

CITY OF ALTON, 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	\$7.86407	\$573,651	\$0	\$573,651	
2026-27	\$4.57303	\$585,124	\$6,136	\$591,260	3.1%
2027-28	\$4.62450	\$594,216	\$6,205	\$600,421	1.5%
2028-29	\$4.53279	\$612,430	\$6,082	\$618,511	3.0%
2029-30	\$4.58093	\$621,604	\$6,146	\$627,751	1.5%
2030-31	\$4.48802	\$640,306	\$6,022	\$646,327	3.0%
2031-32	\$4.53435	\$649,559	\$6,084	\$655,643	1.4%
2032-33	\$4.44187	\$668,757	\$5,960	\$674,716	2.9%
2033-34	\$4.48649	\$678,090	\$6,020	\$684,109	1.4%
2034-35	\$4.39458	\$697,792	\$5,896	\$703,688	2.9%
2035-36	\$4.43758	\$707,207	\$5,954	\$713,161	1.3%

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	\$142,447,138	\$72,945,830	\$4,479,442	\$77,425,272
2026-27	\$139,734,152	\$129,292,886	\$9,556,931	\$138,849,818
2027-28	\$142,546,092	\$129,834,848	\$11,826,909	\$141,661,758
2028-29	\$151,911,739	\$136,452,671	\$14,574,734	\$151,027,405
2029-30	\$154,764,679	\$137,035,633	\$16,844,712	\$153,880,345
2030-31	\$164,739,483	\$144,011,722	\$19,843,426	\$163,855,149
2031-32	\$167,592,423	\$144,594,684	\$22,113,404	\$166,708,089
2032-33	\$178,159,035	\$151,899,148	\$25,375,554	\$177,274,701
2033-34	\$181,011,975	\$152,482,110	\$27,645,532	\$180,127,641
2034-35	\$192,195,042	\$160,126,421	\$31,184,287	\$191,310,708
2035-36	\$195,047,982	\$160,709,383	\$33,454,265	\$194,163,648

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.43%	-1.38%	65.05%	26.05%	6.63%	0.14%
2026-27	87.58%	-15.06%	72.52%	21.36%	4.32%	0.08%
2027-28	88.25%	-15.33%	72.92%	21.08%	4.24%	0.08%
2028-29	88.35%	-14.90%	73.45%	20.89%	4.02%	0.07%
2029-30	88.93%	-15.12%	73.81%	20.63%	3.94%	0.07%
2030-31	88.94%	-14.66%	74.29%	20.46%	3.74%	0.07%
2031-32	89.47%	-14.86%	74.61%	20.23%	3.67%	0.06%
2032-33	89.43%	-14.40%	75.03%	20.09%	3.49%	0.06%
2033-34	89.91%	-14.59%	75.31%	19.88%	3.43%	0.06%
2034-35	89.82%	-14.13%	75.69%	19.76%	3.27%	0.06%
2035-36	90.26%	-14.32%	75.95%	19.57%	3.22%	0.06%

**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 ALTON, 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	\$72,945,830	\$7.86407	\$573,651
2026-27	\$129,292,886	\$4.57303	\$591,260
2027-28	\$129,834,848	\$4.62450	\$600,421
2028-29	\$136,452,671	\$4.53279	\$618,511
2029-30	\$137,035,633	\$4.58093	\$627,751
2030-31	\$144,011,722	\$4.48802	\$646,327
2031-32	\$144,594,684	\$4.53435	\$655,643
2032-33	\$151,899,148	\$4.44187	\$674,716
2033-34	\$152,482,110	\$4.48649	\$684,109
2034-35	\$160,126,421	\$4.39458	\$703,688
2035-36	\$160,709,383	\$4.43758	\$713,161

CITY OF ALTON, 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	\$72,945,830	\$7.86407	\$573,651
2026-27	\$74,127,993	\$7.86407	\$582,948
2027-28	\$72,394,701	\$7.86407	\$569,317
2028-29	\$74,157,692	\$7.86407	\$583,181
2029-30	\$74,838,041	\$7.86407	\$588,532
2030-31	\$76,619,595	\$7.86407	\$602,542
2031-32	\$77,450,987	\$7.86407	\$609,080
2032-33	\$79,252,760	\$7.86407	\$623,249
2033-34	\$80,243,398	\$7.86407	\$631,040
2034-35	\$82,067,326	\$7.86407	\$645,383
2035-36	\$83,225,375	\$7.86407	\$654,490

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	\$55,164,894	(\$3.29104)	\$8,312
2027-28	\$57,440,148	(\$3.23957)	\$31,104
2028-29	\$62,294,979	(\$3.33128)	\$35,330
2029-30	\$62,197,592	(\$3.28314)	\$39,219
2030-31	\$67,392,127	(\$3.37605)	\$43,786
2031-32	\$67,143,697	(\$3.32972)	\$46,563
2032-33	\$72,646,388	(\$3.42220)	\$51,467
2033-34	\$72,238,712	(\$3.37758)	\$53,070
2034-35	\$78,059,095	(\$3.46949)	\$58,305
2035-36	\$77,484,008	(\$3.42649)	\$58,671

CITY OF ALTON, 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	\$277	\$50,000	\$51,515	\$187	\$231	\$50,000	\$58,947	\$168	\$40	\$144	\$40	\$187	\$265
\$100,000	\$123,480	\$373	\$554	\$100,000	\$103,030	\$373	\$462	\$100,000	\$117,894	\$355	\$305	\$331	\$305	\$373	\$529
\$150,000	\$185,220	\$560	\$831	\$150,000	\$154,545	\$560	\$694	\$150,000	\$176,842	\$541	\$569	\$517	\$569	\$560	\$794
\$200,000	\$246,960	\$913	\$1,108	\$200,000	\$206,060	\$913	\$925	\$200,000	\$235,789	\$728	\$834	\$704	\$834	\$746	\$1,058
\$250,000	\$308,700	\$1,267	\$1,385	\$250,000	\$257,575	\$1,267	\$1,156	\$250,000	\$294,736	\$914	\$1,098	\$890	\$1,098	\$933	\$1,323
\$300,000	\$370,440	\$1,621	\$1,663	\$300,000	\$309,090	\$1,621	\$1,387	\$300,000	\$353,683	\$1,101	\$1,363	\$1,077	\$1,363	\$1,119	\$1,587
\$400,000	\$493,920	\$2,329	\$2,217	\$400,000	\$412,120	\$2,329	\$1,850	\$400,000	\$471,578	\$1,474	\$1,892	\$1,450	\$1,892	\$1,492	\$2,116
\$500,000	\$617,400	\$3,037	\$2,771	\$500,000	\$515,151	\$3,037	\$2,312	\$500,000	\$589,472	\$1,847	\$2,421	\$1,823	\$2,421	\$1,865	\$2,646
\$600,000	\$740,880	\$3,744	\$3,325	\$600,000	\$618,181	\$3,744	\$2,774	\$600,000	\$707,366	\$2,220	\$2,950	\$2,196	\$2,950	\$2,238	\$3,175
\$700,000	\$864,360	\$4,452	\$3,879	\$700,000	\$721,211	\$4,452	\$3,237	\$700,000	\$825,261	\$2,593	\$3,479	\$2,569	\$3,479	\$2,611	\$3,704
\$800,000	\$987,840	\$5,160	\$4,433	\$800,000	\$824,241	\$5,160	\$3,699	\$800,000	\$943,155	\$2,966	\$4,008	\$2,942	\$4,008	\$2,984	\$4,233
\$900,000	\$1,111,320	\$5,868	\$4,988	\$900,000	\$927,271	\$5,868	\$4,162	\$900,000	\$1,061,050	\$3,339	\$4,538	\$3,315	\$4,538	\$3,357	\$4,762
\$1,000,000	\$1,234,800	\$6,576	\$5,542	\$1,000,000	\$1,030,301	\$6,576	\$4,624	\$1,000,000	\$1,178,944	\$3,712	\$5,067	\$3,688	\$5,067	\$3,730	\$5,291
\$2,000,000	\$2,469,600	\$13,653	\$11,084	\$2,000,000	\$2,060,602	\$13,653	\$9,248	\$2,000,000	\$2,357,888	\$7,442	\$10,358	\$7,418	\$10,358	\$7,460	\$10,582
\$3,000,000	\$3,704,400	\$20,731	\$16,625	\$3,000,000	\$3,090,903	\$20,731	\$13,872	\$3,000,000	\$3,536,832	\$11,172	\$15,649	\$11,148	\$15,649	\$11,190	\$15,873
\$4,000,000	\$4,939,200	\$27,809	\$22,167	\$4,000,000	\$4,121,204	\$27,809	\$18,496	\$4,000,000	\$4,715,776	\$14,902	\$20,940	\$14,878	\$20,940	\$14,920	\$21,164
\$5,000,000	\$6,174,000	\$34,886	\$27,709	\$5,000,000	\$5,151,505	\$34,886	\$23,120	\$5,000,000	\$5,894,720	\$18,632	\$26,231	\$18,608	\$26,231	\$18,650	\$26,456
\$6,000,000	\$7,408,800	\$41,964	\$33,251	\$6,000,000	\$6,181,806	\$41,964	\$27,744	\$6,000,000	\$7,073,664	\$22,362	\$31,522	\$22,338	\$31,522	\$22,380	\$31,747
\$7,000,000	\$8,643,600	\$49,041	\$38,793	\$7,000,000	\$7,212,107	\$49,041	\$32,368	\$7,000,000	\$8,252,608	\$26,092	\$36,813	\$26,068	\$36,813	\$26,110	\$37,038
\$8,000,000	\$9,878,400	\$56,119	\$44,334	\$8,000,000	\$8,242,408	\$56,119	\$36,992	\$8,000,000	\$9,431,552	\$29,822	\$42,105	\$29,798	\$42,105	\$29,840	\$42,329
\$9,000,000	\$11,113,200	\$63,197	\$49,876	\$9,000,000	\$9,272,709	\$63,197	\$41,616	\$9,000,000	\$10,610,496	\$33,552	\$47,396	\$33,528	\$47,396	\$33,570	\$47,620
\$10,000,000	\$12,348,000	\$70,274	\$55,418	\$10,000,000	\$10,303,010	\$70,274	\$46,240	\$10,000,000	\$11,789,440	\$37,282	\$52,687	\$37,258	\$52,687	\$37,301	\$52,911
\$15,000,000	\$18,522,000	\$105,663	\$83,127	\$15,000,000	\$15,454,515	\$105,663	\$69,360	\$15,000,000	\$17,684,160	\$55,933	\$79,142	\$55,908	\$79,142	\$55,951	\$79,367
\$20,000,000	\$24,696,000	\$141,051	\$110,836	\$20,000,000	\$20,606,020	\$141,051	\$92,480	\$20,000,000	\$23,578,880	\$74,583	\$105,598	\$74,559	\$105,598	\$74,601	\$105,822
\$25,000,000	\$30,870,000	\$176,439	\$138,545	\$25,000,000	\$25,757,525	\$176,439	\$115,600	\$25,000,000	\$29,473,600	\$93,233	\$132,054	\$93,209	\$132,054	\$93,251	\$132,278
\$30,000,000	\$37,044,000	\$211,828	\$166,254	\$30,000,000	\$30,909,030	\$211,828	\$138,720	\$30,000,000	\$35,368,320	\$111,884	\$158,509	\$111,859	\$158,509	\$111,902	\$158,734
\$35,000,000	\$43,218,000	\$247,216	\$193,963	\$35,000,000	\$36,060,535	\$247,216	\$161,840	\$35,000,000	\$41,263,040	\$130,534	\$184,965	\$130,510	\$184,965	\$130,552	\$185,189
\$40,000,000	\$49,392,000	\$282,604	\$221,672	\$40,000,000	\$41,212,040	\$282,604	\$184,960	\$40,000,000	\$47,157,760	\$149,184	\$211,421	\$149,160	\$211,421	\$149,202	\$211,645
\$45,000,000	\$55,566,000	\$317,993	\$249,381	\$45,000,000	\$46,363,545	\$317,993	\$208,081	\$45,000,000	\$53,052,480	\$167,834	\$237,876	\$167,810	\$237,876	\$167,852	\$238,101
\$50,000,000	\$61,740,000	\$353,381	\$277,090	\$50,000,000	\$51,515,050	\$353,381	\$231,201	\$50,000,000	\$58,947,200	\$186,485	\$264,332	\$186,460	\$264,332	\$186,503	\$264,556

CITY OF           ALTON, 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	\$91	48.57%	\$45	23.97%	(\$128)	(76.16%)	(\$104)	(72.15%)	\$78	41.85%
\$100,000	\$181	48.57%	\$89	23.97%	(\$50)	(14.15%)	(\$26)	(7.85%)	\$156	41.85%
\$150,000	\$272	48.57%	\$134	23.97%	\$28	5.14%	\$52	10.07%	\$234	41.85%
\$200,000	\$195	21.35%	\$11	1.25%	\$106	14.55%	\$130	18.50%	\$312	41.85%
\$250,000	\$118	9.33%	(\$111)	(8.78%)	\$184	20.12%	\$208	23.39%	\$390	41.85%
\$300,000	\$41	2.55%	(\$234)	(14.43%)	\$262	23.80%	\$286	26.59%	\$468	41.85%
\$400,000	(\$112)	(4.82%)	(\$479)	(20.58%)	\$418	28.37%	\$442	30.51%	\$624	41.85%
\$500,000	(\$266)	(8.75%)	(\$725)	(23.86%)	\$574	31.09%	\$598	32.83%	\$781	41.85%
\$600,000	(\$419)	(11.20%)	(\$970)	(25.91%)	\$730	32.90%	\$755	34.37%	\$937	41.85%
\$700,000	(\$573)	(12.87%)	(\$1,215)	(27.30%)	\$886	34.19%	\$911	35.45%	\$1,093	41.85%
\$800,000	(\$727)	(14.08%)	(\$1,461)	(28.31%)	\$1,043	35.15%	\$1,067	36.26%	\$1,249	41.85%
\$900,000	(\$880)	(15.00%)	(\$1,706)	(29.08%)	\$1,199	35.90%	\$1,223	36.89%	\$1,405	41.85%
\$1,000,000	(\$1,034)	(15.72%)	(\$1,952)	(29.68%)	\$1,355	36.50%	\$1,379	37.39%	\$1,561	41.85%
\$2,000,000	(\$2,570)	(18.82%)	(\$4,405)	(32.26%)	\$2,916	39.18%	\$2,940	39.64%	\$3,122	41.85%
\$3,000,000	(\$4,105)	(19.80%)	(\$6,859)	(33.09%)	\$4,477	40.07%	\$4,501	40.38%	\$4,683	41.85%
\$4,000,000	(\$5,641)	(20.29%)	(\$9,312)	(33.49%)	\$6,038	40.52%	\$6,062	40.75%	\$6,244	41.85%
\$5,000,000	(\$7,177)	(20.57%)	(\$11,766)	(33.73%)	\$7,599	40.78%	\$7,623	40.97%	\$7,805	41.85%
\$6,000,000	(\$8,713)	(20.76%)	(\$14,220)	(33.89%)	\$9,160	40.96%	\$9,184	41.12%	\$9,366	41.85%
\$7,000,000	(\$10,249)	(20.90%)	(\$16,673)	(34.00%)	\$10,721	41.09%	\$10,745	41.22%	\$10,927	41.85%
\$8,000,000	(\$11,785)	(21.00%)	(\$19,127)	(34.08%)	\$12,282	41.18%	\$12,306	41.30%	\$12,489	41.85%
\$9,000,000	(\$13,321)	(21.08%)	(\$21,581)	(34.15%)	\$13,843	41.26%	\$13,868	41.36%	\$14,050	41.85%
\$10,000,000	(\$14,856)	(21.14%)	(\$24,034)	(34.20%)	\$15,404	41.32%	\$15,429	41.41%	\$15,611	41.85%
\$15,000,000	(\$22,536)	(21.33%)	(\$36,303)	(34.36%)	\$23,210	41.50%	\$23,234	41.56%	\$23,416	41.85%
\$20,000,000	(\$30,215)	(21.42%)	(\$48,571)	(34.43%)	\$31,015	41.58%	\$31,039	41.63%	\$31,221	41.85%
\$25,000,000	(\$37,894)	(21.48%)	(\$60,839)	(34.48%)	\$38,820	41.64%	\$38,845	41.67%	\$39,027	41.85%
\$30,000,000	(\$45,574)	(21.51%)	(\$73,107)	(34.51%)	\$46,626	41.67%	\$46,650	41.70%	\$46,832	41.85%
\$35,000,000	(\$53,253)	(21.54%)	(\$85,376)	(34.53%)	\$54,431	41.70%	\$54,455	41.73%	\$54,637	41.85%
\$40,000,000	(\$60,932)	(21.56%)	(\$97,644)	(34.55%)	\$62,236	41.72%	\$62,261	41.74%	\$62,443	41.85%
\$45,000,000	(\$68,611)	(21.58%)	(\$109,912)	(34.56%)	\$70,042	41.73%	\$70,066	41.75%	\$70,248	41.85%
\$50,000,000	(\$76,291)	(21.59%)	(\$122,180)	(34.57%)	\$77,847	41.74%	\$77,871	41.76%	\$78,054	41.85%