

CITY OF ALDEN, 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	\$9.18000	\$203,852	\$0	\$203,852	
2026-27	\$6.26750	\$207,929	\$666	\$208,595	2.3%
2027-28	\$6.30976	\$209,638	\$671	\$210,309	0.8%
2028-29	\$6.12886	\$214,515	\$651	\$215,166	2.3%
2029-30	\$6.16365	\$216,242	\$655	\$216,897	0.8%
2030-31	\$5.98331	\$221,235	\$636	\$221,871	2.3%
2031-32	\$6.01706	\$222,981	\$639	\$223,620	0.8%
2032-33	\$5.84327	\$228,093	\$621	\$228,714	2.3%
2033-34	\$5.87603	\$229,857	\$625	\$230,482	0.8%
2034-35	\$5.70839	\$235,091	\$607	\$235,698	2.3%
2035-36	\$5.74022	\$236,877	\$610	\$237,487	0.8%

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	\$43,041,547	\$22,206,127	\$0	\$22,206,127
2026-27	\$37,003,141	\$33,282,064	\$0	\$33,282,064
2027-28	\$37,051,803	\$33,330,726	\$0	\$33,330,726
2028-29	\$38,828,165	\$35,107,088	\$0	\$35,107,088
2029-30	\$38,910,827	\$35,189,750	\$0	\$35,189,750
2030-31	\$40,802,772	\$37,081,695	\$0	\$37,081,695
2031-32	\$40,885,434	\$37,164,357	\$0	\$37,164,357
2032-33	\$42,862,449	\$39,141,372	\$0	\$39,141,372
2033-34	\$42,945,111	\$39,224,034	\$0	\$39,224,034
2034-35	\$45,010,834	\$41,289,757	\$0	\$41,289,757
2035-36	\$45,093,496	\$41,372,419	\$0	\$41,372,419

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	60.94%	-2.31%	58.63%	28.52%	7.90%	1.88%
2026-27	93.48%	-30.81%	62.67%	27.56%	6.13%	1.25%
2027-28	93.66%	-30.94%	62.73%	27.52%	6.13%	1.25%
2028-29	92.78%	-29.53%	63.25%	27.43%	5.87%	1.19%
2029-30	92.87%	-29.53%	63.34%	27.36%	5.86%	1.18%
2030-31	91.94%	-28.08%	63.86%	27.27%	5.62%	1.12%
2031-32	92.02%	-28.08%	63.94%	27.21%	5.60%	1.12%
2032-33	91.14%	-26.72%	64.42%	27.12%	5.37%	1.06%
2033-34	91.22%	-26.72%	64.49%	27.07%	5.36%	1.06%
2034-35	90.38%	-25.44%	64.94%	27.00%	5.15%	1.01%
2035-36	90.46%	-25.45%	65.01%	26.94%	5.13%	1.01%

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 ALDEN, 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	\$22,206,127	\$9.18000	\$203,852
2026-27	\$33,282,064	\$6.26750	\$208,595
2027-28	\$33,330,726	\$6.30976	\$210,309
2028-29	\$35,107,088	\$6.12886	\$215,166
2029-30	\$35,189,750	\$6.16365	\$216,897
2030-31	\$37,081,695	\$5.98331	\$221,871
2031-32	\$37,164,357	\$6.01706	\$223,620
2032-33	\$39,141,372	\$5.84327	\$228,714
2033-34	\$39,224,034	\$5.87603	\$230,482
2034-35	\$41,289,757	\$5.70839	\$235,698
2035-36	\$41,372,419	\$5.74022	\$237,487

CITY OF ALDEN, 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	\$22,206,127	\$9.18000	\$203,852
2026-27	\$22,961,121	\$9.08911	\$208,696
2027-28	\$23,300,184	\$9.08911	\$211,778
2028-29	\$24,134,582	\$8.10000	\$195,490
2029-30	\$24,491,527	\$8.10000	\$198,381
2030-31	\$25,368,963	\$8.10000	\$205,489
2031-32	\$25,744,683	\$8.10000	\$208,532
2032-33	\$26,667,354	\$8.10000	\$216,006
2033-34	\$27,062,891	\$8.10000	\$219,209
2034-35	\$28,033,146	\$8.10000	\$227,068
2035-36	\$28,449,488	\$8.10000	\$230,441

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	\$10,320,942	(\$2.82161)	-\$101
2027-28	\$10,030,542	(\$2.77935)	-\$1,469
2028-29	\$10,972,506	(\$1.97114)	\$19,676
2029-30	\$10,698,223	(\$1.93635)	\$18,516
2030-31	\$11,712,732	(\$2.11669)	\$16,383
2031-32	\$11,419,674	(\$2.08294)	\$15,088
2032-33	\$12,474,018	(\$2.25673)	\$12,708
2033-34	\$12,161,144	(\$2.22397)	\$11,272
2034-35	\$13,256,611	(\$2.39161)	\$8,630
2035-36	\$12,922,931	(\$2.35978)	\$7,046

CITY OF ALDEN, 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	\$218	\$369	\$50,000	\$51,515	\$218	\$308	\$50,000	\$58,947	\$197	\$54	\$168	\$54	\$218	\$353
\$100,000	\$123,480	\$435	\$739	\$100,000	\$103,030	\$435	\$616	\$100,000	\$117,894	\$414	\$406	\$386	\$406	\$435	\$705
\$150,000	\$185,220	\$653	\$1,108	\$150,000	\$154,545	\$653	\$925	\$150,000	\$176,842	\$632	\$759	\$604	\$759	\$653	\$1,058
\$200,000	\$246,960	\$1,066	\$1,478	\$200,000	\$206,060	\$1,066	\$1,233	\$200,000	\$235,789	\$850	\$1,112	\$821	\$1,112	\$871	\$1,411
\$250,000	\$308,700	\$1,479	\$1,847	\$250,000	\$257,575	\$1,479	\$1,541	\$250,000	\$294,736	\$1,067	\$1,464	\$1,039	\$1,464	\$1,089	\$1,763
\$300,000	\$370,440	\$1,892	\$2,216	\$300,000	\$309,090	\$1,892	\$1,849	\$300,000	\$353,683	\$1,285	\$1,817	\$1,257	\$1,817	\$1,306	\$2,116
\$400,000	\$493,920	\$2,719	\$2,955	\$400,000	\$412,120	\$2,719	\$2,466	\$400,000	\$471,578	\$1,721	\$2,522	\$1,692	\$2,522	\$1,742	\$2,822
\$500,000	\$617,400	\$3,545	\$3,694	\$500,000	\$515,151	\$3,545	\$3,082	\$500,000	\$589,472	\$2,156	\$3,228	\$2,128	\$3,228	\$2,177	\$3,527
\$600,000	\$740,880	\$4,371	\$4,433	\$600,000	\$618,181	\$4,371	\$3,699	\$600,000	\$707,366	\$2,591	\$3,933	\$2,563	\$3,933	\$2,613	\$4,232
\$700,000	\$864,360	\$5,197	\$5,172	\$700,000	\$721,211	\$5,197	\$4,315	\$700,000	\$825,261	\$3,027	\$4,639	\$2,999	\$4,639	\$3,048	\$4,938
\$800,000	\$987,840	\$6,023	\$5,911	\$800,000	\$824,241	\$6,023	\$4,932	\$800,000	\$943,155	\$3,462	\$5,344	\$3,434	\$5,344	\$3,483	\$5,643
\$900,000	\$1,111,320	\$6,850	\$6,649	\$900,000	\$927,271	\$6,850	\$5,548	\$900,000	\$1,061,050	\$3,898	\$6,049	\$3,869	\$6,049	\$3,919	\$6,349
\$1,000,000	\$1,234,800	\$7,676	\$7,388	\$1,000,000	\$1,030,301	\$7,676	\$6,165	\$1,000,000	\$1,178,944	\$4,333	\$6,755	\$4,305	\$6,755	\$4,354	\$7,054
\$2,000,000	\$2,469,600	\$15,938	\$14,776	\$2,000,000	\$2,060,602	\$15,938	\$12,329	\$2,000,000	\$2,357,888	\$8,687	\$13,809	\$8,659	\$13,809	\$8,708	\$14,108
\$3,000,000	\$3,704,400	\$24,200	\$22,165	\$3,000,000	\$3,090,903	\$24,200	\$18,494	\$3,000,000	\$3,536,832	\$13,042	\$20,863	\$13,013	\$20,863	\$13,063	\$21,162
\$4,000,000	\$4,939,200	\$32,462	\$29,553	\$4,000,000	\$4,121,204	\$32,462	\$24,658	\$4,000,000	\$4,715,776	\$17,396	\$27,917	\$17,367	\$27,917	\$17,417	\$28,216
\$5,000,000	\$6,174,000	\$40,724	\$36,941	\$5,000,000	\$5,151,505	\$40,724	\$30,823	\$5,000,000	\$5,894,720	\$21,750	\$34,971	\$21,722	\$34,971	\$21,771	\$35,270
\$6,000,000	\$7,408,800	\$48,986	\$44,329	\$6,000,000	\$6,181,806	\$48,986	\$36,988	\$6,000,000	\$7,073,664	\$26,104	\$42,025	\$26,076	\$42,025	\$26,125	\$42,324
\$7,000,000	\$8,643,600	\$57,248	\$51,717	\$7,000,000	\$7,212,107	\$57,248	\$43,152	\$7,000,000	\$8,252,608	\$30,458	\$49,079	\$30,430	\$49,079	\$30,480	\$49,378
\$8,000,000	\$9,878,400	\$65,510	\$59,106	\$8,000,000	\$8,242,408	\$65,510	\$49,317	\$8,000,000	\$9,431,552	\$34,813	\$56,133	\$34,784	\$56,133	\$34,834	\$56,432
\$9,000,000	\$11,113,200	\$73,772	\$66,494	\$9,000,000	\$9,272,709	\$73,772	\$55,481	\$9,000,000	\$10,610,496	\$39,167	\$63,187	\$39,139	\$63,187	\$39,188	\$63,486
\$10,000,000	\$12,348,000	\$82,034	\$73,882	\$10,000,000	\$10,303,010	\$82,034	\$61,646	\$10,000,000	\$11,789,440	\$43,521	\$70,241	\$43,493	\$70,241	\$43,542	\$70,540
\$15,000,000	\$18,522,000	\$123,344	\$110,823	\$15,000,000	\$15,454,515	\$123,344	\$92,469	\$15,000,000	\$17,684,160	\$65,292	\$105,511	\$65,264	\$105,511	\$65,313	\$105,810
\$20,000,000	\$24,696,000	\$164,654	\$147,764	\$20,000,000	\$20,606,020	\$164,654	\$123,292	\$20,000,000	\$23,578,880	\$87,063	\$140,781	\$87,035	\$140,781	\$87,084	\$141,080
\$25,000,000	\$30,870,000	\$205,964	\$184,705	\$25,000,000	\$25,757,525	\$205,964	\$154,115	\$25,000,000	\$29,473,600	\$108,834	\$176,051	\$108,806	\$176,051	\$108,856	\$176,350
\$30,000,000	\$37,044,000	\$247,274	\$221,646	\$30,000,000	\$30,909,030	\$247,274	\$184,938	\$30,000,000	\$35,368,320	\$130,606	\$211,320	\$130,577	\$211,320	\$130,627	\$211,620
\$35,000,000	\$43,218,000	\$288,584	\$258,587	\$35,000,000	\$36,060,535	\$288,584	\$215,761	\$35,000,000	\$41,263,040	\$152,377	\$246,590	\$152,348	\$246,590	\$152,398	\$246,890
\$40,000,000	\$49,392,000	\$329,894	\$295,528	\$40,000,000	\$41,212,040	\$329,894	\$246,584	\$40,000,000	\$47,157,760	\$174,148	\$281,860	\$174,119	\$281,860	\$174,169	\$282,159
\$45,000,000	\$55,566,000	\$371,204	\$332,469	\$45,000,000	\$46,363,545	\$371,204	\$277,407	\$45,000,000	\$53,052,480	\$195,919	\$317,130	\$195,891	\$317,130	\$195,940	\$317,429
\$50,000,000	\$61,740,000	\$412,514	\$369,410	\$50,000,000	\$51,515,050	\$412,514	\$308,231	\$50,000,000	\$58,947,200	\$217,690	\$352,400	\$217,662	\$352,400	\$217,711	\$352,699

CITY OF ALDEN, 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	\$152	69.68%	\$91	41.58%	(\$143)	(72.77%)	(\$115)	(68.19%)	\$135	62.00%
\$100,000	\$303	69.68%	\$181	41.58%	(\$8)	(1.95%)	\$20	5.24%	\$270	62.00%
\$150,000	\$455	69.68%	\$272	41.58%	\$127	20.08%	\$155	25.71%	\$405	62.00%
\$200,000	\$411	38.58%	\$167	15.63%	\$262	30.82%	\$290	35.33%	\$540	62.00%
\$250,000	\$368	24.86%	\$62	4.18%	\$397	37.18%	\$425	40.92%	\$675	62.00%
\$300,000	\$324	17.12%	(\$43)	(2.27%)	\$532	41.39%	\$560	44.57%	\$810	62.00%
\$400,000	\$237	8.70%	(\$253)	(9.30%)	\$802	46.60%	\$830	49.06%	\$1,080	62.00%
\$500,000	\$149	4.21%	(\$463)	(13.05%)	\$1,072	49.71%	\$1,100	51.71%	\$1,350	62.00%
\$600,000	\$62	1.42%	(\$672)	(15.38%)	\$1,342	51.78%	\$1,370	53.46%	\$1,620	62.00%
\$700,000	(\$25)	(0.49%)	(\$882)	(16.97%)	\$1,612	53.25%	\$1,640	54.70%	\$1,890	62.00%
\$800,000	(\$113)	(1.87%)	(\$1,092)	(18.12%)	\$1,882	54.35%	\$1,910	55.62%	\$2,160	62.00%
\$900,000	(\$200)	(2.92%)	(\$1,301)	(19.00%)	\$2,152	55.21%	\$2,180	56.34%	\$2,430	62.00%
\$1,000,000	(\$288)	(3.75%)	(\$1,511)	(19.69%)	\$2,422	55.89%	\$2,450	56.91%	\$2,700	62.00%
\$2,000,000	(\$1,161)	(7.29%)	(\$3,609)	(22.64%)	\$5,121	58.95%	\$5,150	59.47%	\$5,400	62.00%
\$3,000,000	(\$2,035)	(8.41%)	(\$5,706)	(23.58%)	\$7,821	59.97%	\$7,850	60.32%	\$8,099	62.00%
\$4,000,000	(\$2,909)	(8.96%)	(\$7,803)	(24.04%)	\$10,521	60.48%	\$10,549	60.74%	\$10,799	62.00%
\$5,000,000	(\$3,783)	(9.29%)	(\$9,901)	(24.31%)	\$13,221	60.79%	\$13,249	60.99%	\$13,499	62.00%
\$6,000,000	(\$4,657)	(9.51%)	(\$11,998)	(24.49%)	\$15,921	60.99%	\$15,949	61.16%	\$16,199	62.00%
\$7,000,000	(\$5,530)	(9.66%)	(\$14,096)	(24.62%)	\$18,620	61.13%	\$18,649	61.28%	\$18,898	62.00%
\$8,000,000	(\$6,404)	(9.78%)	(\$16,193)	(24.72%)	\$21,320	61.24%	\$21,348	61.37%	\$21,598	62.00%
\$9,000,000	(\$7,278)	(9.87%)	(\$18,290)	(24.79%)	\$24,020	61.33%	\$24,048	61.44%	\$24,298	62.00%
\$10,000,000	(\$8,152)	(9.94%)	(\$20,388)	(24.85%)	\$26,720	61.39%	\$26,748	61.50%	\$26,998	62.00%
\$15,000,000	(\$12,521)	(10.15%)	(\$30,875)	(25.03%)	\$40,218	61.60%	\$40,247	61.67%	\$40,496	62.00%
\$20,000,000	(\$16,890)	(10.26%)	(\$41,362)	(25.12%)	\$53,717	61.70%	\$53,746	61.75%	\$53,995	62.00%
\$25,000,000	(\$21,259)	(10.32%)	(\$51,849)	(25.17%)	\$67,216	61.76%	\$67,244	61.80%	\$67,494	62.00%
\$30,000,000	(\$25,628)	(10.36%)	(\$62,336)	(25.21%)	\$80,715	61.80%	\$80,743	61.84%	\$80,993	62.00%
\$35,000,000	(\$29,997)	(10.39%)	(\$72,822)	(25.23%)	\$94,214	61.83%	\$94,242	61.86%	\$94,492	62.00%
\$40,000,000	(\$34,366)	(10.42%)	(\$83,309)	(25.25%)	\$107,713	61.85%	\$107,741	61.88%	\$107,991	62.00%
\$45,000,000	(\$38,735)	(10.44%)	(\$93,796)	(25.27%)	\$121,211	61.87%	\$121,240	61.89%	\$121,489	62.00%
\$50,000,000	(\$43,104)	(10.45%)	(\$104,283)	(25.28%)	\$134,710	61.88%	\$134,739	61.90%	\$134,988	62.00%