

CITY OF AUDUBON, 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	\$8.12622	\$602,582	\$0	\$602,582	
2026-27	\$5.09170	\$614,634	\$4,547	\$619,181	2.8%
2027-28	\$5.12938	\$622,466	\$4,581	\$627,047	1.3%
2028-29	\$4.97957	\$639,589	\$4,447	\$644,036	2.7%
2029-30	\$5.01419	\$647,748	\$4,478	\$652,226	1.3%
2030-31	\$4.86592	\$665,270	\$4,346	\$669,616	2.7%
2031-32	\$4.89771	\$673,242	\$4,374	\$677,616	1.2%
2032-33	\$4.75485	\$691,169	\$4,247	\$695,415	2.6%
2033-34	\$4.78406	\$698,956	\$4,273	\$703,229	1.1%
2034-35	\$4.64630	\$717,293	\$4,150	\$721,443	2.6%
2035-36	\$4.67413	\$725,050	\$4,175	\$729,225	1.1%

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	\$145,036,602	\$74,152,826	\$0	\$74,152,826
2026-27	\$126,678,871	\$121,605,884	\$0	\$121,605,884
2027-28	\$127,319,220	\$122,246,233	\$0	\$122,246,233
2028-29	\$134,408,667	\$129,335,680	\$0	\$129,335,680
2029-30	\$135,149,016	\$130,076,029	\$0	\$130,076,029
2030-31	\$142,686,367	\$137,613,380	\$0	\$137,613,380
2031-32	\$143,426,716	\$138,353,729	\$0	\$138,353,729
2032-33	\$151,326,834	\$146,253,847	\$0	\$146,253,847
2033-34	\$152,067,183	\$146,994,196	\$0	\$146,994,196
2034-35	\$160,345,574	\$155,272,587	\$0	\$155,272,587
2035-36	\$161,085,923	\$156,012,936	\$0	\$156,012,936

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	71.60%	-2.57%	69.03%	26.67%	1.96%	2.34%
2026-27	100.90%	-28.51%	72.39%	24.41%	1.56%	1.42%
2027-28	100.93%	-28.56%	72.37%	24.45%	1.55%	1.42%
2028-29	99.75%	-27.18%	72.56%	24.43%	1.48%	1.34%
2029-30	99.71%	-27.15%	72.56%	24.45%	1.47%	1.33%
2030-31	98.52%	-25.76%	72.76%	24.41%	1.41%	1.26%
2031-32	98.49%	-25.73%	72.75%	24.43%	1.40%	1.25%
2032-33	97.36%	-24.44%	72.92%	24.41%	1.34%	1.18%
2033-34	97.34%	-24.42%	72.92%	24.42%	1.33%	1.18%
2034-35	96.28%	-23.21%	73.07%	24.41%	1.27%	1.12%
2035-36	96.26%	-23.20%	73.07%	24.43%	1.27%	1.11%

**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 AUDUBON, 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	\$74,152,826	\$8.12622	\$602,582
2026-27	\$121,605,884	\$5.09170	\$619,181
2027-28	\$122,246,233	\$5.12938	\$627,047
2028-29	\$129,335,680	\$4.97957	\$644,036
2029-30	\$130,076,029	\$5.01419	\$652,226
2030-31	\$137,613,380	\$4.86592	\$669,616
2031-32	\$138,353,729	\$4.89771	\$677,616
2032-33	\$146,253,847	\$4.75485	\$695,415
2033-34	\$146,994,196	\$4.78406	\$703,229
2034-35	\$155,272,587	\$4.64630	\$721,443
2035-36	\$156,012,936	\$4.67413	\$729,225

CITY OF AUDUBON, 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	\$74,152,826	\$8.12622	\$602,582
2026-27	\$76,870,842	\$8.04576	\$618,485
2027-28	\$78,481,573	\$8.04576	\$631,444
2028-29	\$81,717,514	\$8.04576	\$657,480
2029-30	\$83,405,370	\$8.04576	\$671,060
2030-31	\$86,820,968	\$8.04576	\$698,541
2031-32	\$88,589,816	\$8.04576	\$712,773
2032-33	\$92,194,306	\$8.04576	\$741,773
2033-34	\$94,048,623	\$8.04576	\$756,693
2034-35	\$97,851,869	\$8.04576	\$787,293
2035-36	\$99,795,940	\$8.04576	\$802,934

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	\$44,735,042	(\$2.95406)	\$697
2027-28	\$43,764,660	(\$2.91638)	-\$4,397
2028-29	\$47,618,166	(\$3.06619)	-\$13,444
2029-30	\$46,670,659	(\$3.03157)	-\$18,834
2030-31	\$50,792,412	(\$3.17984)	-\$28,925
2031-32	\$49,763,913	(\$3.14805)	-\$35,156
2032-33	\$54,059,541	(\$3.29091)	-\$46,358
2033-34	\$52,945,573	(\$3.26170)	-\$53,464
2034-35	\$57,420,718	(\$3.39946)	-\$65,850
2035-36	\$56,216,995	(\$3.37163)	-\$73,710

CITY OF AUDUBON, 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	\$193	\$300	\$50,000	\$51,515	\$193	\$251	\$50,000	\$58,947	\$174	\$44	\$149	\$44	\$193	\$287
\$100,000	\$123,480	\$385	\$601	\$100,000	\$103,030	\$385	\$501	\$100,000	\$117,894	\$367	\$330	\$342	\$330	\$385	\$574
\$150,000	\$185,220	\$578	\$901	\$150,000	\$154,545	\$578	\$752	\$150,000	\$176,842	\$559	\$617	\$534	\$617	\$578	\$860
\$200,000	\$246,960	\$944	\$1,202	\$200,000	\$206,060	\$944	\$1,003	\$200,000	\$235,789	\$752	\$904	\$727	\$904	\$771	\$1,147
\$250,000	\$308,700	\$1,310	\$1,502	\$250,000	\$257,575	\$1,310	\$1,253	\$250,000	\$294,736	\$945	\$1,191	\$920	\$1,191	\$964	\$1,434
\$300,000	\$370,440	\$1,675	\$1,803	\$300,000	\$309,090	\$1,675	\$1,504	\$300,000	\$353,683	\$1,138	\$1,478	\$1,113	\$1,478	\$1,156	\$1,721
\$400,000	\$493,920	\$2,407	\$2,403	\$400,000	\$412,120	\$2,407	\$2,005	\$400,000	\$471,578	\$1,523	\$2,051	\$1,498	\$2,051	\$1,542	\$2,295
\$500,000	\$617,400	\$3,138	\$3,004	\$500,000	\$515,151	\$3,138	\$2,507	\$500,000	\$589,472	\$1,909	\$2,625	\$1,883	\$2,625	\$1,927	\$2,868
\$600,000	\$740,880	\$3,869	\$3,605	\$600,000	\$618,181	\$3,869	\$3,008	\$600,000	\$707,366	\$2,294	\$3,199	\$2,269	\$3,199	\$2,313	\$3,442
\$700,000	\$864,360	\$4,601	\$4,206	\$700,000	\$721,211	\$4,601	\$3,509	\$700,000	\$825,261	\$2,679	\$3,772	\$2,654	\$3,772	\$2,698	\$4,016
\$800,000	\$987,840	\$5,332	\$4,807	\$800,000	\$824,241	\$5,332	\$4,011	\$800,000	\$943,155	\$3,065	\$4,346	\$3,040	\$4,346	\$3,084	\$4,589
\$900,000	\$1,111,320	\$6,063	\$5,408	\$900,000	\$927,271	\$6,063	\$4,512	\$900,000	\$1,061,050	\$3,450	\$4,920	\$3,425	\$4,920	\$3,469	\$5,163
\$1,000,000	\$1,234,800	\$6,795	\$6,008	\$1,000,000	\$1,030,301	\$6,795	\$5,013	\$1,000,000	\$1,178,944	\$3,836	\$5,493	\$3,811	\$5,493	\$3,854	\$5,737
\$2,000,000	\$2,469,600	\$14,108	\$12,017	\$2,000,000	\$2,060,602	\$14,108	\$10,027	\$2,000,000	\$2,357,888	\$7,690	\$11,230	\$7,665	\$11,230	\$7,709	\$11,473
\$3,000,000	\$3,704,400	\$21,422	\$18,025	\$3,000,000	\$3,090,903	\$21,422	\$15,040	\$3,000,000	\$3,536,832	\$11,544	\$16,967	\$11,519	\$16,967	\$11,563	\$17,210
\$4,000,000	\$4,939,200	\$28,736	\$24,034	\$4,000,000	\$4,121,204	\$28,736	\$20,053	\$4,000,000	\$4,715,776	\$15,399	\$22,703	\$15,374	\$22,703	\$15,418	\$22,947
\$5,000,000	\$6,174,000	\$36,049	\$30,042	\$5,000,000	\$5,151,505	\$36,049	\$25,067	\$5,000,000	\$5,894,720	\$19,253	\$28,440	\$19,228	\$28,440	\$19,272	\$28,683
\$6,000,000	\$7,408,800	\$43,363	\$36,051	\$6,000,000	\$6,181,806	\$43,363	\$30,080	\$6,000,000	\$7,073,664	\$23,108	\$34,177	\$23,083	\$34,177	\$23,126	\$34,420
\$7,000,000	\$8,643,600	\$50,676	\$42,059	\$7,000,000	\$7,212,107	\$50,676	\$35,094	\$7,000,000	\$8,252,608	\$26,962	\$39,913	\$26,937	\$39,913	\$26,981	\$40,157
\$8,000,000	\$9,878,400	\$57,990	\$48,068	\$8,000,000	\$8,242,408	\$57,990	\$40,107	\$8,000,000	\$9,431,552	\$30,816	\$45,650	\$30,791	\$45,650	\$30,835	\$45,893
\$9,000,000	\$11,113,200	\$65,304	\$54,076	\$9,000,000	\$9,272,709	\$65,304	\$45,120	\$9,000,000	\$10,610,496	\$34,671	\$51,387	\$34,646	\$51,387	\$34,690	\$51,630
\$10,000,000	\$12,348,000	\$72,617	\$60,084	\$10,000,000	\$10,303,010	\$72,617	\$50,134	\$10,000,000	\$11,789,440	\$38,525	\$57,123	\$38,500	\$57,123	\$38,544	\$57,366
\$15,000,000	\$18,522,000	\$109,185	\$90,127	\$15,000,000	\$15,454,515	\$109,185	\$75,200	\$15,000,000	\$17,684,160	\$57,797	\$85,806	\$57,772	\$85,806	\$57,816	\$86,050
\$20,000,000	\$24,696,000	\$145,753	\$120,169	\$20,000,000	\$20,606,020	\$145,753	\$100,267	\$20,000,000	\$23,578,880	\$77,069	\$114,490	\$77,044	\$114,490	\$77,088	\$114,733
\$25,000,000	\$30,870,000	\$182,321	\$150,211	\$25,000,000	\$25,757,525	\$182,321	\$125,334	\$25,000,000	\$29,473,600	\$96,341	\$143,173	\$96,316	\$143,173	\$96,360	\$143,416
\$30,000,000	\$37,044,000	\$218,889	\$180,253	\$30,000,000	\$30,909,030	\$218,889	\$150,401	\$30,000,000	\$35,368,320	\$115,613	\$171,856	\$115,588	\$171,856	\$115,632	\$172,099
\$35,000,000	\$43,218,000	\$255,457	\$210,295	\$35,000,000	\$36,060,535	\$255,457	\$175,468	\$35,000,000	\$41,263,040	\$134,885	\$200,539	\$134,860	\$200,539	\$134,904	\$200,783
\$40,000,000	\$49,392,000	\$292,025	\$240,338	\$40,000,000	\$41,212,040	\$292,025	\$200,534	\$40,000,000	\$47,157,760	\$154,157	\$229,223	\$154,132	\$229,223	\$154,176	\$229,466
\$45,000,000	\$55,566,000	\$328,593	\$270,380	\$45,000,000	\$46,363,545	\$328,593	\$225,601	\$45,000,000	\$53,052,480	\$173,429	\$257,906	\$173,404	\$257,906	\$173,448	\$258,149
\$50,000,000	\$61,740,000	\$365,161	\$300,422	\$50,000,000	\$51,515,050	\$365,161	\$250,668	\$50,000,000	\$58,947,200	\$192,701	\$286,589	\$192,676	\$286,589	\$192,720	\$286,832

CITY OF            AUDUBON, 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	\$108	55.89%	\$58	30.07%	(\$130)	(74.98%)	(\$105)	(70.78%)	\$94	48.83%
\$100,000	\$215	55.89%	\$116	30.07%	(\$36)	(9.92%)	(\$11)	(3.31%)	\$188	48.83%
\$150,000	\$323	55.89%	\$174	30.07%	\$58	10.32%	\$83	15.49%	\$282	48.83%
\$200,000	\$258	27.32%	\$59	6.23%	\$152	20.19%	\$177	24.33%	\$376	48.83%
\$250,000	\$193	14.71%	(\$56)	(4.29%)	\$246	26.03%	\$271	29.46%	\$471	48.83%
\$300,000	\$127	7.60%	(\$171)	(10.22%)	\$340	29.89%	\$365	32.82%	\$565	48.83%
\$400,000	(\$3)	(0.13%)	(\$401)	(16.67%)	\$528	34.69%	\$553	36.94%	\$753	48.83%
\$500,000	(\$134)	(4.26%)	(\$631)	(20.12%)	\$717	37.54%	\$742	39.37%	\$941	48.83%
\$600,000	(\$264)	(6.83%)	(\$861)	(22.26%)	\$905	39.44%	\$930	40.98%	\$1,129	48.83%
\$700,000	(\$395)	(8.58%)	(\$1,091)	(23.72%)	\$1,093	40.79%	\$1,118	42.12%	\$1,318	48.83%
\$800,000	(\$525)	(9.85%)	(\$1,321)	(24.78%)	\$1,281	41.80%	\$1,306	42.97%	\$1,506	48.83%
\$900,000	(\$656)	(10.82%)	(\$1,551)	(25.59%)	\$1,469	42.59%	\$1,494	43.63%	\$1,694	48.83%
\$1,000,000	(\$786)	(11.57%)	(\$1,781)	(26.22%)	\$1,658	43.22%	\$1,683	44.16%	\$1,882	48.83%
\$2,000,000	(\$2,091)	(14.82%)	(\$4,082)	(28.93%)	\$3,540	46.03%	\$3,565	46.51%	\$3,765	48.83%
\$3,000,000	(\$3,397)	(15.86%)	(\$6,382)	(29.79%)	\$5,422	46.97%	\$5,447	47.29%	\$5,647	48.83%
\$4,000,000	(\$4,702)	(16.36%)	(\$8,682)	(30.21%)	\$7,304	47.43%	\$7,329	47.67%	\$7,529	48.83%
\$5,000,000	(\$6,007)	(16.66%)	(\$10,982)	(30.46%)	\$9,187	47.71%	\$9,212	47.91%	\$9,411	48.83%
\$6,000,000	(\$7,312)	(16.86%)	(\$13,283)	(30.63%)	\$11,069	47.90%	\$11,094	48.06%	\$11,294	48.83%
\$7,000,000	(\$8,617)	(17.00%)	(\$15,583)	(30.75%)	\$12,951	48.03%	\$12,976	48.17%	\$13,176	48.83%
\$8,000,000	(\$9,922)	(17.11%)	(\$17,883)	(30.84%)	\$14,833	48.13%	\$14,858	48.26%	\$15,058	48.83%
\$9,000,000	(\$11,228)	(17.19%)	(\$20,183)	(30.91%)	\$16,716	48.21%	\$16,741	48.32%	\$16,940	48.83%
\$10,000,000	(\$12,533)	(17.26%)	(\$22,483)	(30.96%)	\$18,598	48.27%	\$18,623	48.37%	\$18,823	48.83%
\$15,000,000	(\$19,059)	(17.46%)	(\$33,985)	(31.13%)	\$28,009	48.46%	\$28,034	48.53%	\$28,234	48.83%
\$20,000,000	(\$25,584)	(17.55%)	(\$45,486)	(31.21%)	\$37,420	48.55%	\$37,445	48.60%	\$37,645	48.83%
\$25,000,000	(\$32,110)	(17.61%)	(\$56,987)	(31.26%)	\$46,832	48.61%	\$46,857	48.65%	\$47,056	48.83%
\$30,000,000	(\$38,636)	(17.65%)	(\$68,488)	(31.29%)	\$56,243	48.65%	\$56,268	48.68%	\$56,468	48.83%
\$35,000,000	(\$45,162)	(17.68%)	(\$79,989)	(31.31%)	\$65,654	48.67%	\$65,679	48.70%	\$65,879	48.83%
\$40,000,000	(\$51,688)	(17.70%)	(\$91,491)	(31.33%)	\$75,065	48.69%	\$75,090	48.72%	\$75,290	48.83%
\$45,000,000	(\$58,213)	(17.72%)	(\$102,992)	(31.34%)	\$84,477	48.71%	\$84,502	48.73%	\$84,701	48.83%
\$50,000,000	(\$64,739)	(17.73%)	(\$114,493)	(31.35%)	\$93,888	48.72%	\$93,913	48.74%	\$94,113	48.83%