

CITY OF ANITA, 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	\$8.35241	\$296,586	\$0	\$296,586	
2026-27	\$4.83703	\$302,517	\$6,110	\$308,628	4.1%
2027-28	\$4.93473	\$314,509	\$6,234	\$320,743	3.9%
2028-29	\$4.79140	\$327,158	\$6,053	\$333,210	3.9%
2029-30	\$4.88004	\$339,270	\$6,165	\$345,435	3.7%
2030-31	\$4.73682	\$352,344	\$5,984	\$358,328	3.7%
2031-32	\$4.81726	\$364,310	\$6,085	\$370,395	3.4%
2032-33	\$4.67776	\$377,803	\$5,909	\$383,712	3.6%
2033-34	\$4.75092	\$389,612	\$6,002	\$395,613	3.1%
2034-35	\$4.61499	\$403,525	\$5,830	\$409,355	3.5%
2035-36	\$4.68166	\$415,169	\$5,914	\$421,083	2.9%

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	\$72,079,086	\$35,508,967	\$0	\$35,508,967
2026-27	\$65,034,452	\$63,805,118	\$0	\$63,805,118
2027-28	\$66,226,347	\$64,997,013	\$0	\$64,997,013
2028-29	\$70,772,729	\$69,543,395	\$0	\$69,543,395
2029-30	\$72,014,625	\$70,785,291	\$0	\$70,785,291
2030-31	\$76,876,641	\$75,647,307	\$0	\$75,647,307
2031-32	\$78,118,537	\$76,889,203	\$0	\$76,889,203
2032-33	\$83,258,334	\$82,029,000	\$0	\$82,029,000
2033-34	\$84,500,229	\$83,270,895	\$0	\$83,270,895
2034-35	\$89,930,515	\$88,701,181	\$0	\$88,701,181
2035-36	\$91,172,410	\$89,943,076	\$0	\$89,943,076

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.87%	-2.36%	78.51%	19.99%	0.06%	0.19%
2026-27	103.57%	-25.36%	78.22%	20.32%	0.08%	0.11%
2027-28	101.82%	-24.99%	76.83%	21.75%	0.08%	0.11%
2028-29	99.11%	-23.43%	75.68%	23.02%	0.07%	0.10%
2029-30	97.51%	-23.05%	74.46%	24.26%	0.07%	0.10%
2030-31	95.02%	-21.57%	73.45%	25.38%	0.07%	0.09%
2031-32	93.61%	-21.24%	72.37%	26.49%	0.07%	0.09%
2032-33	91.37%	-19.92%	71.45%	27.50%	0.06%	0.08%
2033-34	90.12%	-19.64%	70.48%	28.49%	0.06%	0.08%
2034-35	88.10%	-18.45%	69.65%	29.40%	0.06%	0.08%
2035-36	86.99%	-18.21%	68.78%	30.29%	0.06%	0.08%

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 ANITA, 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	\$35,508,967	\$8.35241	\$296,586
2026-27	\$63,805,118	\$4.83703	\$308,628
2027-28	\$64,997,013	\$4.93473	\$320,743
2028-29	\$69,543,395	\$4.79140	\$333,210
2029-30	\$70,785,291	\$4.88004	\$345,435
2030-31	\$75,647,307	\$4.73682	\$358,328
2031-32	\$76,889,203	\$4.81726	\$370,395
2032-33	\$82,029,000	\$4.67776	\$383,712
2033-34	\$83,270,895	\$4.75092	\$395,613
2034-35	\$88,701,181	\$4.61499	\$409,355
2035-36	\$89,943,076	\$4.68166	\$421,083

CITY OF ANITA, 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	\$35,508,967	\$8.35241	\$296,586
2026-27	\$37,126,897	\$8.18864	\$304,019
2027-28	\$38,576,078	\$8.10756	\$312,758
2028-29	\$40,761,794	\$8.10000	\$330,171
2029-30	\$42,245,771	\$8.10000	\$342,191
2030-31	\$44,583,074	\$8.10000	\$361,123
2031-32	\$46,103,572	\$8.10000	\$373,439
2032-33	\$48,600,131	\$8.10000	\$393,661
2033-34	\$50,159,185	\$8.10000	\$406,289
2034-35	\$52,823,138	\$8.10000	\$427,867
2035-36	\$54,422,662	\$8.10000	\$440,824

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	\$26,678,221	(\$3.35161)	\$4,609
2027-28	\$26,420,935	(\$3.17283)	\$7,985
2028-29	\$28,781,601	(\$3.30860)	\$3,040
2029-30	\$28,539,520	(\$3.21996)	\$3,244
2030-31	\$31,064,233	(\$3.36318)	-\$2,795
2031-32	\$30,785,631	(\$3.28274)	-\$3,044
2032-33	\$33,428,869	(\$3.42224)	-\$9,949
2033-34	\$33,111,711	(\$3.34908)	-\$10,676
2034-35	\$35,878,043	(\$3.48501)	-\$18,512
2035-36	\$35,520,414	(\$3.41834)	-\$19,741

CITY OF ANITA, 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	\$198	\$292	\$50,000	\$51,515	\$198	\$244	\$50,000	\$58,947	\$179	\$42	\$153	\$42	\$198	\$279
\$100,000	\$123,480	\$396	\$585	\$100,000	\$103,030	\$396	\$488	\$100,000	\$117,894	\$377	\$322	\$351	\$322	\$396	\$558
\$150,000	\$185,220	\$594	\$877	\$150,000	\$154,545	\$594	\$732	\$150,000	\$176,842	\$575	\$601	\$549	\$601	\$594	\$838
\$200,000	\$246,960	\$970	\$1,170	\$200,000	\$206,060	\$970	\$976	\$200,000	\$235,789	\$773	\$880	\$747	\$880	\$792	\$1,117
\$250,000	\$308,700	\$1,346	\$1,462	\$250,000	\$257,575	\$1,346	\$1,220	\$250,000	\$294,736	\$971	\$1,159	\$945	\$1,159	\$990	\$1,396
\$300,000	\$370,440	\$1,722	\$1,755	\$300,000	\$309,090	\$1,722	\$1,464	\$300,000	\$353,683	\$1,169	\$1,438	\$1,144	\$1,438	\$1,189	\$1,675
\$400,000	\$493,920	\$2,474	\$2,340	\$400,000	\$412,120	\$2,474	\$1,952	\$400,000	\$471,578	\$1,565	\$1,997	\$1,540	\$1,997	\$1,585	\$2,234
\$500,000	\$617,400	\$3,225	\$2,925	\$500,000	\$515,151	\$3,225	\$2,440	\$500,000	\$589,472	\$1,962	\$2,555	\$1,936	\$2,555	\$1,981	\$2,792
\$600,000	\$740,880	\$3,977	\$3,509	\$600,000	\$618,181	\$3,977	\$2,928	\$600,000	\$707,366	\$2,358	\$3,114	\$2,332	\$3,114	\$2,377	\$3,351
\$700,000	\$864,360	\$4,729	\$4,094	\$700,000	\$721,211	\$4,729	\$3,416	\$700,000	\$825,261	\$2,754	\$3,672	\$2,728	\$3,672	\$2,773	\$3,909
\$800,000	\$987,840	\$5,480	\$4,679	\$800,000	\$824,241	\$5,480	\$3,904	\$800,000	\$943,155	\$3,150	\$4,231	\$3,124	\$4,231	\$3,169	\$4,468
\$900,000	\$1,111,320	\$6,232	\$5,264	\$900,000	\$927,271	\$6,232	\$4,392	\$900,000	\$1,061,050	\$3,546	\$4,789	\$3,521	\$4,789	\$3,566	\$5,026
\$1,000,000	\$1,234,800	\$6,984	\$5,849	\$1,000,000	\$1,030,301	\$6,984	\$4,880	\$1,000,000	\$1,178,944	\$3,942	\$5,348	\$3,917	\$5,348	\$3,962	\$5,584
\$2,000,000	\$2,469,600	\$14,501	\$11,698	\$2,000,000	\$2,060,602	\$14,501	\$9,761	\$2,000,000	\$2,357,888	\$7,904	\$10,932	\$7,878	\$10,932	\$7,923	\$11,169
\$3,000,000	\$3,704,400	\$22,018	\$17,547	\$3,000,000	\$3,090,903	\$22,018	\$14,641	\$3,000,000	\$3,536,832	\$11,866	\$16,516	\$11,840	\$16,516	\$11,885	\$16,753
\$4,000,000	\$4,939,200	\$29,535	\$23,396	\$4,000,000	\$4,121,204	\$29,535	\$19,521	\$4,000,000	\$4,715,776	\$15,828	\$22,101	\$15,802	\$22,101	\$15,847	\$22,338
\$5,000,000	\$6,174,000	\$37,053	\$29,245	\$5,000,000	\$5,151,505	\$37,053	\$24,402	\$5,000,000	\$5,894,720	\$19,789	\$27,685	\$19,763	\$27,685	\$19,808	\$27,922
\$6,000,000	\$7,408,800	\$44,570	\$35,094	\$6,000,000	\$6,181,806	\$44,570	\$29,282	\$6,000,000	\$7,073,664	\$23,751	\$33,270	\$23,725	\$33,270	\$23,770	\$33,507
\$7,000,000	\$8,643,600	\$52,087	\$40,943	\$7,000,000	\$7,212,107	\$52,087	\$34,162	\$7,000,000	\$8,252,608	\$27,713	\$38,854	\$27,687	\$38,854	\$27,732	\$39,091
\$8,000,000	\$9,878,400	\$59,604	\$46,792	\$8,000,000	\$8,242,408	\$59,604	\$39,043	\$8,000,000	\$9,431,552	\$31,674	\$44,439	\$31,648	\$44,439	\$31,693	\$44,676
\$9,000,000	\$11,113,200	\$67,121	\$52,641	\$9,000,000	\$9,272,709	\$67,121	\$43,923	\$9,000,000	\$10,610,496	\$35,636	\$50,023	\$35,610	\$50,023	\$35,655	\$50,260
\$10,000,000	\$12,348,000	\$74,638	\$58,490	\$10,000,000	\$10,303,010	\$74,638	\$48,804	\$10,000,000	\$11,789,440	\$39,598	\$55,608	\$39,572	\$55,608	\$39,617	\$55,844
\$15,000,000	\$18,522,000	\$112,224	\$87,735	\$15,000,000	\$15,454,515	\$112,224	\$73,205	\$15,000,000	\$17,684,160	\$59,406	\$83,530	\$59,380	\$83,530	\$59,425	\$83,767
\$20,000,000	\$24,696,000	\$149,810	\$116,981	\$20,000,000	\$20,606,020	\$149,810	\$97,607	\$20,000,000	\$23,578,880	\$79,214	\$111,452	\$79,189	\$111,452	\$79,234	\$111,689
\$25,000,000	\$30,870,000	\$187,396	\$146,226	\$25,000,000	\$25,757,525	\$187,396	\$122,009	\$25,000,000	\$29,473,600	\$99,023	\$139,374	\$98,997	\$139,374	\$99,042	\$139,611
\$30,000,000	\$37,044,000	\$224,982	\$175,471	\$30,000,000	\$30,909,030	\$224,982	\$146,411	\$30,000,000	\$35,368,320	\$118,831	\$167,297	\$118,806	\$167,297	\$118,850	\$167,533
\$35,000,000	\$43,218,000	\$262,568	\$204,716	\$35,000,000	\$36,060,535	\$262,568	\$170,812	\$35,000,000	\$41,263,040	\$138,640	\$195,219	\$138,614	\$195,219	\$138,659	\$195,456
\$40,000,000	\$49,392,000	\$300,154	\$233,961	\$40,000,000	\$41,212,040	\$300,154	\$195,214	\$40,000,000	\$47,157,760	\$158,448	\$223,141	\$158,422	\$223,141	\$158,467	\$223,378
\$45,000,000	\$55,566,000	\$337,739	\$263,206	\$45,000,000	\$46,363,545	\$337,739	\$219,616	\$45,000,000	\$53,052,480	\$178,257	\$251,063	\$178,231	\$251,063	\$178,276	\$251,300
\$50,000,000	\$61,740,000	\$375,325	\$292,451	\$50,000,000	\$51,515,050	\$375,325	\$244,018	\$50,000,000	\$58,947,200	\$198,065	\$278,985	\$198,039	\$278,985	\$198,084	\$279,222

CITY OF ANITA, 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	\$94	47.64%	\$46	23.19%	(\$136)	(76.31%)	(\$111)	(72.32%)	\$81	40.96%
\$100,000	\$189	47.64%	\$92	23.19%	(\$55)	(14.68%)	(\$30)	(8.43%)	\$162	40.96%
\$150,000	\$283	47.64%	\$138	23.19%	\$26	4.48%	\$52	9.38%	\$243	40.96%
\$200,000	\$200	20.58%	\$6	0.61%	\$107	13.83%	\$133	17.75%	\$325	40.96%
\$250,000	\$116	8.64%	(\$126)	(9.35%)	\$188	19.36%	\$214	22.62%	\$406	40.96%
\$300,000	\$33	1.91%	(\$258)	(14.97%)	\$269	23.02%	\$295	25.79%	\$487	40.96%
\$400,000	(\$134)	(5.41%)	(\$521)	(21.08%)	\$431	27.56%	\$457	29.70%	\$649	40.96%
\$500,000	(\$301)	(9.32%)	(\$785)	(24.34%)	\$594	30.27%	\$620	32.00%	\$811	40.96%
\$600,000	(\$468)	(11.76%)	(\$1,049)	(26.37%)	\$756	32.07%	\$782	33.52%	\$974	40.96%
\$700,000	(\$634)	(13.42%)	(\$1,312)	(27.76%)	\$918	33.34%	\$944	34.60%	\$1,136	40.96%
\$800,000	(\$801)	(14.62%)	(\$1,576)	(28.76%)	\$1,081	34.30%	\$1,106	35.41%	\$1,298	40.96%
\$900,000	(\$968)	(15.53%)	(\$1,840)	(29.52%)	\$1,243	35.05%	\$1,269	36.03%	\$1,460	40.96%
\$1,000,000	(\$1,135)	(16.25%)	(\$2,103)	(30.12%)	\$1,405	35.64%	\$1,431	36.53%	\$1,623	40.96%
\$2,000,000	(\$2,803)	(19.33%)	(\$4,740)	(32.69%)	\$3,028	38.31%	\$3,054	38.76%	\$3,246	40.96%
\$3,000,000	(\$4,471)	(20.31%)	(\$7,377)	(33.50%)	\$4,651	39.19%	\$4,676	39.50%	\$4,868	40.96%
\$4,000,000	(\$6,139)	(20.79%)	(\$10,014)	(33.90%)	\$6,273	39.64%	\$6,299	39.86%	\$6,491	40.96%
\$5,000,000	(\$7,807)	(21.07%)	(\$12,651)	(34.14%)	\$7,896	39.90%	\$7,922	40.08%	\$8,114	40.96%
\$6,000,000	(\$9,476)	(21.26%)	(\$15,288)	(34.30%)	\$9,519	40.08%	\$9,545	40.23%	\$9,737	40.96%
\$7,000,000	(\$11,144)	(21.39%)	(\$17,924)	(34.41%)	\$11,142	40.20%	\$11,167	40.33%	\$11,359	40.96%
\$8,000,000	(\$12,812)	(21.49%)	(\$20,561)	(34.50%)	\$12,764	40.30%	\$12,790	40.41%	\$12,982	40.96%
\$9,000,000	(\$14,480)	(21.57%)	(\$23,198)	(34.56%)	\$14,387	40.37%	\$14,413	40.47%	\$14,605	40.96%
\$10,000,000	(\$16,148)	(21.64%)	(\$25,835)	(34.61%)	\$16,010	40.43%	\$16,036	40.52%	\$16,228	40.96%
\$15,000,000	(\$24,489)	(21.82%)	(\$39,019)	(34.77%)	\$24,124	40.61%	\$24,150	40.67%	\$24,341	40.96%
\$20,000,000	(\$32,830)	(21.91%)	(\$52,203)	(34.85%)	\$32,238	40.70%	\$32,263	40.74%	\$32,455	40.96%
\$25,000,000	(\$41,170)	(21.97%)	(\$65,387)	(34.89%)	\$40,351	40.75%	\$40,377	40.79%	\$40,569	40.96%
\$30,000,000	(\$49,511)	(22.01%)	(\$78,571)	(34.92%)	\$48,465	40.78%	\$48,491	40.82%	\$48,683	40.96%
\$35,000,000	(\$57,852)	(22.03%)	(\$91,755)	(34.95%)	\$56,579	40.81%	\$56,605	40.84%	\$56,797	40.96%
\$40,000,000	(\$66,192)	(22.05%)	(\$104,939)	(34.96%)	\$64,693	40.83%	\$64,719	40.85%	\$64,911	40.96%
\$45,000,000	(\$74,533)	(22.07%)	(\$118,124)	(34.97%)	\$72,807	40.84%	\$72,832	40.86%	\$73,024	40.96%
\$50,000,000	(\$82,874)	(22.08%)	(\$131,308)	(34.99%)	\$80,921	40.86%	\$80,946	40.87%	\$81,138	40.96%