,035
\$35,000,000	\$43,218,000	\$211,490	\$205,328	\$35,000,000	\$36,060,535	\$211,490	\$171,323	\$35,000,000	\$41,263,040	\$111,670	\$195,803	\$111,649	\$195,803	\$111,685	\$196,040
\$40,000,000	\$49,392,000	\$241,764	\$234,661	\$40,000,000	\$41,212,040	\$241,764	\$195,798	\$40,000,000	\$47,157,760	\$127,625	\$223,808	\$127,604	\$223,808	\$127,641	\$224,046
\$45,000,000	\$55,566,000	\$272,039	\$263,994	\$45,000,000	\$46,363,545	\$272,039	\$220,273	\$45,000,000	\$53,052,480	\$143,580	\$251,814	\$143,559	\$251,814	\$143,596	\$252,052
\$50,000,000	\$61,740,000	\$302,313	\$293,326	\$50,000,000	\$51,515,050	\$302,313	\$244,747	\$50,000,000	\$58,947,200	\$159,535	\$279,820	\$159,514	\$279,820	\$159,551	\$280,058

CITY OF ALEXANDER, 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	\$134	83.85%	\$85	53.40%	(\$102)	(70.50%)	(\$81)	(65.53%)	\$121	75.53%
\$100,000	\$268	83.85%	\$170	53.40%	\$19	6.24%	\$40	14.03%	\$241	75.53%
\$150,000	\$401	83.85%	\$256	53.40%	\$139	30.11%	\$160	36.21%	\$362	75.53%
\$200,000	\$392	50.16%	\$198	25.29%	\$260	41.74%	\$281	46.63%	\$482	75.53%
\$250,000	\$382	35.28%	\$140	12.88%	\$380	48.64%	\$401	52.68%	\$603	75.53%
\$300,000	\$373	26.90%	\$82	5.88%	\$501	53.19%	\$522	56.64%	\$723	75.53%
\$400,000	\$354	17.78%	(\$34)	(1.73%)	\$742	58.84%	\$763	61.50%	\$964	75.53%
\$500,000	\$335	12.91%	(\$150)	(5.79%)	\$983	62.21%	\$1,004	64.37%	\$1,205	75.53%
\$600,000	\$317	9.88%	(\$266)	(8.32%)	\$1,224	64.45%	\$1,245	66.27%	\$1,446	75.53%
\$700,000	\$298	7.82%	(\$382)	(10.04%)	\$1,465	66.04%	\$1,486	67.61%	\$1,687	75.53%
\$800,000	\$279	6.32%	(\$498)	(11.29%)	\$1,706	67.24%	\$1,727	68.62%	\$1,928	75.53%
\$900,000	\$260	5.18%	(\$614)	(12.24%)	\$1,947	68.16%	\$1,968	69.39%	\$2,169	75.53%
\$1,000,000	\$241	4.29%	(\$730)	(12.98%)	\$2,188	68.90%	\$2,209	70.01%	\$2,410	75.53%
\$2,000,000	\$53	0.45%	(\$1,890)	(16.18%)	\$4,598	72.22%	\$4,619	72.79%	\$4,820	75.53%
\$3,000,000	(\$135)	(0.76%)	(\$3,050)	(17.20%)	\$7,008	73.33%	\$7,029	73.70%	\$7,230	75.53%
\$4,000,000	(\$324)	(1.36%)	(\$4,210)	(17.70%)	\$9,418	73.88%	\$9,439	74.16%	\$9,641	75.53%
\$5,000,000	(\$512)	(1.72%)	(\$5,370)	(17.99%)	\$11,829	74.21%	\$11,849	74.44%	\$12,051	75.53%
\$6,000,000	(\$700)	(1.95%)	(\$6,530)	(18.19%)	\$14,239	74.43%	\$14,259	74.62%	\$14,461	75.53%
\$7,000,000	(\$889)	(2.12%)	(\$7,690)	(18.33%)	\$16,649	74.59%	\$16,670	74.75%	\$16,871	75.53%
\$8,000,000	(\$1,077)	(2.24%)	(\$8,850)	(18.43%)	\$19,059	74.70%	\$19,080	74.85%	\$19,281	75.53%
\$9,000,000	(\$1,265)	(2.34%)	(\$10,010)	(18.51%)	\$21,469	74.80%	\$21,490	74.92%	\$21,691	75.53%
\$10,000,000	(\$1,454)	(2.42%)	(\$11,169)	(18.58%)	\$23,879	74.87%	\$23,900	74.98%	\$24,101	75.53%
\$15,000,000	(\$2,395)	(2.65%)	(\$16,969)	(18.77%)	\$35,930	75.09%	\$35,951	75.17%	\$36,152	75.53%
\$20,000,000	(\$3,337)	(2.77%)	(\$22,768)	(18.87%)	\$47,981	75.20%	\$48,001	75.26%	\$48,203	75.53%
\$25,000,000	(\$4,279)	(2.83%)	(\$28,568)	(18.93%)	\$60,031	75.27%	\$60,052	75.31%	\$60,253	75.53%
\$30,000,000	(\$5,220)	(2.88%)	(\$34,367)	(18.96%)	\$72,082	75.31%	\$72,103	75.35%	\$72,304	75.53%
\$35,000,000	(\$6,162)	(2.91%)	(\$40,167)	(18.99%)	\$84,133	75.34%	\$84,153	75.37%	\$84,355	75.53%
\$40,000,000	(\$7,104)	(2.94%)	(\$45,966)	(19.01%)	\$96,183	75.36%	\$96,204	75.39%	\$96,405	75.53%
\$45,000,000	(\$8,045)	(2.96%)	(\$51,766)	(19.03%)	\$108,234	75.38%	\$108,255	75.41%	\$108,456	75.53%
\$50,000,000	(\$8,987)	(2.97%)	(\$57,565)	(19.04%)	\$120,285	75.40%	\$120,306	75.42%	\$120,507	75.53%