

CITY OF ALBION, 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 | \$7.96698 | \$91,332 | \$0 | \$91,332 | |
| 2026-27 | \$3.99419 | \$93,159 | \$3,117 | \$96,275 | 5.4% |
| 2027-28 | \$4.07977 | \$98,201 | \$3,183 | \$101,384 | 5.3% |
| 2028-29 | \$4.00570 | \$103,412 | \$3,126 | \$106,537 | 5.1% |
| 2029-30 | \$4.09099 | \$108,668 | \$3,192 | \$111,860 | 5.0% |
| 2030-31 | \$4.01396 | \$114,097 | \$3,132 | \$117,229 | 4.8% |
| 2031-32 | \$4.09896 | \$119,574 | \$3,198 | \$122,772 | 4.7% |
| 2032-33 | \$4.01939 | \$125,227 | \$3,136 | \$128,363 | 4.6% |
| 2033-34 | \$4.10410 | \$130,931 | \$3,202 | \$134,133 | 4.5% |
| 2034-35 | \$4.02235 | \$136,816 | \$3,139 | \$139,954 | 4.3% |
| 2035-36 | \$4.10677 | \$142,753 | \$3,204 | \$145,957 | 4.3% |

| 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 | \$23,287,368 | \$11,463,825 | \$0 | \$11,463,825 |
| 2026-27 | \$25,834,183 | \$24,103,847 | \$0 | \$24,103,847 |
| 2027-28 | \$26,580,788 | \$24,850,452 | \$0 | \$24,850,452 |
| 2028-29 | \$28,326,748 | \$26,596,412 | \$0 | \$26,596,412 |
| 2029-30 | \$29,073,353 | \$27,343,017 | \$0 | \$27,343,017 |
| 2030-31 | \$30,935,687 | \$29,205,351 | \$0 | \$29,205,351 |
| 2031-32 | \$31,682,292 | \$29,951,956 | \$0 | \$29,951,956 |
| 2032-33 | \$33,666,373 | \$31,936,037 | \$0 | \$31,936,037 |
| 2033-34 | \$34,412,978 | \$32,682,642 | \$0 | \$32,682,642 |
| 2034-35 | \$36,524,431 | \$34,794,095 | \$0 | \$34,794,095 |
| 2035-36 | \$37,271,037 | \$35,540,701 | \$0 | \$35,540,701 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 74.06% | -2.27% | 71.79% | 14.87% | 10.86% | 2.48% |
| 2026-27 | 81.57% | -2.92% | 78.65% | 13.17% | 6.90% | 1.18% |
| 2027-28 | 79.73% | -2.97% | 76.76% | 15.30% | 6.70% | 1.15% |
| 2028-29 | 78.05% | -2.90% | 75.15% | 17.38% | 6.32% | 1.07% |
| 2029-30 | 76.47% | -2.95% | 73.52% | 19.20% | 6.15% | 1.04% |
| 2030-31 | 74.98% | -2.87% | 72.11% | 21.03% | 5.81% | 0.97% |
| 2031-32 | 73.61% | -2.91% | 70.70% | 22.61% | 5.67% | 0.95% |
| 2032-33 | 72.28% | -2.84% | 69.44% | 24.23% | 5.37% | 0.89% |
| 2033-34 | 71.09% | -2.88% | 68.21% | 25.60% | 5.25% | 0.87% |
| 2034-35 | 69.88% | -2.80% | 67.09% | 27.06% | 4.98% | 0.82% |
| 2035-36 | 68.84% | -2.83% | 66.01% | 28.26% | 4.87% | 0.80% |

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 ALBION, 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 | \$11,463,825 | \$7.96698 | \$91,332 |
| 2026-27 | \$24,103,847 | \$3.99419 | \$96,275 |
| 2027-28 | \$24,850,452 | \$4.07977 | \$101,384 |
| 2028-29 | \$26,596,412 | \$4.00570 | \$106,537 |
| 2029-30 | \$27,343,017 | \$4.09099 | \$111,860 |
| 2030-31 | \$29,205,351 | \$4.01396 | \$117,229 |
| 2031-32 | \$29,951,956 | \$4.09896 | \$122,772 |
| 2032-33 | \$31,936,037 | \$4.01939 | \$128,363 |
| 2033-34 | \$32,682,642 | \$4.10410 | \$134,133 |
| 2034-35 | \$34,794,095 | \$4.02235 | \$139,954 |
| 2035-36 | \$35,540,701 | \$4.10677 | \$145,957 |

CITY OF ALBION, 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 | \$11,463,825 | \$7.96698 | \$91,332 |
| 2026-27 | \$11,910,167 | \$7.88810 | \$93,949 |
| 2027-28 | \$12,633,313 | \$7.65835 | \$96,750 |
| 2028-29 | \$13,590,104 | \$7.65835 | \$104,078 |
| 2029-30 | \$14,326,627 | \$7.65835 | \$109,718 |
| 2030-31 | \$15,356,466 | \$7.65835 | \$117,605 |
| 2031-32 | \$16,107,037 | \$7.65835 | \$123,353 |
| 2032-33 | \$17,213,621 | \$7.65835 | \$131,828 |
| 2033-34 | \$17,979,016 | \$7.65835 | \$137,690 |
| 2034-35 | \$19,166,252 | \$7.65835 | \$146,782 |
| 2035-36 | \$19,947,217 | \$7.65835 | \$152,763 |

| 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 | \$12,193,680 | (\$3.89391) | \$2,327 |
| 2027-28 | \$12,217,139 | (\$3.57858) | \$4,634 |
| 2028-29 | \$13,006,308 | (\$3.65265) | \$2,459 |
| 2029-30 | \$13,016,391 | (\$3.56736) | \$2,142 |
| 2030-31 | \$13,848,885 | (\$3.64439) | -\$376 |
| 2031-32 | \$13,844,919 | (\$3.55939) | -\$581 |
| 2032-33 | \$14,722,416 | (\$3.63896) | -\$3,465 |
| 2033-34 | \$14,703,626 | (\$3.55425) | -\$3,557 |
| 2034-35 | \$15,627,843 | (\$3.63600) | -\$6,828 |
| 2035-36 | \$15,593,484 | (\$3.55158) | -\$6,805 |

CITY OF ALBION, 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 | \$189 | \$248 | \$50,000 | \$51,515 | \$189 | \$207 | \$50,000 | \$58,947 | \$171 | \$36 | \$146 | \$36 | \$189 | \$237 |
| \$100,000 | \$123,480 | \$378 | \$496 | \$100,000 | \$103,030 | \$378 | \$414 | \$100,000 | \$117,894 | \$360 | \$273 | \$335 | \$273 | \$378 | \$473 |
| \$150,000 | \$185,220 | \$567 | \$743 | \$150,000 | \$154,545 | \$567 | \$620 | \$150,000 | \$176,842 | \$549 | \$509 | \$524 | \$509 | \$567 | \$710 |
| \$200,000 | \$246,960 | \$925 | \$991 | \$200,000 | \$206,060 | \$925 | \$827 | \$200,000 | \$235,789 | \$737 | \$746 | \$713 | \$746 | \$756 | \$946 |
| \$250,000 | \$308,700 | \$1,284 | \$1,239 | \$250,000 | \$257,575 | \$1,284 | \$1,034 | \$250,000 | \$294,736 | \$926 | \$982 | \$902 | \$982 | \$945 | \$1,183 |
| \$300,000 | \$370,440 | \$1,642 | \$1,487 | \$300,000 | \$309,090 | \$1,642 | \$1,241 | \$300,000 | \$353,683 | \$1,115 | \$1,219 | \$1,091 | \$1,219 | \$1,134 | \$1,420 |
| \$400,000 | \$493,920 | \$2,359 | \$1,983 | \$400,000 | \$412,120 | \$2,359 | \$1,654 | \$400,000 | \$471,578 | \$1,493 | \$1,692 | \$1,469 | \$1,692 | \$1,512 | \$1,893 |
| \$500,000 | \$617,400 | \$3,076 | \$2,478 | \$500,000 | \$515,151 | \$3,076 | \$2,068 | \$500,000 | \$589,472 | \$1,871 | \$2,165 | \$1,847 | \$2,165 | \$1,889 | \$2,366 |
| \$600,000 | \$740,880 | \$3,793 | \$2,974 | \$600,000 | \$618,181 | \$3,793 | \$2,481 | \$600,000 | \$707,366 | \$2,249 | \$2,639 | \$2,224 | \$2,639 | \$2,267 | \$2,839 |
| \$700,000 | \$864,360 | \$4,510 | \$3,470 | \$700,000 | \$721,211 | \$4,510 | \$2,895 | \$700,000 | \$825,261 | \$2,627 | \$3,112 | \$2,602 | \$3,112 | \$2,645 | \$3,313 |
| \$800,000 | \$987,840 | \$5,228 | \$3,965 | \$800,000 | \$824,241 | \$5,228 | \$3,308 | \$800,000 | \$943,155 | \$3,005 | \$3,585 | \$2,980 | \$3,585 | \$3,023 | \$3,786 |
| \$900,000 | \$1,111,320 | \$5,945 | \$4,461 | \$900,000 | \$927,271 | \$5,945 | \$3,722 | \$900,000 | \$1,061,050 | \$3,383 | \$4,058 | \$3,358 | \$4,058 | \$3,401 | \$4,259 |
| \$1,000,000 | \$1,234,800 | \$6,662 | \$4,956 | \$1,000,000 | \$1,030,301 | \$6,662 | \$4,136 | \$1,000,000 | \$1,178,944 | \$3,761 | \$4,532 | \$3,736 | \$4,532 | \$3,779 | \$4,732 |
| \$2,000,000 | \$2,469,600 | \$13,832 | \$9,913 | \$2,000,000 | \$2,060,602 | \$13,832 | \$8,271 | \$2,000,000 | \$2,357,888 | \$7,539 | \$9,264 | \$7,515 | \$9,264 | \$7,558 | \$9,464 |
| \$3,000,000 | \$3,704,400 | \$21,002 | \$14,869 | \$3,000,000 | \$3,090,903 | \$21,002 | \$12,407 | \$3,000,000 | \$3,536,832 | \$11,318 | \$13,996 | \$11,294 | \$13,996 | \$11,337 | \$14,197 |
| \$4,000,000 | \$4,939,200 | \$28,172 | \$19,826 | \$4,000,000 | \$4,121,204 | \$28,172 | \$16,542 | \$4,000,000 | \$4,715,776 | \$15,097 | \$18,728 | \$15,073 | \$18,728 | \$15,115 | \$18,929 |
| \$5,000,000 | \$6,174,000 | \$35,343 | \$24,782 | \$5,000,000 | \$5,151,505 | \$35,343 | \$20,678 | \$5,000,000 | \$5,894,720 | \$18,876 | \$23,460 | \$18,851 | \$23,460 | \$18,894 | \$23,661 |
| \$6,000,000 | \$7,408,800 | \$42,513 | \$29,739 | \$6,000,000 | \$6,181,806 | \$42,513 | \$24,814 | \$6,000,000 | \$7,073,664 | \$22,655 | \$28,193 | \$22,630 | \$28,193 | \$22,673 | \$28,393 |
| \$7,000,000 | \$8,643,600 | \$49,683 | \$34,695 | \$7,000,000 | \$7,212,107 | \$49,683 | \$28,949 | \$7,000,000 | \$8,252,608 | \$26,434 | \$32,925 | \$26,409 | \$32,925 | \$26,452 | \$33,126 |
| \$8,000,000 | \$9,878,400 | \$56,854 | \$39,652 | \$8,000,000 | \$8,242,408 | \$56,854 | \$33,085 | \$8,000,000 | \$9,431,552 | \$30,213 | \$37,657 | \$30,188 | \$37,657 | \$30,231 | \$37,858 |
| \$9,000,000 | \$11,113,200 | \$64,024 | \$44,608 | \$9,000,000 | \$9,272,709 | \$64,024 | \$37,220 | \$9,000,000 | \$10,610,496 | \$33,991 | \$42,389 | \$33,967 | \$42,389 | \$34,010 | \$42,590 |
| \$10,000,000 | \$12,348,000 | \$71,194 | \$49,564 | \$10,000,000 | \$10,303,010 | \$71,194 | \$41,356 | \$10,000,000 | \$11,789,440 | \$37,770 | \$47,122 | \$37,746 | \$47,122 | \$37,789 | \$47,322 |
| \$15,000,000 | \$18,522,000 | \$107,046 | \$74,347 | \$15,000,000 | \$15,454,515 | \$107,046 | \$62,034 | \$15,000,000 | \$17,684,160 | \$56,665 | \$70,783 | \$56,640 | \$70,783 | \$56,683 | \$70,984 |
| \$20,000,000 | \$24,696,000 | \$142,897 | \$99,129 | \$20,000,000 | \$20,606,020 | \$142,897 | \$82,712 | \$20,000,000 | \$23,578,880 | \$75,559 | \$94,444 | \$75,534 | \$94,444 | \$75,577 | \$94,645 |
| \$25,000,000 | \$30,870,000 | \$178,748 | \$123,911 | \$25,000,000 | \$25,757,525 | \$178,748 | \$103,390 | \$25,000,000 | \$29,473,600 | \$94,453 | \$118,105 | \$94,429 | \$118,105 | \$94,472 | \$118,306 |
| \$30,000,000 | \$37,044,000 | \$214,600 | \$148,693 | \$30,000,000 | \$30,909,030 | \$214,600 | \$124,068 | \$30,000,000 | \$35,368,320 | \$113,348 | \$141,766 | \$113,323 | \$141,766 | \$113,366 | \$141,967 |
| \$35,000,000 | \$43,218,000 | \$250,451 | \$173,475 | \$35,000,000 | \$36,060,535 | \$250,451 | \$144,746 | \$35,000,000 | \$41,263,040 | \$132,242 | \$165,427 | \$132,217 | \$165,427 | \$132,260 | \$165,628 |
| \$40,000,000 | \$49,392,000 | \$286,303 | \$198,258 | \$40,000,000 | \$41,212,040 | \$286,303 | \$165,423 | \$40,000,000 | \$47,157,760 | \$151,136 | \$189,089 | \$151,112 | \$189,089 | \$151,155 | \$189,289 |
| \$45,000,000 | \$55,566,000 | \$322,154 | \$223,040 | \$45,000,000 | \$46,363,545 | \$322,154 | \$186,101 | \$45,000,000 | \$53,052,480 | \$170,031 | \$212,750 | \$170,006 | \$212,750 | \$170,049 | \$212,951 |
| \$50,000,000 | \$61,740,000 | \$358,005 | \$247,822 | \$50,000,000 | \$51,515,050 | \$358,005 | \$206,779 | \$50,000,000 | \$58,947,200 | \$188,925 | \$236,411 | \$188,900 | \$236,411 | \$188,943 | \$236,612 |

CITY OF ALBION, 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 | \$59 | 31.16% | \$18 | 9.44% | (\$135) | (78.95%) | (\$110) | (75.41%) | \$48 | 25.23% |
| \$100,000 | \$118 | 31.16% | \$36 | 9.44% | (\$87) | (24.21%) | (\$62) | (18.65%) | \$95 | 25.23% |
| \$150,000 | \$177 | 31.16% | \$54 | 9.44% | (\$39) | (7.18%) | (\$15) | (2.83%) | \$143 | 25.23% |
| \$200,000 | \$66 | 7.13% | (\$98) | (10.62%) | \$8 | 1.13% | \$33 | 4.61% | \$191 | 25.23% |
| \$250,000 | (\$45) | (3.49%) | (\$250) | (19.47%) | \$56 | 6.04% | \$81 | 8.93% | \$238 | 25.23% |
| \$300,000 | (\$155) | (9.46%) | (\$402) | (24.46%) | \$104 | 9.29% | \$128 | 11.75% | \$286 | 25.23% |
| \$400,000 | (\$377) | (15.97%) | (\$705) | (29.89%) | \$199 | 13.33% | \$224 | 15.22% | \$381 | 25.23% |
| \$500,000 | (\$598) | (19.44%) | (\$1,009) | (32.79%) | \$294 | 15.73% | \$319 | 17.27% | \$477 | 25.23% |
| \$600,000 | (\$820) | (21.61%) | (\$1,312) | (34.59%) | \$390 | 17.33% | \$414 | 18.62% | \$572 | 25.23% |
| \$700,000 | (\$1,041) | (23.08%) | (\$1,616) | (35.82%) | \$485 | 18.46% | \$510 | 19.58% | \$667 | 25.23% |
| \$800,000 | (\$1,262) | (24.15%) | (\$1,919) | (36.71%) | \$580 | 19.31% | \$605 | 20.30% | \$763 | 25.23% |
| \$900,000 | (\$1,484) | (24.96%) | (\$2,223) | (37.39%) | \$676 | 19.97% | \$700 | 20.85% | \$858 | 25.23% |
| \$1,000,000 | (\$1,705) | (25.60%) | (\$2,526) | (37.92%) | \$771 | 20.50% | \$796 | 21.29% | \$953 | 25.23% |
| \$2,000,000 | (\$3,919) | (28.33%) | (\$5,561) | (40.20%) | \$1,724 | 22.87% | \$1,749 | 23.27% | \$1,907 | 25.23% |
| \$3,000,000 | (\$6,133) | (29.20%) | (\$8,595) | (40.93%) | \$2,678 | 23.66% | \$2,702 | 23.93% | \$2,860 | 25.23% |
| \$4,000,000 | (\$8,347) | (29.63%) | (\$11,630) | (41.28%) | \$3,631 | 24.05% | \$3,656 | 24.25% | \$3,813 | 25.23% |
| \$5,000,000 | (\$10,561) | (29.88%) | (\$14,665) | (41.49%) | \$4,584 | 24.29% | \$4,609 | 24.45% | \$4,767 | 25.23% |
| \$6,000,000 | (\$12,774) | (30.05%) | (\$17,699) | (41.63%) | \$5,538 | 24.44% | \$5,562 | 24.58% | \$5,720 | 25.23% |
| \$7,000,000 | (\$14,988) | (30.17%) | (\$20,734) | (41.73%) | \$6,491 | 24.56% | \$6,516 | 24.67% | \$6,674 | 25.23% |
| \$8,000,000 | (\$17,202) | (30.26%) | (\$23,769) | (41.81%) | \$7,445 | 24.64% | \$7,469 | 24.74% | \$7,627 | 25.23% |
| \$9,000,000 | (\$19,416) | (30.33%) | (\$26,804) | (41.86%) | \$8,398 | 24.71% | \$8,423 | 24.80% | \$8,580 | 25.23% |
| \$10,000,000 | (\$21,630) | (30.38%) | (\$29,838) | (41.91%) | \$9,351 | 24.76% | \$9,376 | 24.84% | \$9,534 | 25.23% |
| \$15,000,000 | (\$32,699) | (30.55%) | (\$45,012) | (42.05%) | \$14,118 | 24.92% | \$14,143 | 24.97% | \$14,301 | 25.23% |
| \$20,000,000 | (\$43,768) | (30.63%) | (\$60,185) | (42.12%) | \$18,885 | 24.99% | \$18,910 | 25.03% | \$19,067 | 25.23% |
| \$25,000,000 | (\$54,837) | (30.68%) | (\$75,359) | (42.16%) | \$23,652 | 25.04% | \$23,676 | 25.07% | \$23,834 | 25.23% |
| \$30,000,000 | (\$65,907) | (30.71%) | (\$90,532) | (42.19%) | \$28,419 | 25.07% | \$28,443 | 25.10% | \$28,601 | 25.23% |
| \$35,000,000 | (\$76,976) | (30.73%) | (\$105,706) | (42.21%) | \$33,186 | 25.09% | \$33,210 | 25.12% | \$33,368 | 25.23% |
| \$40,000,000 | (\$88,045) | (30.75%) | (\$120,879) | (42.22%) | \$37,952 | 25.11% | \$37,977 | 25.13% | \$38,135 | 25.23% |
| \$45,000,000 | (\$99,114) | (30.77%) | (\$136,053) | (42.23%) | \$42,719 | 25.12% | \$42,744 | 25.14% | \$42,902 | 25.23% |
| \$50,000,000 | (\$110,184) | (30.78%) | (\$151,226) | (42.24%) | \$47,486 | 25.13% | \$47,511 | 25.15% | \$47,668 | 25.23% |