

CITY OF ARMSTRONG, 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	\$6.92894	\$226,859	\$0	\$226,859	
2026-27	\$4.25829	\$231,397	\$534	\$231,930	2.2%
2027-28	\$4.28381	\$233,090	\$537	\$233,626	0.7%
2028-29	\$4.17451	\$238,299	\$523	\$238,822	2.2%
2029-30	\$4.19610	\$240,016	\$526	\$240,542	0.7%
2030-31	\$4.08682	\$245,353	\$512	\$245,865	2.2%
2031-32	\$4.10792	\$247,094	\$515	\$247,609	0.7%
2032-33	\$4.00192	\$252,561	\$501	\$253,062	2.2%
2033-34	\$4.02255	\$254,328	\$504	\$254,832	0.7%
2034-35	\$3.91967	\$259,928	\$491	\$260,419	2.2%
2035-36	\$3.93985	\$261,722	\$494	\$262,215	0.7%

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	\$66,343,881	\$32,740,862	\$0	\$32,740,862
2026-27	\$59,050,121	\$54,465,557	\$0	\$54,465,557
2027-28	\$59,121,644	\$54,537,080	\$0	\$54,537,080
2028-29	\$61,794,188	\$57,209,624	\$0	\$57,209,624
2029-30	\$61,909,711	\$57,325,147	\$0	\$57,325,147
2030-31	\$64,745,078	\$60,160,514	\$0	\$60,160,514
2031-32	\$64,860,600	\$60,276,036	\$0	\$60,276,036
2032-33	\$67,819,829	\$63,235,265	\$0	\$63,235,265
2033-34	\$67,935,352	\$63,350,788	\$0	\$63,350,788
2034-35	\$71,023,700	\$66,439,136	\$0	\$66,439,136
2035-36	\$71,139,222	\$66,554,658	\$0	\$66,554,658

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.46%	-2.62%	67.84%	15.02%	10.59%	2.58%
2026-27	97.42%	-25.05%	72.37%	15.86%	7.51%	1.55%
2027-28	97.37%	-25.12%	72.26%	15.99%	7.50%	1.55%
2028-29	96.61%	-24.03%	72.58%	16.14%	7.22%	1.47%
2029-30	96.50%	-24.00%	72.49%	16.25%	7.21%	1.47%
2030-31	95.70%	-22.89%	72.81%	16.40%	6.94%	1.40%
2031-32	95.59%	-22.86%	72.73%	16.50%	6.93%	1.40%
2032-33	94.83%	-21.80%	73.03%	16.64%	6.67%	1.33%
2033-34	94.73%	-21.78%	72.95%	16.74%	6.66%	1.33%
2034-35	94.00%	-20.78%	73.22%	16.88%	6.41%	1.27%
2035-36	93.90%	-20.76%	73.15%	16.98%	6.40%	1.27%

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 ARMSTRONG, 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	\$32,740,862	\$6.92894	\$226,859
2026-27	\$54,465,557	\$4.25829	\$231,930
2027-28	\$54,537,080	\$4.28381	\$233,626
2028-29	\$57,209,624	\$4.17451	\$238,822
2029-30	\$57,325,147	\$4.19610	\$240,542
2030-31	\$60,160,514	\$4.08682	\$245,865
2031-32	\$60,276,036	\$4.10792	\$247,609
2032-33	\$63,235,265	\$4.00192	\$253,062
2033-34	\$63,350,788	\$4.02255	\$254,832
2034-35	\$66,439,136	\$3.91967	\$260,419
2035-36	\$66,554,658	\$3.93985	\$262,215

CITY OF ARMSTRONG, 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	\$32,740,862	\$6.92894	\$226,859
2026-27	\$33,385,819	\$6.92894	\$231,328
2027-28	\$33,955,549	\$6.92894	\$235,276
2028-29	\$35,049,549	\$6.92894	\$242,856
2029-30	\$35,646,402	\$6.92894	\$246,992
2030-31	\$36,798,377	\$6.92894	\$254,974
2031-32	\$37,423,696	\$6.92894	\$259,307
2032-33	\$38,636,599	\$6.92894	\$267,711
2033-34	\$39,291,970	\$6.92894	\$272,252
2034-35	\$40,568,968	\$6.92894	\$281,100
2035-36	\$41,255,882	\$6.92894	\$285,860

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	\$21,079,738	(\$2.67065)	\$602
2027-28	\$20,581,530	(\$2.64513)	-\$1,649
2028-29	\$22,160,075	(\$2.75443)	-\$4,034
2029-30	\$21,678,745	(\$2.73284)	-\$6,450
2030-31	\$23,362,136	(\$2.84212)	-\$9,109
2031-32	\$22,852,340	(\$2.82102)	-\$11,697
2032-33	\$24,598,667	(\$2.92702)	-\$14,648
2033-34	\$24,058,817	(\$2.90639)	-\$17,420
2034-35	\$25,870,168	(\$3.00927)	-\$20,680
2035-36	\$25,298,776	(\$2.98909)	-\$23,644

CITY OF ARMSTRONG, 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	\$164	\$252	\$50,000	\$51,515	\$164	\$211	\$50,000	\$58,947	\$148	\$37	\$127	\$37	\$164	\$241
\$100,000	\$123,480	\$329	\$505	\$100,000	\$103,030	\$329	\$421	\$100,000	\$117,894	\$313	\$277	\$291	\$277	\$329	\$482
\$150,000	\$185,220	\$493	\$757	\$150,000	\$154,545	\$493	\$632	\$150,000	\$176,842	\$477	\$518	\$456	\$518	\$493	\$723
\$200,000	\$246,960	\$805	\$1,009	\$200,000	\$206,060	\$805	\$842	\$200,000	\$235,789	\$641	\$759	\$620	\$759	\$657	\$964
\$250,000	\$308,700	\$1,117	\$1,262	\$250,000	\$257,575	\$1,117	\$1,053	\$250,000	\$294,736	\$806	\$1,000	\$784	\$1,000	\$822	\$1,205
\$300,000	\$370,440	\$1,428	\$1,514	\$300,000	\$309,090	\$1,428	\$1,263	\$300,000	\$353,683	\$970	\$1,241	\$949	\$1,241	\$986	\$1,445
\$400,000	\$493,920	\$2,052	\$2,019	\$400,000	\$412,120	\$2,052	\$1,684	\$400,000	\$471,578	\$1,299	\$1,723	\$1,277	\$1,723	\$1,315	\$1,927
\$500,000	\$617,400	\$2,676	\$2,523	\$500,000	\$515,151	\$2,676	\$2,105	\$500,000	\$589,472	\$1,627	\$2,205	\$1,606	\$2,205	\$1,643	\$2,409
\$600,000	\$740,880	\$3,299	\$3,028	\$600,000	\$618,181	\$3,299	\$2,526	\$600,000	\$707,366	\$1,956	\$2,687	\$1,935	\$2,687	\$1,972	\$2,891
\$700,000	\$864,360	\$3,923	\$3,532	\$700,000	\$721,211	\$3,923	\$2,947	\$700,000	\$825,261	\$2,285	\$3,168	\$2,263	\$3,168	\$2,301	\$3,373
\$800,000	\$987,840	\$4,546	\$4,037	\$800,000	\$824,241	\$4,546	\$3,369	\$800,000	\$943,155	\$2,613	\$3,650	\$2,592	\$3,650	\$2,629	\$3,855
\$900,000	\$1,111,320	\$5,170	\$4,542	\$900,000	\$927,271	\$5,170	\$3,790	\$900,000	\$1,061,050	\$2,942	\$4,132	\$2,921	\$4,132	\$2,958	\$4,336
\$1,000,000	\$1,234,800	\$5,794	\$5,046	\$1,000,000	\$1,030,301	\$5,794	\$4,211	\$1,000,000	\$1,178,944	\$3,271	\$4,614	\$3,249	\$4,614	\$3,287	\$4,818
\$2,000,000	\$2,469,600	\$12,030	\$10,093	\$2,000,000	\$2,060,602	\$12,030	\$8,421	\$2,000,000	\$2,357,888	\$6,557	\$9,432	\$6,536	\$9,432	\$6,573	\$9,636
\$3,000,000	\$3,704,400	\$18,266	\$15,139	\$3,000,000	\$3,090,903	\$18,266	\$12,632	\$3,000,000	\$3,536,832	\$9,844	\$14,250	\$9,822	\$14,250	\$9,860	\$14,454
\$4,000,000	\$4,939,200	\$24,502	\$20,186	\$4,000,000	\$4,121,204	\$24,502	\$16,843	\$4,000,000	\$4,715,776	\$13,130	\$19,068	\$13,109	\$19,068	\$13,146	\$19,273
\$5,000,000	\$6,174,000	\$30,738	\$25,232	\$5,000,000	\$5,151,505	\$30,738	\$21,053	\$5,000,000	\$5,894,720	\$16,417	\$23,886	\$16,395	\$23,886	\$16,433	\$24,091
\$6,000,000	\$7,408,800	\$36,974	\$30,278	\$6,000,000	\$6,181,806	\$36,974	\$25,264	\$6,000,000	\$7,073,664	\$19,703	\$28,704	\$19,682	\$28,704	\$19,719	\$28,909
\$7,000,000	\$8,643,600	\$43,210	\$35,325	\$7,000,000	\$7,212,107	\$43,210	\$29,475	\$7,000,000	\$8,252,608	\$22,990	\$33,523	\$22,968	\$33,523	\$23,006	\$33,727
\$8,000,000	\$9,878,400	\$49,446	\$40,371	\$8,000,000	\$8,242,408	\$49,446	\$33,685	\$8,000,000	\$9,431,552	\$26,276	\$38,341	\$26,255	\$38,341	\$26,292	\$38,545
\$9,000,000	\$11,113,200	\$55,682	\$45,418	\$9,000,000	\$9,272,709	\$55,682	\$37,896	\$9,000,000	\$10,610,496	\$29,563	\$43,159	\$29,541	\$43,159	\$29,579	\$43,363
\$10,000,000	\$12,348,000	\$61,918	\$50,464	\$10,000,000	\$10,303,010	\$61,918	\$42,107	\$10,000,000	\$11,789,440	\$32,849	\$47,977	\$32,828	\$47,977	\$32,865	\$48,181
\$15,000,000	\$18,522,000	\$93,098	\$75,696	\$15,000,000	\$15,454,515	\$93,098	\$63,160	\$15,000,000	\$17,684,160	\$49,282	\$72,068	\$49,260	\$72,068	\$49,298	\$72,272
\$20,000,000	\$24,696,000	\$124,278	\$100,928	\$20,000,000	\$20,606,020	\$124,278	\$84,213	\$20,000,000	\$23,578,880	\$65,714	\$96,158	\$65,693	\$96,158	\$65,730	\$96,363
\$25,000,000	\$30,870,000	\$155,459	\$126,160	\$25,000,000	\$25,757,525	\$155,459	\$105,266	\$25,000,000	\$29,473,600	\$82,147	\$120,249	\$82,125	\$120,249	\$82,163	\$120,453
\$30,000,000	\$37,044,000	\$186,639	\$151,392	\$30,000,000	\$30,909,030	\$186,639	\$126,320	\$30,000,000	\$35,368,320	\$98,579	\$144,340	\$98,558	\$144,340	\$98,595	\$144,544
\$35,000,000	\$43,218,000	\$217,819	\$176,624	\$35,000,000	\$36,060,535	\$217,819	\$147,373	\$35,000,000	\$41,263,040	\$115,012	\$168,430	\$114,990	\$168,430	\$115,028	\$168,635
\$40,000,000	\$49,392,000	\$248,999	\$201,856	\$40,000,000	\$41,212,040	\$248,999	\$168,426	\$40,000,000	\$47,157,760	\$131,444	\$192,521	\$131,423	\$192,521	\$131,460	\$192,725
\$45,000,000	\$55,566,000	\$280,180	\$227,088	\$45,000,000	\$46,363,545	\$280,180	\$189,479	\$45,000,000	\$53,052,480	\$147,877	\$216,612	\$147,856	\$216,612	\$147,893	\$216,816
\$50,000,000	\$61,740,000	\$311,360	\$252,320	\$50,000,000	\$51,515,050	\$311,360	\$210,533	\$50,000,000	\$58,947,200	\$164,309	\$240,702	\$164,288	\$240,702	\$164,325	\$240,907

CITY OF ARMSTRONG, 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	\$88	53.55%	\$46	28.12%	(\$112)	(75.36%)	(\$90)	(71.21%)	\$77	46.60%
\$100,000	\$176	53.55%	\$92	28.12%	(\$35)	(11.27%)	(\$14)	(4.76%)	\$153	46.60%
\$150,000	\$264	53.55%	\$139	28.12%	\$41	8.67%	\$63	13.76%	\$230	46.60%
\$200,000	\$205	25.41%	\$37	4.64%	\$118	18.39%	\$139	22.47%	\$306	46.60%
\$250,000	\$145	12.99%	(\$64)	(5.72%)	\$195	24.14%	\$216	27.52%	\$383	46.60%
\$300,000	\$86	5.99%	(\$165)	(11.56%)	\$271	27.95%	\$292	30.83%	\$459	46.60%
\$400,000	(\$33)	(1.63%)	(\$368)	(17.92%)	\$424	32.67%	\$446	34.89%	\$613	46.60%
\$500,000	(\$152)	(5.70%)	(\$570)	(21.31%)	\$577	35.48%	\$599	37.28%	\$766	46.60%
\$600,000	(\$271)	(8.22%)	(\$773)	(23.42%)	\$731	37.35%	\$752	38.87%	\$919	46.60%
\$700,000	(\$390)	(9.95%)	(\$975)	(24.86%)	\$884	38.68%	\$905	39.99%	\$1,072	46.60%
\$800,000	(\$509)	(11.20%)	(\$1,178)	(25.91%)	\$1,037	39.68%	\$1,058	40.83%	\$1,225	46.60%
\$900,000	(\$628)	(12.15%)	(\$1,380)	(26.70%)	\$1,190	40.45%	\$1,211	41.48%	\$1,378	46.60%
\$1,000,000	(\$747)	(12.90%)	(\$1,583)	(27.32%)	\$1,343	41.07%	\$1,365	42.00%	\$1,532	46.60%
\$2,000,000	(\$1,937)	(16.10%)	(\$3,608)	(30.00%)	\$2,875	43.84%	\$2,896	44.31%	\$3,063	46.60%
\$3,000,000	(\$3,126)	(17.12%)	(\$5,634)	(30.84%)	\$4,406	44.76%	\$4,428	45.08%	\$4,595	46.60%
\$4,000,000	(\$4,316)	(17.62%)	(\$7,659)	(31.26%)	\$5,938	45.23%	\$5,959	45.46%	\$6,126	46.60%
\$5,000,000	(\$5,506)	(17.91%)	(\$9,685)	(31.51%)	\$7,470	45.50%	\$7,491	45.69%	\$7,658	46.60%
\$6,000,000	(\$6,695)	(18.11%)	(\$11,710)	(31.67%)	\$9,001	45.68%	\$9,023	45.84%	\$9,190	46.60%
\$7,000,000	(\$7,885)	(18.25%)	(\$13,735)	(31.79%)	\$10,533	45.82%	\$10,554	45.95%	\$10,721	46.60%
\$8,000,000	(\$9,075)	(18.35%)	(\$15,761)	(31.87%)	\$12,065	45.91%	\$12,086	46.03%	\$12,253	46.60%
\$9,000,000	(\$10,264)	(18.43%)	(\$17,786)	(31.94%)	\$13,596	45.99%	\$13,618	46.10%	\$13,785	46.60%
\$10,000,000	(\$11,454)	(18.50%)	(\$19,811)	(32.00%)	\$15,128	46.05%	\$15,149	46.15%	\$15,316	46.60%
\$15,000,000	(\$17,402)	(18.69%)	(\$29,938)	(32.16%)	\$22,786	46.24%	\$22,807	46.30%	\$22,974	46.60%
\$20,000,000	(\$23,350)	(18.79%)	(\$40,065)	(32.24%)	\$30,444	46.33%	\$30,465	46.38%	\$30,632	46.60%
\$25,000,000	(\$29,299)	(18.85%)	(\$50,192)	(32.29%)	\$38,102	46.38%	\$38,124	46.42%	\$38,291	46.60%
\$30,000,000	(\$35,247)	(18.89%)	(\$60,319)	(32.32%)	\$45,760	46.42%	\$45,782	46.45%	\$45,949	46.60%
\$35,000,000	(\$41,195)	(18.91%)	(\$70,446)	(32.34%)	\$53,418	46.45%	\$53,440	46.47%	\$53,607	46.60%
\$40,000,000	(\$47,143)	(18.93%)	(\$80,573)	(32.36%)	\$61,077	46.47%	\$61,098	46.49%	\$61,265	46.60%
\$45,000,000	(\$53,091)	(18.95%)	(\$90,700)	(32.37%)	\$68,735	46.48%	\$68,756	46.50%	\$68,923	46.60%
\$50,000,000	(\$59,040)	(18.96%)	(\$100,827)	(32.38%)	\$76,393	46.49%	\$76,414	46.51%	\$76,581	46.60%