

CITY OF AKRON, 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	\$7.78622	\$472,182	\$0	\$472,182	
2026-27	\$4.27820	\$481,626	\$2,410	\$484,036	2.5%
2027-28	\$4.30664	\$486,455	\$2,426	\$488,881	1.0%
2028-29	\$4.19740	\$498,658	\$2,364	\$501,023	2.5%
2029-30	\$4.22229	\$503,528	\$2,378	\$505,906	1.0%
2030-31	\$4.11328	\$516,024	\$2,317	\$518,341	2.5%
2031-32	\$4.13747	\$520,933	\$2,331	\$523,263	0.9%
2032-33	\$4.03140	\$533,728	\$2,271	\$535,999	2.4%
2033-34	\$4.05492	\$538,679	\$2,284	\$540,963	0.9%
2034-35	\$3.95167	\$551,783	\$2,226	\$554,008	2.4%
2035-36	\$3.97456	\$556,779	\$2,239	\$559,018	0.9%

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	\$118,881,683	\$60,643,326	\$0	\$60,643,326
2026-27	\$113,682,447	\$113,140,006	\$0	\$113,140,006
2027-28	\$114,060,404	\$113,517,963	\$0	\$113,517,963
2028-29	\$119,907,459	\$119,365,018	\$0	\$119,365,018
2029-30	\$120,360,416	\$119,817,975	\$0	\$119,817,975
2030-31	\$126,558,916	\$126,016,475	\$0	\$126,016,475
2031-32	\$127,011,872	\$126,469,431	\$0	\$126,469,431
2032-33	\$133,498,517	\$132,956,076	\$0	\$132,956,076
2033-34	\$133,951,474	\$133,409,033	\$0	\$133,409,033
2034-35	\$140,738,467	\$140,196,026	\$0	\$140,196,026
2035-36	\$141,191,424	\$140,648,983	\$0	\$140,648,983

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.39%	-1.79%	74.60%	23.88%	1.37%	0.15%
2026-27	94.53%	-16.10%	78.43%	20.45%	0.95%	0.08%
2027-28	94.65%	-16.21%	78.44%	20.44%	0.95%	0.08%
2028-29	94.03%	-15.57%	78.47%	20.47%	0.91%	0.08%
2029-30	94.09%	-15.60%	78.49%	20.45%	0.91%	0.08%
2030-31	93.44%	-14.92%	78.52%	20.47%	0.87%	0.07%
2031-32	93.49%	-14.95%	78.54%	20.45%	0.87%	0.07%
2032-33	92.86%	-14.30%	78.56%	20.47%	0.83%	0.07%
2033-34	92.92%	-14.34%	78.58%	20.45%	0.83%	0.07%
2034-35	92.31%	-13.72%	78.59%	20.49%	0.80%	0.07%
2035-36	92.37%	-13.75%	78.62%	20.47%	0.80%	0.07%

**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 AKRON, 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	\$60,643,326	\$7.78622	\$472,182
2026-27	\$113,140,006	\$4.27820	\$484,036
2027-28	\$113,517,963	\$4.30664	\$488,881
2028-29	\$119,365,018	\$4.19740	\$501,023
2029-30	\$119,817,975	\$4.22229	\$505,906
2030-31	\$126,016,475	\$4.11328	\$518,341
2031-32	\$126,469,431	\$4.13747	\$523,263
2032-33	\$132,956,076	\$4.03140	\$535,999
2033-34	\$133,409,033	\$4.05492	\$540,963
2034-35	\$140,196,026	\$3.95167	\$554,008
2035-36	\$140,648,983	\$3.97456	\$559,018

CITY OF AKRON, 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	\$60,643,326	\$7.78622	\$472,182
2026-27	\$62,544,752	\$7.70913	\$482,165
2027-28	\$63,815,442	\$7.70913	\$491,961
2028-29	\$66,334,222	\$7.70913	\$511,379
2029-30	\$67,669,609	\$7.70913	\$521,674
2030-31	\$70,324,642	\$7.70913	\$542,142
2031-32	\$71,727,964	\$7.70913	\$552,960
2032-33	\$74,526,265	\$7.70913	\$574,532
2033-34	\$76,001,283	\$7.70913	\$585,904
2034-35	\$78,950,362	\$7.70913	\$608,638
2035-36	\$80,500,664	\$7.70913	\$620,590

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	\$50,595,254	(\$3.43093)	\$1,870
2027-28	\$49,702,521	(\$3.40249)	-\$3,080
2028-29	\$53,030,796	(\$3.51173)	-\$10,356
2029-30	\$52,148,366	(\$3.48684)	-\$15,767
2030-31	\$55,691,832	(\$3.59585)	-\$23,801
2031-32	\$54,741,467	(\$3.57166)	-\$29,696
2032-33	\$58,429,812	(\$3.67773)	-\$38,533
2033-34	\$57,407,750	(\$3.65421)	-\$44,941
2034-35	\$61,245,664	(\$3.75746)	-\$54,630
2035-36	\$60,148,319	(\$3.73457)	-\$61,572

CITY OF AKRON, 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	\$185	\$254	\$50,000	\$51,515	\$185	\$212	\$50,000	\$58,947	\$167	\$37	\$143	\$37	\$185	\$242
\$100,000	\$123,480	\$369	\$508	\$100,000	\$103,030	\$369	\$424	\$100,000	\$117,894	\$351	\$279	\$327	\$279	\$369	\$485
\$150,000	\$185,220	\$554	\$762	\$150,000	\$154,545	\$554	\$636	\$150,000	\$176,842	\$536	\$522	\$512	\$522	\$554	\$727
\$200,000	\$246,960	\$904	\$1,016	\$200,000	\$206,060	\$904	\$848	\$200,000	\$235,789	\$721	\$764	\$697	\$764	\$739	\$970
\$250,000	\$308,700	\$1,255	\$1,270	\$250,000	\$257,575	\$1,255	\$1,059	\$250,000	\$294,736	\$905	\$1,007	\$881	\$1,007	\$923	\$1,212
\$300,000	\$370,440	\$1,605	\$1,524	\$300,000	\$309,090	\$1,605	\$1,271	\$300,000	\$353,683	\$1,090	\$1,249	\$1,066	\$1,249	\$1,108	\$1,455
\$400,000	\$493,920	\$2,306	\$2,032	\$400,000	\$412,120	\$2,306	\$1,695	\$400,000	\$471,578	\$1,459	\$1,734	\$1,435	\$1,734	\$1,477	\$1,940
\$500,000	\$617,400	\$3,007	\$2,540	\$500,000	\$515,151	\$3,007	\$2,119	\$500,000	\$589,472	\$1,829	\$2,219	\$1,805	\$2,219	\$1,847	\$2,425
\$600,000	\$740,880	\$3,707	\$3,047	\$600,000	\$618,181	\$3,707	\$2,543	\$600,000	\$707,366	\$2,198	\$2,704	\$2,174	\$2,704	\$2,216	\$2,910
\$700,000	\$864,360	\$4,408	\$3,555	\$700,000	\$721,211	\$4,408	\$2,967	\$700,000	\$825,261	\$2,567	\$3,189	\$2,543	\$3,189	\$2,585	\$3,395
\$800,000	\$987,840	\$5,109	\$4,063	\$800,000	\$824,241	\$5,109	\$3,390	\$800,000	\$943,155	\$2,937	\$3,674	\$2,913	\$3,674	\$2,955	\$3,879
\$900,000	\$1,111,320	\$5,810	\$4,571	\$900,000	\$927,271	\$5,810	\$3,814	\$900,000	\$1,061,050	\$3,306	\$4,159	\$3,282	\$4,159	\$3,324	\$4,364
\$1,000,000	\$1,234,800	\$6,510	\$5,079	\$1,000,000	\$1,030,301	\$6,510	\$4,238	\$1,000,000	\$1,178,944	\$3,675	\$4,644	\$3,651	\$4,644	\$3,693	\$4,849
\$2,000,000	\$2,469,600	\$13,518	\$10,158	\$2,000,000	\$2,060,602	\$13,518	\$8,476	\$2,000,000	\$2,357,888	\$7,368	\$9,493	\$7,344	\$9,493	\$7,386	\$9,699
\$3,000,000	\$3,704,400	\$20,526	\$15,237	\$3,000,000	\$3,090,903	\$20,526	\$12,714	\$3,000,000	\$3,536,832	\$11,061	\$14,342	\$11,037	\$14,342	\$11,079	\$14,548
\$4,000,000	\$4,939,200	\$27,533	\$20,316	\$4,000,000	\$4,121,204	\$27,533	\$16,952	\$4,000,000	\$4,715,776	\$14,755	\$19,192	\$14,731	\$19,192	\$14,773	\$19,397
\$5,000,000	\$6,174,000	\$34,541	\$25,395	\$5,000,000	\$5,151,505	\$34,541	\$21,190	\$5,000,000	\$5,894,720	\$18,448	\$24,041	\$18,424	\$24,041	\$18,466	\$24,247
\$6,000,000	\$7,408,800	\$41,548	\$30,474	\$6,000,000	\$6,181,806	\$41,548	\$25,427	\$6,000,000	\$7,073,664	\$22,141	\$28,890	\$22,117	\$28,890	\$22,159	\$29,096
\$7,000,000	\$8,643,600	\$48,556	\$35,554	\$7,000,000	\$7,212,107	\$48,556	\$29,665	\$7,000,000	\$8,252,608	\$25,834	\$33,740	\$25,810	\$33,740	\$25,852	\$33,945
\$8,000,000	\$9,878,400	\$55,564	\$40,633	\$8,000,000	\$8,242,408	\$55,564	\$33,903	\$8,000,000	\$9,431,552	\$29,527	\$38,589	\$29,503	\$38,589	\$29,545	\$38,795
\$9,000,000	\$11,113,200	\$62,571	\$45,712	\$9,000,000	\$9,272,709	\$62,571	\$38,141	\$9,000,000	\$10,610,496	\$33,220	\$43,438	\$33,196	\$43,438	\$33,238	\$43,644
\$10,000,000	\$12,348,000	\$69,579	\$50,791	\$10,000,000	\$10,303,010	\$69,579	\$42,379	\$10,000,000	\$11,789,440	\$36,913	\$48,288	\$36,889	\$48,288	\$36,931	\$48,493
\$15,000,000	\$18,522,000	\$104,617	\$76,186	\$15,000,000	\$15,454,515	\$104,617	\$63,569	\$15,000,000	\$17,684,160	\$55,379	\$72,534	\$55,355	\$72,534	\$55,397	\$72,740
\$20,000,000	\$24,696,000	\$139,655	\$101,582	\$20,000,000	\$20,606,020	\$139,655	\$84,758	\$20,000,000	\$23,578,880	\$73,845	\$96,781	\$73,821	\$96,781	\$73,863	\$96,987
\$25,000,000	\$30,870,000	\$174,693	\$126,977	\$25,000,000	\$25,757,525	\$174,693	\$105,948	\$25,000,000	\$29,473,600	\$92,310	\$121,028	\$92,286	\$121,028	\$92,328	\$121,233
\$30,000,000	\$37,044,000	\$209,731	\$152,372	\$30,000,000	\$30,909,030	\$209,731	\$127,137	\$30,000,000	\$35,368,320	\$110,776	\$145,274	\$110,752	\$145,274	\$110,794	\$145,480
\$35,000,000	\$43,218,000	\$244,769	\$177,768	\$35,000,000	\$36,060,535	\$244,769	\$148,327	\$35,000,000	\$41,263,040	\$129,242	\$169,521	\$129,218	\$169,521	\$129,259	\$169,726
\$40,000,000	\$49,392,000	\$279,807	\$203,163	\$40,000,000	\$41,212,040	\$279,807	\$169,517	\$40,000,000	\$47,157,760	\$147,707	\$193,767	\$147,683	\$193,767	\$147,725	\$193,973
\$45,000,000	\$55,566,000	\$314,845	\$228,559	\$45,000,000	\$46,363,545	\$314,845	\$190,706	\$45,000,000	\$53,052,480	\$166,173	\$218,014	\$166,149	\$218,014	\$166,191	\$218,220
\$50,000,000	\$61,740,000	\$349,883	\$253,954	\$50,000,000	\$51,515,050	\$349,883	\$211,896	\$50,000,000	\$58,947,200	\$184,638	\$242,261	\$184,614	\$242,261	\$184,656	\$242,466

CITY OF AKRON, 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	\$69	37.53%	\$27	14.75%	(\$130)	(77.93%)	(\$106)	(74.22%)	\$58	31.31%
\$100,000	\$139	37.53%	\$54	14.75%	(\$72)	(20.53%)	(\$48)	(14.70%)	\$116	31.31%
\$150,000	\$208	37.53%	\$82	14.75%	(\$14)	(2.67%)	\$10	1.89%	\$173	31.31%
\$200,000	\$111	12.33%	(\$57)	(6.28%)	\$43	6.03%	\$67	9.69%	\$231	31.31%
\$250,000	\$15	1.20%	(\$195)	(15.56%)	\$101	11.19%	\$125	14.22%	\$289	31.31%
\$300,000	(\$81)	(5.07%)	(\$334)	(20.79%)	\$159	14.60%	\$183	17.18%	\$347	31.31%
\$400,000	(\$274)	(11.89%)	(\$611)	(26.48%)	\$275	18.83%	\$299	20.81%	\$462	31.31%
\$500,000	(\$467)	(15.54%)	(\$888)	(29.52%)	\$390	21.35%	\$414	22.96%	\$578	31.31%
\$600,000	(\$660)	(17.80%)	(\$1,165)	(31.41%)	\$506	23.02%	\$530	24.38%	\$694	31.31%
\$700,000	(\$853)	(19.35%)	(\$1,442)	(32.70%)	\$622	24.21%	\$646	25.38%	\$809	31.31%
\$800,000	(\$1,046)	(20.47%)	(\$1,719)	(33.64%)	\$737	25.10%	\$761	26.14%	\$925	31.31%
\$900,000	(\$1,238)	(21.32%)	(\$1,996)	(34.35%)	\$853	25.80%	\$877	26.72%	\$1,041	31.31%
\$1,000,000	(\$1,431)	(21.99%)	(\$2,273)	(34.91%)	\$968	26.35%	\$992	27.18%	\$1,156	31.31%
\$2,000,000	(\$3,360)	(24.85%)	(\$5,042)	(37.30%)	\$2,125	28.83%	\$2,149	29.26%	\$2,312	31.31%
\$3,000,000	(\$5,288)	(25.76%)	(\$7,812)	(38.06%)	\$3,281	29.66%	\$3,305	29.94%	\$3,469	31.31%
\$4,000,000	(\$7,217)	(26.21%)	(\$10,582)	(38.43%)	\$4,437	30.07%	\$4,461	30.28%	\$4,625	31.31%
\$5,000,000	(\$9,145)	(26.48%)	(\$13,351)	(38.65%)	\$5,593	30.32%	\$5,617	30.49%	\$5,781	31.31%
\$6,000,000	(\$11,074)	(26.65%)	(\$16,121)	(38.80%)	\$6,749	30.48%	\$6,773	30.63%	\$6,937	31.31%
\$7,000,000	(\$13,002)	(26.78%)	(\$18,891)	(38.90%)	\$7,906	30.60%	\$7,930	30.72%	\$8,093	31.31%
\$8,000,000	(\$14,931)	(26.87%)	(\$21,660)	(38.98%)	\$9,062	30.69%	\$9,086	30.80%	\$9,250	31.31%
\$9,000,000	(\$16,859)	(26.94%)	(\$24,430)	(39.04%)	\$10,218	30.76%	\$10,242	30.85%	\$10,406	31.31%
\$10,000,000	(\$18,788)	(27.00%)	(\$27,200)	(39.09%)	\$11,374	30.81%	\$11,398	30.90%	\$11,562	31.31%
\$15,000,000	(\$28,431)	(27.18%)	(\$41,048)	(39.24%)	\$17,155	30.98%	\$17,179	31.03%	\$17,343	31.31%
\$20,000,000	(\$38,073)	(27.26%)	(\$54,896)	(39.31%)	\$22,936	31.06%	\$22,960	31.10%	\$23,124	31.31%
\$25,000,000	(\$47,716)	(27.31%)	(\$68,745)	(39.35%)	\$28,717	31.11%	\$28,741	31.14%	\$28,905	31.31%
\$30,000,000	(\$57,358)	(27.35%)	(\$82,593)	(39.38%)	\$34,498	31.14%	\$34,522	31.17%	\$34,686	31.31%
\$35,000,000	(\$67,001)	(27.37%)	(\$96,442)	(39.40%)	\$40,279	31.17%	\$40,303	31.19%	\$40,467	31.31%
\$40,000,000	(\$76,644)	(27.39%)	(\$110,290)	(39.42%)	\$46,060	31.18%	\$46,084	31.20%	\$46,248	31.31%
\$45,000,000	(\$86,286)	(27.41%)	(\$124,138)	(39.43%)	\$51,841	31.20%	\$51,865	31.22%	\$52,029	31.31%
\$50,000,000	(\$95,929)	(27.42%)	(\$137,987)	(39.44%)	\$57,622	31.21%	\$57,646	31.23%	\$57,810	31.31%