

CITY OF ALGONA, 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	\$8.36863	\$2,201,317	\$0	\$2,201,317	
2026-27	\$5.07932	\$2,245,343	\$42,004	\$2,287,347	3.9%
2027-28	\$5.17434	\$2,327,459	\$42,790	\$2,370,249	3.6%
2028-29	\$5.04804	\$2,417,656	\$41,745	\$2,459,401	3.8%
2029-30	\$5.13520	\$2,500,369	\$42,466	\$2,542,835	3.4%
2030-31	\$5.00887	\$2,593,690	\$41,421	\$2,635,112	3.6%
2031-32	\$5.08886	\$2,675,710	\$42,083	\$2,717,793	3.1%
2032-33	\$4.96496	\$2,772,150	\$41,058	\$2,813,208	3.5%
2033-34	\$5.03850	\$2,853,408	\$41,666	\$2,895,075	2.9%
2034-35	\$4.91693	\$2,952,974	\$40,661	\$2,993,635	3.4%
2035-36	\$4.98463	\$3,033,401	\$41,221	\$3,074,622	2.7%

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	\$497,436,360	\$263,043,905	\$14,973,766	\$278,017,671
2026-27	\$476,190,257	\$450,325,437	\$18,717,016	\$469,042,453
2027-28	\$484,915,576	\$458,077,557	\$19,690,215	\$477,767,772
2028-29	\$515,946,283	\$487,199,215	\$21,599,265	\$508,798,479
2029-30	\$524,897,603	\$495,177,335	\$22,572,464	\$517,749,799
2030-31	\$557,862,468	\$526,089,038	\$24,625,626	\$550,714,664
2031-32	\$566,813,787	\$534,067,158	\$25,598,825	\$559,665,983
2032-33	\$601,563,605	\$566,612,495	\$27,803,305	\$594,415,801
2033-34	\$610,514,924	\$574,590,615	\$28,776,504	\$603,367,120
2034-35	\$647,130,028	\$608,842,355	\$31,139,869	\$639,982,224
2035-36	\$656,081,347	\$616,820,475	\$32,113,068	\$648,933,543

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.46%	-1.55%	56.91%	30.29%	11.26%	0.44%
2026-27	79.91%	-17.26%	62.65%	27.94%	8.08%	0.26%
2027-28	78.73%	-17.05%	61.68%	28.73%	8.30%	0.26%
2028-29	77.14%	-16.10%	61.04%	29.55%	8.21%	0.24%
2029-30	76.06%	-15.87%	60.19%	30.23%	8.40%	0.24%
2030-31	74.61%	-14.96%	59.65%	30.97%	8.29%	0.22%
2031-32	73.65%	-14.77%	58.88%	31.58%	8.47%	0.22%
2032-33	72.34%	-13.94%	58.40%	32.26%	8.35%	0.21%
2033-34	71.48%	-13.78%	57.70%	32.81%	8.51%	0.20%
2034-35	70.29%	-13.03%	57.27%	33.45%	8.38%	0.19%
2035-36	69.53%	-12.89%	56.63%	33.94%	8.53%	0.19%

**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 ALGONA, 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	\$263,043,905	\$8.36863	\$2,201,317
2026-27	\$450,325,437	\$5.07932	\$2,287,347
2027-28	\$458,077,557	\$5.17434	\$2,370,249
2028-29	\$487,199,215	\$5.04804	\$2,459,401
2029-30	\$495,177,335	\$5.13520	\$2,542,835
2030-31	\$526,089,038	\$5.00887	\$2,635,112
2031-32	\$534,067,158	\$5.08886	\$2,717,793
2032-33	\$566,612,495	\$4.96496	\$2,813,208
2033-34	\$574,590,615	\$5.03850	\$2,895,075
2034-35	\$608,842,355	\$4.91693	\$2,993,635
2035-36	\$616,820,475	\$4.98463	\$3,074,622

## CITY OF ALGONA, 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	\$263,043,905	\$8.36863	\$2,201,317
2026-27	\$277,090,590	\$8.20454	\$2,273,401
2027-28	\$285,440,017	\$8.12331	\$2,318,717
2028-29	\$300,839,477	\$8.10000	\$2,436,800
2029-30	\$310,378,317	\$8.10000	\$2,514,064
2030-31	\$326,698,423	\$8.10000	\$2,646,257
2031-32	\$336,464,267	\$8.10000	\$2,725,361
2032-33	\$353,750,345	\$8.10000	\$2,865,378
2033-34	\$363,755,787	\$8.10000	\$2,946,422
2034-35	\$382,055,914	\$8.10000	\$3,094,653
2035-36	\$392,312,910	\$8.10000	\$3,177,735

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	\$173,234,848	(\$3.12522)	\$13,947
2027-28	\$172,637,540	(\$2.94897)	\$51,532
2028-29	\$186,359,738	(\$3.05196)	\$22,601
2029-30	\$184,799,018	(\$2.96480)	\$28,770
2030-31	\$199,390,615	(\$3.09113)	-\$11,146
2031-32	\$197,602,892	(\$3.01114)	-\$7,568
2032-33	\$212,862,150	(\$3.13504)	-\$52,169
2033-34	\$210,834,829	(\$3.06150)	-\$51,347
2034-35	\$226,786,441	(\$3.18307)	-\$101,018
2035-36	\$224,507,565	(\$3.11537)	-\$103,113

CITY OF ALGONA, 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	\$198	\$309	\$50,000	\$51,515	\$198	\$258	\$50,000	\$58,947	\$179	\$45	\$153	\$45	\$198	\$295
\$100,000	\$123,480	\$397	\$618	\$100,000	\$103,030	\$397	\$516	\$100,000	\$117,894	\$378	\$340	\$352	\$340	\$397	\$591
\$150,000	\$185,220	\$595	\$928	\$150,000	\$154,545	\$595	\$774	\$150,000	\$176,842	\$576	\$635	\$550	\$635	\$595	\$886
\$200,000	\$246,960	\$972	\$1,237	\$200,000	\$206,060	\$972	\$1,032	\$200,000	\$235,789	\$775	\$931	\$749	\$931	\$794	\$1,181
\$250,000	\$308,700	\$1,349	\$1,546	\$250,000	\$257,575	\$1,349	\$1,290	\$250,000	\$294,736	\$973	\$1,226	\$947	\$1,226	\$992	\$1,476
\$300,000	\$370,440	\$1,725	\$1,855	\$300,000	\$309,090	\$1,725	\$1,548	\$300,000	\$353,683	\$1,172	\$1,521	\$1,146	\$1,521	\$1,191	\$1,772
\$400,000	\$493,920	\$2,478	\$2,474	\$400,000	\$412,120	\$2,478	\$2,064	\$400,000	\$471,578	\$1,568	\$2,112	\$1,543	\$2,112	\$1,588	\$2,362
\$500,000	\$617,400	\$3,232	\$3,092	\$500,000	\$515,151	\$3,232	\$2,580	\$500,000	\$589,472	\$1,965	\$2,702	\$1,940	\$2,702	\$1,985	\$2,953
\$600,000	\$740,880	\$3,985	\$3,711	\$600,000	\$618,181	\$3,985	\$3,096	\$600,000	\$707,366	\$2,362	\$3,293	\$2,337	\$3,293	\$2,382	\$3,543
\$700,000	\$864,360	\$4,738	\$4,329	\$700,000	\$721,211	\$4,738	\$3,612	\$700,000	\$825,261	\$2,759	\$3,883	\$2,734	\$3,883	\$2,779	\$4,134
\$800,000	\$987,840	\$5,491	\$4,948	\$800,000	\$824,241	\$5,491	\$4,129	\$800,000	\$943,155	\$3,156	\$4,474	\$3,130	\$4,474	\$3,176	\$4,724
\$900,000	\$1,111,320	\$6,244	\$5,566	\$900,000	\$927,271	\$6,244	\$4,645	\$900,000	\$1,061,050	\$3,553	\$5,064	\$3,527	\$5,064	\$3,572	\$5,315
\$1,000,000	\$1,234,800	\$6,997	\$6,185	\$1,000,000	\$1,030,301	\$6,997	\$5,161	\$1,000,000	\$1,178,944	\$3,950	\$5,655	\$3,924	\$5,655	\$3,969	\$5,905
\$2,000,000	\$2,469,600	\$14,529	\$12,370	\$2,000,000	\$2,060,602	\$14,529	\$10,321	\$2,000,000	\$2,357,888	\$7,919	\$11,560	\$7,894	\$11,560	\$7,939	\$11,810
\$3,000,000	\$3,704,400	\$22,061	\$18,555	\$3,000,000	\$3,090,903	\$22,061	\$15,482	\$3,000,000	\$3,536,832	\$11,889	\$17,465	\$11,863	\$17,465	\$11,908	\$17,716
\$4,000,000	\$4,939,200	\$29,593	\$24,740	\$4,000,000	\$4,121,204	\$29,593	\$20,643	\$4,000,000	\$4,715,776	\$15,858	\$23,370	\$15,832	\$23,370	\$15,878	\$23,621
\$5,000,000	\$6,174,000	\$37,124	\$30,925	\$5,000,000	\$5,151,505	\$37,124	\$25,803	\$5,000,000	\$5,894,720	\$19,828	\$29,275	\$19,802	\$29,275	\$19,847	\$29,526
\$6,000,000	\$7,408,800	\$44,656	\$37,110	\$6,000,000	\$6,181,806	\$44,656	\$30,964	\$6,000,000	\$7,073,664	\$23,797	\$35,181	\$23,771	\$35,181	\$23,816	\$35,431
\$7,000,000	\$8,643,600	\$52,188	\$43,295	\$7,000,000	\$7,212,107	\$52,188	\$36,125	\$7,000,000	\$8,252,608	\$27,766	\$41,086	\$27,741	\$41,086	\$27,786	\$41,336
\$8,000,000	\$9,878,400	\$59,720	\$49,480	\$8,000,000	\$8,242,408	\$59,720	\$41,285	\$8,000,000	\$9,431,552	\$31,736	\$46,991	\$31,710	\$46,991	\$31,755	\$47,241
\$9,000,000	\$11,113,200	\$67,252	\$55,665	\$9,000,000	\$9,272,709	\$67,252	\$46,446	\$9,000,000	\$10,610,496	\$35,705	\$52,896	\$35,679	\$52,896	\$35,724	\$53,147
\$10,000,000	\$12,348,000	\$74,783	\$61,850	\$10,000,000	\$10,303,010	\$74,783	\$51,606	\$10,000,000	\$11,789,440	\$39,674	\$58,801	\$39,649	\$58,801	\$39,694	\$59,052
\$15,000,000	\$18,522,000	\$112,442	\$92,774	\$15,000,000	\$15,454,515	\$112,442	\$77,410	\$15,000,000	\$17,684,160	\$59,521	\$88,327	\$59,496	\$88,327	\$59,541	\$88,578
\$20,000,000	\$24,696,000	\$150,101	\$123,699	\$20,000,000	\$20,606,020	\$150,101	\$103,213	\$20,000,000	\$23,578,880	\$79,368	\$117,853	\$79,342	\$117,853	\$79,388	\$118,104
\$25,000,000	\$30,870,000	\$187,760	\$154,624	\$25,000,000	\$25,757,525	\$187,760	\$129,016	\$25,000,000	\$29,473,600	\$99,215	\$147,379	\$99,189	\$147,379	\$99,234	\$147,629
\$30,000,000	\$37,044,000	\$225,419	\$185,549	\$30,000,000	\$30,909,030	\$225,419	\$154,819	\$30,000,000	\$35,368,320	\$119,062	\$176,905	\$119,036	\$176,905	\$119,081	\$177,155
\$35,000,000	\$43,218,000	\$263,077	\$216,473	\$35,000,000	\$36,060,535	\$263,077	\$180,623	\$35,000,000	\$41,263,040	\$138,909	\$206,431	\$138,883	\$206,431	\$138,928	\$206,681
\$40,000,000	\$49,392,000	\$300,736	\$247,398	\$40,000,000	\$41,212,040	\$300,736	\$206,426	\$40,000,000	\$47,157,760	\$158,756	\$235,957	\$158,730	\$235,957	\$158,775	\$236,207
\$45,000,000	\$55,566,000	\$338,395	\$278,323	\$45,000,000	\$46,363,545	\$338,395	\$232,229	\$45,000,000	\$53,052,480	\$178,603	\$265,483	\$178,577	\$265,483	\$178,622	\$265,733
\$50,000,000	\$61,740,000	\$376,054	\$309,248	\$50,000,000	\$51,515,050	\$376,054	\$258,032	\$50,000,000	\$58,947,200	\$198,450	\$295,008	\$198,424	\$295,008	\$198,469	\$295,259

CITY OF           ALGONA, 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	\$111	55.82%	\$60	30.01%	(\$134)	(74.99%)	(\$109)	(70.79%)	\$97	48.77%
\$100,000	\$222	55.82%	\$119	30.01%	(\$38)	(9.96%)	(\$12)	(3.36%)	\$194	48.77%
\$150,000	\$332	55.82%	\$179	30.01%	\$59	10.27%	\$85	15.44%	\$290	48.77%
\$200,000	\$265	27.26%	\$60	6.19%	\$156	20.13%	\$182	24.27%	\$387	48.77%
\$250,000	\$198	14.66%	(\$58)	(4.33%)	\$253	25.97%	\$279	29.41%	\$484	48.77%
\$300,000	\$130	7.55%	(\$177)	(10.26%)	\$350	29.84%	\$375	32.76%	\$581	48.77%
\$400,000	(\$4)	(0.18%)	(\$414)	(16.71%)	\$543	34.63%	\$569	36.88%	\$774	48.77%
\$500,000	(\$139)	(4.30%)	(\$651)	(20.15%)	\$737	37.48%	\$763	39.31%	\$968	48.77%
\$600,000	(\$274)	(6.87%)	(\$888)	(22.29%)	\$930	39.38%	\$956	40.92%	\$1,161	48.77%
\$700,000	(\$408)	(8.62%)	(\$1,125)	(23.75%)	\$1,124	40.73%	\$1,150	42.06%	\$1,355	48.77%
\$800,000	(\$543)	(9.89%)	(\$1,363)	(24.81%)	\$1,317	41.74%	\$1,343	42.91%	\$1,549	48.77%
\$900,000	(\$678)	(10.85%)	(\$1,600)	(25.62%)	\$1,511	42.53%	\$1,537	43.57%	\$1,742	48.77%
\$1,000,000	(\$812)	(11.61%)	(\$1,837)	(26.25%)	\$1,705	43.15%	\$1,730	44.09%	\$1,936	48.77%
\$2,000,000	(\$2,159)	(14.86%)	(\$4,208)	(28.96%)	\$3,640	45.97%	\$3,666	46.44%	\$3,872	48.77%
\$3,000,000	(\$3,506)	(15.89%)	(\$6,579)	(29.82%)	\$5,576	46.90%	\$5,602	47.22%	\$5,807	48.77%
\$4,000,000	(\$4,853)	(16.40%)	(\$8,950)	(30.24%)	\$7,512	47.37%	\$7,538	47.61%	\$7,743	48.77%
\$5,000,000	(\$6,200)	(16.70%)	(\$11,321)	(30.50%)	\$9,448	47.65%	\$9,474	47.84%	\$9,679	48.77%
\$6,000,000	(\$7,547)	(16.90%)	(\$13,692)	(30.66%)	\$11,384	47.84%	\$11,409	48.00%	\$11,615	48.77%
\$7,000,000	(\$8,893)	(17.04%)	(\$16,064)	(30.78%)	\$13,319	47.97%	\$13,345	48.11%	\$13,551	48.77%
\$8,000,000	(\$10,240)	(17.15%)	(\$18,435)	(30.87%)	\$15,255	48.07%	\$15,281	48.19%	\$15,486	48.77%
\$9,000,000	(\$11,587)	(17.23%)	(\$20,806)	(30.94%)	\$17,191	48.15%	\$17,217	48.25%	\$17,422	48.77%
\$10,000,000	(\$12,934)	(17.30%)	(\$23,177)	(30.99%)	\$19,127	48.21%	\$19,153	48.31%	\$19,358	48.77%
\$15,000,000	(\$19,668)	(17.49%)	(\$35,032)	(31.16%)	\$28,806	48.40%	\$28,832	48.46%	\$29,037	48.77%
\$20,000,000	(\$26,402)	(17.59%)	(\$46,888)	(31.24%)	\$38,485	48.49%	\$38,511	48.54%	\$38,716	48.77%
\$25,000,000	(\$33,136)	(17.65%)	(\$58,744)	(31.29%)	\$48,164	48.54%	\$48,190	48.58%	\$48,395	48.77%
\$30,000,000	(\$39,870)	(17.69%)	(\$70,599)	(31.32%)	\$57,843	48.58%	\$57,869	48.61%	\$58,074	48.77%
\$35,000,000	(\$46,604)	(17.71%)	(\$82,455)	(31.34%)	\$67,522	48.61%	\$67,548	48.64%	\$67,753	48.77%
\$40,000,000	(\$53,338)	(17.74%)	(\$94,311)	(31.36%)	\$77,201	48.63%	\$77,227	48.65%	\$77,432	48.77%
\$45,000,000	(\$60,072)	(17.75%)	(\$106,166)	(31.37%)	\$86,880	48.64%	\$86,906	48.67%	\$87,111	48.77%
\$50,000,000	(\$66,806)	(17.77%)	(\$118,022)	(31.38%)	\$96,559	48.66%	\$96,585	48.68%	\$96,790	48.77%