

CITY OF ANTHON, 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	\$7.96693	\$114,685	\$0	\$114,685	
2026-27	\$4.60348	\$116,979	\$2,588	\$119,567	4.3%
2027-28	\$4.70534	\$121,484	\$2,646	\$124,129	3.8%
2028-29	\$4.58223	\$126,612	\$2,576	\$129,188	4.1%
2029-30	\$4.67547	\$131,233	\$2,629	\$133,862	3.6%
2030-31	\$4.54909	\$136,539	\$2,558	\$139,097	3.9%
2031-32	\$4.63431	\$141,123	\$2,606	\$143,729	3.3%
2032-33	\$4.51009	\$146,603	\$2,536	\$149,139	3.8%
2033-34	\$4.58810	\$151,146	\$2,580	\$153,725	3.1%
2034-35	\$4.46611	\$156,800	\$2,511	\$159,311	3.6%
2035-36	\$4.53763	\$161,295	\$2,551	\$163,847	2.8%

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	\$30,312,212	\$14,395,132	\$0	\$14,395,132
2026-27	\$26,495,121	\$25,973,187	\$0	\$25,973,187
2027-28	\$26,902,435	\$26,380,501	\$0	\$26,380,501
2028-29	\$28,715,229	\$28,193,295	\$0	\$28,193,295
2029-30	\$29,152,543	\$28,630,609	\$0	\$28,630,609
2030-31	\$31,098,727	\$30,576,793	\$0	\$30,576,793
2031-32	\$31,536,041	\$31,014,107	\$0	\$31,014,107
2032-33	\$33,589,861	\$33,067,927	\$0	\$33,067,927
2033-34	\$34,027,175	\$33,505,241	\$0	\$33,505,241
2034-35	\$36,193,051	\$35,671,117	\$0	\$35,671,117
2035-36	\$36,630,365	\$36,108,431	\$0	\$36,108,431

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.26%	-2.23%	84.03%	15.83%	0.00%	0.14%
2026-27	112.03%	-29.62%	82.42%	16.87%	0.00%	0.08%
2027-28	112.44%	-29.75%	82.68%	16.61%	0.00%	0.08%
2028-29	111.41%	-28.36%	83.05%	16.31%	0.00%	0.07%
2029-30	111.67%	-28.36%	83.31%	16.07%	0.00%	0.07%
2030-31	110.58%	-26.94%	83.64%	15.80%	0.00%	0.07%
2031-32	110.84%	-26.96%	83.87%	15.57%	0.00%	0.06%
2032-33	109.81%	-25.65%	84.17%	15.34%	0.00%	0.06%
2033-34	110.06%	-25.68%	84.37%	15.14%	0.00%	0.06%
2034-35	109.09%	-24.46%	84.63%	14.93%	0.00%	0.06%
2035-36	109.32%	-24.51%	84.82%	14.75%	0.00%	0.06%

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 ANTHON, 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	\$14,395,132	\$7.96693	\$114,685
2026-27	\$25,973,187	\$4.60348	\$119,567
2027-28	\$26,380,501	\$4.70534	\$124,129
2028-29	\$28,193,295	\$4.58223	\$129,188
2029-30	\$28,630,609	\$4.67547	\$133,862
2030-31	\$30,576,793	\$4.54909	\$139,097
2031-32	\$31,014,107	\$4.63431	\$143,729
2032-33	\$33,067,927	\$4.51009	\$149,139
2033-34	\$33,505,241	\$4.58810	\$153,725
2034-35	\$35,671,117	\$4.46611	\$159,311
2035-36	\$36,108,431	\$4.53763	\$163,847

CITY OF ANTHON, 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	\$14,395,132	\$7.96693	\$114,685
2026-27	\$14,883,960	\$7.88805	\$117,405
2027-28	\$15,406,374	\$7.80995	\$120,323
2028-29	\$16,175,624	\$7.80995	\$126,331
2029-30	\$16,726,148	\$7.80995	\$130,630
2030-31	\$17,540,465	\$7.80995	\$136,990
2031-32	\$18,120,534	\$7.80995	\$141,520
2032-33	\$18,982,303	\$7.80995	\$148,251
2033-34	\$19,593,530	\$7.80995	\$153,025
2034-35	\$20,505,302	\$7.80995	\$160,145
2035-36	\$21,149,275	\$7.80995	\$165,175

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	\$11,089,227	(\$3.28457)	\$2,162
2027-28	\$10,974,127	(\$3.10461)	\$3,806
2028-29	\$12,017,670	(\$3.22772)	\$2,857
2029-30	\$11,904,460	(\$3.13448)	\$3,231
2030-31	\$13,036,328	(\$3.26086)	\$2,106
2031-32	\$12,893,573	(\$3.17564)	\$2,208
2032-33	\$14,085,624	(\$3.29986)	\$888
2033-34	\$13,911,711	(\$3.22185)	\$701
2034-35	\$15,165,815	(\$3.34384)	-\$834
2035-36	\$14,959,156	(\$3.27232)	-\$1,328

CITY OF ANTHON, 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	\$189	\$281	\$50,000	\$51,515	\$189	\$234	\$50,000	\$58,947	\$171	\$41	\$146	\$41	\$189	\$268
\$100,000	\$123,480	\$378	\$562	\$100,000	\$103,030	\$378	\$469	\$100,000	\$117,894	\$360	\$309	\$335	\$309	\$378	\$536
\$150,000	\$185,220	\$567	\$843	\$150,000	\$154,545	\$567	\$703	\$150,000	\$176,842	\$548	\$577	\$524	\$577	\$567	\$804
\$200,000	\$246,960	\$925	\$1,123	\$200,000	\$206,060	\$925	\$937	\$200,000	\$235,789	\$737	\$845	\$713	\$845	\$756	\$1,073
\$250,000	\$308,700	\$1,284	\$1,404	\$250,000	\$257,575	\$1,284	\$1,172	\$250,000	\$294,736	\$926	\$1,113	\$902	\$1,113	\$945	\$1,341
\$300,000	\$370,440	\$1,642	\$1,685	\$300,000	\$309,090	\$1,642	\$1,406	\$300,000	\$353,683	\$1,115	\$1,381	\$1,091	\$1,381	\$1,134	\$1,609
\$400,000	\$493,920	\$2,359	\$2,247	\$400,000	\$412,120	\$2,359	\$1,875	\$400,000	\$471,578	\$1,493	\$1,918	\$1,469	\$1,918	\$1,512	\$2,145
\$500,000	\$617,400	\$3,076	\$2,809	\$500,000	\$515,151	\$3,076	\$2,343	\$500,000	\$589,472	\$1,871	\$2,454	\$1,847	\$2,454	\$1,889	\$2,682
\$600,000	\$740,880	\$3,793	\$3,370	\$600,000	\$618,181	\$3,793	\$2,812	\$600,000	\$707,366	\$2,249	\$2,990	\$2,224	\$2,990	\$2,267	\$3,218
\$700,000	\$864,360	\$4,510	\$3,932	\$700,000	\$721,211	\$4,510	\$3,281	\$700,000	\$825,261	\$2,627	\$3,527	\$2,602	\$3,527	\$2,645	\$3,754
\$800,000	\$987,840	\$5,227	\$4,494	\$800,000	\$824,241	\$5,227	\$3,750	\$800,000	\$943,155	\$3,005	\$4,063	\$2,980	\$4,063	\$3,023	\$4,290
\$900,000	\$1,111,320	\$5,945	\$5,055	\$900,000	\$927,271	\$5,945	\$4,218	\$900,000	\$1,061,050	\$3,383	\$4,599	\$3,358	\$4,599	\$3,401	\$4,827
\$1,000,000	\$1,234,800	\$6,662	\$5,617	\$1,000,000	\$1,030,301	\$6,662	\$4,687	\$1,000,000	\$1,178,944	\$3,761	\$5,136	\$3,736	\$5,136	\$3,779	\$5,363
\$2,000,000	\$2,469,600	\$13,832	\$11,234	\$2,000,000	\$2,060,602	\$13,832	\$9,374	\$2,000,000	\$2,357,888	\$7,539	\$10,499	\$7,515	\$10,499	\$7,558	\$10,726
\$3,000,000	\$3,704,400	\$21,002	\$16,852	\$3,000,000	\$3,090,903	\$21,002	\$14,061	\$3,000,000	\$3,536,832	\$11,318	\$15,862	\$11,294	\$15,862	\$11,337	\$16,089
\$4,000,000	\$4,939,200	\$28,172	\$22,469	\$4,000,000	\$4,121,204	\$28,172	\$18,748	\$4,000,000	\$4,715,776	\$15,097	\$21,225	\$15,072	\$21,225	\$15,115	\$21,452
\$5,000,000	\$6,174,000	\$35,342	\$28,086	\$5,000,000	\$5,151,505	\$35,342	\$23,435	\$5,000,000	\$5,894,720	\$18,876	\$26,588	\$18,851	\$26,588	\$18,894	\$26,816
\$6,000,000	\$7,408,800	\$42,513	\$33,703	\$6,000,000	\$6,181,806	\$42,513	\$28,122	\$6,000,000	\$7,073,664	\$22,655	\$31,951	\$22,630	\$31,951	\$22,673	\$32,179
\$7,000,000	\$8,643,600	\$49,683	\$39,321	\$7,000,000	\$7,212,107	\$49,683	\$32,809	\$7,000,000	\$8,252,608	\$26,434	\$37,314	\$26,409	\$37,314	\$26,452	\$37,542
\$8,000,000	\$9,878,400	\$56,853	\$44,938	\$8,000,000	\$8,242,408	\$56,853	\$37,495	\$8,000,000	\$9,431,552	\$30,212	\$42,678	\$30,188	\$42,678	\$30,231	\$42,905
\$9,000,000	\$11,113,200	\$64,023	\$50,555	\$9,000,000	\$9,272,709	\$64,023	\$42,182	\$9,000,000	\$10,610,496	\$33,991	\$48,041	\$33,967	\$48,041	\$34,010	\$48,268
\$10,000,000	\$12,348,000	\$71,194	\$56,172	\$10,000,000	\$10,303,010	\$71,194	\$46,869	\$10,000,000	\$11,789,440	\$37,770	\$53,404	\$37,746	\$53,404	\$37,788	\$53,631
\$15,000,000	\$18,522,000	\$107,045	\$84,258	\$15,000,000	\$15,454,515	\$107,045	\$70,304	\$15,000,000	\$17,684,160	\$56,664	\$80,219	\$56,640	\$80,219	\$56,683	\$80,447
\$20,000,000	\$24,696,000	\$142,896	\$112,344	\$20,000,000	\$20,606,020	\$142,896	\$93,739	\$20,000,000	\$23,578,880	\$75,559	\$107,035	\$75,534	\$107,035	\$75,577	\$107,262
\$25,000,000	\$30,870,000	\$178,747	\$140,430	\$25,000,000	\$25,757,525	\$178,747	\$117,173	\$25,000,000	\$29,473,600	\$94,453	\$133,851	\$94,428	\$133,851	\$94,471	\$134,078
\$30,000,000	\$37,044,000	\$214,598	\$168,516	\$30,000,000	\$30,909,030	\$214,598	\$140,608	\$30,000,000	\$35,368,320	\$113,347	\$160,666	\$113,322	\$160,666	\$113,365	\$160,894
\$35,000,000	\$43,218,000	\$250,450	\$196,603	\$35,000,000	\$36,060,535	\$250,450	\$164,043	\$35,000,000	\$41,263,040	\$132,241	\$187,482	\$132,217	\$187,482	\$132,260	\$187,709
\$40,000,000	\$49,392,000	\$286,301	\$224,689	\$40,000,000	\$41,212,040	\$286,301	\$187,477	\$40,000,000	\$47,157,760	\$151,135	\$214,297	\$151,111	\$214,297	\$151,154	\$214,525
\$45,000,000	\$55,566,000	\$322,152	\$252,775	\$45,000,000	\$46,363,545	\$322,152	\$210,912	\$45,000,000	\$53,052,480	\$170,030	\$241,113	\$170,005	\$241,113	\$170,048	\$241,341
\$50,000,000	\$61,740,000	\$358,003	\$280,861	\$50,000,000	\$51,515,050	\$358,003	\$234,347	\$50,000,000	\$58,947,200	\$188,924	\$267,929	\$188,899	\$267,929	\$188,942	\$268,156

CITY OF ANTHON, 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	\$92	48.65%	\$45	24.03%	(\$130)	(76.14%)	(\$105)	(72.13%)	\$79	41.92%
\$100,000	\$184	48.65%	\$91	24.03%	(\$51)	(14.10%)	(\$26)	(7.80%)	\$158	41.92%
\$150,000	\$276	48.65%	\$136	24.03%	\$29	5.20%	\$53	10.13%	\$238	41.92%
\$200,000	\$198	21.41%	\$12	1.30%	\$108	14.61%	\$132	18.56%	\$317	41.92%
\$250,000	\$120	9.38%	(\$112)	(8.73%)	\$187	20.18%	\$212	23.45%	\$396	41.92%
\$300,000	\$43	2.61%	(\$236)	(14.39%)	\$266	23.86%	\$291	26.65%	\$475	41.92%
\$400,000	(\$112)	(4.77%)	(\$485)	(20.54%)	\$425	28.43%	\$449	30.58%	\$634	41.92%
\$500,000	(\$268)	(8.71%)	(\$733)	(23.82%)	\$583	31.16%	\$608	32.90%	\$792	41.92%
\$600,000	(\$423)	(11.15%)	(\$981)	(25.87%)	\$741	32.97%	\$766	34.44%	\$951	41.92%
\$700,000	(\$578)	(12.82%)	(\$1,230)	(27.26%)	\$900	34.26%	\$924	35.52%	\$1,109	41.92%
\$800,000	(\$734)	(14.04%)	(\$1,478)	(28.27%)	\$1,058	35.22%	\$1,083	36.34%	\$1,267	41.92%
\$900,000	(\$889)	(14.96%)	(\$1,726)	(29.04%)	\$1,217	35.97%	\$1,241	36.96%	\$1,426	41.92%
\$1,000,000	(\$1,044)	(15.68%)	(\$1,975)	(29.64%)	\$1,375	36.57%	\$1,400	37.47%	\$1,584	41.92%
\$2,000,000	(\$2,597)	(18.78%)	(\$4,458)	(32.23%)	\$2,959	39.25%	\$2,984	39.71%	\$3,169	41.92%
\$3,000,000	(\$4,150)	(19.76%)	(\$6,941)	(33.05%)	\$4,544	40.15%	\$4,568	40.45%	\$4,753	41.92%
\$4,000,000	(\$5,703)	(20.24%)	(\$9,425)	(33.45%)	\$6,128	40.59%	\$6,153	40.82%	\$6,337	41.92%
\$5,000,000	(\$7,256)	(20.53%)	(\$11,908)	(33.69%)	\$7,712	40.86%	\$7,737	41.04%	\$7,921	41.92%
\$6,000,000	(\$8,809)	(20.72%)	(\$14,391)	(33.85%)	\$9,297	41.04%	\$9,321	41.19%	\$9,506	41.92%
\$7,000,000	(\$10,362)	(20.86%)	(\$16,874)	(33.96%)	\$10,881	41.16%	\$10,905	41.29%	\$11,090	41.92%
\$8,000,000	(\$11,915)	(20.96%)	(\$19,358)	(34.05%)	\$12,465	41.26%	\$12,490	41.37%	\$12,674	41.92%
\$9,000,000	(\$13,468)	(21.04%)	(\$21,841)	(34.11%)	\$14,049	41.33%	\$14,074	41.43%	\$14,259	41.92%
\$10,000,000	(\$15,022)	(21.10%)	(\$24,324)	(34.17%)	\$15,634	41.39%	\$15,658	41.48%	\$15,843	41.92%
\$15,000,000	(\$22,787)	(21.29%)	(\$36,741)	(34.32%)	\$23,555	41.57%	\$23,580	41.63%	\$23,764	41.92%
\$20,000,000	(\$30,552)	(21.38%)	(\$49,157)	(34.40%)	\$31,476	41.66%	\$31,501	41.70%	\$31,686	41.92%
\$25,000,000	(\$38,317)	(21.44%)	(\$61,574)	(34.45%)	\$39,398	41.71%	\$39,422	41.75%	\$39,607	41.92%
\$30,000,000	(\$46,082)	(21.47%)	(\$73,990)	(34.48%)	\$47,319	41.75%	\$47,344	41.78%	\$47,528	41.92%
\$35,000,000	(\$53,847)	(21.50%)	(\$86,407)	(34.50%)	\$55,241	41.77%	\$55,265	41.80%	\$55,450	41.92%
\$40,000,000	(\$61,612)	(21.52%)	(\$98,824)	(34.52%)	\$63,162	41.79%	\$63,187	41.81%	\$63,371	41.92%
\$45,000,000	(\$69,377)	(21.54%)	(\$111,240)	(34.53%)	\$71,083	41.81%	\$71,108	41.83%	\$71,293	41.92%
\$50,000,000	(\$77,142)	(21.55%)	(\$123,657)	(34.54%)	\$79,005	41.82%	\$79,029	41.84%	\$79,214	41.92%