

CITY OF ACKLEY, 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	\$8.17475	\$363,836	\$0	\$363,836	
2026-27	\$5.34447	\$371,112	\$605	\$371,717	2.2%
2027-28	\$5.37854	\$373,576	\$609	\$374,184	0.7%
2028-29	\$5.21561	\$381,668	\$590	\$382,258	2.2%
2029-30	\$5.24305	\$384,169	\$593	\$384,762	0.7%
2030-31	\$5.08140	\$392,458	\$575	\$393,033	2.1%
2031-32	\$5.10807	\$394,998	\$578	\$395,576	0.6%
2032-33	\$4.95307	\$403,488	\$560	\$404,049	2.1%
2033-34	\$4.97900	\$406,069	\$563	\$406,632	0.6%
2034-35	\$4.83019	\$414,765	\$547	\$415,312	2.1%
2035-36	\$4.85542	\$417,388	\$549	\$417,938	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	\$93,294,016	\$44,507,287	\$0	\$44,507,287
2026-27	\$78,530,197	\$69,551,779	\$0	\$69,551,779
2027-28	\$78,548,265	\$69,569,847	\$0	\$69,569,847
2028-29	\$82,269,593	\$73,291,175	\$0	\$73,291,175
2029-30	\$82,363,661	\$73,385,243	\$0	\$73,385,243
2030-31	\$86,325,796	\$77,347,378	\$0	\$77,347,378
2031-32	\$86,419,864	\$77,441,446	\$0	\$77,441,446
2032-33	\$90,553,796	\$81,575,378	\$0	\$81,575,378
2033-34	\$90,647,864	\$81,669,446	\$0	\$81,669,446
2034-35	\$94,960,884	\$85,982,466	\$0	\$85,982,466
2035-36	\$95,054,952	\$86,076,534	\$0	\$86,076,534

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.60%	-3.24%	69.37%	20.14%	2.34%	7.03%
2026-27	105.51%	-34.54%	70.96%	21.54%	2.04%	4.50%
2027-28	105.60%	-34.67%	70.93%	21.57%	2.04%	4.49%
2028-29	104.37%	-33.04%	71.33%	21.54%	1.95%	4.27%
2029-30	104.35%	-33.02%	71.33%	21.55%	1.95%	4.26%
2030-31	103.08%	-31.35%	71.72%	21.50%	1.87%	4.04%
2031-32	103.06%	-31.34%	71.72%	21.51%	1.87%	4.04%
2032-33	101.86%	-29.77%	72.09%	21.47%	1.79%	3.83%
2033-34	101.85%	-29.76%	72.09%	21.48%	1.79%	3.83%
2034-35	100.71%	-28.29%	72.42%	21.46%	1.71%	3.64%
2035-36	100.70%	-28.28%	72.42%	21.47%	1.71%	3.63%

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 ACKLEY, 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	\$44,507,287	\$8.17475	\$363,836
2026-27	\$69,551,779	\$5.34447	\$371,717
2027-28	\$69,569,847	\$5.37854	\$374,184
2028-29	\$73,291,175	\$5.21561	\$382,258
2029-30	\$73,385,243	\$5.24305	\$384,762
2030-31	\$77,347,378	\$5.08140	\$393,033
2031-32	\$77,441,446	\$5.10807	\$395,576
2032-33	\$81,575,378	\$4.95307	\$404,049
2033-34	\$81,669,446	\$4.97900	\$406,632
2034-35	\$85,982,466	\$4.83019	\$415,312
2035-36	\$86,076,534	\$4.85542	\$417,938

CITY OF ACKLEY, 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	\$44,507,287	\$8.17475	\$363,836
2026-27	\$45,222,452	\$8.17475	\$369,682
2027-28	\$45,967,396	\$8.17475	\$375,772
2028-29	\$47,515,196	\$8.10000	\$384,873
2029-30	\$48,298,265	\$8.10000	\$391,216
2030-31	\$49,927,053	\$8.10000	\$404,409
2031-32	\$50,750,137	\$8.10000	\$411,076
2032-33	\$52,464,054	\$8.10000	\$424,959
2033-34	\$53,329,385	\$8.10000	\$431,968
2034-35	\$55,132,874	\$8.10000	\$446,576
2035-36	\$56,042,547	\$8.10000	\$453,945

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	\$24,329,327	(\$2.83028)	\$2,035
2027-28	\$23,602,451	(\$2.79621)	-\$1,588
2028-29	\$25,775,979	(\$2.88439)	-\$2,615
2029-30	\$25,086,978	(\$2.85695)	-\$6,453
2030-31	\$27,420,326	(\$3.01860)	-\$11,376
2031-32	\$26,691,308	(\$2.99193)	-\$15,500
2032-33	\$29,111,324	(\$3.14693)	-\$20,910
2033-34	\$28,340,061	(\$3.12100)	-\$25,336
2034-35	\$30,849,592	(\$3.26981)	-\$31,265
2035-36	\$30,033,987	(\$3.24458)	-\$36,007

CITY OF ACKLEY, 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	\$194	\$314	\$50,000	\$51,515	\$194	\$262	\$50,000	\$58,947	\$175	\$45	\$150	\$45	\$194	\$300
\$100,000	\$123,480	\$388	\$627	\$100,000	\$103,030	\$388	\$524	\$100,000	\$117,894	\$369	\$345	\$344	\$345	\$388	\$599
\$150,000	\$185,220	\$582	\$941	\$150,000	\$154,545	\$582	\$785	\$150,000	\$176,842	\$563	\$645	\$538	\$645	\$582	\$899
\$200,000	\$246,960	\$949	\$1,255	\$200,000	\$206,060	\$949	\$1,047	\$200,000	\$235,789	\$757	\$944	\$731	\$944	\$775	\$1,198
\$250,000	\$308,700	\$1,317	\$1,569	\$250,000	\$257,575	\$1,317	\$1,309	\$250,000	\$294,736	\$951	\$1,244	\$925	\$1,244	\$969	\$1,498
\$300,000	\$370,440	\$1,685	\$1,882	\$300,000	\$309,090	\$1,685	\$1,571	\$300,000	\$353,683	\$1,144	\$1,543	\$1,119	\$1,543	\$1,163	\$1,797
\$400,000	\$493,920	\$2,421	\$2,510	\$400,000	\$412,120	\$2,421	\$2,094	\$400,000	\$471,578	\$1,532	\$2,142	\$1,507	\$2,142	\$1,551	\$2,396
\$500,000	\$617,400	\$3,157	\$3,137	\$500,000	\$515,151	\$3,157	\$2,618	\$500,000	\$589,472	\$1,920	\$2,741	\$1,895	\$2,741	\$1,939	\$2,995
\$600,000	\$740,880	\$3,892	\$3,765	\$600,000	\$618,181	\$3,892	\$3,141	\$600,000	\$707,366	\$2,308	\$3,340	\$2,282	\$3,340	\$2,326	\$3,594
\$700,000	\$864,360	\$4,628	\$4,392	\$700,000	\$721,211	\$4,628	\$3,665	\$700,000	\$825,261	\$2,695	\$3,939	\$2,670	\$3,939	\$2,714	\$4,193
\$800,000	\$987,840	\$5,364	\$5,020	\$800,000	\$824,241	\$5,364	\$4,188	\$800,000	\$943,155	\$3,083	\$4,538	\$3,058	\$4,538	\$3,102	\$4,793
\$900,000	\$1,111,320	\$6,100	\$5,647	\$900,000	\$927,271	\$6,100	\$4,712	\$900,000	\$1,061,050	\$3,471	\$5,138	\$3,446	\$5,138	\$3,490	\$5,392
\$1,000,000	\$1,234,800	\$6,835	\$6,275	\$1,000,000	\$1,030,301	\$6,835	\$5,235	\$1,000,000	\$1,178,944	\$3,859	\$5,737	\$3,833	\$5,737	\$3,877	\$5,991
\$2,000,000	\$2,469,600	\$14,193	\$12,549	\$2,000,000	\$2,060,602	\$14,193	\$10,471	\$2,000,000	\$2,357,888	\$7,736	\$11,727	\$7,711	\$11,727	\$7,755	\$11,981
\$3,000,000	\$3,704,400	\$21,550	\$18,824	\$3,000,000	\$3,090,903	\$21,550	\$15,706	\$3,000,000	\$3,536,832	\$11,613	\$17,718	\$11,588	\$17,718	\$11,632	\$17,972
\$4,000,000	\$4,939,200	\$28,907	\$25,098	\$4,000,000	\$4,121,204	\$28,907	\$20,941	\$4,000,000	\$4,715,776	\$15,491	\$23,709	\$15,466	\$23,709	\$15,510	\$23,963
\$5,000,000	\$6,174,000	\$36,264	\$31,373	\$5,000,000	\$5,151,505	\$36,264	\$26,177	\$5,000,000	\$5,894,720	\$19,368	\$29,699	\$19,343	\$29,699	\$19,387	\$29,953
\$6,000,000	\$7,408,800	\$43,622	\$37,647	\$6,000,000	\$6,181,806	\$43,622	\$31,412	\$6,000,000	\$7,073,664	\$23,246	\$35,690	\$23,220	\$35,690	\$23,264	\$35,944
\$7,000,000	\$8,643,600	\$50,979	\$43,922	\$7,000,000	\$7,212,107	\$50,979	\$36,648	\$7,000,000	\$8,252,608	\$27,123	\$41,681	\$27,098	\$41,681	\$27,142	\$41,935
\$8,000,000	\$9,878,400	\$58,336	\$50,196	\$8,000,000	\$8,242,408	\$58,336	\$41,883	\$8,000,000	\$9,431,552	\$31,000	\$47,671	\$30,975	\$47,671	\$31,019	\$47,925
\$9,000,000	\$11,113,200	\$65,693	\$56,471	\$9,000,000	\$9,272,709	\$65,693	\$47,118	\$9,000,000	\$10,610,496	\$34,878	\$53,662	\$34,853	\$53,662	\$34,897	\$53,916
\$10,000,000	\$12,348,000	\$73,051	\$62,745	\$10,000,000	\$10,303,010	\$73,051	\$52,354	\$10,000,000	\$11,789,440	\$38,755	\$59,653	\$38,730	\$59,653	\$38,774	\$59,907
\$15,000,000	\$18,522,000	\$109,837	\$94,118	\$15,000,000	\$15,454,515	\$109,837	\$78,531	\$15,000,000	\$17,684,160	\$58,142	\$89,606	\$58,117	\$89,606	\$58,161	\$89,860
\$20,000,000	\$24,696,000	\$146,623	\$125,490	\$20,000,000	\$20,606,020	\$146,623	\$104,707	\$20,000,000	\$23,578,880	\$77,529	\$119,560	\$77,504	\$119,560	\$77,548	\$119,814
\$25,000,000	\$30,870,000	\$183,410	\$156,863	\$25,000,000	\$25,757,525	\$183,410	\$130,884	\$25,000,000	\$29,473,600	\$96,917	\$149,513	\$96,891	\$149,513	\$96,935	\$149,767
\$30,000,000	\$37,044,000	\$220,196	\$188,235	\$30,000,000	\$30,909,030	\$220,196	\$157,061	\$30,000,000	\$35,368,320	\$116,304	\$179,467	\$116,278	\$179,467	\$116,322	\$179,721
\$35,000,000	\$43,218,000	\$256,982	\$219,608	\$35,000,000	\$36,060,535	\$256,982	\$183,238	\$35,000,000	\$41,263,040	\$135,691	\$209,420	\$135,665	\$209,420	\$135,709	\$209,674
\$40,000,000	\$49,392,000	\$293,769	\$250,981	\$40,000,000	\$41,212,040	\$293,769	\$209,415	\$40,000,000	\$47,157,760	\$155,078	\$239,373	\$155,052	\$239,373	\$155,096	\$239,627
\$45,000,000	\$55,566,000	\$330,555	\$282,353	\$45,000,000	\$46,363,545	\$330,555	\$235,592	\$45,000,000	\$53,052,480	\$174,465	\$269,327	\$174,440	\$269,327	\$174,484	\$269,581
\$50,000,000	\$61,740,000	\$367,342	\$313,726	\$50,000,000	\$51,515,050	\$367,342	\$261,769	\$50,000,000	\$58,947,200	\$193,852	\$299,280	\$193,827	\$299,280	\$193,871	\$299,534

CITY OF ACKLEY, 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	\$120	61.82%	\$68	35.02%	(\$130)	(74.03%)	(\$104)	(69.66%)	\$106	54.50%
\$100,000	\$240	61.82%	\$136	35.02%	(\$24)	(6.49%)	\$1	0.37%	\$211	54.50%
\$150,000	\$360	61.82%	\$204	35.02%	\$82	14.52%	\$107	19.89%	\$317	54.50%
\$200,000	\$305	32.17%	\$98	10.28%	\$187	24.76%	\$213	29.06%	\$423	54.50%
\$250,000	\$251	19.08%	(\$8)	(0.64%)	\$293	30.83%	\$318	34.39%	\$528	54.50%
\$300,000	\$197	11.70%	(\$115)	(6.80%)	\$399	34.84%	\$424	37.88%	\$634	54.50%
\$400,000	\$89	3.67%	(\$327)	(13.50%)	\$610	39.82%	\$635	42.15%	\$845	54.50%
\$500,000	(\$19)	(0.61%)	(\$539)	(17.07%)	\$821	42.78%	\$847	44.68%	\$1,057	54.50%
\$600,000	(\$128)	(3.28%)	(\$751)	(19.30%)	\$1,033	44.75%	\$1,058	46.35%	\$1,268	54.50%
\$700,000	(\$236)	(5.10%)	(\$963)	(20.82%)	\$1,244	46.15%	\$1,269	47.53%	\$1,479	54.50%
\$800,000	(\$344)	(6.42%)	(\$1,176)	(21.92%)	\$1,455	47.20%	\$1,481	48.42%	\$1,691	54.50%
\$900,000	(\$453)	(7.42%)	(\$1,388)	(22.75%)	\$1,667	48.02%	\$1,692	49.10%	\$1,902	54.50%
\$1,000,000	(\$561)	(8.20%)	(\$1,600)	(23.41%)	\$1,878	48.67%	\$1,903	49.65%	\$2,113	54.50%
\$2,000,000	(\$1,644)	(11.58%)	(\$3,722)	(26.22%)	\$3,991	51.59%	\$4,016	52.09%	\$4,227	54.50%
\$3,000,000	(\$2,726)	(12.65%)	(\$5,844)	(27.12%)	\$6,105	52.56%	\$6,130	52.90%	\$6,340	54.50%
\$4,000,000	(\$3,809)	(13.18%)	(\$7,966)	(27.56%)	\$8,218	53.05%	\$8,243	53.30%	\$8,453	54.50%
\$5,000,000	(\$4,892)	(13.49%)	(\$10,088)	(27.82%)	\$10,331	53.34%	\$10,356	53.54%	\$10,566	54.50%
\$6,000,000	(\$5,975)	(13.70%)	(\$12,209)	(27.99%)	\$12,444	53.53%	\$12,470	53.70%	\$12,680	54.50%
\$7,000,000	(\$7,057)	(13.84%)	(\$14,331)	(28.11%)	\$14,558	53.67%	\$14,583	53.82%	\$14,793	54.50%
\$8,000,000	(\$8,140)	(13.95%)	(\$16,453)	(28.20%)	\$16,671	53.78%	\$16,696	53.90%	\$16,906	54.50%
\$9,000,000	(\$9,223)	(14.04%)	(\$18,575)	(28.28%)	\$18,784	53.86%	\$18,809	53.97%	\$19,019	54.50%
\$10,000,000	(\$10,306)	(14.11%)	(\$20,697)	(28.33%)	\$20,897	53.92%	\$20,923	54.02%	\$21,133	54.50%
\$15,000,000	(\$15,719)	(14.31%)	(\$31,307)	(28.50%)	\$31,464	54.12%	\$31,489	54.18%	\$31,699	54.50%
\$20,000,000	(\$21,133)	(14.41%)	(\$41,916)	(28.59%)	\$42,030	54.21%	\$42,055	54.26%	\$42,265	54.50%
\$25,000,000	(\$26,547)	(14.47%)	(\$52,525)	(28.64%)	\$52,597	54.27%	\$52,622	54.31%	\$52,832	54.50%
\$30,000,000	(\$31,961)	(14.51%)	(\$63,135)	(28.67%)	\$63,163	54.31%	\$63,188	54.34%	\$63,398	54.50%
\$35,000,000	(\$37,375)	(14.54%)	(\$73,744)	(28.70%)	\$73,729	54.34%	\$73,755	54.37%	\$73,965	54.50%
\$40,000,000	(\$42,788)	(14.57%)	(\$84,354)	(28.71%)	\$84,296	54.36%	\$84,321	54.38%	\$84,531	54.50%
\$45,000,000	(\$48,202)	(14.58%)	(\$94,963)	(28.73%)	\$94,862	54.37%	\$94,887	54.40%	\$95,097	54.50%
\$50,000,000	(\$53,616)	(14.60%)	(\$105,573)	(28.74%)	\$105,428	54.39%	\$105,454	54.41%	\$105,664	54.50%