

CITY OF AUBURN, 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	\$8.12625	\$54,871	\$0	\$54,871	
2026-27	\$4.61009	\$55,968	\$214	\$56,182	2.4%
2027-28	\$4.64088	\$56,463	\$216	\$56,679	0.9%
2028-29	\$4.51301	\$57,813	\$210	\$58,023	2.4%
2029-30	\$4.53922	\$58,313	\$211	\$58,524	0.9%
2030-31	\$4.41213	\$59,694	\$205	\$59,900	2.4%
2031-32	\$4.43757	\$60,199	\$206	\$60,406	0.8%
2032-33	\$4.31478	\$61,614	\$201	\$61,814	2.3%
2033-34	\$4.33949	\$62,124	\$202	\$62,325	0.8%
2034-35	\$4.22076	\$63,572	\$196	\$63,768	2.3%
2035-36	\$4.24477	\$64,087	\$197	\$64,285	0.8%

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	\$14,943,900	\$6,752,259	\$153,317	\$6,905,576
2026-27	\$13,362,485	\$12,186,840	\$171,715	\$12,358,555
2027-28	\$13,388,667	\$12,213,022	\$171,715	\$12,384,737
2028-29	\$14,040,989	\$12,856,758	\$180,301	\$13,037,059
2029-30	\$14,077,171	\$12,892,941	\$180,301	\$13,073,241
2030-31	\$14,769,384	\$13,576,138	\$189,316	\$13,765,454
2031-32	\$14,805,567	\$13,612,321	\$189,316	\$13,801,637
2032-33	\$15,528,924	\$14,326,212	\$198,782	\$14,524,994
2033-34	\$15,565,106	\$14,362,395	\$198,782	\$14,561,176
2034-35	\$16,320,915	\$15,108,264	\$208,721	\$15,316,985
2035-36	\$16,357,097	\$15,144,446	\$208,721	\$15,353,167

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.42%	-1.99%	77.43%	17.48%	1.01%	4.09%
2026-27	102.35%	-24.84%	77.52%	18.91%	1.20%	2.29%
2027-28	102.51%	-24.95%	77.56%	18.87%	1.20%	2.28%
2028-29	101.64%	-23.85%	77.78%	18.82%	1.15%	2.17%
2029-30	101.71%	-23.87%	77.85%	18.77%	1.14%	2.16%
2030-31	100.80%	-22.74%	78.06%	18.71%	1.10%	2.05%
2031-32	100.87%	-22.75%	78.12%	18.66%	1.10%	2.05%
2032-33	100.00%	-21.69%	78.31%	18.62%	1.05%	1.94%
2033-34	100.07%	-21.70%	78.37%	18.57%	1.05%	1.94%
2034-35	99.24%	-20.70%	78.55%	18.54%	1.01%	1.84%
2035-36	99.31%	-20.72%	78.60%	18.50%	1.00%	1.84%

**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 AUBURN, 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	\$6,752,259	\$8.12625	\$54,871
2026-27	\$12,186,840	\$4.61009	\$56,182
2027-28	\$12,213,022	\$4.64088	\$56,679
2028-29	\$12,856,758	\$4.51301	\$58,023
2029-30	\$12,892,941	\$4.53922	\$58,524
2030-31	\$13,576,138	\$4.41213	\$59,900
2031-32	\$13,612,321	\$4.43757	\$60,406
2032-33	\$14,326,212	\$4.31478	\$61,814
2033-34	\$14,362,395	\$4.33949	\$62,325
2034-35	\$15,108,264	\$4.22076	\$63,768
2035-36	\$15,144,446	\$4.24477	\$64,285

## CITY OF AUBURN, 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	\$6,752,259	\$8.12625	\$54,871
2026-27	\$6,886,873	\$8.12625	\$55,964
2027-28	\$7,026,196	\$8.12625	\$57,097
2028-29	\$7,275,260	\$8.10000	\$58,930
2029-30	\$7,421,934	\$8.10000	\$60,118
2030-31	\$7,684,281	\$8.10000	\$62,243
2031-32	\$7,838,675	\$8.10000	\$63,493
2032-33	\$8,114,990	\$8.10000	\$65,731
2033-34	\$8,277,532	\$8.10000	\$67,048
2034-35	\$8,568,553	\$8.10000	\$69,405
2035-36	\$8,739,648	\$8.10000	\$70,791

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	\$5,299,967	(\$3.51616)	\$218
2027-28	\$5,186,827	(\$3.48537)	-\$417
2028-29	\$5,581,499	(\$3.58699)	-\$907
2029-30	\$5,471,006	(\$3.56078)	-\$1,594
2030-31	\$5,891,858	(\$3.68787)	-\$2,343
2031-32	\$5,773,646	(\$3.66243)	-\$3,088
2032-33	\$6,211,222	(\$3.78522)	-\$3,917
2033-34	\$6,084,863	(\$3.76051)	-\$4,723
2034-35	\$6,539,711	(\$3.87924)	-\$5,637
2035-36	\$6,404,798	(\$3.85523)	-\$6,506

CITY OF AUBURN, 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	\$193	\$272	\$50,000	\$51,515	\$193	\$227	\$50,000	\$58,947	\$174	\$39	\$149	\$39	\$193	\$260
\$100,000	\$123,480	\$385	\$545	\$100,000	\$103,030	\$385	\$455	\$100,000	\$117,894	\$367	\$300	\$342	\$300	\$385	\$520
\$150,000	\$185,220	\$578	\$817	\$150,000	\$154,545	\$578	\$682	\$150,000	\$176,842	\$559	\$560	\$534	\$560	\$578	\$780
\$200,000	\$246,960	\$944	\$1,090	\$200,000	\$206,060	\$944	\$909	\$200,000	\$235,789	\$752	\$820	\$727	\$820	\$771	\$1,040
\$250,000	\$308,700	\$1,310	\$1,362	\$250,000	\$257,575	\$1,310	\$1,136	\$250,000	\$294,736	\$945	\$1,080	\$920	\$1,080	\$964	\$1,300
\$300,000	\$370,440	\$1,675	\$1,634	\$300,000	\$309,090	\$1,675	\$1,364	\$300,000	\$353,683	\$1,138	\$1,340	\$1,113	\$1,340	\$1,156	\$1,560
\$400,000	\$493,920	\$2,407	\$2,179	\$400,000	\$412,120	\$2,407	\$1,818	\$400,000	\$471,578	\$1,523	\$1,860	\$1,498	\$1,860	\$1,542	\$2,081
\$500,000	\$617,400	\$3,138	\$2,724	\$500,000	\$515,151	\$3,138	\$2,273	\$500,000	\$589,472	\$1,909	\$2,380	\$1,883	\$2,380	\$1,927	\$2,601
\$600,000	\$740,880	\$3,869	\$3,269	\$600,000	\$618,181	\$3,869	\$2,727	\$600,000	\$707,366	\$2,294	\$2,900	\$2,269	\$2,900	\$2,313	\$3,121
\$700,000	\$864,360	\$4,601	\$3,814	\$700,000	\$721,211	\$4,601	\$3,182	\$700,000	\$825,261	\$2,679	\$3,421	\$2,654	\$3,421	\$2,698	\$3,641
\$800,000	\$987,840	\$5,332	\$4,358	\$800,000	\$824,241	\$5,332	\$3,637	\$800,000	\$943,155	\$3,065	\$3,941	\$3,040	\$3,941	\$3,084	\$4,161
\$900,000	\$1,111,320	\$6,063	\$4,903	\$900,000	\$927,271	\$6,063	\$4,091	\$900,000	\$1,061,050	\$3,450	\$4,461	\$3,425	\$4,461	\$3,469	\$4,681
\$1,000,000	\$1,234,800	\$6,795	\$5,448	\$1,000,000	\$1,030,301	\$6,795	\$4,546	\$1,000,000	\$1,178,944	\$3,836	\$4,981	\$3,811	\$4,981	\$3,854	\$5,202
\$2,000,000	\$2,469,600	\$14,108	\$10,896	\$2,000,000	\$2,060,602	\$14,108	\$9,092	\$2,000,000	\$2,357,888	\$7,690	\$10,183	\$7,665	\$10,183	\$7,709	\$10,403
\$3,000,000	\$3,704,400	\$21,422	\$16,344	\$3,000,000	\$3,090,903	\$21,422	\$13,637	\$3,000,000	\$3,536,832	\$11,545	\$15,384	\$11,519	\$15,384	\$11,563	\$15,605
\$4,000,000	\$4,939,200	\$28,736	\$21,792	\$4,000,000	\$4,121,204	\$28,736	\$18,183	\$4,000,000	\$4,715,776	\$15,399	\$20,586	\$15,374	\$20,586	\$15,418	\$20,807
\$5,000,000	\$6,174,000	\$36,049	\$27,240	\$5,000,000	\$5,151,505	\$36,049	\$22,729	\$5,000,000	\$5,894,720	\$19,253	\$25,788	\$19,228	\$25,788	\$19,272	\$26,008
\$6,000,000	\$7,408,800	\$43,363	\$32,689	\$6,000,000	\$6,181,806	\$43,363	\$27,275	\$6,000,000	\$7,073,664	\$23,108	\$30,989	\$23,083	\$30,989	\$23,126	\$31,210
\$7,000,000	\$8,643,600	\$50,676	\$38,137	\$7,000,000	\$7,212,107	\$50,676	\$31,821	\$7,000,000	\$8,252,608	\$26,962	\$36,191	\$26,937	\$36,191	\$26,981	\$36,412
\$8,000,000	\$9,878,400	\$57,990	\$43,585	\$8,000,000	\$8,242,408	\$57,990	\$36,367	\$8,000,000	\$9,431,552	\$30,817	\$41,393	\$30,792	\$41,393	\$30,835	\$41,613
\$9,000,000	\$11,113,200	\$65,304	\$49,033	\$9,000,000	\$9,272,709	\$65,304	\$40,912	\$9,000,000	\$10,610,496	\$34,671	\$46,594	\$34,646	\$46,594	\$34,690	\$46,815
\$10,000,000	\$12,348,000	\$72,617	\$54,481	\$10,000,000	\$10,303,010	\$72,617	\$45,458	\$10,000,000	\$11,789,440	\$38,525	\$51,796	\$38,500	\$51,796	\$38,544	\$52,017
\$15,000,000	\$18,522,000	\$109,185	\$81,721	\$15,000,000	\$15,454,515	\$109,185	\$68,187	\$15,000,000	\$17,684,160	\$57,797	\$77,804	\$57,772	\$77,804	\$57,816	\$78,025
\$20,000,000	\$24,696,000	\$145,754	\$108,962	\$20,000,000	\$20,606,020	\$145,754	\$90,916	\$20,000,000	\$23,578,880	\$77,070	\$103,812	\$77,044	\$103,812	\$77,088	\$104,033
\$25,000,000	\$30,870,000	\$182,322	\$136,202	\$25,000,000	\$25,757,525	\$182,322	\$113,646	\$25,000,000	\$29,473,600	\$96,342	\$129,821	\$96,317	\$129,821	\$96,360	\$130,041
\$30,000,000	\$37,044,000	\$218,890	\$163,443	\$30,000,000	\$30,909,030	\$218,890	\$136,375	\$30,000,000	\$35,368,320	\$115,614	\$155,829	\$115,589	\$155,829	\$115,632	\$156,050
\$35,000,000	\$43,218,000	\$255,458	\$190,683	\$35,000,000	\$36,060,535	\$255,458	\$159,104	\$35,000,000	\$41,263,040	\$134,886	\$181,837	\$134,861	\$181,837	\$134,904	\$182,058
\$40,000,000	\$49,392,000	\$292,026	\$217,924	\$40,000,000	\$41,212,040	\$292,026	\$181,833	\$40,000,000	\$47,157,760	\$154,158	\$207,846	\$154,133	\$207,846	\$154,176	\$208,066
\$45,000,000	\$55,566,000	\$328,594	\$245,164	\$45,000,000	\$46,363,545	\$328,594	\$204,562	\$45,000,000	\$53,052,480	\$173,430	\$233,854	\$173,405	\$233,854	\$173,448	\$234,074
\$50,000,000	\$61,740,000	\$365,162	\$272,405	\$50,000,000	\$51,515,050	\$365,162	\$227,291	\$50,000,000	\$58,947,200	\$192,702	\$259,862	\$192,677	\$259,862	\$192,721	\$260,083

CITY OF            AUBURN, 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	\$80	41.35%	\$35	17.94%	(\$135)	(77.32%)	(\$109)	(73.50%)	\$67	34.95%
\$100,000	\$159	41.35%	\$69	17.94%	(\$67)	(18.32%)	(\$42)	(12.33%)	\$135	34.95%
\$150,000	\$239	41.35%	\$104	17.94%	\$0	0.03%	\$25	4.72%	\$202	34.95%
\$200,000	\$146	15.45%	(\$35)	(3.67%)	\$68	8.98%	\$93	12.73%	\$269	34.95%
\$250,000	\$53	4.01%	(\$173)	(13.22%)	\$135	14.28%	\$160	17.39%	\$337	34.95%
\$300,000	(\$41)	(2.43%)	(\$311)	(18.59%)	\$202	17.78%	\$227	20.43%	\$404	34.95%
\$400,000	(\$227)	(9.45%)	(\$588)	(24.44%)	\$337	22.13%	\$362	24.17%	\$539	34.95%
\$500,000	(\$414)	(13.19%)	(\$865)	(27.57%)	\$472	24.72%	\$497	26.38%	\$674	34.95%
\$600,000	(\$600)	(15.52%)	(\$1,142)	(29.51%)	\$606	26.44%	\$631	27.83%	\$808	34.95%
\$700,000	(\$787)	(17.11%)	(\$1,419)	(30.83%)	\$741	27.66%	\$766	28.87%	\$943	34.95%
\$800,000	(\$974)	(18.26%)	(\$1,695)	(31.80%)	\$876	28.58%	\$901	29.64%	\$1,078	34.95%
\$900,000	(\$1,160)	(19.13%)	(\$1,972)	(32.53%)	\$1,011	29.29%	\$1,036	30.24%	\$1,213	34.95%
\$1,000,000	(\$1,347)	(19.82%)	(\$2,249)	(33.10%)	\$1,145	29.86%	\$1,170	30.71%	\$1,347	34.95%
\$2,000,000	(\$3,212)	(22.77%)	(\$5,017)	(35.56%)	\$2,493	32.41%	\$2,518	32.85%	\$2,694	34.95%
\$3,000,000	(\$5,078)	(23.70%)	(\$7,785)	(36.34%)	\$3,840	33.26%	\$3,865	33.55%	\$4,042	34.95%
\$4,000,000	(\$6,943)	(24.16%)	(\$10,552)	(36.72%)	\$5,187	33.68%	\$5,212	33.90%	\$5,389	34.95%
\$5,000,000	(\$8,809)	(24.44%)	(\$13,320)	(36.95%)	\$6,534	33.94%	\$6,559	34.11%	\$6,736	34.95%
\$6,000,000	(\$10,674)	(24.62%)	(\$16,088)	(37.10%)	\$7,882	34.11%	\$7,907	34.25%	\$8,083	34.95%
\$7,000,000	(\$12,540)	(24.74%)	(\$18,856)	(37.21%)	\$9,229	34.23%	\$9,254	34.35%	\$9,431	34.95%
\$8,000,000	(\$14,405)	(24.84%)	(\$21,624)	(37.29%)	\$10,576	34.32%	\$10,601	34.43%	\$10,778	34.95%
\$9,000,000	(\$16,271)	(24.92%)	(\$24,391)	(37.35%)	\$11,923	34.39%	\$11,948	34.49%	\$12,125	34.95%
\$10,000,000	(\$18,136)	(24.98%)	(\$27,159)	(37.40%)	\$13,271	34.45%	\$13,296	34.53%	\$13,472	34.95%
\$15,000,000	(\$27,464)	(25.15%)	(\$40,998)	(37.55%)	\$20,007	34.62%	\$20,032	34.67%	\$20,209	34.95%
\$20,000,000	(\$36,792)	(25.24%)	(\$54,837)	(37.62%)	\$26,743	34.70%	\$26,768	34.74%	\$26,945	34.95%
\$25,000,000	(\$46,119)	(25.30%)	(\$68,676)	(37.67%)	\$33,479	34.75%	\$33,504	34.79%	\$33,681	34.95%
\$30,000,000	(\$55,447)	(25.33%)	(\$82,515)	(37.70%)	\$40,215	34.78%	\$40,240	34.81%	\$40,417	34.95%
\$35,000,000	(\$64,775)	(25.36%)	(\$96,354)	(37.72%)	\$46,952	34.81%	\$46,977	34.83%	\$47,154	34.95%
\$40,000,000	(\$74,102)	(25.38%)	(\$110,193)	(37.73%)	\$53,688	34.83%	\$53,713	34.85%	\$53,890	34.95%
\$45,000,000	(\$83,430)	(25.39%)	(\$124,032)	(37.75%)	\$60,424	34.84%	\$60,449	34.86%	\$60,626	34.95%
\$50,000,000	(\$92,757)	(25.40%)	(\$137,871)	(37.76%)	\$67,160	34.85%	\$67,185	34.87%	\$67,362	34.95%