

CITY OF ASBURY, 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	\$7.78622	\$2,259,407	\$0	\$2,259,407	
2026-27	\$3.56030	\$2,304,595	\$11,945	\$2,316,540	2.5%
2027-28	\$3.58835	\$2,328,122	\$12,039	\$2,340,161	1.0%
2028-29	\$3.51180	\$2,386,967	\$11,782	\$2,398,749	2.5%
2029-30	\$3.53764	\$2,410,744	\$11,869	\$2,422,612	1.0%
2030-31	\$3.46113	\$2,471,066	\$11,612	\$2,482,678	2.5%
2031-32	\$3.48620	\$2,495,088	\$11,696	\$2,506,784	1.0%
2032-33	\$3.41114	\$2,556,916	\$11,444	\$2,568,361	2.5%
2033-34	\$3.43549	\$2,581,203	\$11,526	\$2,592,729	0.9%
2034-35	\$3.36187	\$2,644,580	\$11,279	\$2,655,859	2.4%
2035-36	\$3.38553	\$2,669,138	\$11,358	\$2,680,496	0.9%

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	\$755,451,997	\$290,180,280	\$67,290,761	\$357,471,041
2026-27	\$740,480,414	\$650,658,917	\$83,260,522	\$733,919,439
2027-28	\$745,924,039	\$652,155,107	\$87,207,957	\$739,363,064
2028-29	\$784,933,244	\$683,053,850	\$95,318,418	\$778,372,269
2029-30	\$790,637,069	\$684,810,240	\$99,265,853	\$784,076,094
2030-31	\$831,843,005	\$717,302,821	\$107,979,209	\$825,282,030
2031-32	\$837,546,830	\$719,059,211	\$111,926,644	\$830,985,855
2032-33	\$880,767,245	\$752,933,230	\$121,273,040	\$874,206,270
2033-34	\$886,471,070	\$754,689,620	\$125,220,475	\$879,910,095
2034-35	\$931,787,053	\$789,994,516	\$135,231,562	\$925,226,078
2035-36	\$937,490,878	\$791,750,906	\$139,178,997	\$930,929,903

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	98.10%	-1.31%	96.79%	2.94%	0.00%	0.26%
2026-27	110.79%	-13.09%	97.70%	2.04%	0.00%	0.13%
2027-28	110.95%	-13.24%	97.70%	2.04%	0.00%	0.13%
2028-29	110.52%	-12.81%	97.71%	2.05%	0.00%	0.12%
2029-30	110.64%	-12.93%	97.71%	2.05%	0.00%	0.12%
2030-31	110.19%	-12.47%	97.72%	2.06%	0.00%	0.11%
2031-32	110.30%	-12.58%	97.72%	2.05%	0.00%	0.11%
2032-33	109.86%	-12.14%	97.73%	2.06%	0.00%	0.11%
2033-34	109.97%	-12.24%	97.73%	2.06%	0.00%	0.11%
2034-35	109.54%	-11.81%	97.73%	2.07%	0.00%	0.10%
2035-36	109.64%	-11.91%	97.74%	2.07%	0.00%	0.10%

**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 ASBURY, 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	\$290,180,280	\$7.78622	\$2,259,407
2026-27	\$650,658,917	\$3.56030	\$2,316,540
2027-28	\$652,155,107	\$3.58835	\$2,340,161
2028-29	\$683,053,850	\$3.51180	\$2,398,749
2029-30	\$684,810,240	\$3.53764	\$2,422,612
2030-31	\$717,302,821	\$3.46113	\$2,482,678
2031-32	\$719,059,211	\$3.48620	\$2,506,784
2032-33	\$752,933,230	\$3.41114	\$2,568,361
2033-34	\$754,689,620	\$3.43549	\$2,592,729
2034-35	\$789,994,516	\$3.36187	\$2,655,859
2035-36	\$791,750,906	\$3.38553	\$2,680,496

CITY OF ASBURY, 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	\$290,180,280	\$7.78622	\$2,259,407
2026-27	\$281,817,927	\$7.78622	\$2,194,296
2027-28	\$284,829,171	\$7.78622	\$2,217,742
2028-29	\$291,476,980	\$7.78622	\$2,269,503
2029-30	\$299,011,630	\$7.78622	\$2,328,170
2030-31	\$305,896,655	\$7.78622	\$2,381,778
2031-32	\$314,036,326	\$7.78622	\$2,445,155
2032-33	\$321,172,611	\$7.78622	\$2,500,720
2033-34	\$329,950,613	\$7.78622	\$2,569,067
2034-35	\$337,354,042	\$7.78622	\$2,626,712
2035-36	\$346,802,546	\$7.78622	\$2,700,280

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	\$368,840,990	(\$4.22592)	\$122,244
2027-28	\$367,325,936	(\$4.19787)	\$122,419
2028-29	\$391,576,870	(\$4.27442)	\$129,245
2029-30	\$385,798,610	(\$4.24858)	\$94,442
2030-31	\$411,406,166	(\$4.32509)	\$100,900
2031-32	\$405,022,884	(\$4.30002)	\$61,629
2032-33	\$431,760,619	(\$4.37508)	\$67,641
2033-34	\$424,739,007	(\$4.35073)	\$23,661
2034-35	\$452,640,474	(\$4.42435)	\$29,147
2035-36	\$444,948,360	(\$4.40069)	-\$19,784

CITY OF ASBURY, 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	\$185	\$214	\$50,000	\$51,515	\$185	\$178	\$50,000	\$58,947	\$167	\$31	\$143	\$31	\$185	\$204
\$100,000	\$123,480	\$369	\$427	\$100,000	\$103,030	\$369	\$357	\$100,000	\$117,894	\$351	\$235	\$327	\$235	\$369	\$408
\$150,000	\$185,220	\$554	\$641	\$150,000	\$154,545	\$554	\$535	\$150,000	\$176,842	\$536	\$439	\$512	\$439	\$554	\$612
\$200,000	\$246,960	\$904	\$855	\$200,000	\$206,060	\$904	\$713	\$200,000	\$235,789	\$721	\$643	\$697	\$643	\$739	\$816
\$250,000	\$308,700	\$1,255	\$1,068	\$250,000	\$257,575	\$1,255	\$892	\$250,000	\$294,736	\$905	\$847	\$881	\$847	\$923	\$1,020
\$300,000	\$370,440	\$1,605	\$1,282	\$300,000	\$309,090	\$1,605	\$1,070	\$300,000	\$353,683	\$1,090	\$1,051	\$1,066	\$1,051	\$1,108	\$1,224
\$400,000	\$493,920	\$2,306	\$1,710	\$400,000	\$412,120	\$2,306	\$1,426	\$400,000	\$471,578	\$1,459	\$1,459	\$1,435	\$1,459	\$1,477	\$1,632
\$500,000	\$617,400	\$3,007	\$2,137	\$500,000	\$515,151	\$3,007	\$1,783	\$500,000	\$589,472	\$1,829	\$1,867	\$1,805	\$1,867	\$1,847	\$2,040
\$600,000	\$740,880	\$3,707	\$2,564	\$600,000	\$618,181	\$3,707	\$2,140	\$600,000	\$707,366	\$2,198	\$2,275	\$2,174	\$2,275	\$2,216	\$2,448
\$700,000	\$864,360	\$4,408	\$2,992	\$700,000	\$721,211	\$4,408	\$2,496	\$700,000	\$825,261	\$2,567	\$2,683	\$2,543	\$2,683	\$2,585	\$2,856
\$800,000	\$987,840	\$5,109	\$3,419	\$800,000	\$824,241	\$5,109	\$2,853	\$800,000	\$943,155	\$2,937	\$3,091	\$2,913	\$3,091	\$2,955	\$3,264
\$900,000	\$1,111,320	\$5,810	\$3,846	\$900,000	\$927,271	\$5,810	\$3,209	\$900,000	\$1,061,050	\$3,306	\$3,499	\$3,282	\$3,499	\$3,324	\$3,672
\$1,000,000	\$1,234,800	\$6,510	\$4,274	\$1,000,000	\$1,030,301	\$6,510	\$3,566	\$1,000,000	\$1,178,944	\$3,675	\$3,907	\$3,651	\$3,907	\$3,693	\$4,080
\$2,000,000	\$2,469,600	\$13,518	\$8,548	\$2,000,000	\$2,060,602	\$13,518	\$7,132	\$2,000,000	\$2,357,888	\$7,368	\$7,988	\$7,344	\$7,988	\$7,386	\$8,161
\$3,000,000	\$3,704,400	\$20,526	\$12,821	\$3,000,000	\$3,090,903	\$20,526	\$10,698	\$3,000,000	\$3,536,832	\$11,061	\$12,068	\$11,037	\$12,068	\$11,079	\$12,241
\$4,000,000	\$4,939,200	\$27,533	\$17,095	\$4,000,000	\$4,121,204	\$27,533	\$14,264	\$4,000,000	\$4,715,776	\$14,755	\$16,149	\$14,731	\$16,149	\$14,773	\$16,322
\$5,000,000	\$6,174,000	\$34,541	\$21,369	\$5,000,000	\$5,151,505	\$34,541	\$17,830	\$5,000,000	\$5,894,720	\$18,448	\$20,229	\$18,424	\$20,229	\$18,466	\$20,402
\$6,000,000	\$7,408,800	\$41,548	\$25,643	\$6,000,000	\$6,181,806	\$41,548	\$21,396	\$6,000,000	\$7,073,664	\$22,141	\$24,310	\$22,117	\$24,310	\$22,159	\$24,483
\$7,000,000	\$8,643,600	\$48,556	\$29,917	\$7,000,000	\$7,212,107	\$48,556	\$24,962	\$7,000,000	\$8,252,608	\$25,834	\$28,390	\$25,810	\$28,390	\$25,852	\$28,563
\$8,000,000	\$9,878,400	\$55,564	\$34,190	\$8,000,000	\$8,242,408	\$55,564	\$28,528	\$8,000,000	\$9,431,552	\$29,527	\$32,471	\$29,503	\$32,471	\$29,545	\$32,644
\$9,000,000	\$11,113,200	\$62,571	\$38,464	\$9,000,000	\$9,272,709	\$62,571	\$32,094	\$9,000,000	\$10,610,496	\$33,220	\$36,551	\$33,196	\$36,551	\$33,238	\$36,724
\$10,000,000	\$12,348,000	\$69,579	\$42,738	\$10,000,000	\$10,303,010	\$69,579	\$35,660	\$10,000,000	\$11,789,440	\$36,913	\$40,632	\$36,889	\$40,632	\$36,931	\$40,805
\$15,000,000	\$18,522,000	\$104,617	\$64,107	\$15,000,000	\$15,454,515	\$104,617	\$53,490	\$15,000,000	\$17,684,160	\$55,379	\$61,034	\$55,355	\$61,034	\$55,397	\$61,207
\$20,000,000	\$24,696,000	\$139,655	\$85,476	\$20,000,000	\$20,606,020	\$139,655	\$71,320	\$20,000,000	\$23,578,880	\$73,845	\$81,437	\$73,821	\$81,437	\$73,863	\$81,610
\$25,000,000	\$30,870,000	\$174,693	\$106,845	\$25,000,000	\$25,757,525	\$174,693	\$89,150	\$25,000,000	\$29,473,600	\$92,310	\$101,839	\$92,286	\$101,839	\$92,328	\$102,012
\$30,000,000	\$37,044,000	\$209,731	\$128,214	\$30,000,000	\$30,909,030	\$209,731	\$106,980	\$30,000,000	\$35,368,320	\$110,776	\$122,241	\$110,752	\$122,241	\$110,794	\$122,414
\$35,000,000	\$43,218,000	\$244,769	\$149,583	\$35,000,000	\$36,060,535	\$244,769	\$124,810	\$35,000,000	\$41,263,040	\$129,242	\$142,644	\$129,218	\$142,644	\$129,259	\$142,817
\$40,000,000	\$49,392,000	\$279,807	\$170,952	\$40,000,000	\$41,212,040	\$279,807	\$142,640	\$40,000,000	\$47,157,760	\$147,707	\$163,046	\$147,683	\$163,046	\$147,725	\$163,219
\$45,000,000	\$55,566,000	\$314,845	\$192,321	\$45,000,000	\$46,363,545	\$314,845	\$160,470	\$45,000,000	\$53,052,480	\$166,173	\$183,448	\$166,149	\$183,448	\$166,191	\$183,622
\$50,000,000	\$61,740,000	\$349,883	\$213,690	\$50,000,000	\$51,515,050	\$349,883	\$178,300	\$50,000,000	\$58,947,200	\$184,638	\$203,851	\$184,614	\$203,851	\$184,656	\$204,024

CITY OF ASBURY, 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	\$29	15.72%	(\$6)	(3.44%)	(\$136)	(81.43%)	(\$112)	(78.30%)	\$19	10.49%
\$100,000	\$58	15.72%	(\$13)	(3.44%)	(\$116)	(33.13%)	(\$92)	(28.22%)	\$39	10.49%
\$150,000	\$87	15.72%	(\$19)	(3.44%)	(\$97)	(18.10%)	(\$73)	(14.26%)	\$58	10.49%
\$200,000	(\$50)	(5.48%)	(\$191)	(21.14%)	(\$78)	(10.78%)	(\$54)	(7.70%)	\$77	10.49%
\$250,000	(\$186)	(14.85%)	(\$363)	(28.95%)	(\$58)	(6.44%)	(\$34)	(3.89%)	\$97	10.49%
\$300,000	(\$323)	(20.12%)	(\$535)	(33.35%)	(\$39)	(3.57%)	(\$15)	(1.40%)	\$116	10.49%
\$400,000	(\$596)	(25.86%)	(\$879)	(38.14%)	(\$0)	(0.01%)	\$24	1.66%	\$155	10.49%
\$500,000	(\$870)	(28.93%)	(\$1,224)	(40.70%)	\$39	2.11%	\$63	3.47%	\$194	10.49%
\$600,000	(\$1,143)	(30.83%)	(\$1,568)	(42.29%)	\$77	3.52%	\$101	4.66%	\$232	10.49%
\$700,000	(\$1,416)	(32.13%)	(\$1,912)	(43.37%)	\$116	4.52%	\$140	5.50%	\$271	10.49%
\$800,000	(\$1,690)	(33.08%)	(\$2,256)	(44.16%)	\$155	5.27%	\$179	6.14%	\$310	10.49%
\$900,000	(\$1,963)	(33.79%)	(\$2,600)	(44.76%)	\$193	5.85%	\$217	6.63%	\$349	10.49%
\$1,000,000	(\$2,237)	(34.35%)	(\$2,944)	(45.23%)	\$232	6.32%	\$256	7.02%	\$387	10.49%
\$2,000,000	(\$4,970)	(36.77%)	(\$6,386)	(47.24%)	\$620	8.41%	\$644	8.76%	\$775	10.49%
\$3,000,000	(\$7,704)	(37.53%)	(\$9,828)	(47.88%)	\$1,007	9.10%	\$1,031	9.34%	\$1,162	10.49%
\$4,000,000	(\$10,438)	(37.91%)	(\$13,269)	(48.19%)	\$1,394	9.45%	\$1,418	9.63%	\$1,549	10.49%
\$5,000,000	(\$13,172)	(38.13%)	(\$16,711)	(48.38%)	\$1,782	9.66%	\$1,806	9.80%	\$1,937	10.49%
\$6,000,000	(\$15,906)	(38.28%)	(\$20,152)	(48.50%)	\$2,169	9.80%	\$2,193	9.92%	\$2,324	10.49%
\$7,000,000	(\$18,639)	(38.39%)	(\$23,594)	(48.59%)	\$2,556	9.90%	\$2,580	10.00%	\$2,711	10.49%
\$8,000,000	(\$21,373)	(38.47%)	(\$27,036)	(48.66%)	\$2,944	9.97%	\$2,968	10.06%	\$3,099	10.49%
\$9,000,000	(\$24,107)	(38.53%)	(\$30,477)	(48.71%)	\$3,331	10.03%	\$3,355	10.11%	\$3,486	10.49%
\$10,000,000	(\$26,841)	(38.58%)	(\$33,919)	(48.75%)	\$3,718	10.07%	\$3,742	10.14%	\$3,874	10.49%
\$15,000,000	(\$40,510)	(38.72%)	(\$51,127)	(48.87%)	\$5,655	10.21%	\$5,679	10.26%	\$5,810	10.49%
\$20,000,000	(\$54,179)	(38.79%)	(\$68,335)	(48.93%)	\$7,592	10.28%	\$7,616	10.32%	\$7,747	10.49%
\$25,000,000	(\$67,848)	(38.84%)	(\$85,543)	(48.97%)	\$9,529	10.32%	\$9,553	10.35%	\$9,684	10.49%
\$30,000,000	(\$81,517)	(38.87%)	(\$102,751)	(48.99%)	\$11,465	10.35%	\$11,489	10.37%	\$11,621	10.49%
\$35,000,000	(\$95,186)	(38.89%)	(\$119,958)	(49.01%)	\$13,402	10.37%	\$13,426	10.39%	\$13,557	10.49%
\$40,000,000	(\$108,855)	(38.90%)	(\$137,166)	(49.02%)	\$15,339	10.38%	\$15,363	10.40%	\$15,494	10.49%
\$45,000,000	(\$122,524)	(38.92%)	(\$154,374)	(49.03%)	\$17,276	10.40%	\$17,300	10.41%	\$17,431	10.49%
\$50,000,000	(\$136,192)	(38.93%)	(\$171,582)	(49.04%)	\$19,212	10.41%	\$19,236	10.42%	\$19,368	10.49%