

CITY OF ALBURNETT, 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	\$8.20593	\$259,506	\$0	\$259,506	
2026-27	\$4.49510	\$264,696	\$1,320	\$266,017	2.5%
2027-28	\$4.52155	\$267,346	\$1,328	\$268,674	1.0%
2028-29	\$4.40679	\$274,048	\$1,294	\$275,342	2.5%
2029-30	\$4.43089	\$276,719	\$1,301	\$278,020	1.0%
2030-31	\$4.31768	\$283,581	\$1,268	\$284,849	2.5%
2031-32	\$4.34118	\$286,273	\$1,275	\$287,548	0.9%
2032-33	\$4.23110	\$293,299	\$1,243	\$294,542	2.4%
2033-34	\$4.25404	\$296,015	\$1,249	\$297,264	0.9%
2034-35	\$4.14695	\$303,209	\$1,218	\$304,427	2.4%
2035-36	\$4.16934	\$305,949	\$1,225	\$307,174	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	\$66,842,412	\$31,624,230	\$0	\$31,624,230
2026-27	\$63,275,135	\$59,179,271	\$0	\$59,179,271
2027-28	\$63,516,712	\$59,420,848	\$0	\$59,420,848
2028-29	\$66,577,242	\$62,481,378	\$0	\$62,481,378
2029-30	\$66,841,820	\$62,745,956	\$0	\$62,745,956
2030-31	\$70,068,618	\$65,972,754	\$0	\$65,972,754
2031-32	\$70,333,196	\$66,237,332	\$0	\$66,237,332
2032-33	\$73,709,346	\$69,613,482	\$0	\$69,613,482
2033-34	\$73,973,924	\$69,878,060	\$0	\$69,878,060
2034-35	\$77,505,768	\$73,409,904	\$0	\$73,409,904
2035-36	\$77,770,346	\$73,674,482	\$0	\$73,674,482

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.53%	-1.57%	81.96%	14.93%	0.16%	2.11%
2026-27	102.80%	-17.23%	85.56%	12.54%	0.18%	1.13%
2027-28	102.60%	-17.25%	85.35%	12.77%	0.18%	1.12%
2028-29	101.69%	-16.48%	85.20%	13.01%	0.17%	1.07%
2029-30	101.47%	-16.46%	85.01%	13.21%	0.17%	1.06%
2030-31	100.56%	-15.70%	84.87%	13.44%	0.16%	1.01%
2031-32	100.36%	-15.68%	84.68%	13.63%	0.16%	1.01%
2032-33	99.50%	-14.96%	84.54%	13.85%	0.15%	0.96%
2033-34	99.31%	-14.94%	84.37%	14.03%	0.15%	0.96%
2034-35	98.49%	-14.26%	84.23%	14.25%	0.15%	0.91%
2035-36	98.32%	-14.25%	84.07%	14.42%	0.15%	0.91%

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 ALBURNETT, 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	\$31,624,230	\$8.20593	\$259,506
2026-27	\$59,179,271	\$4.49510	\$266,017
2027-28	\$59,420,848	\$4.52155	\$268,674
2028-29	\$62,481,378	\$4.40679	\$275,342
2029-30	\$62,745,956	\$4.43089	\$278,020
2030-31	\$65,972,754	\$4.31768	\$284,849
2031-32	\$66,237,332	\$4.34118	\$287,548
2032-33	\$69,613,482	\$4.23110	\$294,542
2033-34	\$69,878,060	\$4.25404	\$297,264
2034-35	\$73,409,904	\$4.14695	\$304,427
2035-36	\$73,674,482	\$4.16934	\$307,174

CITY OF ALBURNETT, 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	\$31,624,230	\$8.20593	\$259,506
2026-27	\$32,307,995	\$8.20593	\$265,117
2027-28	\$33,055,422	\$8.20593	\$271,250
2028-29	\$34,319,471	\$8.10000	\$277,988
2029-30	\$35,099,976	\$8.10000	\$284,310
2030-31	\$36,436,314	\$8.10000	\$295,134
2031-32	\$37,251,543	\$8.10000	\$301,737
2032-33	\$38,663,874	\$8.10000	\$313,177
2033-34	\$39,515,758	\$8.10000	\$320,078
2034-35	\$41,008,053	\$8.10000	\$332,165
2035-36	\$41,898,415	\$8.10000	\$339,377

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	\$26,871,275	(\$3.71083)	\$899
2027-28	\$26,365,426	(\$3.68438)	-\$2,576
2028-29	\$28,161,907	(\$3.69321)	-\$2,645
2029-30	\$27,645,980	(\$3.66911)	-\$6,289
2030-31	\$29,536,440	(\$3.78232)	-\$10,285
2031-32	\$28,985,789	(\$3.75882)	-\$14,189
2032-33	\$30,949,607	(\$3.86890)	-\$18,636
2033-34	\$30,362,301	(\$3.84596)	-\$22,814
2034-35	\$32,401,852	(\$3.95305)	-\$27,738
2035-36	\$31,776,067	(\$3.93066)	-\$32,203

CITY OF ALBURNETT, 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	\$195	\$267	\$50,000	\$51,515	\$195	\$222	\$50,000	\$58,947	\$176	\$39	\$150	\$39	\$195	\$255
\$100,000	\$123,480	\$389	\$533	\$100,000	\$103,030	\$389	\$445	\$100,000	\$117,894	\$370	\$293	\$345	\$293	\$389	\$509
\$150,000	\$185,220	\$584	\$800	\$150,000	\$154,545	\$584	\$667	\$150,000	\$176,842	\$565	\$548	\$540	\$548	\$584	\$764
\$200,000	\$246,960	\$953	\$1,066	\$200,000	\$206,060	\$953	\$890	\$200,000	\$235,789	\$760	\$802	\$734	\$802	\$778	\$1,018
\$250,000	\$308,700	\$1,322	\$1,333	\$250,000	\$257,575	\$1,322	\$1,112	\$250,000	\$294,736	\$954	\$1,057	\$929	\$1,057	\$973	\$1,273
\$300,000	\$370,440	\$1,692	\$1,599	\$300,000	\$309,090	\$1,692	\$1,335	\$300,000	\$353,683	\$1,149	\$1,311	\$1,123	\$1,311	\$1,168	\$1,527
\$400,000	\$493,920	\$2,430	\$2,133	\$400,000	\$412,120	\$2,430	\$1,779	\$400,000	\$471,578	\$1,538	\$1,820	\$1,513	\$1,820	\$1,557	\$2,036
\$500,000	\$617,400	\$3,169	\$2,666	\$500,000	\$515,151	\$3,169	\$2,224	\$500,000	\$589,472	\$1,927	\$2,329	\$1,902	\$2,329	\$1,946	\$2,545
\$600,000	\$740,880	\$3,907	\$3,199	\$600,000	\$618,181	\$3,907	\$2,669	\$600,000	\$707,366	\$2,316	\$2,838	\$2,291	\$2,838	\$2,335	\$3,054
\$700,000	\$864,360	\$4,646	\$3,732	\$700,000	\$721,211	\$4,646	\$3,114	\$700,000	\$825,261	\$2,706	\$3,347	\$2,680	\$3,347	\$2,725	\$3,563
\$800,000	\$987,840	\$5,384	\$4,265	\$800,000	\$824,241	\$5,384	\$3,559	\$800,000	\$943,155	\$3,095	\$3,856	\$3,070	\$3,856	\$3,114	\$4,072
\$900,000	\$1,111,320	\$6,123	\$4,798	\$900,000	\$927,271	\$6,123	\$4,004	\$900,000	\$1,061,050	\$3,484	\$4,365	\$3,459	\$4,365	\$3,503	\$4,581
\$1,000,000	\$1,234,800	\$6,861	\$5,331	\$1,000,000	\$1,030,301	\$6,861	\$4,449	\$1,000,000	\$1,178,944	\$3,873	\$4,874	\$3,848	\$4,874	\$3,892	\$5,090
\$2,000,000	\$2,469,600	\$14,247	\$10,663	\$2,000,000	\$2,060,602	\$14,247	\$8,897	\$2,000,000	\$2,357,888	\$7,766	\$9,965	\$7,740	\$9,965	\$7,784	\$10,181
\$3,000,000	\$3,704,400	\$21,632	\$15,994	\$3,000,000	\$3,090,903	\$21,632	\$13,346	\$3,000,000	\$3,536,832	\$11,658	\$15,055	\$11,632	\$15,055	\$11,677	\$15,271
\$4,000,000	\$4,939,200	\$29,017	\$21,326	\$4,000,000	\$4,121,204	\$29,017	\$17,794	\$4,000,000	\$4,715,776	\$15,550	\$20,145	\$15,525	\$20,145	\$15,569	\$20,361
\$5,000,000	\$6,174,000	\$36,403	\$26,657	\$5,000,000	\$5,151,505	\$36,403	\$22,243	\$5,000,000	\$5,894,720	\$19,442	\$25,236	\$19,417	\$25,236	\$19,461	\$25,452
\$6,000,000	\$7,408,800	\$43,788	\$31,989	\$6,000,000	\$6,181,806	\$43,788	\$26,691	\$6,000,000	\$7,073,664	\$23,334	\$30,326	\$23,309	\$30,326	\$23,353	\$30,542
\$7,000,000	\$8,643,600	\$51,173	\$37,320	\$7,000,000	\$7,212,107	\$51,173	\$31,140	\$7,000,000	\$8,252,608	\$27,227	\$35,416	\$27,201	\$35,416	\$27,245	\$35,632
\$8,000,000	\$9,878,400	\$58,559	\$42,652	\$8,000,000	\$8,242,408	\$58,559	\$35,588	\$8,000,000	\$9,431,552	\$31,119	\$40,507	\$31,093	\$40,507	\$31,138	\$40,722
\$9,000,000	\$11,113,200	\$65,944	\$47,983	\$9,000,000	\$9,272,709	\$65,944	\$40,037	\$9,000,000	\$10,610,496	\$35,011	\$45,597	\$34,986	\$45,597	\$35,030	\$45,813
\$10,000,000	\$12,348,000	\$73,329	\$53,315	\$10,000,000	\$10,303,010	\$73,329	\$44,485	\$10,000,000	\$11,789,440	\$38,903	\$50,687	\$38,878	\$50,687	\$38,922	\$50,903
\$15,000,000	\$18,522,000	\$110,256	\$79,972	\$15,000,000	\$15,454,515	\$110,256	\$66,728	\$15,000,000	\$17,684,160	\$58,364	\$76,139	\$58,339	\$76,139	\$58,383	\$76,355
\$20,000,000	\$24,696,000	\$147,183	\$106,629	\$20,000,000	\$20,606,020	\$147,183	\$88,970	\$20,000,000	\$23,578,880	\$77,825	\$101,590	\$77,800	\$101,590	\$77,844	\$101,806
\$25,000,000	\$30,870,000	\$184,109	\$133,287	\$25,000,000	\$25,757,525	\$184,109	\$111,213	\$25,000,000	\$29,473,600	\$97,286	\$127,042	\$97,261	\$127,042	\$97,305	\$127,258
\$30,000,000	\$37,044,000	\$221,036	\$159,944	\$30,000,000	\$30,909,030	\$221,036	\$133,455	\$30,000,000	\$35,368,320	\$116,747	\$152,493	\$116,722	\$152,493	\$116,766	\$152,709
\$35,000,000	\$43,218,000	\$257,963	\$186,601	\$35,000,000	\$36,060,535	\$257,963	\$155,698	\$35,000,000	\$41,263,040	\$136,208	\$177,945	\$136,183	\$177,945	\$136,227	\$178,161
\$40,000,000	\$49,392,000	\$294,890	\$213,259	\$40,000,000	\$41,212,040	\$294,890	\$177,940	\$40,000,000	\$47,157,760	\$155,669	\$203,396	\$155,644	\$203,396	\$155,688	\$203,612
\$45,000,000	\$55,566,000	\$331,816	\$239,916	\$45,000,000	\$46,363,545	\$331,816	\$200,183	\$45,000,000	\$53,052,480	\$175,130	\$228,848	\$175,105	\$228,848	\$175,149	\$229,064
\$50,000,000	\$61,740,000	\$368,743	\$266,574	\$50,000,000	\$51,515,050	\$368,743	\$222,426	\$50,000,000	\$58,947,200	\$194,591	\$254,299	\$194,566	\$254,299	\$194,610	\$254,515

CITY OF ALBURNETT, 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	\$72	36.98%	\$28	14.29%	(\$137)	(78.02%)	(\$112)	(74.32%)	\$60	30.78%
\$100,000	\$144	36.98%	\$56	14.29%	(\$77)	(20.84%)	(\$52)	(15.04%)	\$120	30.78%
\$150,000	\$216	36.98%	\$83	14.29%	(\$17)	(3.06%)	\$8	1.48%	\$180	30.78%
\$200,000	\$113	11.88%	(\$63)	(6.65%)	\$43	5.61%	\$68	9.25%	\$240	30.78%
\$250,000	\$11	0.79%	(\$210)	(15.90%)	\$103	10.74%	\$128	13.76%	\$300	30.78%
\$300,000	(\$92)	(5.45%)	(\$357)	(21.11%)	\$162	14.14%	\$188	16.71%	\$359	30.78%
\$400,000	(\$298)	(12.25%)	(\$651)	(26.78%)	\$282	18.35%	\$308	20.33%	\$479	30.78%
\$500,000	(\$503)	(15.87%)	(\$944)	(29.81%)	\$402	20.86%	\$427	22.47%	\$599	30.78%
\$600,000	(\$708)	(18.13%)	(\$1,238)	(31.69%)	\$522	22.53%	\$547	23.88%	\$719	30.78%
\$700,000	(\$914)	(19.67%)	(\$1,532)	(32.97%)	\$642	23.72%	\$667	24.88%	\$839	30.78%
\$800,000	(\$1,119)	(20.78%)	(\$1,825)	(33.90%)	\$761	24.60%	\$787	25.63%	\$958	30.78%
\$900,000	(\$1,325)	(21.63%)	(\$2,119)	(34.61%)	\$881	25.29%	\$907	26.21%	\$1,078	30.78%
\$1,000,000	(\$1,530)	(22.30%)	(\$2,413)	(35.17%)	\$1,001	25.85%	\$1,026	26.67%	\$1,198	30.78%
\$2,000,000	(\$3,584)	(25.16%)	(\$5,350)	(37.55%)	\$2,199	28.32%	\$2,224	28.74%	\$2,396	30.78%
\$3,000,000	(\$5,638)	(26.06%)	(\$8,287)	(38.31%)	\$3,397	29.14%	\$3,423	29.42%	\$3,594	30.78%
\$4,000,000	(\$7,691)	(26.51%)	(\$11,223)	(38.68%)	\$4,595	29.55%	\$4,621	29.76%	\$4,792	30.78%
\$5,000,000	(\$9,745)	(26.77%)	(\$14,160)	(38.90%)	\$5,793	29.80%	\$5,819	29.97%	\$5,990	30.78%
\$6,000,000	(\$11,799)	(26.95%)	(\$17,097)	(39.04%)	\$6,992	29.96%	\$7,017	30.10%	\$7,189	30.78%
\$7,000,000	(\$13,853)	(27.07%)	(\$20,034)	(39.15%)	\$8,190	30.08%	\$8,215	30.20%	\$8,387	30.78%
\$8,000,000	(\$15,907)	(27.16%)	(\$22,971)	(39.23%)	\$9,388	30.17%	\$9,413	30.27%	\$9,585	30.78%
\$9,000,000	(\$17,961)	(27.24%)	(\$25,907)	(39.29%)	\$10,586	30.24%	\$10,611	30.33%	\$10,783	30.78%
\$10,000,000	(\$20,015)	(27.29%)	(\$28,844)	(39.34%)	\$11,784	30.29%	\$11,809	30.38%	\$11,981	30.78%
\$15,000,000	(\$30,284)	(27.47%)	(\$43,528)	(39.48%)	\$17,774	30.45%	\$17,800	30.51%	\$17,971	30.78%
\$20,000,000	(\$40,553)	(27.55%)	(\$58,213)	(39.55%)	\$23,765	30.54%	\$23,790	30.58%	\$23,962	30.78%
\$25,000,000	(\$50,823)	(27.60%)	(\$72,897)	(39.59%)	\$29,755	30.59%	\$29,781	30.62%	\$29,952	30.78%
\$30,000,000	(\$61,092)	(27.64%)	(\$87,581)	(39.62%)	\$35,746	30.62%	\$35,771	30.65%	\$35,943	30.78%
\$35,000,000	(\$71,361)	(27.66%)	(\$102,265)	(39.64%)	\$41,736	30.64%	\$41,762	30.67%	\$41,933	30.78%
\$40,000,000	(\$81,631)	(27.68%)	(\$116,949)	(39.66%)	\$47,727	30.66%	\$47,752	30.68%	\$47,924	30.78%
\$45,000,000	(\$91,900)	(27.70%)	(\$131,633)	(39.67%)	\$53,717	30.67%	\$53,743	30.69%	\$53,914	30.78%
\$50,000,000	(\$102,169)	(27.71%)	(\$146,317)	(39.68%)	\$59,708	30.68%	\$59,733	30.70%	\$59,905	30.78%