

CITY OF ALBERT CITY, 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	\$8.12625	\$234,460	\$0	\$234,460	
2026-27	\$5.91444	\$239,149	\$322	\$239,471	2.1%
2027-28	\$5.94917	\$240,668	\$324	\$240,992	0.6%
2028-29	\$5.77078	\$245,812	\$314	\$246,125	2.1%
2029-30	\$5.80128	\$247,356	\$316	\$247,672	0.6%
2030-31	\$5.62612	\$252,625	\$306	\$252,931	2.1%
2031-32	\$5.65577	\$254,196	\$308	\$254,503	0.6%
2032-33	\$5.48683	\$259,593	\$298	\$259,892	2.1%
2033-34	\$5.51567	\$261,191	\$300	\$261,491	0.6%
2034-35	\$5.35259	\$266,721	\$291	\$267,012	2.1%
2035-36	\$5.38066	\$268,347	\$293	\$268,640	0.6%

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	\$49,571,502	\$28,852,131	\$0	\$28,852,131
2026-27	\$45,229,137	\$40,489,129	\$0	\$40,489,129
2027-28	\$45,248,448	\$40,508,440	\$0	\$40,508,440
2028-29	\$47,390,298	\$42,650,290	\$0	\$42,650,290
2029-30	\$47,432,609	\$42,692,601	\$0	\$42,692,601
2030-31	\$49,696,586	\$44,956,578	\$0	\$44,956,578
2031-32	\$49,738,897	\$44,998,889	\$0	\$44,998,889
2032-33	\$52,106,477	\$47,366,469	\$0	\$47,366,469
2033-34	\$52,148,788	\$47,408,780	\$0	\$47,408,780
2034-35	\$54,624,652	\$49,884,644	\$0	\$49,884,644
2035-36	\$54,666,963	\$49,926,955	\$0	\$49,926,955

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	40.53%	-1.49%	39.04%	54.02%	4.02%	2.80%
2026-27	66.50%	-22.91%	43.59%	50.85%	3.45%	2.00%
2027-28	66.60%	-22.99%	43.61%	50.82%	3.45%	2.00%
2028-29	65.91%	-21.92%	44.00%	50.68%	3.31%	1.89%
2029-30	65.98%	-21.92%	44.05%	50.63%	3.31%	1.89%
2030-31	65.28%	-20.84%	44.44%	50.49%	3.17%	1.80%
2031-32	65.34%	-20.85%	44.49%	50.44%	3.17%	1.80%
2032-33	64.67%	-19.83%	44.84%	50.32%	3.04%	1.71%
2033-34	64.73%	-19.84%	44.89%	50.27%	3.04%	1.70%
2034-35	64.09%	-18.88%	45.21%	50.16%	2.92%	1.62%
2035-36	64.14%	-18.89%	45.25%	50.12%	2.92%	1.62%

**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 ALBERT CITY, 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	\$28,852,131	\$8.12625	\$234,460
2026-27	\$40,489,129	\$5.91444	\$239,471
2027-28	\$40,508,440	\$5.94917	\$240,992
2028-29	\$42,650,290	\$5.77078	\$246,125
2029-30	\$42,692,601	\$5.80128	\$247,672
2030-31	\$44,956,578	\$5.62612	\$252,931
2031-32	\$44,998,889	\$5.65577	\$254,503
2032-33	\$47,366,469	\$5.48683	\$259,892
2033-34	\$47,408,780	\$5.51567	\$261,491
2034-35	\$49,884,644	\$5.35259	\$267,012
2035-36	\$49,926,955	\$5.38066	\$268,640

CITY OF ALBERT CITY, 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	\$28,852,131	\$8.12625	\$234,460
2026-27	\$30,730,560	\$7.88956	\$242,451
2027-28	\$31,007,324	\$7.88956	\$244,634
2028-29	\$32,274,715	\$7.88956	\$254,633
2029-30	\$32,566,031	\$7.88956	\$256,932
2030-31	\$33,897,695	\$7.88956	\$267,438
2031-32	\$34,204,286	\$7.88956	\$269,857
2032-33	\$35,603,470	\$7.88956	\$280,896
2033-34	\$35,926,186	\$7.88956	\$283,442
2034-35	\$37,396,336	\$7.88956	\$295,041
2035-36	\$37,735,978	\$7.88956	\$297,720

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	\$9,758,570	(\$1.97512)	-\$2,980
2027-28	\$9,501,117	(\$1.94039)	-\$3,643
2028-29	\$10,375,574	(\$2.11878)	-\$8,508
2029-30	\$10,126,570	(\$2.08828)	-\$9,260
2030-31	\$11,058,883	(\$2.26344)	-\$14,507
2031-32	\$10,794,603	(\$2.23379)	-\$15,354
2032-33	\$11,762,999	(\$2.40273)	-\$21,004
2033-34	\$11,482,594	(\$2.37389)	-\$21,951
2034-35	\$12,488,308	(\$2.53697)	-\$28,029
2035-36	\$12,190,976	(\$2.50890)	-\$29,080

CITY OF ALBERT CITY, 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	\$193	\$347	\$50,000	\$51,515	\$193	\$290	\$50,000	\$58,947	\$174	\$50	\$149	\$50	\$193	\$332
\$100,000	\$123,480	\$385	\$695	\$100,000	\$103,030	\$385	\$580	\$100,000	\$117,894	\$367	\$382	\$342	\$382	\$385	\$663
\$150,000	\$185,220	\$578	\$1,042	\$150,000	\$154,545	\$578	\$869	\$150,000	\$176,842	\$559	\$714	\$534	\$714	\$578	\$995
\$200,000	\$246,960	\$944	\$1,389	\$200,000	\$206,060	\$944	\$1,159	\$200,000	\$235,789	\$752	\$1,045	\$727	\$1,045	\$771	\$1,327
\$250,000	\$308,700	\$1,310	\$1,737	\$250,000	\$257,575	\$1,310	\$1,449	\$250,000	\$294,736	\$945	\$1,377	\$920	\$1,377	\$964	\$1,658
\$300,000	\$370,440	\$1,675	\$2,084	\$300,000	\$309,090	\$1,675	\$1,739	\$300,000	\$353,683	\$1,138	\$1,709	\$1,113	\$1,709	\$1,156	\$1,990
\$400,000	\$493,920	\$2,407	\$2,779	\$400,000	\$412,120	\$2,407	\$2,319	\$400,000	\$471,578	\$1,523	\$2,372	\$1,498	\$2,372	\$1,542	\$2,653
\$500,000	\$617,400	\$3,138	\$3,474	\$500,000	\$515,151	\$3,138	\$2,898	\$500,000	\$589,472	\$1,909	\$3,035	\$1,883	\$3,035	\$1,927	\$3,316
\$600,000	\$740,880	\$3,869	\$4,168	\$600,000	\$618,181	\$3,869	\$3,478	\$600,000	\$707,366	\$2,294	\$3,698	\$2,269	\$3,698	\$2,313	\$3,980
\$700,000	\$864,360	\$4,601	\$4,863	\$700,000	\$721,211	\$4,601	\$4,058	\$700,000	\$825,261	\$2,679	\$4,362	\$2,654	\$4,362	\$2,698	\$4,643
\$800,000	\$987,840	\$5,332	\$5,558	\$800,000	\$824,241	\$5,332	\$4,637	\$800,000	\$943,155	\$3,065	\$5,025	\$3,040	\$5,025	\$3,084	\$5,306
\$900,000	\$1,111,320	\$6,063	\$6,252	\$900,000	\$927,271	\$6,063	\$5,217	\$900,000	\$1,061,050	\$3,450	\$5,688	\$3,425	\$5,688	\$3,469	\$5,970
\$1,000,000	\$1,234,800	\$6,795	\$6,947	\$1,000,000	\$1,030,301	\$6,795	\$5,797	\$1,000,000	\$1,178,944	\$3,836	\$6,352	\$3,811	\$6,352	\$3,854	\$6,633
\$2,000,000	\$2,469,600	\$14,108	\$13,894	\$2,000,000	\$2,060,602	\$14,108	\$11,593	\$2,000,000	\$2,357,888	\$7,690	\$12,984	\$7,665	\$12,984	\$7,709	\$13,266
\$3,000,000	\$3,704,400	\$21,422	\$20,841	\$3,000,000	\$3,090,903	\$21,422	\$17,390	\$3,000,000	\$3,536,832	\$11,545	\$19,617	\$11,519	\$19,617	\$11,563	\$19,899
\$4,000,000	\$4,939,200	\$28,736	\$27,789	\$4,000,000	\$4,121,204	\$28,736	\$23,186	\$4,000,000	\$4,715,776	\$15,399	\$26,250	\$15,374	\$26,250	\$15,418	\$26,532
\$5,000,000	\$6,174,000	\$36,049	\$34,736	\$5,000,000	\$5,151,505	\$36,049	\$28,983	\$5,000,000	\$5,894,720	\$19,253	\$32,883	\$19,228	\$32,883	\$19,272	\$33,164
\$6,000,000	\$7,408,800	\$43,363	\$41,683	\$6,000,000	\$6,181,806	\$43,363	\$34,780	\$6,000,000	\$7,073,664	\$23,108	\$39,516	\$23,083	\$39,516	\$23,126	\$39,797
\$7,000,000	\$8,643,600	\$50,676	\$48,630	\$7,000,000	\$7,212,107	\$50,676	\$40,576	\$7,000,000	\$8,252,608	\$26,962	\$46,149	\$26,937	\$46,149	\$26,981	\$46,430
\$8,000,000	\$9,878,400	\$57,990	\$55,577	\$8,000,000	\$8,242,408	\$57,990	\$46,373	\$8,000,000	\$9,431,552	\$30,817	\$52,782	\$30,792	\$52,782	\$30,835	\$53,063
\$9,000,000	\$11,113,200	\$65,304	\$62,524	\$9,000,000	\$9,272,709	\$65,304	\$52,169	\$9,000,000	\$10,610,496	\$34,671	\$59,415	\$34,646	\$59,415	\$34,690	\$59,696
\$10,000,000	\$12,348,000	\$72,617	\$69,471	\$10,000,000	\$10,303,010	\$72,617	\$57,966	\$10,000,000	\$11,789,440	\$38,525	\$66,047	\$38,500	\$66,047	\$38,544	\$66,329
\$15,000,000	\$18,522,000	\$109,185	\$104,207	\$15,000,000	\$15,454,515	\$109,185	\$86,949	\$15,000,000	\$17,684,160	\$57,797	\$99,212	\$57,772	\$99,212	\$57,816	\$99,493
\$20,000,000	\$24,696,000	\$145,754	\$138,943	\$20,000,000	\$20,606,020	\$145,754	\$115,932	\$20,000,000	\$23,578,880	\$77,070	\$132,376	\$77,044	\$132,376	\$77,088	\$132,658
\$25,000,000	\$30,870,000	\$182,322	\$173,678	\$25,000,000	\$25,757,525	\$182,322	\$144,915	\$25,000,000	\$29,473,600	\$96,342	\$165,541	\$96,317	\$165,541	\$96,360	\$165,822
\$30,000,000	\$37,044,000	\$218,890	\$208,414	\$30,000,000	\$30,909,030	\$218,890	\$173,898	\$30,000,000	\$35,368,320	\$115,614	\$198,705	\$115,589	\$198,705	\$115,632	\$198,986
\$35,000,000	\$43,218,000	\$255,458	\$243,150	\$35,000,000	\$36,060,535	\$255,458	\$202,881	\$35,000,000	\$41,263,040	\$134,886	\$231,870	\$134,861	\$231,870	\$134,904	\$232,151
\$40,000,000	\$49,392,000	\$292,026	\$277,885	\$40,000,000	\$41,212,040	\$292,026	\$231,864	\$40,000,000	\$47,157,760	\$154,158	\$265,034	\$154,133	\$265,034	\$154,176	\$265,315
\$45,000,000	\$55,566,000	\$328,594	\$312,621	\$45,000,000	\$46,363,545	\$328,594	\$260,847	\$45,000,000	\$53,052,480	\$173,430	\$298,198	\$173,405	\$298,198	\$173,448	\$298,480
\$50,000,000	\$61,740,000	\$365,162	\$347,357	\$50,000,000	\$51,515,050	\$365,162	\$289,830	\$50,000,000	\$58,947,200	\$192,702	\$331,363	\$192,677	\$331,363	\$192,721	\$331,644

CITY OF           ALBERT CITY, 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	\$155	80.24%	\$97	50.39%	(\$124)	(71.07%)	(\$99)	(66.21%)	\$139	72.09%
\$100,000	\$309	80.24%	\$194	50.39%	\$15	4.15%	\$40	11.79%	\$278	72.09%
\$150,000	\$464	80.24%	\$291	50.39%	\$154	27.55%	\$179	33.53%	\$417	72.09%
\$200,000	\$446	47.21%	\$215	22.83%	\$293	38.96%	\$318	43.75%	\$556	72.09%
\$250,000	\$427	32.63%	\$140	10.66%	\$432	45.72%	\$457	49.69%	\$695	72.09%
\$300,000	\$409	24.41%	\$64	3.81%	\$571	50.19%	\$596	53.57%	\$834	72.09%
\$400,000	\$372	15.47%	(\$88)	(3.65%)	\$849	55.73%	\$874	58.33%	\$1,111	72.09%
\$500,000	\$336	10.70%	(\$240)	(7.64%)	\$1,127	59.03%	\$1,152	61.15%	\$1,389	72.09%
\$600,000	\$299	7.73%	(\$391)	(10.11%)	\$1,404	61.22%	\$1,430	63.01%	\$1,667	72.09%
\$700,000	\$262	5.70%	(\$543)	(11.80%)	\$1,682	62.79%	\$1,707	64.32%	\$1,945	72.09%
\$800,000	\$226	4.23%	(\$695)	(13.03%)	\$1,960	63.96%	\$1,985	65.31%	\$2,223	72.09%
\$900,000	\$189	3.12%	(\$846)	(13.96%)	\$2,238	64.86%	\$2,263	66.07%	\$2,501	72.09%
\$1,000,000	\$152	2.24%	(\$998)	(14.69%)	\$2,516	65.59%	\$2,541	66.68%	\$2,778	72.09%
\$2,000,000	(\$214)	(1.52%)	(\$2,515)	(17.83%)	\$5,294	68.85%	\$5,319	69.40%	\$5,557	72.09%
\$3,000,000	(\$581)	(2.71%)	(\$4,032)	(18.82%)	\$8,073	69.93%	\$8,098	70.30%	\$8,335	72.09%
\$4,000,000	(\$947)	(3.30%)	(\$5,549)	(19.31%)	\$10,851	70.47%	\$10,876	70.75%	\$11,114	72.09%
\$5,000,000	(\$1,314)	(3.64%)	(\$7,066)	(19.60%)	\$13,630	70.79%	\$13,655	71.01%	\$13,892	72.09%
\$6,000,000	(\$1,680)	(3.87%)	(\$8,583)	(19.79%)	\$16,408	71.01%	\$16,433	71.19%	\$16,671	72.09%
\$7,000,000	(\$2,047)	(4.04%)	(\$10,100)	(19.93%)	\$19,187	71.16%	\$19,212	71.32%	\$19,449	72.09%
\$8,000,000	(\$2,413)	(4.16%)	(\$11,617)	(20.03%)	\$21,965	71.28%	\$21,990	71.42%	\$22,228	72.09%
\$9,000,000	(\$2,780)	(4.26%)	(\$13,134)	(20.11%)	\$24,744	71.37%	\$24,769	71.49%	\$25,006	72.09%
\$10,000,000	(\$3,146)	(4.33%)	(\$14,651)	(20.18%)	\$27,522	71.44%	\$27,547	71.55%	\$27,785	72.09%
\$15,000,000	(\$4,978)	(4.56%)	(\$22,237)	(20.37%)	\$41,414	71.65%	\$41,439	71.73%	\$41,677	72.09%
\$20,000,000	(\$6,811)	(4.67%)	(\$29,822)	(20.46%)	\$55,307	71.76%	\$55,332	71.82%	\$55,569	72.09%
\$25,000,000	(\$8,643)	(4.74%)	(\$37,407)	(20.52%)	\$69,199	71.83%	\$69,224	71.87%	\$69,462	72.09%
\$30,000,000	(\$10,476)	(4.79%)	(\$44,992)	(20.55%)	\$83,091	71.87%	\$83,117	71.91%	\$83,354	72.09%
\$35,000,000	(\$12,308)	(4.82%)	(\$52,577)	(20.58%)	\$96,984	71.90%	\$97,009	71.93%	\$97,246	72.09%
\$40,000,000	(\$14,141)	(4.84%)	(\$60,162)	(20.60%)	\$110,876	71.92%	\$110,901	71.95%	\$111,139	72.09%
\$45,000,000	(\$15,973)	(4.86%)	(\$67,747)	(20.62%)	\$124,769	71.94%	\$124,794	71.97%	\$125,031	72.09%
\$50,000,000	(\$17,806)	(4.88%)	(\$75,333)	(20.63%)	\$138,661	71.96%	\$138,686	71.98%	\$138,924	72.09%