

CITY OF ALBIA, 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	\$8.20589	\$906,351	\$0	\$906,351	
2026-27	\$4.77257	\$924,478	\$6,629	\$931,107	2.7%
2027-28	\$4.80679	\$936,468	\$6,677	\$943,145	1.3%
2028-29	\$4.68138	\$962,008	\$6,503	\$968,511	2.7%
2029-30	\$4.71302	\$974,271	\$6,547	\$980,818	1.3%
2030-31	\$4.58865	\$1,000,434	\$6,374	\$1,006,808	2.6%
2031-32	\$4.61788	\$1,012,451	\$6,414	\$1,018,865	1.2%
2032-33	\$4.49702	\$1,039,242	\$6,247	\$1,045,488	2.6%
2033-34	\$4.52405	\$1,051,018	\$6,284	\$1,057,302	1.1%
2034-35	\$4.40657	\$1,078,449	\$6,121	\$1,084,570	2.6%
2035-36	\$4.43161	\$1,089,994	\$6,156	\$1,096,150	1.1%

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	\$220,644,334	\$110,451,258	\$0	\$110,451,258
2026-27	\$201,912,132	\$195,095,618	\$0	\$195,095,618
2027-28	\$203,027,558	\$196,211,044	\$0	\$196,211,044
2028-29	\$213,702,303	\$206,885,789	\$0	\$206,885,789
2029-30	\$214,924,597	\$208,108,083	\$0	\$208,108,083
2030-31	\$226,229,099	\$219,412,585	\$0	\$219,412,585
2031-32	\$227,451,393	\$220,634,879	\$0	\$220,634,879
2032-33	\$239,301,241	\$232,484,727	\$0	\$232,484,727
2033-34	\$240,523,534	\$233,707,020	\$0	\$233,707,020
2034-35	\$252,942,161	\$246,125,647	\$0	\$246,125,647
2035-36	\$254,164,454	\$247,347,940	\$0	\$247,347,940

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.84%	-2.09%	72.75%	19.45%	4.28%	1.00%
2026-27	97.75%	-21.67%	76.08%	18.55%	3.06%	0.57%
2027-28	97.58%	-21.69%	75.89%	18.77%	3.05%	0.56%
2028-29	96.61%	-20.70%	75.91%	19.00%	2.92%	0.54%
2029-30	96.40%	-20.65%	75.75%	19.19%	2.90%	0.53%
2030-31	95.43%	-19.66%	75.77%	19.41%	2.78%	0.50%
2031-32	95.25%	-19.63%	75.62%	19.59%	2.76%	0.50%
2032-33	94.33%	-18.69%	75.64%	19.79%	2.65%	0.48%
2033-34	94.16%	-18.67%	75.49%	19.96%	2.63%	0.47%
2034-35	93.29%	-17.79%	75.50%	20.16%	2.53%	0.45%
2035-36	93.13%	-17.77%	75.36%	20.32%	2.51%	0.45%

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 ALBIA, 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	\$110,451,258	\$8.20589	\$906,351
2026-27	\$195,095,618	\$4.77257	\$931,107
2027-28	\$196,211,044	\$4.80679	\$943,145
2028-29	\$206,885,789	\$4.68138	\$968,511
2029-30	\$208,108,083	\$4.71302	\$980,818
2030-31	\$219,412,585	\$4.58865	\$1,006,808
2031-32	\$220,634,879	\$4.61788	\$1,018,865
2032-33	\$232,484,727	\$4.49702	\$1,045,488
2033-34	\$233,707,020	\$4.52405	\$1,057,302
2034-35	\$246,125,647	\$4.40657	\$1,084,570
2035-36	\$247,347,940	\$4.43161	\$1,096,150

CITY OF ALBIA, 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	\$110,451,258	\$8.20589	\$906,351
2026-27	\$113,656,148	\$8.12464	\$923,416
2027-28	\$116,210,594	\$8.12464	\$944,170
2028-29	\$120,813,574	\$8.10000	\$978,590
2029-30	\$123,480,068	\$8.10000	\$1,000,189
2030-31	\$128,346,328	\$8.10000	\$1,039,605
2031-32	\$131,130,469	\$8.10000	\$1,062,157
2032-33	\$136,273,497	\$8.10000	\$1,103,815
2033-34	\$139,181,807	\$8.10000	\$1,127,373
2034-35	\$144,616,021	\$8.10000	\$1,171,390
2035-36	\$147,654,702	\$8.10000	\$1,196,003

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	\$81,439,470	(\$3.35207)	\$7,691
2027-28	\$80,000,450	(\$3.31785)	-\$1,024
2028-29	\$86,072,216	(\$3.41862)	-\$10,079
2029-30	\$84,628,015	(\$3.38698)	-\$19,371
2030-31	\$91,066,257	(\$3.51135)	-\$32,798
2031-32	\$89,504,409	(\$3.48212)	-\$43,291
2032-33	\$96,211,229	(\$3.60298)	-\$58,327
2033-34	\$94,525,213	(\$3.57595)	-\$70,070
2034-35	\$101,509,626	(\$3.69343)	-\$86,820
2035-36	\$99,693,238	(\$3.66839)	-\$99,853

CITY OF ALBIA, 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	\$283	\$50,000	\$51,515	\$195	\$236	\$50,000	\$58,947	\$176	\$41	\$150	\$41	\$195	\$270
\$100,000	\$123,480	\$389	\$567	\$100,000	\$103,030	\$389	\$473	\$100,000	\$117,894	\$370	\$312	\$345	\$312	\$389	\$541
\$150,000	\$185,220	\$584	\$850	\$150,000	\$154,545	\$584	\$709	\$150,000	\$176,842	\$565	\$582	\$540	\$582	\$584	\$811
\$200,000	\$246,960	\$953	\$1,133	\$200,000	\$206,060	\$953	\$946	\$200,000	\$235,789	\$760	\$853	\$734	\$853	\$778	\$1,082
\$250,000	\$308,700	\$1,322	\$1,417	\$250,000	\$257,575	\$1,322	\$1,182	\$250,000	\$294,736	\$954	\$1,123	\$929	\$1,123	\$973	\$1,352
\$300,000	\$370,440	\$1,692	\$1,700	\$300,000	\$309,090	\$1,692	\$1,418	\$300,000	\$353,683	\$1,149	\$1,393	\$1,123	\$1,393	\$1,168	\$1,623
\$400,000	\$493,920	\$2,430	\$2,266	\$400,000	\$412,120	\$2,430	\$1,891	\$400,000	\$471,578	\$1,538	\$1,934	\$1,513	\$1,934	\$1,557	\$2,164
\$500,000	\$617,400	\$3,169	\$2,833	\$500,000	\$515,151	\$3,169	\$2,364	\$500,000	\$589,472	\$1,927	\$2,475	\$1,902	\$2,475	\$1,946	\$2,705
\$600,000	\$740,880	\$3,907	\$3,400	\$600,000	\$618,181	\$3,907	\$2,837	\$600,000	\$707,366	\$2,316	\$3,016	\$2,291	\$3,016	\$2,335	\$3,246
\$700,000	\$864,360	\$4,646	\$3,966	\$700,000	\$721,211	\$4,646	\$3,309	\$700,000	\$825,261	\$2,706	\$3,557	\$2,680	\$3,557	\$2,725	\$3,787
\$800,000	\$987,840	\$5,384	\$4,533	\$800,000	\$824,241	\$5,384	\$3,782	\$800,000	\$943,155	\$3,095	\$4,098	\$3,070	\$4,098	\$3,114	\$4,328
\$900,000	\$1,111,320	\$6,123	\$5,099	\$900,000	\$927,271	\$6,123	\$4,255	\$900,000	\$1,061,050	\$3,484	\$4,639	\$3,459	\$4,639	\$3,503	\$4,869
\$1,000,000	\$1,234,800	\$6,861	\$5,666	\$1,000,000	\$1,030,301	\$6,861	\$4,728	\$1,000,000	\$1,178,944	\$3,873	\$5,180	\$3,848	\$5,180	\$3,892	\$5,410
\$2,000,000	\$2,469,600	\$14,247	\$11,332	\$2,000,000	\$2,060,602	\$14,247	\$9,455	\$2,000,000	\$2,357,888	\$7,765	\$10,590	\$7,740	\$10,590	\$7,784	\$10,820
\$3,000,000	\$3,704,400	\$21,632	\$16,998	\$3,000,000	\$3,090,903	\$21,632	\$14,183	\$3,000,000	\$3,536,832	\$11,658	\$16,000	\$11,632	\$16,000	\$11,677	\$16,229
\$4,000,000	\$4,939,200	\$29,017	\$22,664	\$4,000,000	\$4,121,204	\$29,017	\$18,911	\$4,000,000	\$4,715,776	\$15,550	\$21,410	\$15,525	\$21,410	\$15,569	\$21,639
\$5,000,000	\$6,174,000	\$36,403	\$28,330	\$5,000,000	\$5,151,505	\$36,403	\$23,638	\$5,000,000	\$5,894,720	\$19,442	\$26,819	\$19,417	\$26,819	\$19,461	\$27,049
\$6,000,000	\$7,408,800	\$43,788	\$33,996	\$6,000,000	\$6,181,806	\$43,788	\$28,366	\$6,000,000	\$7,073,664	\$23,334	\$32,229	\$23,309	\$32,229	\$23,353	\$32,459
\$7,000,000	\$8,643,600	\$51,173	\$39,662	\$7,000,000	\$7,212,107	\$51,173	\$33,094	\$7,000,000	\$8,252,608	\$27,226	\$37,639	\$27,201	\$37,639	\$27,245	\$37,868
\$8,000,000	\$9,878,400	\$58,558	\$45,329	\$8,000,000	\$8,242,408	\$58,558	\$37,822	\$8,000,000	\$9,431,552	\$31,119	\$43,049	\$31,093	\$43,049	\$31,137	\$43,278
\$9,000,000	\$11,113,200	\$65,944	\$50,995	\$9,000,000	\$9,272,709	\$65,944	\$42,549	\$9,000,000	\$10,610,496	\$35,011	\$48,458	\$34,985	\$48,458	\$35,030	\$48,688
\$10,000,000	\$12,348,000	\$73,329	\$56,661	\$10,000,000	\$10,303,010	\$73,329	\$47,277	\$10,000,000	\$11,789,440	\$38,903	\$53,868	\$38,878	\$53,868	\$38,922	\$54,098
\$15,000,000	\$18,522,000	\$110,256	\$84,991	\$15,000,000	\$15,454,515	\$110,256	\$70,915	\$15,000,000	\$17,684,160	\$58,364	\$80,917	\$58,339	\$80,917	\$58,383	\$81,146
\$20,000,000	\$24,696,000	\$147,182	\$113,321	\$20,000,000	\$20,606,020	\$147,182	\$94,554	\$20,000,000	\$23,578,880	\$77,825	\$107,966	\$77,800	\$107,966	\$77,844	\$108,195
\$25,000,000	\$30,870,000	\$184,109	\$141,652	\$25,000,000	\$25,757,525	\$184,109	\$118,192	\$25,000,000	\$29,473,600	\$97,286	\$135,015	\$97,260	\$135,015	\$97,305	\$135,244
\$30,000,000	\$37,044,000	\$221,035	\$169,982	\$30,000,000	\$30,909,030	\$221,035	\$141,831	\$30,000,000	\$35,368,320	\$116,747	\$162,063	\$116,721	\$162,063	\$116,766	\$162,293
\$35,000,000	\$43,218,000	\$257,962	\$198,312	\$35,000,000	\$36,060,535	\$257,962	\$165,469	\$35,000,000	\$41,263,040	\$136,208	\$189,112	\$136,182	\$189,112	\$136,226	\$189,342
\$40,000,000	\$49,392,000	\$294,888	\$226,643	\$40,000,000	\$41,212,040	\$294,888	\$189,108	\$40,000,000	\$47,157,760	\$155,669	\$216,161	\$155,643	\$216,161	\$155,687	\$216,390
\$45,000,000	\$55,566,000	\$331,815	\$254,973	\$45,000,000	\$46,363,545	\$331,815	\$212,746	\$45,000,000	\$53,052,480	\$175,129	\$243,210	\$175,104	\$243,210	\$175,148	\$243,439
\$50,000,000	\$61,740,000	\$368,741	\$283,303	\$50,000,000	\$51,515,050	\$368,741	\$236,385	\$50,000,000	\$58,947,200	\$194,590	\$270,259	\$194,565	\$270,259	\$194,609	\$270,488

CITY OF ALBIA, 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	\$89	45.58%	\$42	21.47%	(\$135)	(76.64%)	(\$109)	(72.71%)	\$76	38.99%
\$100,000	\$177	45.58%	\$84	21.47%	(\$59)	(15.88%)	(\$33)	(9.71%)	\$152	38.99%
\$150,000	\$266	45.58%	\$125	21.47%	\$17	3.02%	\$42	7.85%	\$228	38.99%
\$200,000	\$180	18.90%	(\$8)	(0.79%)	\$93	12.24%	\$118	16.11%	\$304	38.99%
\$250,000	\$94	7.12%	(\$140)	(10.62%)	\$169	17.69%	\$194	20.90%	\$379	38.99%
\$300,000	\$8	0.48%	(\$273)	(16.16%)	\$245	21.30%	\$270	24.03%	\$455	38.99%
\$400,000	(\$164)	(6.74%)	(\$539)	(22.18%)	\$396	25.78%	\$422	27.88%	\$607	38.99%
\$500,000	(\$336)	(10.59%)	(\$805)	(25.40%)	\$548	28.45%	\$574	30.16%	\$759	38.99%
\$600,000	(\$508)	(12.99%)	(\$1,071)	(27.40%)	\$700	30.22%	\$725	31.66%	\$911	38.99%
\$700,000	(\$679)	(14.63%)	(\$1,336)	(28.77%)	\$852	31.48%	\$877	32.72%	\$1,062	38.99%
\$800,000	(\$851)	(15.81%)	(\$1,602)	(29.76%)	\$1,004	32.42%	\$1,029	33.52%	\$1,214	38.99%
\$900,000	(\$1,023)	(16.71%)	(\$1,868)	(30.51%)	\$1,155	33.16%	\$1,181	34.13%	\$1,366	38.99%
\$1,000,000	(\$1,195)	(17.42%)	(\$2,134)	(31.10%)	\$1,307	33.74%	\$1,332	34.62%	\$1,518	38.99%
\$2,000,000	(\$2,915)	(20.46%)	(\$4,791)	(33.63%)	\$2,825	36.37%	\$2,850	36.82%	\$3,035	38.99%
\$3,000,000	(\$4,634)	(21.42%)	(\$7,449)	(34.43%)	\$4,342	37.25%	\$4,367	37.55%	\$4,553	38.99%
\$4,000,000	(\$6,353)	(21.89%)	(\$10,106)	(34.83%)	\$5,860	37.68%	\$5,885	37.91%	\$6,070	38.99%
\$5,000,000	(\$8,072)	(22.17%)	(\$12,764)	(35.06%)	\$7,377	37.95%	\$7,403	38.12%	\$7,588	38.99%
\$6,000,000	(\$9,791)	(22.36%)	(\$15,422)	(35.22%)	\$8,895	38.12%	\$8,920	38.27%	\$9,105	38.99%
\$7,000,000	(\$11,511)	(22.49%)	(\$18,079)	(35.33%)	\$10,412	38.24%	\$10,438	38.37%	\$10,623	38.99%
\$8,000,000	(\$13,230)	(22.59%)	(\$20,737)	(35.41%)	\$11,930	38.34%	\$11,955	38.45%	\$12,141	38.99%
\$9,000,000	(\$14,949)	(22.67%)	(\$23,395)	(35.48%)	\$13,448	38.41%	\$13,473	38.51%	\$13,658	38.99%
\$10,000,000	(\$16,668)	(22.73%)	(\$26,052)	(35.53%)	\$14,965	38.47%	\$14,991	38.56%	\$15,176	38.99%
\$15,000,000	(\$25,265)	(22.91%)	(\$39,340)	(35.68%)	\$22,553	38.64%	\$22,578	38.70%	\$22,764	38.99%
\$20,000,000	(\$33,861)	(23.01%)	(\$52,628)	(35.76%)	\$30,141	38.73%	\$30,166	38.77%	\$30,352	38.99%
\$25,000,000	(\$42,457)	(23.06%)	(\$65,916)	(35.80%)	\$37,729	38.78%	\$37,754	38.82%	\$37,939	38.99%
\$30,000,000	(\$51,053)	(23.10%)	(\$79,204)	(35.83%)	\$45,317	38.82%	\$45,342	38.85%	\$45,527	38.99%
\$35,000,000	(\$59,649)	(23.12%)	(\$92,492)	(35.86%)	\$52,905	38.84%	\$52,930	38.87%	\$53,115	38.99%
\$40,000,000	(\$68,245)	(23.14%)	(\$105,780)	(35.87%)	\$60,493	38.86%	\$60,518	38.88%	\$60,703	38.99%
\$45,000,000	(\$76,842)	(23.16%)	(\$119,068)	(35.88%)	\$68,080	38.87%	\$68,106	38.89%	\$68,291	38.99%
\$50,000,000	(\$85,438)	(23.17%)	(\$132,357)	(35.89%)	\$75,668	38.89%	\$75,694	38.90%	\$75,879	38.99%