

CITY OF ARISPE, 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	\$7.86398	\$22,955	\$0	\$22,955	
2026-27	\$5.36442	\$23,414	\$330	\$23,744	3.4%
2027-28	\$5.44006	\$24,048	\$335	\$24,383	2.7%
2028-29	\$5.31680	\$24,870	\$327	\$25,198	3.3%
2029-30	\$5.38675	\$25,526	\$332	\$25,857	2.6%
2030-31	\$5.25925	\$26,374	\$324	\$26,698	3.3%
2031-32	\$5.32379	\$27,022	\$328	\$27,350	2.4%
2032-33	\$5.19815	\$27,897	\$320	\$28,217	3.2%
2033-34	\$5.25776	\$28,537	\$324	\$28,861	2.3%
2034-35	\$5.13398	\$29,438	\$316	\$29,754	3.1%
2035-36	\$5.18908	\$30,070	\$319	\$30,390	2.1%

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	\$5,692,161	\$2,918,953	\$0	\$2,918,953
2026-27	\$4,838,913	\$4,426,164	\$0	\$4,426,164
2027-28	\$4,894,835	\$4,482,086	\$0	\$4,482,086
2028-29	\$5,152,001	\$4,739,252	\$0	\$4,739,252
2029-30	\$5,212,923	\$4,800,174	\$0	\$4,800,174
2030-31	\$5,489,161	\$5,076,412	\$0	\$5,076,412
2031-32	\$5,550,084	\$5,137,335	\$0	\$5,137,335
2032-33	\$5,841,028	\$5,428,279	\$0	\$5,428,279
2033-34	\$5,901,951	\$5,489,202	\$0	\$5,489,202
2034-35	\$6,208,264	\$5,795,515	\$0	\$5,795,515
2035-36	\$6,269,186	\$5,856,437	\$0	\$5,856,437

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.28%	-3.58%	54.70%	8.26%	35.46%	1.58%
2026-27	88.38%	-32.31%	56.07%	12.96%	29.48%	1.04%
2027-28	87.34%	-32.03%	55.31%	14.10%	29.11%	1.03%
2028-29	85.96%	-30.39%	55.58%	15.25%	27.81%	0.97%
2029-30	84.93%	-30.01%	54.92%	16.28%	27.46%	0.96%
2030-31	83.58%	-28.37%	55.21%	17.32%	26.22%	0.91%
2031-32	82.64%	-28.04%	54.60%	18.26%	25.91%	0.90%
2032-33	81.39%	-26.53%	54.86%	19.22%	24.77%	0.85%
2033-34	80.54%	-26.24%	54.29%	20.08%	24.49%	0.84%
2034-35	79.38%	-24.85%	54.53%	20.98%	23.43%	0.80%
2035-36	78.60%	-24.60%	54.00%	21.77%	23.19%	0.79%

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 ARISPE, 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	\$2,918,953	\$7.86398	\$22,955
2026-27	\$4,426,164	\$5.36442	\$23,744
2027-28	\$4,482,086	\$5.44006	\$24,383
2028-29	\$4,739,252	\$5.31680	\$25,198
2029-30	\$4,800,174	\$5.38675	\$25,857
2030-31	\$5,076,412	\$5.25925	\$26,698
2031-32	\$5,137,335	\$5.32379	\$27,350
2032-33	\$5,428,279	\$5.19815	\$28,217
2033-34	\$5,489,202	\$5.25776	\$28,861
2034-35	\$5,795,515	\$5.13398	\$29,754
2035-36	\$5,856,437	\$5.18908	\$30,390

CITY OF ARISPE, 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	\$2,918,953	\$7.86398	\$22,955
2026-27	\$2,986,365	\$7.86398	\$23,485
2027-28	\$3,055,150	\$7.86398	\$24,026
2028-29	\$3,166,351	\$7.86398	\$24,900
2029-30	\$3,237,124	\$7.86398	\$25,457
2030-31	\$3,355,157	\$7.86398	\$26,385
2031-32	\$3,428,016	\$7.86398	\$26,958
2032-33	\$3,553,222	\$7.86398	\$27,942
2033-34	\$3,628,285	\$7.86398	\$28,533
2034-35	\$3,761,029	\$7.86398	\$29,577
2035-36	\$3,838,403	\$7.86398	\$30,185

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	\$1,439,799	(\$2.49956)	\$259
2027-28	\$1,426,936	(\$2.42392)	\$357
2028-29	\$1,572,901	(\$2.54718)	\$298
2029-30	\$1,563,050	(\$2.47723)	\$401
2030-31	\$1,721,256	(\$2.60473)	\$313
2031-32	\$1,709,319	(\$2.54019)	\$392
2032-33	\$1,875,057	(\$2.66583)	\$275
2033-34	\$1,860,917	(\$2.60622)	\$328
2034-35	\$2,034,486	(\$2.73000)	\$177
2035-36	\$2,018,034	(\$2.67490)	\$204

CITY OF ARISPE, 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	\$325	\$50,000	\$51,515	\$187	\$271	\$50,000	\$58,947	\$168	\$47	\$144	\$47	\$187	\$310
\$100,000	\$123,480	\$373	\$649	\$100,000	\$103,030	\$373	\$542	\$100,000	\$117,894	\$355	\$357	\$331	\$357	\$373	\$620
\$150,000	\$185,220	\$560	\$974	\$150,000	\$154,545	\$560	\$813	\$150,000	\$176,842	\$541	\$667	\$517	\$667	\$560	\$930
\$200,000	\$246,960	\$913	\$1,299	\$200,000	\$206,060	\$913	\$1,084	\$200,000	\$235,789	\$728	\$977	\$704	\$977	\$746	\$1,240
\$250,000	\$308,700	\$1,267	\$1,624	\$250,000	\$257,575	\$1,267	\$1,355	\$250,000	\$294,736	\$914	\$1,287	\$890	\$1,287	\$933	\$1,550
\$300,000	\$370,440	\$1,621	\$1,948	\$300,000	\$309,090	\$1,621	\$1,626	\$300,000	\$353,683	\$1,101	\$1,597	\$1,077	\$1,597	\$1,119	\$1,860
\$400,000	\$493,920	\$2,329	\$2,598	\$400,000	\$412,120	\$2,329	\$2,167	\$400,000	\$471,578	\$1,474	\$2,217	\$1,450	\$2,217	\$1,492	\$2,480
\$500,000	\$617,400	\$3,037	\$3,247	\$500,000	\$515,151	\$3,037	\$2,709	\$500,000	\$589,472	\$1,847	\$2,837	\$1,823	\$2,837	\$1,865	\$3,100
\$600,000	\$740,880	\$3,744	\$3,896	\$600,000	\$618,181	\$3,744	\$3,251	\$600,000	\$707,366	\$2,220	\$3,457	\$2,196	\$3,457	\$2,238	\$3,720
\$700,000	\$864,360	\$4,452	\$4,546	\$700,000	\$721,211	\$4,452	\$3,793	\$700,000	\$825,261	\$2,593	\$4,077	\$2,569	\$4,077	\$2,611	\$4,340
\$800,000	\$987,840	\$5,160	\$5,195	\$800,000	\$824,241	\$5,160	\$4,335	\$800,000	\$943,155	\$2,966	\$4,697	\$2,942	\$4,697	\$2,984	\$4,960
\$900,000	\$1,111,320	\$5,868	\$5,845	\$900,000	\$927,271	\$5,868	\$4,877	\$900,000	\$1,061,050	\$3,339	\$5,317	\$3,315	\$5,317	\$3,357	\$5,580
\$1,000,000	\$1,234,800	\$6,575	\$6,494	\$1,000,000	\$1,030,301	\$6,575	\$5,419	\$1,000,000	\$1,178,944	\$3,712	\$5,937	\$3,688	\$5,937	\$3,730	\$6,200
\$2,000,000	\$2,469,600	\$13,653	\$12,988	\$2,000,000	\$2,060,602	\$13,653	\$10,837	\$2,000,000	\$2,357,888	\$7,442	\$12,138	\$7,418	\$12,138	\$7,460	\$12,401
\$3,000,000	\$3,704,400	\$20,731	\$19,482	\$3,000,000	\$3,090,903	\$20,731	\$16,256	\$3,000,000	\$3,536,832	\$11,172	\$18,338	\$11,148	\$18,338	\$11,190	\$18,601
\$4,000,000	\$4,939,200	\$27,808	\$25,976	\$4,000,000	\$4,121,204	\$27,808	\$21,674	\$4,000,000	\$4,715,776	\$14,902	\$24,538	\$14,878	\$24,538	\$14,920	\$24,801
\$5,000,000	\$6,174,000	\$34,886	\$32,471	\$5,000,000	\$5,151,505	\$34,886	\$27,093	\$5,000,000	\$5,894,720	\$18,632	\$30,739	\$18,608	\$30,739	\$18,650	\$31,002
\$6,000,000	\$7,408,800	\$41,963	\$38,965	\$6,000,000	\$6,181,806	\$41,963	\$32,512	\$6,000,000	\$7,073,664	\$22,362	\$36,939	\$22,338	\$36,939	\$22,380	\$37,202
\$7,000,000	\$8,643,600	\$49,041	\$45,459	\$7,000,000	\$7,212,107	\$49,041	\$37,930	\$7,000,000	\$8,252,608	\$26,092	\$43,140	\$26,068	\$43,140	\$26,110	\$43,403
\$8,000,000	\$9,878,400	\$56,119	\$51,953	\$8,000,000	\$8,242,408	\$56,119	\$43,349	\$8,000,000	\$9,431,552	\$29,822	\$49,340	\$29,798	\$49,340	\$29,840	\$49,603
\$9,000,000	\$11,113,200	\$63,196	\$58,447	\$9,000,000	\$9,272,709	\$63,196	\$48,767	\$9,000,000	\$10,610,496	\$33,552	\$55,540	\$33,528	\$55,540	\$33,570	\$55,803
\$10,000,000	\$12,348,000	\$70,274	\$64,941	\$10,000,000	\$10,303,010	\$70,274	\$54,186	\$10,000,000	\$11,789,440	\$37,282	\$61,741	\$37,258	\$61,741	\$37,300	\$62,004
\$15,000,000	\$18,522,000	\$105,662	\$97,412	\$15,000,000	\$15,454,515	\$105,662	\$81,279	\$15,000,000	\$17,684,160	\$55,932	\$92,742	\$55,908	\$92,742	\$55,950	\$93,005
\$20,000,000	\$24,696,000	\$141,050	\$129,882	\$20,000,000	\$20,606,020	\$141,050	\$108,372	\$20,000,000	\$23,578,880	\$74,582	\$123,744	\$74,558	\$123,744	\$74,600	\$124,007
\$25,000,000	\$30,870,000	\$176,437	\$162,353	\$25,000,000	\$25,757,525	\$176,437	\$135,465	\$25,000,000	\$29,473,600	\$93,232	\$154,746	\$93,208	\$154,746	\$93,250	\$155,009
\$30,000,000	\$37,044,000	\$211,825	\$194,824	\$30,000,000	\$30,909,030	\$211,825	\$162,558	\$30,000,000	\$35,368,320	\$111,882	\$185,748	\$111,858	\$185,748	\$111,900	\$186,011
\$35,000,000	\$43,218,000	\$247,213	\$227,294	\$35,000,000	\$36,060,535	\$247,213	\$189,651	\$35,000,000	\$41,263,040	\$130,532	\$216,750	\$130,508	\$216,750	\$130,550	\$217,013
\$40,000,000	\$49,392,000	\$282,601	\$259,765	\$40,000,000	\$41,212,040	\$282,601	\$216,744	\$40,000,000	\$47,157,760	\$149,182	\$247,751	\$149,158	\$247,751	\$149,200	\$248,014
\$45,000,000	\$55,566,000	\$317,989	\$292,235	\$45,000,000	\$46,363,545	\$317,989	\$243,837	\$45,000,000	\$53,052,480	\$167,832	\$278,753	\$167,808	\$278,753	\$167,851	\$279,016
\$50,000,000	\$61,740,000	\$353,377	\$324,706	\$50,000,000	\$51,515,050	\$353,377	\$270,931	\$50,000,000	\$58,947,200	\$186,483	\$309,755	\$186,458	\$309,755	\$186,501	\$310,018

CITY OF ARISPE, 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	\$138	74.10%	\$84	45.27%	(\$121)	(72.06%)	(\$97)	(67.36%)	\$124	66.23%
\$100,000	\$276	74.10%	\$169	45.27%	\$2	0.61%	\$26	7.99%	\$247	66.23%
\$150,000	\$415	74.10%	\$253	45.27%	\$126	23.21%	\$150	28.99%	\$371	66.23%
\$200,000	\$385	42.20%	\$170	18.65%	\$249	34.23%	\$273	38.86%	\$494	66.23%
\$250,000	\$356	28.11%	\$87	6.90%	\$373	40.76%	\$397	44.59%	\$618	66.23%
\$300,000	\$327	20.18%	\$4	0.27%	\$496	45.07%	\$520	48.34%	\$741	66.23%
\$400,000	\$269	11.54%	(\$161)	(6.93%)	\$743	50.43%	\$768	52.94%	\$988	66.23%
\$500,000	\$210	6.93%	(\$327)	(10.78%)	\$990	53.62%	\$1,015	55.66%	\$1,235	66.23%
\$600,000	\$152	4.06%	(\$493)	(13.17%)	\$1,237	55.74%	\$1,262	57.46%	\$1,482	66.23%
\$700,000	\$94	2.10%	(\$659)	(14.81%)	\$1,484	57.25%	\$1,509	58.73%	\$1,729	66.23%
\$800,000	\$35	0.69%	(\$825)	(15.99%)	\$1,731	58.38%	\$1,756	59.68%	\$1,976	66.23%
\$900,000	(\$23)	(0.39%)	(\$991)	(16.89%)	\$1,978	59.25%	\$2,003	60.42%	\$2,223	66.23%
\$1,000,000	(\$81)	(1.24%)	(\$1,157)	(17.59%)	\$2,225	59.95%	\$2,250	61.01%	\$2,470	66.23%
\$2,000,000	(\$665)	(4.87%)	(\$2,816)	(20.62%)	\$4,696	63.10%	\$4,720	63.63%	\$4,941	66.23%
\$3,000,000	(\$1,248)	(6.02%)	(\$4,475)	(21.59%)	\$7,166	64.14%	\$7,190	64.50%	\$7,411	66.23%
\$4,000,000	(\$1,832)	(6.59%)	(\$6,134)	(22.06%)	\$9,637	64.67%	\$9,661	64.93%	\$9,881	66.23%
\$5,000,000	(\$2,415)	(6.92%)	(\$7,793)	(22.34%)	\$12,107	64.98%	\$12,131	65.19%	\$12,352	66.23%
\$6,000,000	(\$2,999)	(7.15%)	(\$9,452)	(22.52%)	\$14,577	65.19%	\$14,601	65.37%	\$14,822	66.23%
\$7,000,000	(\$3,582)	(7.30%)	(\$11,111)	(22.66%)	\$17,048	65.34%	\$17,072	65.49%	\$17,292	66.23%
\$8,000,000	(\$4,166)	(7.42%)	(\$12,770)	(22.75%)	\$19,518	65.45%	\$19,542	65.58%	\$19,763	66.23%
\$9,000,000	(\$4,749)	(7.51%)	(\$14,429)	(22.83%)	\$21,988	65.53%	\$22,013	65.65%	\$22,233	66.23%
\$10,000,000	(\$5,332)	(7.59%)	(\$16,088)	(22.89%)	\$24,459	65.60%	\$24,483	65.71%	\$24,703	66.23%
\$15,000,000	(\$8,250)	(7.81%)	(\$24,382)	(23.08%)	\$36,810	65.81%	\$36,835	65.88%	\$37,055	66.23%
\$20,000,000	(\$11,167)	(7.92%)	(\$32,677)	(23.17%)	\$49,162	65.92%	\$49,186	65.97%	\$49,407	66.23%
\$25,000,000	(\$14,084)	(7.98%)	(\$40,972)	(23.22%)	\$61,514	65.98%	\$61,538	66.02%	\$61,759	66.23%
\$30,000,000	(\$17,002)	(8.03%)	(\$49,267)	(23.26%)	\$73,866	66.02%	\$73,890	66.06%	\$74,110	66.23%
\$35,000,000	(\$19,919)	(8.06%)	(\$57,562)	(23.28%)	\$86,217	66.05%	\$86,242	66.08%	\$86,462	66.23%
\$40,000,000	(\$22,836)	(8.08%)	(\$65,857)	(23.30%)	\$98,569	66.07%	\$98,593	66.10%	\$98,814	66.23%
\$45,000,000	(\$25,754)	(8.10%)	(\$74,152)	(23.32%)	\$110,921	66.09%	\$110,945	66.11%	\$111,166	66.23%
\$50,000,000	(\$28,671)	(8.11%)	(\$82,446)	(23.33%)	\$123,273	66.10%	\$123,297	66.13%	\$123,517	66.23%