

CITY OF ASHTON, 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	\$7.86408	\$125,866	\$0	\$125,866	
2026-27	\$5.60130	\$128,384	\$2,476	\$130,859	4.0%
2027-28	\$5.70931	\$133,073	\$2,523	\$135,596	3.6%
2028-29	\$5.54313	\$138,308	\$2,450	\$140,758	3.8%
2029-30	\$5.64132	\$143,041	\$2,493	\$145,534	3.4%
2030-31	\$5.47536	\$148,445	\$2,420	\$150,865	3.7%
2031-32	\$5.56462	\$153,117	\$2,459	\$155,577	3.1%
2032-33	\$5.40282	\$158,688	\$2,388	\$161,076	3.5%
2033-34	\$5.48412	\$163,296	\$2,424	\$165,719	2.9%
2034-35	\$5.32636	\$169,034	\$2,354	\$171,388	3.4%
2035-36	\$5.40054	\$173,574	\$2,387	\$175,960	2.7%

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	\$29,928,022	\$16,005,237	\$0	\$16,005,237
2026-27	\$25,854,328	\$23,362,316	\$0	\$23,362,316
2027-28	\$26,242,037	\$23,750,025	\$0	\$23,750,025
2028-29	\$27,885,249	\$25,393,237	\$0	\$25,393,237
2029-30	\$28,289,958	\$25,797,946	\$0	\$25,797,946
2030-31	\$30,045,485	\$27,553,473	\$0	\$27,553,473
2031-32	\$30,450,194	\$27,958,182	\$0	\$27,958,182
2032-33	\$32,305,335	\$29,813,323	\$0	\$29,813,323
2033-34	\$32,710,044	\$30,218,032	\$0	\$30,218,032
2034-35	\$34,669,294	\$32,177,282	\$0	\$32,177,282
2035-36	\$35,074,003	\$32,581,991	\$0	\$32,581,991

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	55.53%	-2.54%	52.99%	35.59%	0.00%	1.87%
2026-27	88.14%	-32.55%	55.60%	35.22%	0.00%	1.28%
2027-28	87.41%	-32.24%	55.17%	35.80%	0.00%	1.26%
2028-29	85.69%	-30.33%	55.35%	36.24%	0.00%	1.18%
2029-30	84.99%	-30.00%	54.99%	36.73%	0.00%	1.16%
2030-31	83.37%	-28.19%	55.18%	37.11%	0.00%	1.09%
2031-32	82.76%	-27.91%	54.85%	37.55%	0.00%	1.07%
2032-33	81.28%	-26.28%	55.00%	37.89%	0.00%	1.00%
2033-34	80.74%	-26.04%	54.70%	38.29%	0.00%	0.99%
2034-35	79.38%	-24.55%	54.83%	38.61%	0.00%	0.93%
2035-36	78.91%	-24.36%	54.55%	38.98%	0.00%	0.92%

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 ASHTON, 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	\$16,005,237	\$7.86408	\$125,866
2026-27	\$23,362,316	\$5.60130	\$130,859
2027-28	\$23,750,025	\$5.70931	\$135,596
2028-29	\$25,393,237	\$5.54313	\$140,758
2029-30	\$25,797,946	\$5.64132	\$145,534
2030-31	\$27,553,473	\$5.47536	\$150,865
2031-32	\$27,958,182	\$5.56462	\$155,577
2032-33	\$29,813,323	\$5.40282	\$161,076
2033-34	\$30,218,032	\$5.48412	\$165,719
2034-35	\$32,177,282	\$5.32636	\$171,388
2035-36	\$32,581,991	\$5.40054	\$175,960

CITY OF ASHTON, 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	\$16,005,237	\$7.86408	\$125,866
2026-27	\$16,965,392	\$7.70988	\$130,801
2027-28	\$17,452,994	\$7.63355	\$133,228
2028-29	\$18,363,845	\$7.63355	\$140,181
2029-30	\$18,865,676	\$7.63355	\$144,012
2030-31	\$19,835,401	\$7.63355	\$151,414
2031-32	\$20,352,178	\$7.63355	\$155,359
2032-33	\$21,383,776	\$7.63355	\$163,234
2033-34	\$21,916,322	\$7.63355	\$167,299
2034-35	\$23,012,966	\$7.63355	\$175,671
2035-36	\$23,562,076	\$7.63355	\$179,862

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	\$6,396,924	(\$2.10858)	\$58
2027-28	\$6,297,031	(\$1.92424)	\$2,368
2028-29	\$7,029,392	(\$2.09042)	\$577
2029-30	\$6,932,271	(\$1.99223)	\$1,522
2030-31	\$7,718,072	(\$2.15819)	-\$549
2031-32	\$7,606,004	(\$2.06893)	\$217
2032-33	\$8,429,547	(\$2.23073)	-\$2,158
2033-34	\$8,301,710	(\$2.14943)	-\$1,580
2034-35	\$9,164,316	(\$2.30719)	-\$4,283
2035-36	\$9,019,915	(\$2.23301)	-\$3,902

CITY OF ASHTON, 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	\$187	\$338	\$50,000	\$51,515	\$187	\$282	\$50,000	\$58,947	\$168	\$49	\$144	\$49	\$187	\$323
\$100,000	\$123,480	\$373	\$676	\$100,000	\$103,030	\$373	\$564	\$100,000	\$117,894	\$355	\$372	\$331	\$372	\$373	\$646
\$150,000	\$185,220	\$560	\$1,014	\$150,000	\$154,545	\$560	\$846	\$150,000	\$176,842	\$541	\$695	\$517	\$695	\$560	\$968
\$200,000	\$246,960	\$913	\$1,352	\$200,000	\$206,060	\$913	\$1,128	\$200,000	\$235,789	\$728	\$1,017	\$704	\$1,017	\$746	\$1,291
\$250,000	\$308,700	\$1,267	\$1,690	\$250,000	\$257,575	\$1,267	\$1,410	\$250,000	\$294,736	\$914	\$1,340	\$890	\$1,340	\$933	\$1,614
\$300,000	\$370,440	\$1,621	\$2,028	\$300,000	\$309,090	\$1,621	\$1,692	\$300,000	\$353,683	\$1,101	\$1,663	\$1,077	\$1,663	\$1,119	\$1,937
\$400,000	\$493,920	\$2,329	\$2,704	\$400,000	\$412,120	\$2,329	\$2,257	\$400,000	\$471,578	\$1,474	\$2,308	\$1,450	\$2,308	\$1,492	\$2,582
\$500,000	\$617,400	\$3,037	\$3,380	\$500,000	\$515,151	\$3,037	\$2,821	\$500,000	\$589,472	\$1,847	\$2,954	\$1,823	\$2,954	\$1,865	\$3,228
\$600,000	\$740,880	\$3,744	\$4,057	\$600,000	\$618,181	\$3,744	\$3,385	\$600,000	\$707,366	\$2,220	\$3,599	\$2,196	\$3,599	\$2,238	\$3,873
\$700,000	\$864,360	\$4,452	\$4,733	\$700,000	\$721,211	\$4,452	\$3,949	\$700,000	\$825,261	\$2,593	\$4,245	\$2,569	\$4,245	\$2,611	\$4,519
\$800,000	\$987,840	\$5,160	\$5,409	\$800,000	\$824,241	\$5,160	\$4,513	\$800,000	\$943,155	\$2,966	\$4,890	\$2,942	\$4,890	\$2,984	\$5,164
\$900,000	\$1,111,320	\$5,868	\$6,085	\$900,000	\$927,271	\$5,868	\$5,077	\$900,000	\$1,061,050	\$3,339	\$5,536	\$3,315	\$5,536	\$3,357	\$5,810
\$1,000,000	\$1,234,800	\$6,576	\$6,761	\$1,000,000	\$1,030,301	\$6,576	\$5,641	\$1,000,000	\$1,178,944	\$3,712	\$6,181	\$3,688	\$6,181	\$3,730	\$6,455
\$2,000,000	\$2,469,600	\$13,653	\$13,522	\$2,000,000	\$2,060,602	\$13,653	\$11,283	\$2,000,000	\$2,357,888	\$7,442	\$12,637	\$7,418	\$12,637	\$7,460	\$12,910
\$3,000,000	\$3,704,400	\$20,731	\$20,283	\$3,000,000	\$3,090,903	\$20,731	\$16,924	\$3,000,000	\$3,536,832	\$11,172	\$19,092	\$11,148	\$19,092	\$11,190	\$19,365
\$4,000,000	\$4,939,200	\$27,809	\$27,044	\$4,000,000	\$4,121,204	\$27,809	\$22,565	\$4,000,000	\$4,715,776	\$14,902	\$25,547	\$14,878	\$25,547	\$14,920	\$25,821
\$5,000,000	\$6,174,000	\$34,886	\$33,805	\$5,000,000	\$5,151,505	\$34,886	\$28,206	\$5,000,000	\$5,894,720	\$18,632	\$32,002	\$18,608	\$32,002	\$18,650	\$32,276
\$6,000,000	\$7,408,800	\$41,964	\$40,566	\$6,000,000	\$6,181,806	\$41,964	\$33,848	\$6,000,000	\$7,073,664	\$22,362	\$38,457	\$22,338	\$38,457	\$22,380	\$38,731
\$7,000,000	\$8,643,600	\$49,042	\$47,327	\$7,000,000	\$7,212,107	\$49,042	\$39,489	\$7,000,000	\$8,252,608	\$26,092	\$44,912	\$26,068	\$44,912	\$26,110	\$45,186
\$8,000,000	\$9,878,400	\$56,119	\$54,088	\$8,000,000	\$8,242,408	\$56,119	\$45,130	\$8,000,000	\$9,431,552	\$29,822	\$51,367	\$29,798	\$51,367	\$29,840	\$51,641
\$9,000,000	\$11,113,200	\$63,197	\$60,849	\$9,000,000	\$9,272,709	\$63,197	\$50,771	\$9,000,000	\$10,610,496	\$33,552	\$57,823	\$33,528	\$57,823	\$33,571	\$58,096
\$10,000,000	\$12,348,000	\$70,275	\$67,610	\$10,000,000	\$10,303,010	\$70,275	\$56,413	\$10,000,000	\$11,789,440	\$37,282	\$64,278	\$37,258	\$64,278	\$37,301	\$64,551
\$15,000,000	\$18,522,000	\$105,663	\$101,415	\$15,000,000	\$15,454,515	\$105,663	\$84,619	\$15,000,000	\$17,684,160	\$55,933	\$96,553	\$55,909	\$96,553	\$55,951	\$96,827
\$20,000,000	\$24,696,000	\$141,051	\$135,219	\$20,000,000	\$20,606,020	\$141,051	\$112,825	\$20,000,000	\$23,578,880	\$74,583	\$128,829	\$74,559	\$128,829	\$74,601	\$129,103
\$25,000,000	\$30,870,000	\$176,440	\$169,024	\$25,000,000	\$25,757,525	\$176,440	\$141,032	\$25,000,000	\$29,473,600	\$93,233	\$161,105	\$93,209	\$161,105	\$93,251	\$161,379
\$30,000,000	\$37,044,000	\$211,828	\$202,829	\$30,000,000	\$30,909,030	\$211,828	\$169,238	\$30,000,000	\$35,368,320	\$111,884	\$193,381	\$111,859	\$193,381	\$111,902	\$193,654
\$35,000,000	\$43,218,000	\$247,216	\$236,634	\$35,000,000	\$36,060,535	\$247,216	\$197,444	\$35,000,000	\$41,263,040	\$130,534	\$225,656	\$130,510	\$225,656	\$130,552	\$225,930
\$40,000,000	\$49,392,000	\$282,605	\$270,439	\$40,000,000	\$41,212,040	\$282,605	\$225,651	\$40,000,000	\$47,157,760	\$149,184	\$257,932	\$149,160	\$257,932	\$149,202	\$258,206
\$45,000,000	\$55,566,000	\$317,993	\$304,244	\$45,000,000	\$46,363,545	\$317,993	\$253,857	\$45,000,000	\$53,052,480	\$167,835	\$290,208	\$167,810	\$290,208	\$167,853	\$290,481
\$50,000,000	\$61,740,000	\$353,381	\$338,049	\$50,000,000	\$51,515,050	\$353,381	\$282,063	\$50,000,000	\$58,947,200	\$186,485	\$322,483	\$186,461	\$322,483	\$186,503	\$322,757

CITY OF ASHTON, 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	\$152	81.26%	\$96	51.24%	(\$119)	(70.91%)	(\$95)	(66.02%)	\$136	73.06%
\$100,000	\$303	81.26%	\$191	51.24%	\$17	4.74%	\$41	12.42%	\$273	73.06%
\$150,000	\$455	81.26%	\$287	51.24%	\$153	28.27%	\$177	34.29%	\$409	73.06%
\$200,000	\$439	48.04%	\$215	23.52%	\$289	39.75%	\$314	44.56%	\$545	73.06%
\$250,000	\$423	33.38%	\$143	11.29%	\$426	46.54%	\$450	50.53%	\$681	73.06%
\$300,000	\$407	25.11%	\$71	4.39%	\$562	51.03%	\$586	54.44%	\$818	73.06%
\$400,000	\$375	16.12%	(\$72)	(3.11%)	\$834	56.61%	\$859	59.23%	\$1,090	73.06%
\$500,000	\$344	11.32%	(\$216)	(7.11%)	\$1,107	59.93%	\$1,131	62.06%	\$1,363	73.06%
\$600,000	\$312	8.34%	(\$360)	(9.61%)	\$1,379	62.14%	\$1,404	63.93%	\$1,635	73.06%
\$700,000	\$280	6.30%	(\$503)	(11.31%)	\$1,652	63.71%	\$1,676	65.25%	\$1,908	73.06%
\$800,000	\$249	4.82%	(\$647)	(12.54%)	\$1,924	64.88%	\$1,949	66.24%	\$2,180	73.06%
\$900,000	\$217	3.70%	(\$791)	(13.47%)	\$2,197	65.80%	\$2,221	67.01%	\$2,453	73.06%
\$1,000,000	\$185	2.82%	(\$934)	(14.21%)	\$2,469	66.53%	\$2,494	67.62%	\$2,725	73.06%
\$2,000,000	(\$131)	(0.96%)	(\$2,371)	(17.36%)	\$5,194	69.80%	\$5,219	70.35%	\$5,450	73.06%
\$3,000,000	(\$448)	(2.16%)	(\$3,807)	(18.36%)	\$7,920	70.89%	\$7,944	71.26%	\$8,175	73.06%
\$4,000,000	(\$765)	(2.75%)	(\$5,243)	(18.86%)	\$10,645	71.43%	\$10,669	71.71%	\$10,900	73.06%
\$5,000,000	(\$1,081)	(3.10%)	(\$6,680)	(19.15%)	\$13,370	71.76%	\$13,394	71.98%	\$13,625	73.06%
\$6,000,000	(\$1,398)	(3.33%)	(\$8,116)	(19.34%)	\$16,095	71.97%	\$16,119	72.16%	\$16,351	73.06%
\$7,000,000	(\$1,715)	(3.50%)	(\$9,553)	(19.48%)	\$18,820	72.13%	\$18,844	72.29%	\$19,076	73.06%
\$8,000,000	(\$2,031)	(3.62%)	(\$10,989)	(19.58%)	\$21,545	72.24%	\$21,569	72.38%	\$21,801	73.06%
\$9,000,000	(\$2,348)	(3.72%)	(\$12,425)	(19.66%)	\$24,270	72.33%	\$24,294	72.46%	\$24,526	73.06%
\$10,000,000	(\$2,665)	(3.79%)	(\$13,862)	(19.73%)	\$26,995	72.41%	\$27,019	72.52%	\$27,251	73.06%
\$15,000,000	(\$4,248)	(4.02%)	(\$21,044)	(19.92%)	\$40,621	72.62%	\$40,645	72.70%	\$40,876	73.06%
\$20,000,000	(\$5,832)	(4.13%)	(\$28,226)	(20.01%)	\$54,246	72.73%	\$54,270	72.79%	\$54,502	73.06%
\$25,000,000	(\$7,415)	(4.20%)	(\$35,408)	(20.07%)	\$67,871	72.80%	\$67,896	72.84%	\$68,127	73.06%
\$30,000,000	(\$8,999)	(4.25%)	(\$42,590)	(20.11%)	\$81,497	72.84%	\$81,521	72.88%	\$81,753	73.06%
\$35,000,000	(\$10,582)	(4.28%)	(\$49,772)	(20.13%)	\$95,122	72.87%	\$95,147	72.90%	\$95,378	73.06%
\$40,000,000	(\$12,166)	(4.30%)	(\$56,954)	(20.15%)	\$108,748	72.89%	\$108,772	72.92%	\$109,003	73.06%
\$45,000,000	(\$13,749)	(4.32%)	(\$64,136)	(20.17%)	\$122,373	72.91%	\$122,397	72.94%	\$122,629	73.06%
\$50,000,000	(\$15,333)	(4.34%)	(\$71,318)	(20.18%)	\$135,999	72.93%	\$136,023	72.95%	\$136,254	73.06%