

CITY OF ANKENY, 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	\$5.90434	\$33,831,197	\$0	\$33,831,197	
2026-27	\$3.23873	\$34,507,821	\$1,017,372	\$35,525,193	5.0%
2027-28	\$3.32265	\$36,235,735	\$1,043,733	\$37,279,468	4.9%
2028-29	\$3.26504	\$38,025,113	\$1,025,637	\$39,050,750	4.8%
2029-30	\$3.34752	\$39,831,811	\$1,051,546	\$40,883,356	4.7%
2030-31	\$3.28686	\$41,701,065	\$1,032,491	\$42,733,556	4.5%
2031-32	\$3.36824	\$43,584,911	\$1,058,054	\$44,642,965	4.5%
2032-33	\$3.30540	\$45,535,840	\$1,038,315	\$46,574,155	4.3%
2033-34	\$3.38077	\$47,428,680	\$1,061,990	\$48,490,670	4.1%
2034-35	\$3.31613	\$49,460,446	\$1,041,685	\$50,502,131	4.1%
2035-36	\$3.38597	\$51,357,959	\$1,063,624	\$52,421,583	3.8%

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	\$11,018,599,053	\$5,729,883,348	\$316,862,617	\$6,046,745,965
2026-27	\$11,458,853,964	\$10,968,861,598	\$404,803,573	\$11,373,665,171
2027-28	\$11,734,751,031	\$11,219,799,944	\$429,762,294	\$11,649,562,238
2028-29	\$12,520,416,872	\$11,960,266,885	\$474,961,194	\$12,435,228,079
2029-30	\$12,798,136,975	\$12,213,028,267	\$499,919,915	\$12,712,948,182
2030-31	\$13,635,146,844	\$13,001,331,356	\$548,626,695	\$13,549,958,051
2031-32	\$13,912,866,948	\$13,254,092,738	\$573,585,416	\$13,827,678,155
2032-33	\$14,801,487,545	\$14,090,323,280	\$625,975,472	\$14,716,298,752
2033-34	\$15,079,207,648	\$14,343,084,662	\$650,934,193	\$14,994,018,855
2034-35	\$16,021,617,830	\$15,229,237,349	\$707,191,688	\$15,936,429,037
2035-36	\$16,299,337,933	\$15,481,998,732	\$732,150,409	\$16,214,149,140

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	69.11%	-0.60%	68.51%	23.94%	7.03%	0.51%
2026-27	86.86%	-8.44%	78.42%	16.82%	4.23%	0.27%
2027-28	87.18%	-8.79%	78.39%	16.95%	4.14%	0.26%
2028-29	87.16%	-8.74%	78.41%	17.17%	3.93%	0.25%
2029-30	87.42%	-9.04%	78.38%	17.28%	3.85%	0.24%
2030-31	87.34%	-8.93%	78.41%	17.48%	3.66%	0.23%
2031-32	87.58%	-9.20%	78.38%	17.57%	3.59%	0.22%
2032-33	87.46%	-9.06%	78.40%	17.76%	3.42%	0.21%
2033-34	87.69%	-9.31%	78.38%	17.84%	3.36%	0.20%
2034-35	87.53%	-9.14%	78.39%	18.01%	3.20%	0.19%
2035-36	87.74%	-9.37%	78.37%	18.08%	3.16%	0.19%

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 ANKENY, 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	\$5,729,883,348	\$5.90434	\$33,831,197
2026-27	\$10,968,861,598	\$3.23873	\$35,525,193
2027-28	\$11,219,799,944	\$3.32265	\$37,279,468
2028-29	\$11,960,266,885	\$3.26504	\$39,050,750
2029-30	\$12,213,028,267	\$3.34752	\$40,883,356
2030-31	\$13,001,331,356	\$3.28686	\$42,733,556
2031-32	\$13,254,092,738	\$3.36824	\$44,642,965
2032-33	\$14,090,323,280	\$3.30540	\$46,574,155
2033-34	\$14,343,084,662	\$3.38077	\$48,490,670
2034-35	\$15,229,237,349	\$3.31613	\$50,502,131
2035-36	\$15,481,998,732	\$3.38597	\$52,421,583

CITY OF ANKENY, 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	\$5,729,883,348	\$5.90434	\$33,831,197
2026-27	\$6,010,216,626	\$5.78857	\$34,790,570
2027-28	\$6,230,625,152	\$5.73126	\$35,709,327
2028-29	\$6,587,781,879	\$5.73126	\$37,756,285
2029-30	\$6,844,789,809	\$5.73126	\$39,229,264
2030-31	\$7,224,162,730	\$5.73126	\$41,403,548
2031-32	\$7,493,409,239	\$5.73126	\$42,946,670
2032-33	\$7,896,167,038	\$5.73126	\$45,254,979
2033-34	\$8,178,316,856	\$5.73126	\$46,872,053
2034-35	\$8,605,702,888	\$5.73126	\$49,321,513
2035-36	\$8,901,417,551	\$5.73126	\$51,016,330

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	\$4,958,644,972	(\$2.54984)	\$734,623
2027-28	\$4,989,174,792	(\$2.40861)	\$1,570,141
2028-29	\$5,372,485,007	(\$2.46622)	\$1,294,465
2029-30	\$5,368,238,458	(\$2.38374)	\$1,654,092
2030-31	\$5,777,168,627	(\$2.44440)	\$1,330,008
2031-32	\$5,760,683,499	(\$2.36302)	\$1,696,295
2032-33	\$6,194,156,242	(\$2.42586)	\$1,319,175
2033-34	\$6,164,767,806	(\$2.35049)	\$1,618,617
2034-35	\$6,623,534,461	(\$2.41513)	\$1,180,618
2035-36	\$6,580,581,181	(\$2.34529)	\$1,405,253

CITY OF ANKENY, 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	\$140	\$203	\$50,000	\$51,515	\$140	\$169	\$50,000	\$58,947	\$126	\$29	\$108	\$29	\$140	\$194
\$100,000	\$123,480	\$280	\$406	\$100,000	\$103,030	\$280	\$339	\$100,000	\$117,894	\$266	\$223	\$248	\$223	\$280	\$388
\$150,000	\$185,220	\$420	\$609	\$150,000	\$154,545	\$420	\$508	\$150,000	\$176,842	\$406	\$417	\$388	\$417	\$420	\$581
\$200,000	\$246,960	\$686	\$812	\$200,000	\$206,060	\$686	\$677	\$200,000	\$235,789	\$547	\$611	\$528	\$611	\$560	\$775
\$250,000	\$308,700	\$951	\$1,015	\$250,000	\$257,575	\$951	\$847	\$250,000	\$294,736	\$687	\$804	\$668	\$804	\$700	\$969
\$300,000	\$370,440	\$1,217	\$1,218	\$300,000	\$309,090	\$1,217	\$1,016	\$300,000	\$353,683	\$827	\$998	\$808	\$998	\$840	\$1,163
\$400,000	\$493,920	\$1,749	\$1,623	\$400,000	\$412,120	\$1,749	\$1,355	\$400,000	\$471,578	\$1,107	\$1,386	\$1,088	\$1,386	\$1,120	\$1,550
\$500,000	\$617,400	\$2,280	\$2,029	\$500,000	\$515,151	\$2,280	\$1,693	\$500,000	\$589,472	\$1,387	\$1,773	\$1,368	\$1,773	\$1,400	\$1,938
\$600,000	\$740,880	\$2,811	\$2,435	\$600,000	\$618,181	\$2,811	\$2,032	\$600,000	\$707,366	\$1,667	\$2,161	\$1,649	\$2,161	\$1,680	\$2,325
\$700,000	\$864,360	\$3,343	\$2,841	\$700,000	\$721,211	\$3,343	\$2,371	\$700,000	\$825,261	\$1,947	\$2,548	\$1,929	\$2,548	\$1,960	\$2,713
\$800,000	\$987,840	\$3,874	\$3,247	\$800,000	\$824,241	\$3,874	\$2,709	\$800,000	\$943,155	\$2,227	\$2,936	\$2,209	\$2,936	\$2,240	\$3,100
\$900,000	\$1,111,320	\$4,406	\$3,653	\$900,000	\$927,271	\$4,406	\$3,048	\$900,000	\$1,061,050	\$2,507	\$3,323	\$2,489	\$3,323	\$2,520	\$3,488
\$1,000,000	\$1,234,800	\$4,937	\$4,059	\$1,000,000	\$1,030,301	\$4,937	\$3,386	\$1,000,000	\$1,178,944	\$2,787	\$3,711	\$2,769	\$3,711	\$2,801	\$3,875
\$2,000,000	\$2,469,600	\$10,251	\$8,117	\$2,000,000	\$2,060,602	\$10,251	\$6,773	\$2,000,000	\$2,357,888	\$5,587	\$7,586	\$5,569	\$7,586	\$5,601	\$7,750
\$3,000,000	\$3,704,400	\$15,565	\$12,176	\$3,000,000	\$3,090,903	\$15,565	\$10,159	\$3,000,000	\$3,536,832	\$8,388	\$11,461	\$8,370	\$11,461	\$8,402	\$11,625
\$4,000,000	\$4,939,200	\$20,879	\$16,234	\$4,000,000	\$4,121,204	\$20,879	\$13,546	\$4,000,000	\$4,715,776	\$11,189	\$15,336	\$11,170	\$15,336	\$11,202	\$15,500
\$5,000,000	\$6,174,000	\$26,193	\$20,293	\$5,000,000	\$5,151,505	\$26,193	\$16,932	\$5,000,000	\$5,894,720	\$13,989	\$19,211	\$13,971	\$19,211	\$14,003	\$19,375
\$6,000,000	\$7,408,800	\$31,506	\$24,352	\$6,000,000	\$6,181,806	\$31,506	\$20,319	\$6,000,000	\$7,073,664	\$16,790	\$23,086	\$16,771	\$23,086	\$16,803	\$23,250
\$7,000,000	\$8,643,600	\$36,820	\$28,410	\$7,000,000	\$7,212,107	\$36,820	\$23,705	\$7,000,000	\$8,252,608	\$19,590	\$26,961	\$19,572	\$26,961	\$19,604	\$27,125
\$8,000,000	\$9,878,400	\$42,134	\$32,469	\$8,000,000	\$8,242,408	\$42,134	\$27,092	\$8,000,000	\$9,431,552	\$22,391	\$30,836	\$22,372	\$30,836	\$22,404	\$31,000
\$9,000,000	\$11,113,200	\$47,448	\$36,528	\$9,000,000	\$9,272,709	\$47,448	\$30,478	\$9,000,000	\$10,610,496	\$25,191	\$34,711	\$25,173	\$34,711	\$25,205	\$34,875
\$10,000,000	\$12,348,000	\$52,762	\$40,586	\$10,000,000	\$10,303,010	\$52,762	\$33,865	\$10,000,000	\$11,789,440	\$27,992	\$38,586	\$27,973	\$38,586	\$28,005	\$38,750
\$15,000,000	\$18,522,000	\$79,332	\$60,879	\$15,000,000	\$15,454,515	\$79,332	\$50,797	\$15,000,000	\$17,684,160	\$41,994	\$57,961	\$41,976	\$57,961	\$42,008	\$58,125
\$20,000,000	\$24,696,000	\$105,901	\$81,172	\$20,000,000	\$20,606,020	\$105,901	\$67,729	\$20,000,000	\$23,578,880	\$55,997	\$77,336	\$55,979	\$77,336	\$56,010	\$77,500
\$25,000,000	\$30,870,000	\$132,471	\$101,465	\$25,000,000	\$25,757,525	\$132,471	\$84,661	\$25,000,000	\$29,473,600	\$70,000	\$96,711	\$69,981	\$96,711	\$70,013	\$96,876
\$30,000,000	\$37,044,000	\$159,040	\$121,758	\$30,000,000	\$30,909,030	\$159,040	\$101,594	\$30,000,000	\$35,368,320	\$84,002	\$116,086	\$83,984	\$116,086	\$84,016	\$116,251
\$35,000,000	\$43,218,000	\$185,610	\$142,052	\$35,000,000	\$36,060,535	\$185,610	\$118,526	\$35,000,000	\$41,263,040	\$98,005	\$135,461	\$97,987	\$135,461	\$98,018	\$135,626
\$40,000,000	\$49,392,000	\$212,179	\$162,345	\$40,000,000	\$41,212,040	\$212,179	\$135,458	\$40,000,000	\$47,157,760	\$112,007	\$154,837	\$111,989	\$154,837	\$112,021	\$155,001
\$45,000,000	\$55,566,000	\$238,749	\$182,638	\$45,000,000	\$46,363,545	\$238,749	\$152,390	\$45,000,000	\$53,052,480	\$126,010	\$174,212	\$125,992	\$174,212	\$126,024	\$174,376
\$50,000,000	\$61,740,000	\$265,318	\$202,931	\$50,000,000	\$51,515,050	\$265,318	\$169,323	\$50,000,000	\$58,947,200	\$140,013	\$193,587	\$139,994	\$193,587	\$140,026	\$193,751

CITY OF ANKENY, 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	\$63	44.92%	\$29	20.92%	(\$97)	(76.74%)	(\$79)	(72.83%)	\$54	38.37%
\$100,000	\$126	44.92%	\$59	20.92%	(\$43)	(16.25%)	(\$25)	(10.11%)	\$107	38.37%
\$150,000	\$189	44.92%	\$88	20.92%	\$10	2.56%	\$29	7.37%	\$161	38.37%
\$200,000	\$126	18.37%	(\$8)	(1.24%)	\$64	11.74%	\$82	15.59%	\$215	38.37%
\$250,000	\$63	6.64%	(\$105)	(11.02%)	\$118	17.17%	\$136	20.36%	\$269	38.37%
\$300,000	\$0	0.03%	(\$201)	(16.53%)	\$172	20.76%	\$190	23.48%	\$322	38.37%
\$400,000	(\$125)	(7.16%)	(\$394)	(22.53%)	\$279	25.22%	\$297	27.31%	\$430	38.37%
\$500,000	(\$251)	(10.99%)	(\$587)	(25.73%)	\$386	27.87%	\$405	29.57%	\$537	38.37%
\$600,000	(\$376)	(13.38%)	(\$779)	(27.73%)	\$494	29.64%	\$512	31.07%	\$645	38.37%
\$700,000	(\$502)	(15.01%)	(\$972)	(29.08%)	\$601	30.89%	\$620	32.13%	\$752	38.37%
\$800,000	(\$627)	(16.19%)	(\$1,165)	(30.07%)	\$709	31.83%	\$727	32.92%	\$860	38.37%
\$900,000	(\$753)	(17.09%)	(\$1,358)	(30.82%)	\$816	32.56%	\$834	33.53%	\$967	38.37%
\$1,000,000	(\$878)	(17.79%)	(\$1,550)	(31.41%)	\$924	33.15%	\$942	34.02%	\$1,074	38.37%
\$2,000,000	(\$2,134)	(20.81%)	(\$3,478)	(33.93%)	\$1,998	35.76%	\$2,016	36.21%	\$2,149	38.37%
\$3,000,000	(\$3,389)	(21.77%)	(\$5,405)	(34.73%)	\$3,073	36.63%	\$3,091	36.93%	\$3,223	38.37%
\$4,000,000	(\$4,644)	(22.24%)	(\$7,333)	(35.12%)	\$4,147	37.07%	\$4,165	37.29%	\$4,298	38.37%
\$5,000,000	(\$5,899)	(22.52%)	(\$9,260)	(35.35%)	\$5,222	37.33%	\$5,240	37.51%	\$5,372	38.37%
\$6,000,000	(\$7,155)	(22.71%)	(\$11,188)	(35.51%)	\$6,296	37.50%	\$6,314	37.65%	\$6,447	38.37%
\$7,000,000	(\$8,410)	(22.84%)	(\$13,115)	(35.62%)	\$7,371	37.62%	\$7,389	37.75%	\$7,521	38.37%
\$8,000,000	(\$9,665)	(22.94%)	(\$15,043)	(35.70%)	\$8,445	37.72%	\$8,463	37.83%	\$8,596	38.37%
\$9,000,000	(\$10,921)	(23.02%)	(\$16,970)	(35.77%)	\$9,520	37.79%	\$9,538	37.89%	\$9,670	38.37%
\$10,000,000	(\$12,176)	(23.08%)	(\$18,898)	(35.82%)	\$10,594	37.85%	\$10,612	37.94%	\$10,745	38.37%
\$15,000,000	(\$18,452)	(23.26%)	(\$28,535)	(35.97%)	\$15,967	38.02%	\$15,985	38.08%	\$16,117	38.37%
\$20,000,000	(\$24,729)	(23.35%)	(\$38,172)	(36.04%)	\$21,339	38.11%	\$21,357	38.15%	\$21,490	38.37%
\$25,000,000	(\$31,005)	(23.41%)	(\$47,809)	(36.09%)	\$26,712	38.16%	\$26,730	38.20%	\$26,862	38.37%
\$30,000,000	(\$37,282)	(23.44%)	(\$57,447)	(36.12%)	\$32,084	38.19%	\$32,102	38.22%	\$32,235	38.37%
\$35,000,000	(\$43,558)	(23.47%)	(\$67,084)	(36.14%)	\$37,457	38.22%	\$37,475	38.24%	\$37,607	38.37%
\$40,000,000	(\$49,835)	(23.49%)	(\$76,721)	(36.16%)	\$42,829	38.24%	\$42,847	38.26%	\$42,980	38.37%
\$45,000,000	(\$56,111)	(23.50%)	(\$86,358)	(36.17%)	\$48,202	38.25%	\$48,220	38.27%	\$48,352	38.37%
\$50,000,000	(\$62,388)	(23.51%)	(\$95,996)	(36.18%)	\$53,574	38.26%	\$53,592	38.28%	\$53,725	38.37%