

CITY OF AINSWORTH, 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	\$7.91602	\$89,500	\$0	\$89,500	
2026-27	\$4.62105	\$91,290	\$1,784	\$93,074	4.0%
2027-28	\$4.71136	\$94,515	\$1,819	\$96,334	3.5%
2028-29	\$4.59765	\$98,261	\$1,775	\$100,036	3.8%
2029-30	\$4.68071	\$101,566	\$1,807	\$103,373	3.3%
2030-31	\$4.56360	\$105,441	\$1,762	\$107,203	3.7%
2031-32	\$4.63986	\$108,720	\$1,791	\$110,511	3.1%
2032-33	\$4.52429	\$112,721	\$1,747	\$114,468	3.6%
2033-34	\$4.59440	\$115,970	\$1,774	\$117,744	2.9%
2034-35	\$4.48046	\$120,099	\$1,730	\$121,829	3.5%
2035-36	\$4.54500	\$123,314	\$1,755	\$125,069	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	\$23,839,990	\$11,306,157	\$0	\$11,306,157
2026-27	\$21,146,807	\$20,141,314	\$0	\$20,141,314
2027-28	\$21,452,698	\$20,447,205	\$0	\$20,447,205
2028-29	\$22,763,572	\$21,758,079	\$0	\$21,758,079
2029-30	\$23,090,464	\$22,084,971	\$0	\$22,084,971
2030-31	\$24,496,353	\$23,490,860	\$0	\$23,490,860
2031-32	\$24,823,244	\$23,817,751	\$0	\$23,817,751
2032-33	\$26,306,267	\$25,300,774	\$0	\$25,300,774
2033-34	\$26,633,159	\$25,627,666	\$0	\$25,627,666
2034-35	\$28,196,568	\$27,191,075	\$0	\$27,191,075
2035-36	\$28,523,459	\$27,517,966	\$0	\$27,517,966

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	85.76%	-2.18%	83.58%	5.90%	7.09%	1.47%
2026-27	111.96%	-26.96%	84.99%	7.61%	4.82%	0.82%
2027-28	111.58%	-26.95%	84.63%	8.08%	4.75%	0.81%
2028-29	110.28%	-25.67%	84.61%	8.52%	4.51%	0.76%
2029-30	109.85%	-25.56%	84.29%	8.94%	4.44%	0.75%
2030-31	108.55%	-24.26%	84.28%	9.34%	4.22%	0.71%
2031-32	108.17%	-24.18%	84.00%	9.71%	4.16%	0.70%
2032-33	106.96%	-22.97%	83.99%	10.07%	3.96%	0.66%
2033-34	106.64%	-22.91%	83.72%	10.41%	3.91%	0.65%
2034-35	105.50%	-21.80%	83.71%	10.74%	3.72%	0.61%
2035-36	105.22%	-21.75%	83.47%	11.05%	3.67%	0.60%

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 AINSWORTH, 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	\$11,306,157	\$7.91602	\$89,500
2026-27	\$20,141,314	\$4.62105	\$93,074
2027-28	\$20,447,205	\$4.71136	\$96,334
2028-29	\$21,758,079	\$4.59765	\$100,036
2029-30	\$22,084,971	\$4.68071	\$103,373
2030-31	\$23,490,860	\$4.56360	\$107,203
2031-32	\$23,817,751	\$4.63986	\$110,511
2032-33	\$25,300,774	\$4.52429	\$114,468
2033-34	\$25,627,666	\$4.59440	\$117,744
2034-35	\$27,191,075	\$4.48046	\$121,829
2035-36	\$27,517,966	\$4.54500	\$125,069

CITY OF AINSWORTH, 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	\$11,306,157	\$7.91602	\$89,500
2026-27	\$11,552,622	\$7.91602	\$91,451
2027-28	\$11,945,622	\$7.83764	\$93,626
2028-29	\$12,481,253	\$7.83764	\$97,824
2029-30	\$12,891,873	\$7.83764	\$101,042
2030-31	\$13,460,519	\$7.83764	\$105,499
2031-32	\$13,889,651	\$7.83764	\$108,862
2032-33	\$14,493,033	\$7.83764	\$113,591
2033-34	\$14,941,694	\$7.83764	\$117,108
2034-35	\$15,581,650	\$7.83764	\$122,123
2035-36	\$16,050,827	\$7.83764	\$125,801

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	\$8,588,692	(\$3.29497)	\$1,623
2027-28	\$8,501,583	(\$3.12628)	\$2,709
2028-29	\$9,276,826	(\$3.23999)	\$2,212
2029-30	\$9,193,098	(\$3.15693)	\$2,331
2030-31	\$10,030,340	(\$3.27404)	\$1,704
2031-32	\$9,928,100	(\$3.19778)	\$1,649
2032-33	\$10,807,741	(\$3.31335)	\$877
2033-34	\$10,685,972	(\$3.24324)	\$636
2034-35	\$11,609,425	(\$3.35718)	-\$295
2035-36	\$11,467,139	(\$3.29264)	-\$732

CITY OF AINSWORTH, 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	\$188	\$282	\$50,000	\$51,515	\$188	\$235	\$50,000	\$58,947	\$170	\$41	\$145	\$41	\$188	\$269
\$100,000	\$123,480	\$375	\$564	\$100,000	\$103,030	\$375	\$470	\$100,000	\$117,894	\$357	\$310	\$333	\$310	\$375	\$538
\$150,000	\$185,220	\$563	\$845	\$150,000	\$154,545	\$563	\$705	\$150,000	\$176,842	\$545	\$579	\$521	\$579	\$563	\$807
\$200,000	\$246,960	\$919	\$1,127	\$200,000	\$206,060	\$919	\$940	\$200,000	\$235,789	\$733	\$848	\$708	\$848	\$751	\$1,076
\$250,000	\$308,700	\$1,276	\$1,409	\$250,000	\$257,575	\$1,276	\$1,175	\$250,000	\$294,736	\$920	\$1,117	\$896	\$1,117	\$939	\$1,345
\$300,000	\$370,440	\$1,632	\$1,691	\$300,000	\$309,090	\$1,632	\$1,411	\$300,000	\$353,683	\$1,108	\$1,386	\$1,084	\$1,386	\$1,126	\$1,614
\$400,000	\$493,920	\$2,344	\$2,254	\$400,000	\$412,120	\$2,344	\$1,881	\$400,000	\$471,578	\$1,484	\$1,924	\$1,459	\$1,924	\$1,502	\$2,152
\$500,000	\$617,400	\$3,057	\$2,818	\$500,000	\$515,151	\$3,057	\$2,351	\$500,000	\$589,472	\$1,859	\$2,462	\$1,835	\$2,462	\$1,877	\$2,690
\$600,000	\$740,880	\$3,769	\$3,381	\$600,000	\$618,181	\$3,769	\$2,821	\$600,000	\$707,366	\$2,235	\$3,000	\$2,210	\$3,000	\$2,253	\$3,228
\$700,000	\$864,360	\$4,482	\$3,945	\$700,000	\$721,211	\$4,482	\$3,291	\$700,000	\$825,261	\$2,610	\$3,538	\$2,586	\$3,538	\$2,628	\$3,766
\$800,000	\$987,840	\$5,194	\$4,508	\$800,000	\$824,241	\$5,194	\$3,762	\$800,000	\$943,155	\$2,986	\$4,076	\$2,961	\$4,076	\$3,004	\$4,304
\$900,000	\$1,111,320	\$5,907	\$5,072	\$900,000	\$927,271	\$5,907	\$4,232	\$900,000	\$1,061,050	\$3,361	\$4,614	\$3,337	\$4,614	\$3,379	\$4,842
\$1,000,000	\$1,234,800	\$6,619	\$5,635	\$1,000,000	\$1,030,301	\$6,619	\$4,702	\$1,000,000	\$1,178,944	\$3,736	\$5,152	\$3,712	\$5,152	\$3,755	\$5,380
\$2,000,000	\$2,469,600	\$13,743	\$11,270	\$2,000,000	\$2,060,602	\$13,743	\$9,404	\$2,000,000	\$2,357,888	\$7,491	\$10,532	\$7,467	\$10,532	\$7,509	\$10,760
\$3,000,000	\$3,704,400	\$20,868	\$16,905	\$3,000,000	\$3,090,903	\$20,868	\$14,106	\$3,000,000	\$3,536,832	\$11,246	\$15,913	\$11,221	\$15,913	\$11,264	\$16,141
\$4,000,000	\$4,939,200	\$27,992	\$22,541	\$4,000,000	\$4,121,204	\$27,992	\$18,808	\$4,000,000	\$4,715,776	\$15,001	\$21,293	\$14,976	\$21,293	\$15,019	\$21,521
\$5,000,000	\$6,174,000	\$35,117	\$28,176	\$5,000,000	\$5,151,505	\$35,117	\$23,509	\$5,000,000	\$5,894,720	\$18,755	\$26,673	\$18,731	\$26,673	\$18,773	\$26,901
\$6,000,000	\$7,408,800	\$42,241	\$33,811	\$6,000,000	\$6,181,806	\$42,241	\$28,211	\$6,000,000	\$7,073,664	\$22,510	\$32,053	\$22,486	\$32,053	\$22,528	\$32,281
\$7,000,000	\$8,643,600	\$49,365	\$39,446	\$7,000,000	\$7,212,107	\$49,365	\$32,913	\$7,000,000	\$8,252,608	\$26,265	\$37,433	\$26,240	\$37,433	\$26,283	\$37,662
\$8,000,000	\$9,878,400	\$56,490	\$45,081	\$8,000,000	\$8,242,408	\$56,490	\$37,615	\$8,000,000	\$9,431,552	\$30,019	\$42,814	\$29,995	\$42,814	\$30,038	\$43,042
\$9,000,000	\$11,113,200	\$63,614	\$50,716	\$9,000,000	\$9,272,709	\$63,614	\$42,317	\$9,000,000	\$10,610,496	\$33,774	\$48,194	\$33,750	\$48,194	\$33,792	\$48,422
\$10,000,000	\$12,348,000	\$70,739	\$56,351	\$10,000,000	\$10,303,010	\$70,739	\$47,019	\$10,000,000	\$11,789,440	\$37,529	\$53,574	\$37,504	\$53,574	\$37,547	\$53,802
\$15,000,000	\$18,522,000	\$106,361	\$84,527	\$15,000,000	\$15,454,515	\$106,361	\$70,528	\$15,000,000	\$17,684,160	\$56,302	\$80,475	\$56,278	\$80,475	\$56,320	\$80,703
\$20,000,000	\$24,696,000	\$141,983	\$112,703	\$20,000,000	\$20,606,020	\$141,983	\$94,038	\$20,000,000	\$23,578,880	\$75,076	\$107,376	\$75,051	\$107,376	\$75,094	\$107,605
\$25,000,000	\$30,870,000	\$177,605	\$140,878	\$25,000,000	\$25,757,525	\$177,605	\$117,547	\$25,000,000	\$29,473,600	\$93,849	\$134,278	\$93,825	\$134,278	\$93,867	\$134,506
\$30,000,000	\$37,044,000	\$213,227	\$169,054	\$30,000,000	\$30,909,030	\$213,227	\$141,056	\$30,000,000	\$35,368,320	\$112,623	\$161,179	\$112,598	\$161,179	\$112,641	\$161,407
\$35,000,000	\$43,218,000	\$248,849	\$197,230	\$35,000,000	\$36,060,535	\$248,849	\$164,566	\$35,000,000	\$41,263,040	\$131,396	\$188,080	\$131,372	\$188,080	\$131,414	\$188,308
\$40,000,000	\$49,392,000	\$284,471	\$225,405	\$40,000,000	\$41,212,040	\$284,471	\$188,075	\$40,000,000	\$47,157,760	\$150,170	\$214,981	\$150,145	\$214,981	\$150,188	\$215,209
\$45,000,000	\$55,566,000	\$320,093	\$253,581	\$45,000,000	\$46,363,545	\$320,093	\$211,585	\$45,000,000	\$53,052,480	\$168,943	\$241,882	\$168,919	\$241,882	\$168,961	\$242,110
\$50,000,000	\$61,740,000	\$355,715	\$281,757	\$50,000,000	\$51,515,050	\$355,715	\$235,094	\$50,000,000	\$58,947,200	\$187,717	\$268,783	\$187,692	\$268,783	\$187,735	\$269,011

CITY OF AINSWORTH, 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	\$94	50.08%	\$47	25.23%	(\$129)	(75.91%)	(\$104)	(71.86%)	\$81	43.29%
\$100,000	\$188	50.08%	\$95	25.23%	(\$47)	(13.27%)	(\$23)	(6.91%)	\$163	43.29%
\$150,000	\$282	50.08%	\$142	25.23%	\$34	6.21%	\$58	11.19%	\$244	43.29%
\$200,000	\$208	22.58%	\$21	2.28%	\$115	15.71%	\$140	19.70%	\$325	43.29%
\$250,000	\$133	10.44%	(\$100)	(7.85%)	\$196	21.34%	\$221	24.64%	\$406	43.29%
\$300,000	\$59	3.60%	(\$221)	(13.56%)	\$278	25.06%	\$302	27.87%	\$488	43.29%
\$400,000	(\$90)	(3.85%)	(\$464)	(19.77%)	\$440	29.67%	\$465	31.84%	\$650	43.29%
\$500,000	(\$239)	(7.82%)	(\$706)	(23.09%)	\$603	32.42%	\$627	34.18%	\$813	43.29%
\$600,000	(\$388)	(10.30%)	(\$948)	(25.15%)	\$765	34.25%	\$790	35.73%	\$975	43.29%
\$700,000	(\$537)	(11.98%)	(\$1,190)	(26.56%)	\$928	35.55%	\$952	36.83%	\$1,138	43.29%
\$800,000	(\$686)	(13.21%)	(\$1,433)	(27.58%)	\$1,090	36.52%	\$1,115	37.65%	\$1,300	43.29%
\$900,000	(\$835)	(14.14%)	(\$1,675)	(28.36%)	\$1,253	37.28%	\$1,277	38.28%	\$1,463	43.29%
\$1,000,000	(\$984)	(14.86%)	(\$1,917)	(28.96%)	\$1,416	37.88%	\$1,440	38.79%	\$1,626	43.29%
\$2,000,000	(\$2,473)	(17.99%)	(\$4,340)	(31.58%)	\$3,041	40.60%	\$3,066	41.06%	\$3,251	43.29%
\$3,000,000	(\$3,962)	(18.99%)	(\$6,762)	(32.40%)	\$4,667	41.50%	\$4,691	41.80%	\$4,877	43.29%
\$4,000,000	(\$5,452)	(19.48%)	(\$9,185)	(32.81%)	\$6,292	41.95%	\$6,317	42.18%	\$6,502	43.29%
\$5,000,000	(\$6,941)	(19.77%)	(\$11,607)	(33.05%)	\$7,918	42.22%	\$7,942	42.40%	\$8,128	43.29%
\$6,000,000	(\$8,430)	(19.96%)	(\$14,030)	(33.21%)	\$9,543	42.40%	\$9,568	42.55%	\$9,753	43.29%
\$7,000,000	(\$9,920)	(20.09%)	(\$16,452)	(33.33%)	\$11,169	42.52%	\$11,193	42.66%	\$11,379	43.29%
\$8,000,000	(\$11,409)	(20.20%)	(\$18,875)	(33.41%)	\$12,794	42.62%	\$12,819	42.74%	\$13,004	43.29%
\$9,000,000	(\$12,898)	(20.28%)	(\$21,297)	(33.48%)	\$14,420	42.70%	\$14,444	42.80%	\$14,630	43.29%
\$10,000,000	(\$14,387)	(20.34%)	(\$23,720)	(33.53%)	\$16,045	42.75%	\$16,070	42.85%	\$16,255	43.29%
\$15,000,000	(\$21,834)	(20.53%)	(\$35,833)	(33.69%)	\$24,173	42.93%	\$24,197	43.00%	\$24,383	43.29%
\$20,000,000	(\$29,280)	(20.62%)	(\$47,945)	(33.77%)	\$32,301	43.02%	\$32,325	43.07%	\$32,511	43.29%
\$25,000,000	(\$36,727)	(20.68%)	(\$60,058)	(33.82%)	\$40,428	43.08%	\$40,453	43.12%	\$40,638	43.29%
\$30,000,000	(\$44,173)	(20.72%)	(\$72,171)	(33.85%)	\$48,556	43.11%	\$48,580	43.14%	\$48,766	43.29%
\$35,000,000	(\$51,620)	(20.74%)	(\$84,283)	(33.87%)	\$56,684	43.14%	\$56,708	43.17%	\$56,894	43.29%
\$40,000,000	(\$59,066)	(20.76%)	(\$96,396)	(33.89%)	\$64,811	43.16%	\$64,836	43.18%	\$65,021	43.29%
\$45,000,000	(\$66,512)	(20.78%)	(\$108,509)	(33.90%)	\$72,939	43.17%	\$72,963	43.19%	\$73,149	43.29%
\$50,000,000	(\$73,959)	(20.79%)	(\$120,621)	(33.91%)	\$81,067	43.19%	\$81,091	43.20%	\$81,277	43.29%