

CITY OF ANDREW, 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	\$6.92902	\$61,899	\$0	\$61,899	
2026-27	\$3.98568	\$63,137	\$389	\$63,527	2.6%
2027-28	\$4.01435	\$63,844	\$392	\$64,237	1.1%
2028-29	\$3.89649	\$65,521	\$381	\$65,902	2.6%
2029-30	\$3.92101	\$66,232	\$383	\$66,615	1.1%
2030-31	\$3.80472	\$67,947	\$372	\$68,319	2.6%
2031-32	\$3.82837	\$68,660	\$374	\$69,034	1.0%
2032-33	\$3.71658	\$70,415	\$363	\$70,778	2.5%
2033-34	\$3.73943	\$71,132	\$365	\$71,497	1.0%
2034-35	\$3.63183	\$72,927	\$355	\$73,282	2.5%
2035-36	\$3.65392	\$73,649	\$357	\$74,006	1.0%

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	\$19,284,943	\$8,933,349	\$0	\$8,933,349
2026-27	\$16,540,665	\$15,938,761	\$0	\$15,938,761
2027-28	\$16,603,654	\$16,001,750	\$0	\$16,001,750
2028-29	\$17,515,086	\$16,913,182	\$0	\$16,913,182
2029-30	\$17,591,075	\$16,989,171	\$0	\$16,989,171
2030-31	\$18,558,213	\$17,956,309	\$0	\$17,956,309
2031-32	\$18,634,202	\$18,032,298	\$0	\$18,032,298
2032-33	\$19,645,803	\$19,043,899	\$0	\$19,043,899
2033-34	\$19,721,792	\$19,119,888	\$0	\$19,119,888
2034-35	\$20,779,685	\$20,177,781	\$0	\$20,177,781
2035-36	\$20,855,674	\$20,253,770	\$0	\$20,253,770

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	90.76%	-2.40%	88.36%	10.51%	0.00%	1.13%
2026-27	117.52%	-30.30%	87.22%	11.96%	0.00%	0.63%
2027-28	117.66%	-30.39%	87.27%	11.91%	0.00%	0.63%
2028-29	116.35%	-28.95%	87.40%	11.83%	0.00%	0.60%
2029-30	116.41%	-28.95%	87.46%	11.78%	0.00%	0.60%
2030-31	115.09%	-27.51%	87.58%	11.70%	0.00%	0.56%
2031-32	115.15%	-27.51%	87.64%	11.65%	0.00%	0.56%
2032-33	113.90%	-26.16%	87.75%	11.59%	0.00%	0.53%
2033-34	113.96%	-26.17%	87.80%	11.54%	0.00%	0.53%
2034-35	112.79%	-24.89%	87.90%	11.48%	0.00%	0.50%
2035-36	112.85%	-24.91%	87.94%	11.44%	0.00%	0.50%

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 ANDREW, 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	\$8,933,349	\$6.92902	\$61,899
2026-27	\$15,938,761	\$3.98568	\$63,527
2027-28	\$16,001,750	\$4.01435	\$64,237
2028-29	\$16,913,182	\$3.89649	\$65,902
2029-30	\$16,989,171	\$3.92101	\$66,615
2030-31	\$17,956,309	\$3.80472	\$68,319
2031-32	\$18,032,298	\$3.82837	\$69,034
2032-33	\$19,043,899	\$3.71658	\$70,778
2033-34	\$19,119,888	\$3.73943	\$71,497
2034-35	\$20,177,781	\$3.63183	\$73,282
2035-36	\$20,253,770	\$3.65392	\$74,006

CITY OF ANDREW, 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	\$8,933,349	\$6.92902	\$61,899
2026-27	\$9,069,617	\$6.92902	\$62,844
2027-28	\$9,288,700	\$6.92902	\$64,362
2028-29	\$9,634,694	\$6.92902	\$66,759
2029-30	\$9,865,372	\$6.92902	\$68,357
2030-31	\$10,230,230	\$6.92902	\$70,885
2031-32	\$10,473,084	\$6.92902	\$72,568
2032-33	\$10,857,786	\$6.92902	\$75,234
2033-34	\$11,113,490	\$6.92902	\$77,006
2034-35	\$11,519,091	\$6.92902	\$79,816
2035-36	\$11,788,289	\$6.92902	\$81,681

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	\$6,869,144	(\$2.94334)	\$683
2027-28	\$6,713,051	(\$2.91467)	-\$125
2028-29	\$7,278,488	(\$3.03253)	-\$857
2029-30	\$7,123,798	(\$3.00801)	-\$1,743
2030-31	\$7,726,080	(\$3.12430)	-\$2,567
2031-32	\$7,559,214	(\$3.10065)	-\$3,534
2032-33	\$8,186,114	(\$3.21244)	-\$4,456
2033-34	\$8,006,398	(\$3.18959)	-\$5,508
2034-35	\$8,658,690	(\$3.29719)	-\$6,534
2035-36	\$8,465,481	(\$3.27510)	-\$7,676

CITY OF ANDREW, 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	\$235	\$50,000	\$51,515	\$164	\$196	\$50,000	\$58,947	\$148	\$34	\$127	\$34	\$164	\$224
\$100,000	\$123,480	\$329	\$470	\$100,000	\$103,030	\$329	\$392	\$100,000	\$117,894	\$313	\$258	\$291	\$258	\$329	\$449
\$150,000	\$185,220	\$493	\$705	\$150,000	\$154,545	\$493	\$588	\$150,000	\$176,842	\$477	\$483	\$456	\$483	\$493	\$673
\$200,000	\$246,960	\$805	\$940	\$200,000	\$206,060	\$805	\$784	\$200,000	\$235,789	\$641	\$707	\$620	\$707	\$657	\$897
\$250,000	\$308,700	\$1,117	\$1,175	\$250,000	\$257,575	\$1,117	\$980	\$250,000	\$294,736	\$806	\$931	\$784	\$931	\$822	\$1,121
\$300,000	\$370,440	\$1,428	\$1,409	\$300,000	\$309,090	\$1,428	\$1,176	\$300,000	\$353,683	\$970	\$1,155	\$949	\$1,155	\$986	\$1,346
\$400,000	\$493,920	\$2,052	\$1,879	\$400,000	\$412,120	\$2,052	\$1,568	\$400,000	\$471,578	\$1,299	\$1,604	\$1,277	\$1,604	\$1,315	\$1,794
\$500,000	\$617,400	\$2,676	\$2,349	\$500,000	\$515,151	\$2,676	\$1,960	\$500,000	\$589,472	\$1,627	\$2,053	\$1,606	\$2,053	\$1,643	\$2,243
\$600,000	\$740,880	\$3,299	\$2,819	\$600,000	\$618,181	\$3,299	\$2,352	\$600,000	\$707,366	\$1,956	\$2,501	\$1,935	\$2,501	\$1,972	\$2,691
\$700,000	\$864,360	\$3,923	\$3,289	\$700,000	\$721,211	\$3,923	\$2,744	\$700,000	\$825,261	\$2,285	\$2,950	\$2,263	\$2,950	\$2,301	\$3,140
\$800,000	\$987,840	\$4,546	\$3,758	\$800,000	\$824,241	\$4,546	\$3,136	\$800,000	\$943,155	\$2,613	\$3,398	\$2,592	\$3,398	\$2,629	\$3,588
\$900,000	\$1,111,320	\$5,170	\$4,228	\$900,000	\$927,271	\$5,170	\$3,528	\$900,000	\$1,061,050	\$2,942	\$3,847	\$2,921	\$3,847	\$2,958	\$4,037
\$1,000,000	\$1,234,800	\$5,794	\$4,698	\$1,000,000	\$1,030,301	\$5,794	\$3,920	\$1,000,000	\$1,178,944	\$3,271	\$4,295	\$3,249	\$4,295	\$3,287	\$4,486
\$2,000,000	\$2,469,600	\$12,030	\$9,396	\$2,000,000	\$2,060,602	\$12,030	\$7,840	\$2,000,000	\$2,357,888	\$6,557	\$8,781	\$6,536	\$8,781	\$6,573	\$8,971
\$3,000,000	\$3,704,400	\$18,266	\$14,094	\$3,000,000	\$3,090,903	\$18,266	\$11,760	\$3,000,000	\$3,536,832	\$9,844	\$13,266	\$9,822	\$13,266	\$9,860	\$13,457
\$4,000,000	\$4,939,200	\$24,502	\$18,792	\$4,000,000	\$4,121,204	\$24,502	\$15,680	\$4,000,000	\$4,715,776	\$13,130	\$17,752	\$13,109	\$17,752	\$13,146	\$17,942
\$5,000,000	\$6,174,000	\$30,738	\$23,490	\$5,000,000	\$5,151,505	\$30,738	\$19,600	\$5,000,000	\$5,894,720	\$16,417	\$22,238	\$16,395	\$22,238	\$16,433	\$22,428
\$6,000,000	\$7,408,800	\$36,974	\$28,188	\$6,000,000	\$6,181,806	\$36,974	\$23,520	\$6,000,000	\$7,073,664	\$19,703	\$26,723	\$19,682	\$26,723	\$19,719	\$26,913
\$7,000,000	\$8,643,600	\$43,210	\$32,886	\$7,000,000	\$7,212,107	\$43,210	\$27,440	\$7,000,000	\$8,252,608	\$22,990	\$31,209	\$22,969	\$31,209	\$23,006	\$31,399
\$8,000,000	\$9,878,400	\$49,447	\$37,585	\$8,000,000	\$8,242,408	\$49,447	\$31,360	\$8,000,000	\$9,431,552	\$26,276	\$35,694	\$26,255	\$35,694	\$26,292	\$35,884
\$9,000,000	\$11,113,200	\$55,683	\$42,283	\$9,000,000	\$9,272,709	\$55,683	\$35,280	\$9,000,000	\$10,610,496	\$29,563	\$40,180	\$29,542	\$40,180	\$29,579	\$40,370
\$10,000,000	\$12,348,000	\$61,919	\$46,981	\$10,000,000	\$10,303,010	\$61,919	\$39,200	\$10,000,000	\$11,789,440	\$32,850	\$44,665	\$32,828	\$44,665	\$32,865	\$44,856
\$15,000,000	\$18,522,000	\$93,099	\$70,471	\$15,000,000	\$15,454,515	\$93,099	\$58,800	\$15,000,000	\$17,684,160	\$49,282	\$67,093	\$49,261	\$67,093	\$49,298	\$67,283
\$20,000,000	\$24,696,000	\$124,280	\$93,961	\$20,000,000	\$20,606,020	\$124,280	\$78,400	\$20,000,000	\$23,578,880	\$65,715	\$89,521	\$65,694	\$89,521	\$65,731	\$89,711
\$25,000,000	\$30,870,000	\$155,461	\$117,452	\$25,000,000	\$25,757,525	\$155,461	\$98,000	\$25,000,000	\$29,473,600	\$82,148	\$111,949	\$82,126	\$111,949	\$82,164	\$112,139
\$30,000,000	\$37,044,000	\$186,641	\$140,942	\$30,000,000	\$30,909,030	\$186,641	\$117,600	\$30,000,000	\$35,368,320	\$98,580	\$134,376	\$98,559	\$134,376	\$98,596	\$134,567
\$35,000,000	\$43,218,000	\$217,822	\$164,432	\$35,000,000	\$36,060,535	\$217,822	\$137,200	\$35,000,000	\$41,263,040	\$115,013	\$156,804	\$114,992	\$156,804	\$115,029	\$156,994
\$40,000,000	\$49,392,000	\$249,002	\$187,923	\$40,000,000	\$41,212,040	\$249,002	\$156,800	\$40,000,000	\$47,157,760	\$131,446	\$179,232	\$131,424	\$179,232	\$131,462	\$179,422
\$45,000,000	\$55,566,000	\$280,183	\$211,413	\$45,000,000	\$46,363,545	\$280,183	\$176,400	\$45,000,000	\$53,052,480	\$147,879	\$201,660	\$147,857	\$201,660	\$147,895	\$201,850
\$50,000,000	\$61,740,000	\$311,363	\$234,903	\$50,000,000	\$51,515,050	\$311,363	\$196,000	\$50,000,000	\$58,947,200	\$164,311	\$224,087	\$164,290	\$224,087	\$164,327	\$224,278

CITY OF ANDREW, 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	\$71	42.95%	\$32	19.27%	(\$114)	(77.06%)	(\$93)	(73.20%)	\$60	36.48%
\$100,000	\$141	42.95%	\$63	19.27%	(\$54)	(17.39%)	(\$33)	(11.34%)	\$120	36.48%
\$150,000	\$212	42.95%	\$95	19.27%	\$6	1.16%	\$27	5.91%	\$180	36.48%
\$200,000	\$135	16.75%	(\$21)	(2.58%)	\$66	10.21%	\$87	14.01%	\$240	36.48%
\$250,000	\$58	5.19%	(\$137)	(12.23%)	\$125	15.57%	\$147	18.72%	\$300	36.48%
\$300,000	(\$19)	(1.33%)	(\$252)	(17.67%)	\$185	19.11%	\$207	21.80%	\$360	36.48%
\$400,000	(\$173)	(8.42%)	(\$484)	(23.59%)	\$305	23.51%	\$327	25.57%	\$480	36.48%
\$500,000	(\$327)	(12.21%)	(\$716)	(26.75%)	\$425	26.13%	\$447	27.81%	\$600	36.48%
\$600,000	(\$480)	(14.56%)	(\$947)	(28.71%)	\$545	27.87%	\$566	29.28%	\$719	36.48%
\$700,000	(\$634)	(16.17%)	(\$1,179)	(30.05%)	\$665	29.11%	\$686	30.33%	\$839	36.48%
\$800,000	(\$788)	(17.33%)	(\$1,410)	(31.02%)	\$785	30.04%	\$806	31.11%	\$959	36.48%
\$900,000	(\$942)	(18.22%)	(\$1,642)	(31.76%)	\$905	30.76%	\$926	31.71%	\$1,079	36.48%
\$1,000,000	(\$1,096)	(18.91%)	(\$1,874)	(32.34%)	\$1,025	31.33%	\$1,046	32.19%	\$1,199	36.48%
\$2,000,000	(\$2,634)	(21.89%)	(\$4,190)	(34.83%)	\$2,224	33.91%	\$2,245	34.35%	\$2,398	36.48%
\$3,000,000	(\$4,172)	(22.84%)	(\$6,506)	(35.62%)	\$3,423	34.77%	\$3,444	35.06%	\$3,597	36.48%
\$4,000,000	(\$5,710)	(23.30%)	(\$8,822)	(36.01%)	\$4,622	35.20%	\$4,643	35.42%	\$4,796	36.48%
\$5,000,000	(\$7,248)	(23.58%)	(\$11,138)	(36.24%)	\$5,821	35.46%	\$5,842	35.63%	\$5,995	36.48%
\$6,000,000	(\$8,786)	(23.76%)	(\$13,454)	(36.39%)	\$7,020	35.63%	\$7,041	35.77%	\$7,194	36.48%
\$7,000,000	(\$10,324)	(23.89%)	(\$15,770)	(36.50%)	\$8,219	35.75%	\$8,240	35.88%	\$8,393	36.48%
\$8,000,000	(\$11,862)	(23.99%)	(\$18,086)	(36.58%)	\$9,418	35.84%	\$9,439	35.95%	\$9,592	36.48%
\$9,000,000	(\$13,400)	(24.06%)	(\$20,403)	(36.64%)	\$10,617	35.91%	\$10,638	36.01%	\$10,791	36.48%
\$10,000,000	(\$14,938)	(24.13%)	(\$22,719)	(36.69%)	\$11,816	35.97%	\$11,837	36.06%	\$11,990	36.48%
\$15,000,000	(\$22,628)	(24.31%)	(\$34,299)	(36.84%)	\$17,811	36.14%	\$17,832	36.20%	\$17,985	36.48%
\$20,000,000	(\$30,319)	(24.40%)	(\$45,880)	(36.92%)	\$23,806	36.23%	\$23,827	36.27%	\$23,980	36.48%
\$25,000,000	(\$38,009)	(24.45%)	(\$57,460)	(36.96%)	\$29,801	36.28%	\$29,822	36.31%	\$29,975	36.48%
\$30,000,000	(\$45,699)	(24.48%)	(\$69,041)	(36.99%)	\$35,796	36.31%	\$35,817	36.34%	\$35,970	36.48%
\$35,000,000	(\$53,389)	(24.51%)	(\$80,621)	(37.01%)	\$41,791	36.34%	\$41,812	36.36%	\$41,965	36.48%
\$40,000,000	(\$61,080)	(24.53%)	(\$92,202)	(37.03%)	\$47,786	36.35%	\$47,807	36.38%	\$47,960	36.48%
\$45,000,000	(\$68,770)	(24.54%)	(\$103,783)	(37.04%)	\$53,781	36.37%	\$53,802	36.39%	\$53,955	36.48%
\$50,000,000	(\$76,460)	(24.56%)	(\$115,363)	(37.05%)	\$59,776	36.38%	\$59,797	36.40%	\$59,950	36.48%