

CITY OF ADAIR, 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	\$7.86408	\$148,071	\$0	\$148,071	
2026-27	\$3.51323	\$151,033	\$626	\$151,659	2.4%
2027-28	\$3.53893	\$152,417	\$631	\$153,048	0.9%
2028-29	\$3.45461	\$156,109	\$616	\$156,725	2.4%
2029-30	\$3.47704	\$157,509	\$620	\$158,129	0.9%
2030-31	\$3.39257	\$161,291	\$605	\$161,896	2.4%
2031-32	\$3.41435	\$162,705	\$609	\$163,314	0.9%
2032-33	\$3.33223	\$166,580	\$594	\$167,175	2.4%
2033-34	\$3.35339	\$168,010	\$598	\$168,608	0.9%
2034-35	\$3.27352	\$171,980	\$584	\$172,564	2.3%
2035-36	\$3.29410	\$173,427	\$587	\$174,015	0.8%

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	\$82,801,792	\$18,828,812	\$24,166,072	\$42,994,884
2026-27	\$78,755,695	\$43,168,059	\$27,315,375	\$70,483,433
2027-28	\$78,959,362	\$43,247,038	\$27,440,062	\$70,687,100
2028-29	\$82,569,709	\$45,366,929	\$28,930,517	\$74,297,447
2029-30	\$82,805,375	\$45,477,909	\$29,055,204	\$74,533,113
2030-31	\$86,619,446	\$47,720,766	\$30,626,417	\$78,347,184
2031-32	\$86,855,112	\$47,831,746	\$30,751,104	\$78,582,850
2032-33	\$90,848,365	\$50,168,991	\$32,407,112	\$82,576,103
2033-34	\$91,084,032	\$50,279,971	\$32,531,799	\$82,811,770
2034-35	\$95,264,253	\$52,715,150	\$34,276,842	\$86,991,991
2035-36	\$95,499,920	\$52,826,129	\$34,401,529	\$87,227,658

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	54.78%	-1.31%	53.47%	38.03%	4.59%	2.81%
2026-27	77.22%	-17.05%	60.18%	33.87%	3.40%	1.71%
2027-28	77.43%	-17.14%	60.29%	33.77%	3.39%	1.71%
2028-29	77.02%	-16.44%	60.58%	33.73%	3.25%	1.63%
2029-30	77.18%	-16.47%	60.71%	33.63%	3.24%	1.62%
2030-31	76.75%	-15.76%	60.99%	33.59%	3.12%	1.54%
2031-32	76.90%	-15.79%	61.11%	33.49%	3.11%	1.54%
2032-33	76.48%	-15.11%	61.37%	33.46%	2.99%	1.46%
2033-34	76.63%	-15.15%	61.48%	33.37%	2.98%	1.46%
2034-35	76.21%	-14.49%	61.72%	33.35%	2.86%	1.39%
2035-36	76.35%	-14.53%	61.82%	33.26%	2.86%	1.39%

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 ADAIR, 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	\$18,828,812	\$7.86408	\$148,071
2026-27	\$43,168,059	\$3.51323	\$151,659
2027-28	\$43,247,038	\$3.53893	\$153,048
2028-29	\$45,366,929	\$3.45461	\$156,725
2029-30	\$45,477,909	\$3.47704	\$158,129
2030-31	\$47,720,766	\$3.39257	\$161,896
2031-32	\$47,831,746	\$3.41435	\$163,314
2032-33	\$50,168,991	\$3.33223	\$167,175
2033-34	\$50,279,971	\$3.35339	\$168,608
2034-35	\$52,715,150	\$3.27352	\$172,564
2035-36	\$52,826,129	\$3.29410	\$174,015

CITY OF ADAIR, 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	\$18,828,812	\$7.86408	\$148,071
2026-27	\$17,877,317	\$7.86408	\$140,589
2027-28	\$18,273,034	\$7.86408	\$143,701
2028-29	\$18,579,357	\$7.86408	\$146,110
2029-30	\$19,133,925	\$7.86408	\$150,471
2030-31	\$19,453,269	\$7.86408	\$152,982
2031-32	\$20,043,715	\$7.86408	\$157,625
2032-33	\$20,376,837	\$7.86408	\$160,245
2033-34	\$21,005,143	\$7.86408	\$165,186
2034-35	\$21,352,913	\$7.86408	\$167,921
2035-36	\$22,020,978	\$7.86408	\$173,175

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	\$25,290,742	(\$4.35085)	\$11,071
2027-28	\$24,974,004	(\$4.32515)	\$9,348
2028-29	\$26,787,573	(\$4.40947)	\$10,616
2029-30	\$26,343,984	(\$4.38704)	\$7,658
2030-31	\$28,267,498	(\$4.47151)	\$8,914
2031-32	\$27,788,031	(\$4.44973)	\$5,689
2032-33	\$29,792,154	(\$4.53185)	\$6,930
2033-34	\$29,274,827	(\$4.51069)	\$3,422
2034-35	\$31,362,237	(\$4.59056)	\$4,643
2035-36	\$30,805,151	(\$4.56998)	\$840

CITY OF ADAIR, 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	\$187	\$209	\$50,000	\$51,515	\$187	\$175	\$50,000	\$58,947	\$168	\$30	\$144	\$30	\$187	\$200
\$100,000	\$123,480	\$373	\$419	\$100,000	\$103,030	\$373	\$350	\$100,000	\$117,894	\$355	\$230	\$331	\$230	\$373	\$400
\$150,000	\$185,220	\$560	\$628	\$150,000	\$154,545	\$560	\$524	\$150,000	\$176,842	\$541	\$430	\$517	\$430	\$560	\$600
\$200,000	\$246,960	\$913	\$838	\$200,000	\$206,060	\$913	\$699	\$200,000	\$235,789	\$728	\$630	\$704	\$630	\$746	\$800
\$250,000	\$308,700	\$1,267	\$1,047	\$250,000	\$257,575	\$1,267	\$874	\$250,000	\$294,736	\$914	\$830	\$890	\$830	\$933	\$1,000
\$300,000	\$370,440	\$1,621	\$1,257	\$300,000	\$309,090	\$1,621	\$1,049	\$300,000	\$353,683	\$1,101	\$1,030	\$1,077	\$1,030	\$1,119	\$1,200
\$400,000	\$493,920	\$2,329	\$1,676	\$400,000	\$412,120	\$2,329	\$1,398	\$400,000	\$471,578	\$1,474	\$1,430	\$1,450	\$1,430	\$1,492	\$1,600
\$500,000	\$617,400	\$3,037	\$2,095	\$500,000	\$515,151	\$3,037	\$1,748	\$500,000	\$589,472	\$1,847	\$1,830	\$1,823	\$1,830	\$1,865	\$2,000
\$600,000	\$740,880	\$3,744	\$2,513	\$600,000	\$618,181	\$3,744	\$2,097	\$600,000	\$707,366	\$2,220	\$2,230	\$2,196	\$2,230	\$2,238	\$2,400
\$700,000	\$864,360	\$4,452	\$2,932	\$700,000	\$721,211	\$4,452	\$2,447	\$700,000	\$825,261	\$2,593	\$2,630	\$2,569	\$2,630	\$2,611	\$2,800
\$800,000	\$987,840	\$5,160	\$3,351	\$800,000	\$824,241	\$5,160	\$2,796	\$800,000	\$943,155	\$2,966	\$3,030	\$2,942	\$3,030	\$2,984	\$3,200
\$900,000	\$1,111,320	\$5,868	\$3,770	\$900,000	\$927,271	\$5,868	\$3,146	\$900,000	\$1,061,050	\$3,339	\$3,430	\$3,315	\$3,430	\$3,357	\$3,600
\$1,000,000	\$1,234,800	\$6,576	\$4,189	\$1,000,000	\$1,030,301	\$6,576	\$3,495	\$1,000,000	\$1,178,944	\$3,712	\$3,830	\$3,688	\$3,830	\$3,730	\$4,000
\$2,000,000	\$2,469,600	\$13,653	\$8,378	\$2,000,000	\$2,060,602	\$13,653	\$6,991	\$2,000,000	\$2,357,888	\$7,442	\$7,830	\$7,418	\$7,830	\$7,460	\$7,999
\$3,000,000	\$3,704,400	\$20,731	\$12,567	\$3,000,000	\$3,090,903	\$20,731	\$10,486	\$3,000,000	\$3,536,832	\$11,172	\$11,829	\$11,148	\$11,829	\$11,190	\$11,999
\$4,000,000	\$4,939,200	\$27,809	\$16,757	\$4,000,000	\$4,121,204	\$27,809	\$13,981	\$4,000,000	\$4,715,776	\$14,902	\$15,829	\$14,878	\$15,829	\$14,920	\$15,999
\$5,000,000	\$6,174,000	\$34,886	\$20,946	\$5,000,000	\$5,151,505	\$34,886	\$17,477	\$5,000,000	\$5,894,720	\$18,632	\$19,829	\$18,608	\$19,829	\$18,650	\$19,998
\$6,000,000	\$7,408,800	\$41,964	\$25,135	\$6,000,000	\$6,181,806	\$41,964	\$20,972	\$6,000,000	\$7,073,664	\$22,362	\$23,828	\$22,338	\$23,828	\$22,380	\$23,998
\$7,000,000	\$8,643,600	\$49,042	\$29,324	\$7,000,000	\$7,212,107	\$49,042	\$24,468	\$7,000,000	\$8,252,608	\$26,092	\$27,828	\$26,068	\$27,828	\$26,110	\$27,998
\$8,000,000	\$9,878,400	\$56,119	\$33,513	\$8,000,000	\$8,242,408	\$56,119	\$27,963	\$8,000,000	\$9,431,552	\$29,822	\$31,828	\$29,798	\$31,828	\$29,840	\$31,997
\$9,000,000	\$11,113,200	\$63,197	\$37,702	\$9,000,000	\$9,272,709	\$63,197	\$31,458	\$9,000,000	\$10,610,496	\$33,552	\$35,827	\$33,528	\$35,827	\$33,571	\$35,997
\$10,000,000	\$12,348,000	\$70,275	\$41,891	\$10,000,000	\$10,303,010	\$70,275	\$34,954	\$10,000,000	\$11,789,440	\$37,282	\$39,827	\$37,258	\$39,827	\$37,301	\$39,997
\$15,000,000	\$18,522,000	\$105,663	\$62,837	\$15,000,000	\$15,454,515	\$105,663	\$52,431	\$15,000,000	\$17,684,160	\$55,933	\$59,825	\$55,909	\$59,825	\$55,951	\$59,995
\$20,000,000	\$24,696,000	\$141,051	\$83,783	\$20,000,000	\$20,606,020	\$141,051	\$69,907	\$20,000,000	\$23,578,880	\$74,583	\$79,823	\$74,559	\$79,823	\$74,601	\$79,993
\$25,000,000	\$30,870,000	\$176,440	\$104,729	\$25,000,000	\$25,757,525	\$176,440	\$87,384	\$25,000,000	\$29,473,600	\$93,233	\$99,822	\$93,209	\$99,822	\$93,251	\$99,991
\$30,000,000	\$37,044,000	\$211,828	\$125,674	\$30,000,000	\$30,909,030	\$211,828	\$104,861	\$30,000,000	\$35,368,320	\$111,884	\$119,820	\$111,859	\$119,820	\$111,902	\$119,990
\$35,000,000	\$43,218,000	\$247,216	\$146,620	\$35,000,000	\$36,060,535	\$247,216	\$122,338	\$35,000,000	\$41,263,040	\$130,534	\$139,818	\$130,510	\$139,818	\$130,552	\$139,988
\$40,000,000	\$49,392,000	\$282,605	\$167,566	\$40,000,000	\$41,212,040	\$282,605	\$139,815	\$40,000,000	\$47,157,760	\$149,184	\$159,816	\$149,160	\$159,816	\$149,202	\$159,986
\$45,000,000	\$55,566,000	\$317,993	\$188,512	\$45,000,000	\$46,363,545	\$317,993	\$157,292	\$45,000,000	\$53,052,480	\$167,835	\$179,815	\$167,810	\$179,815	\$167,853	\$179,984
\$50,000,000	\$61,740,000	\$353,381	\$209,457	\$50,000,000	\$51,515,050	\$353,381	\$174,768	\$50,000,000	\$58,947,200	\$186,485	\$199,813	\$186,461	\$199,813	\$186,503	\$199,983

CITY OF ADAIR, 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	\$23	12.31%	(\$12)	(6.29%)	(\$138)	(81.98%)	(\$114)	(78.95%)	\$13	7.23%
\$100,000	\$46	12.31%	(\$23)	(6.29%)	(\$125)	(35.10%)	(\$100)	(30.34%)	\$27	7.23%
\$150,000	\$69	12.31%	(\$35)	(6.29%)	(\$111)	(20.52%)	(\$87)	(16.79%)	\$40	7.23%
\$200,000	(\$76)	(8.27%)	(\$214)	(23.46%)	(\$98)	(13.41%)	(\$73)	(10.43%)	\$54	7.23%
\$250,000	(\$220)	(17.36%)	(\$393)	(31.05%)	(\$84)	(9.20%)	(\$60)	(6.73%)	\$67	7.23%
\$300,000	(\$364)	(22.48%)	(\$573)	(35.32%)	(\$71)	(6.42%)	(\$46)	(4.31%)	\$81	7.23%
\$400,000	(\$653)	(28.05%)	(\$931)	(39.97%)	(\$44)	(2.96%)	(\$19)	(1.34%)	\$108	7.23%
\$500,000	(\$942)	(31.02%)	(\$1,289)	(42.45%)	(\$17)	(0.91%)	\$8	0.41%	\$135	7.23%
\$600,000	(\$1,231)	(32.87%)	(\$1,647)	(43.99%)	\$10	0.46%	\$34	1.57%	\$162	7.23%
\$700,000	(\$1,520)	(34.14%)	(\$2,005)	(45.04%)	\$37	1.43%	\$61	2.39%	\$189	7.23%
\$800,000	(\$1,809)	(35.05%)	(\$2,364)	(45.81%)	\$64	2.16%	\$88	3.00%	\$216	7.23%
\$900,000	(\$2,098)	(35.75%)	(\$2,722)	(46.39%)	\$91	2.73%	\$115	3.48%	\$243	7.23%
\$1,000,000	(\$2,386)	(36.29%)	(\$3,080)	(46.84%)	\$118	3.18%	\$142	3.86%	\$270	7.23%
\$2,000,000	(\$5,275)	(38.63%)	(\$6,662)	(48.80%)	\$388	5.21%	\$412	5.55%	\$539	7.23%
\$3,000,000	(\$8,163)	(39.38%)	(\$10,245)	(49.42%)	\$657	5.88%	\$681	6.11%	\$809	7.23%
\$4,000,000	(\$11,052)	(39.74%)	(\$13,827)	(49.72%)	\$927	6.22%	\$951	6.39%	\$1,078	7.23%
\$5,000,000	(\$13,940)	(39.96%)	(\$17,409)	(49.90%)	\$1,196	6.42%	\$1,221	6.56%	\$1,348	7.23%
\$6,000,000	(\$16,829)	(40.10%)	(\$20,992)	(50.02%)	\$1,466	6.56%	\$1,490	6.67%	\$1,618	7.23%
\$7,000,000	(\$19,718)	(40.21%)	(\$24,574)	(50.11%)	\$1,736	6.65%	\$1,760	6.75%	\$1,887	7.23%
\$8,000,000	(\$22,606)	(40.28%)	(\$28,156)	(50.17%)	\$2,005	6.72%	\$2,029	6.81%	\$2,157	7.23%
\$9,000,000	(\$25,495)	(40.34%)	(\$31,739)	(50.22%)	\$2,275	6.78%	\$2,299	6.86%	\$2,426	7.23%
\$10,000,000	(\$28,383)	(40.39%)	(\$35,321)	(50.26%)	\$2,544	6.82%	\$2,569	6.89%	\$2,696	7.23%
\$15,000,000	(\$42,826)	(40.53%)	(\$53,232)	(50.38%)	\$3,892	6.96%	\$3,917	7.01%	\$4,044	7.23%
\$20,000,000	(\$57,268)	(40.60%)	(\$71,144)	(50.44%)	\$5,240	7.03%	\$5,265	7.06%	\$5,392	7.23%
\$25,000,000	(\$71,711)	(40.64%)	(\$89,055)	(50.47%)	\$6,588	7.07%	\$6,613	7.09%	\$6,740	7.23%
\$30,000,000	(\$86,154)	(40.67%)	(\$106,967)	(50.50%)	\$7,936	7.09%	\$7,960	7.12%	\$8,088	7.23%
\$35,000,000	(\$100,596)	(40.69%)	(\$124,878)	(50.51%)	\$9,284	7.11%	\$9,308	7.13%	\$9,436	7.23%
\$40,000,000	(\$115,039)	(40.71%)	(\$142,790)	(50.53%)	\$10,632	7.13%	\$10,656	7.14%	\$10,784	7.23%
\$45,000,000	(\$129,481)	(40.72%)	(\$160,701)	(50.54%)	\$11,980	7.14%	\$12,004	7.15%	\$12,132	7.23%
\$50,000,000	(\$143,924)	(40.73%)	(\$178,613)	(50.54%)	\$13,328	7.15%	\$13,352	7.16%	\$13,480	7.23%