

CITY OF ARCADIA, 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	\$8.37000	\$115,938	\$0	\$115,938	
2026-27	\$4.31668	\$118,257	\$236	\$118,492	2.2%
2027-28	\$4.36660	\$119,085	\$238	\$119,323	0.7%
2028-29	\$4.33484	\$121,710	\$237	\$121,946	2.2%
2029-30	\$4.38099	\$122,556	\$239	\$122,795	0.7%
2030-31	\$4.34611	\$125,251	\$237	\$125,488	2.2%
2031-32	\$4.39175	\$126,116	\$240	\$126,355	0.7%
2032-33	\$4.35722	\$128,882	\$238	\$129,120	2.2%
2033-34	\$4.40236	\$129,766	\$240	\$130,006	0.7%
2034-35	\$4.36829	\$132,607	\$238	\$132,845	2.2%
2035-36	\$4.41294	\$133,509	\$241	\$133,750	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	\$47,800,534	\$13,851,601	\$12,950,020	\$26,801,621
2026-27	\$45,166,097	\$27,449,884	\$15,946,646	\$43,396,530
2027-28	\$45,763,826	\$27,326,300	\$16,667,958	\$43,994,259
2028-29	\$48,087,819	\$28,131,649	\$18,186,603	\$46,318,252
2029-30	\$48,706,548	\$28,029,066	\$18,907,915	\$46,936,981
2030-31	\$51,181,791	\$28,873,667	\$20,538,557	\$49,412,224
2031-32	\$51,800,520	\$28,771,084	\$21,259,869	\$50,030,953
2032-33	\$54,411,319	\$29,633,644	\$23,008,109	\$52,641,752
2033-34	\$55,030,048	\$29,531,061	\$23,729,421	\$53,260,481
2034-35	\$57,781,926	\$30,411,221	\$25,601,138	\$56,012,359
2035-36	\$58,400,655	\$30,308,638	\$26,322,450	\$56,631,088

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.21%	-1.68%	56.52%	4.83%	38.00%	0.64%
2026-27	84.24%	-16.85%	67.40%	5.40%	26.50%	0.40%
2027-28	84.71%	-17.02%	67.68%	5.48%	26.14%	0.39%
2028-29	85.20%	-16.55%	68.65%	5.62%	25.08%	0.37%
2029-30	85.58%	-16.67%	68.92%	5.69%	24.75%	0.37%
2030-31	85.98%	-16.14%	69.84%	5.81%	23.74%	0.35%
2031-32	86.33%	-16.26%	70.07%	5.88%	23.45%	0.34%
2032-33	86.68%	-15.74%	70.93%	6.00%	22.51%	0.33%
2033-34	87.00%	-15.86%	71.14%	6.06%	22.25%	0.32%
2034-35	87.29%	-15.35%	71.94%	6.17%	21.37%	0.31%
2035-36	87.59%	-15.46%	72.13%	6.22%	21.13%	0.30%

**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 ARCADIA, 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	\$13,851,601	\$8.37000	\$115,938
2026-27	\$27,449,884	\$4.31668	\$118,492
2027-28	\$27,326,300	\$4.36660	\$119,323
2028-29	\$28,131,649	\$4.33484	\$121,946
2029-30	\$28,029,066	\$4.38099	\$122,795
2030-31	\$28,873,667	\$4.34611	\$125,488
2031-32	\$28,771,084	\$4.39175	\$126,355
2032-33	\$29,633,644	\$4.35722	\$129,120
2033-34	\$29,531,061	\$4.40236	\$130,006
2034-35	\$30,411,221	\$4.36829	\$132,845
2035-36	\$30,308,638	\$4.41294	\$133,750

CITY OF ARCADIA, 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	\$13,851,601	\$8.37000	\$115,938
2026-27	\$12,148,223	\$8.37000	\$101,681
2027-28	\$11,406,069	\$8.37000	\$95,469
2028-29	\$10,917,448	\$8.10000	\$88,431
2029-30	\$10,931,945	\$8.10000	\$88,549
2030-31	\$10,389,205	\$8.10000	\$84,153
2031-32	\$10,440,845	\$8.10000	\$84,571
2032-33	\$9,841,406	\$8.10000	\$79,715
2033-34	\$9,932,214	\$8.10000	\$80,451
2034-35	\$9,273,424	\$8.10000	\$75,115
2035-36	\$9,405,397	\$8.10000	\$76,184

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	\$15,301,661	(\$4.05332)	\$16,812
2027-28	\$15,920,231	(\$4.00340)	\$23,854
2028-29	\$17,214,201	(\$3.76516)	\$33,515
2029-30	\$17,097,121	(\$3.71901)	\$34,246
2030-31	\$18,484,462	(\$3.75389)	\$41,336
2031-32	\$18,330,240	(\$3.70825)	\$41,785
2032-33	\$19,792,238	(\$3.74278)	\$49,405
2033-34	\$19,598,847	(\$3.69764)	\$49,555
2034-35	\$21,137,797	(\$3.73171)	\$57,730
2035-36	\$20,903,241	(\$3.68706)	\$57,566

CITY OF ARCADIA, 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	\$199	\$268	\$50,000	\$51,515	\$199	\$224	\$50,000	\$58,947	\$179	\$39	\$153	\$39	\$199	\$256
\$100,000	\$123,480	\$397	\$537	\$100,000	\$103,030	\$397	\$448	\$100,000	\$117,894	\$378	\$295	\$352	\$295	\$397	\$512
\$150,000	\$185,220	\$596	\$805	\$150,000	\$154,545	\$596	\$672	\$150,000	\$176,842	\$576	\$551	\$550	\$551	\$596	\$769
\$200,000	\$246,960	\$972	\$1,073	\$200,000	\$206,060	\$972	\$896	\$200,000	\$235,789	\$775	\$807	\$749	\$807	\$794	\$1,025
\$250,000	\$308,700	\$1,349	\$1,342	\$250,000	\$257,575	\$1,349	\$1,119	\$250,000	\$294,736	\$973	\$1,064	\$947	\$1,064	\$993	\$1,281
\$300,000	\$370,440	\$1,725	\$1,610	\$300,000	\$309,090	\$1,725	\$1,343	\$300,000	\$353,683	\$1,172	\$1,320	\$1,146	\$1,320	\$1,191	\$1,537
\$400,000	\$493,920	\$2,479	\$2,147	\$400,000	\$412,120	\$2,479	\$1,791	\$400,000	\$471,578	\$1,569	\$1,832	\$1,543	\$1,832	\$1,588	\$2,050
\$500,000	\$617,400	\$3,232	\$2,683	\$500,000	\$515,151	\$3,232	\$2,239	\$500,000	\$589,472	\$1,966	\$2,345	\$1,940	\$2,345	\$1,985	\$2,562
\$600,000	\$740,880	\$3,985	\$3,220	\$600,000	\$618,181	\$3,985	\$2,687	\$600,000	\$707,366	\$2,363	\$2,857	\$2,337	\$2,857	\$2,382	\$3,074
\$700,000	\$864,360	\$4,739	\$3,757	\$700,000	\$721,211	\$4,739	\$3,134	\$700,000	\$825,261	\$2,760	\$3,369	\$2,734	\$3,369	\$2,779	\$3,587
\$800,000	\$987,840	\$5,492	\$4,293	\$800,000	\$824,241	\$5,492	\$3,582	\$800,000	\$943,155	\$3,157	\$3,882	\$3,131	\$3,882	\$3,176	\$4,099
\$900,000	\$1,111,320	\$6,245	\$4,830	\$900,000	\$927,271	\$6,245	\$4,030	\$900,000	\$1,061,050	\$3,554	\$4,394	\$3,528	\$4,394	\$3,573	\$4,611
\$1,000,000	\$1,234,800	\$6,999	\$5,367	\$1,000,000	\$1,030,301	\$6,999	\$4,478	\$1,000,000	\$1,178,944	\$3,951	\$4,907	\$3,925	\$4,907	\$3,970	\$5,124
\$2,000,000	\$2,469,600	\$14,532	\$10,733	\$2,000,000	\$2,060,602	\$14,532	\$8,956	\$2,000,000	\$2,357,888	\$7,921	\$10,030	\$7,895	\$10,030	\$7,940	\$10,248
\$3,000,000	\$3,704,400	\$22,065	\$16,100	\$3,000,000	\$3,090,903	\$22,065	\$13,433	\$3,000,000	\$3,536,832	\$11,891	\$15,154	\$11,865	\$15,154	\$11,910	\$15,371
\$4,000,000	\$4,939,200	\$29,598	\$21,466	\$4,000,000	\$4,121,204	\$29,598	\$17,911	\$4,000,000	\$4,715,776	\$15,861	\$20,278	\$15,835	\$20,278	\$15,880	\$20,495
\$5,000,000	\$6,174,000	\$37,131	\$26,833	\$5,000,000	\$5,151,505	\$37,131	\$22,389	\$5,000,000	\$5,894,720	\$19,831	\$25,402	\$19,805	\$25,402	\$19,850	\$25,619
\$6,000,000	\$7,408,800	\$44,664	\$32,199	\$6,000,000	\$6,181,806	\$44,664	\$26,867	\$6,000,000	\$7,073,664	\$23,801	\$30,526	\$23,775	\$30,526	\$23,820	\$30,743
\$7,000,000	\$8,643,600	\$52,197	\$37,566	\$7,000,000	\$7,212,107	\$52,197	\$31,345	\$7,000,000	\$8,252,608	\$27,771	\$35,649	\$27,745	\$35,649	\$27,790	\$35,867
\$8,000,000	\$9,878,400	\$59,730	\$42,933	\$8,000,000	\$8,242,408	\$59,730	\$35,822	\$8,000,000	\$9,431,552	\$31,741	\$40,773	\$31,715	\$40,773	\$31,760	\$40,991
\$9,000,000	\$11,113,200	\$67,263	\$48,299	\$9,000,000	\$9,272,709	\$67,263	\$40,300	\$9,000,000	\$10,610,496	\$35,711	\$45,897	\$35,685	\$45,897	\$35,730	\$46,114
\$10,000,000	\$12,348,000	\$74,796	\$53,666	\$10,000,000	\$10,303,010	\$74,796	\$44,778	\$10,000,000	\$11,789,440	\$39,681	\$51,021	\$39,655	\$51,021	\$39,700	\$51,238
\$15,000,000	\$18,522,000	\$112,461	\$80,499	\$15,000,000	\$15,454,515	\$112,461	\$67,167	\$15,000,000	\$17,684,160	\$59,531	\$76,640	\$59,505	\$76,640	\$59,550	\$76,857
\$20,000,000	\$24,696,000	\$150,126	\$107,332	\$20,000,000	\$20,606,020	\$150,126	\$89,556	\$20,000,000	\$23,578,880	\$79,381	\$102,259	\$79,355	\$102,259	\$79,400	\$102,476
\$25,000,000	\$30,870,000	\$187,791	\$134,164	\$25,000,000	\$25,757,525	\$187,791	\$111,945	\$25,000,000	\$29,473,600	\$99,231	\$127,878	\$99,206	\$127,878	\$99,251	\$128,096
\$30,000,000	\$37,044,000	\$225,456	\$160,997	\$30,000,000	\$30,909,030	\$225,456	\$134,334	\$30,000,000	\$35,368,320	\$119,081	\$153,497	\$119,056	\$153,497	\$119,101	\$153,715
\$35,000,000	\$43,218,000	\$263,121	\$187,830	\$35,000,000	\$36,060,535	\$263,121	\$156,723	\$35,000,000	\$41,263,040	\$138,932	\$179,116	\$138,906	\$179,116	\$138,951	\$179,334
\$40,000,000	\$49,392,000	\$300,786	\$214,663	\$40,000,000	\$41,212,040	\$300,786	\$179,112	\$40,000,000	\$47,157,760	\$158,782	\$204,736	\$158,756	\$204,736	\$158,801	\$204,953
\$45,000,000	\$55,566,000	\$338,451	\$241,496	\$45,000,000	\$46,363,545	\$338,451	\$201,501	\$45,000,000	\$53,052,480	\$178,632	\$230,355	\$178,606	\$230,355	\$178,651	\$230,572
\$50,000,000	\$61,740,000	\$376,116	\$268,329	\$50,000,000	\$51,515,050	\$376,116	\$223,890	\$50,000,000	\$58,947,200	\$198,482	\$255,974	\$198,456	\$255,974	\$198,501	\$256,191

CITY OF           ARCADIA, 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	\$70	35.18%	\$25	12.79%	(\$140)	(78.31%)	(\$115)	(74.66%)	\$58	29.06%
\$100,000	\$140	35.18%	\$51	12.79%	(\$83)	(21.89%)	(\$57)	(16.16%)	\$115	29.06%
\$150,000	\$209	35.18%	\$76	12.79%	(\$25)	(4.34%)	\$1	0.15%	\$173	29.06%
\$200,000	\$101	10.41%	(\$77)	(7.88%)	\$33	4.22%	\$59	7.81%	\$231	29.06%
\$250,000	(\$7)	(0.53%)	(\$229)	(17.00%)	\$90	9.29%	\$116	12.26%	\$288	29.06%
\$300,000	(\$115)	(6.69%)	(\$382)	(22.15%)	\$148	12.64%	\$174	15.17%	\$346	29.06%
\$400,000	(\$332)	(13.40%)	(\$688)	(27.74%)	\$263	16.79%	\$289	18.75%	\$462	29.06%
\$500,000	(\$549)	(16.98%)	(\$993)	(30.73%)	\$379	19.27%	\$405	20.86%	\$577	29.06%
\$600,000	(\$765)	(19.21%)	(\$1,299)	(32.59%)	\$494	20.92%	\$520	22.25%	\$692	29.06%
\$700,000	(\$982)	(20.72%)	(\$1,604)	(33.85%)	\$610	22.09%	\$635	23.24%	\$808	29.06%
\$800,000	(\$1,199)	(21.83%)	(\$1,910)	(34.77%)	\$725	22.97%	\$751	23.98%	\$923	29.06%
\$900,000	(\$1,415)	(22.66%)	(\$2,215)	(35.47%)	\$840	23.65%	\$866	24.55%	\$1,038	29.06%
\$1,000,000	(\$1,632)	(23.32%)	(\$2,521)	(36.02%)	\$956	24.19%	\$982	25.01%	\$1,154	29.06%
\$2,000,000	(\$3,798)	(26.14%)	(\$5,576)	(38.37%)	\$2,110	26.63%	\$2,135	27.05%	\$2,308	29.06%
\$3,000,000	(\$5,965)	(27.03%)	(\$8,631)	(39.12%)	\$3,263	27.44%	\$3,289	27.72%	\$3,461	29.06%
\$4,000,000	(\$8,131)	(27.47%)	(\$11,686)	(39.48%)	\$4,417	27.85%	\$4,443	28.06%	\$4,615	29.06%
\$5,000,000	(\$10,298)	(27.73%)	(\$14,742)	(39.70%)	\$5,571	28.09%	\$5,597	28.26%	\$5,769	29.06%
\$6,000,000	(\$12,464)	(27.91%)	(\$17,797)	(39.85%)	\$6,725	28.25%	\$6,751	28.39%	\$6,923	29.06%
\$7,000,000	(\$14,631)	(28.03%)	(\$20,852)	(39.95%)	\$7,879	28.37%	\$7,904	28.49%	\$8,077	29.06%
\$8,000,000	(\$16,797)	(28.12%)	(\$23,907)	(40.03%)	\$9,032	28.46%	\$9,058	28.56%	\$9,230	29.06%
\$9,000,000	(\$18,963)	(28.19%)	(\$26,962)	(40.09%)	\$10,186	28.52%	\$10,212	28.62%	\$10,384	29.06%
\$10,000,000	(\$21,130)	(28.25%)	(\$30,018)	(40.13%)	\$11,340	28.58%	\$11,366	28.66%	\$11,538	29.06%
\$15,000,000	(\$31,962)	(28.42%)	(\$45,294)	(40.28%)	\$17,109	28.74%	\$17,135	28.80%	\$17,307	29.06%
\$20,000,000	(\$42,794)	(28.51%)	(\$60,570)	(40.35%)	\$22,878	28.82%	\$22,904	28.86%	\$23,076	29.06%
\$25,000,000	(\$53,626)	(28.56%)	(\$75,846)	(40.39%)	\$28,647	28.87%	\$28,673	28.90%	\$28,845	29.06%
\$30,000,000	(\$64,458)	(28.59%)	(\$91,122)	(40.42%)	\$34,416	28.90%	\$34,442	28.93%	\$34,614	29.06%
\$35,000,000	(\$75,290)	(28.61%)	(\$106,398)	(40.44%)	\$40,185	28.92%	\$40,211	28.95%	\$40,383	29.06%
\$40,000,000	(\$86,122)	(28.63%)	(\$121,673)	(40.45%)	\$45,954	28.94%	\$45,980	28.96%	\$46,152	29.06%
\$45,000,000	(\$96,955)	(28.65%)	(\$136,949)	(40.46%)	\$51,723	28.95%	\$51,749	28.97%	\$51,921	29.06%
\$50,000,000	(\$107,787)	(28.66%)	(\$152,225)	(40.47%)	\$57,492	28.97%	\$57,518	28.98%	\$57,690	29.06%