

CITY OF BANCROFT, 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	\$8.47059	\$239,826	\$0	\$239,826	
2026-27	\$5.43654	\$244,623	\$9,648	\$254,271	6.0%
2027-28	\$5.57242	\$259,356	\$9,889	\$269,245	5.9%
2028-29	\$5.44364	\$274,630	\$9,660	\$284,290	5.6%
2029-30	\$5.57361	\$289,976	\$9,891	\$299,867	5.5%
2030-31	\$5.44012	\$305,865	\$9,654	\$315,519	5.2%
2031-32	\$5.56790	\$321,830	\$9,881	\$331,710	5.1%
2032-33	\$5.43352	\$338,345	\$9,643	\$347,987	4.9%
2033-34	\$5.55935	\$354,947	\$9,866	\$364,813	4.8%
2034-35	\$5.42434	\$372,110	\$9,626	\$381,736	4.6%
2035-36	\$5.54841	\$389,370	\$9,846	\$399,217	4.6%

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	\$51,336,480	\$28,312,815	\$0	\$28,312,815
2026-27	\$47,574,165	\$46,770,658	\$0	\$46,770,658
2027-28	\$49,120,944	\$48,317,437	\$0	\$48,317,437
2028-29	\$53,027,846	\$52,224,339	\$0	\$52,224,339
2029-30	\$54,604,809	\$53,801,302	\$0	\$53,801,302
2030-31	\$58,802,056	\$57,998,549	\$0	\$57,998,549
2031-32	\$60,379,020	\$59,575,513	\$0	\$59,575,513
2032-33	\$64,848,086	\$64,044,579	\$0	\$64,044,579
2033-34	\$66,425,049	\$65,621,542	\$0	\$65,621,542
2034-35	\$71,178,119	\$70,374,612	\$0	\$70,374,612
2035-36	\$72,755,083	\$71,951,576	\$0	\$71,951,576

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.84%	-1.96%	54.87%	29.01%	15.41%	0.70%
2026-27	80.97%	-23.63%	57.34%	30.58%	10.76%	0.42%
2027-28	80.22%	-23.34%	56.88%	31.43%	10.42%	0.41%
2028-29	78.89%	-21.98%	56.91%	32.23%	9.73%	0.38%
2029-30	78.23%	-21.70%	56.53%	32.93%	9.45%	0.37%
2030-31	77.00%	-20.43%	56.58%	33.60%	8.85%	0.34%
2031-32	76.46%	-20.21%	56.25%	34.20%	8.62%	0.33%
2032-33	75.36%	-19.08%	56.28%	34.79%	8.10%	0.31%
2033-34	74.90%	-18.92%	55.99%	35.30%	7.90%	0.30%
2034-35	73.90%	-17.89%	56.01%	35.82%	7.44%	0.28%
2035-36	73.52%	-17.77%	55.74%	36.26%	7.28%	0.28%

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 BANCROFT, 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	\$28,312,815	\$8.47059	\$239,826
2026-27	\$46,770,658	\$5.43654	\$254,271
2027-28	\$48,317,437	\$5.57242	\$269,245
2028-29	\$52,224,339	\$5.44364	\$284,290
2029-30	\$53,801,302	\$5.57361	\$299,867
2030-31	\$57,998,549	\$5.44012	\$315,519
2031-32	\$59,575,513	\$5.56790	\$331,710
2032-33	\$64,044,579	\$5.43352	\$347,987
2033-34	\$65,621,542	\$5.55935	\$364,813
2034-35	\$70,374,612	\$5.42434	\$381,736
2035-36	\$71,951,576	\$5.54841	\$399,217

CITY OF BANCROFT, 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	\$28,312,815	\$8.47059	\$239,826
2026-27	\$30,298,017	\$8.22387	\$249,167
2027-28	\$31,654,765	\$8.06262	\$255,220
2028-29	\$33,732,883	\$8.06262	\$271,975
2029-30	\$35,130,096	\$8.06262	\$283,241
2030-31	\$37,350,900	\$8.06262	\$301,146
2031-32	\$38,790,649	\$8.06262	\$312,754
2032-33	\$41,161,457	\$8.06262	\$331,869
2033-34	\$42,646,058	\$8.06262	\$343,839
2034-35	\$45,174,614	\$8.06262	\$364,226
2035-36	\$46,706,360	\$8.06262	\$376,576

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	\$16,472,641	(\$2.78733)	\$5,104
2027-28	\$16,662,672	(\$2.49020)	\$14,025
2028-29	\$18,491,455	(\$2.61898)	\$12,315
2029-30	\$18,671,206	(\$2.48901)	\$16,627
2030-31	\$20,647,650	(\$2.62250)	\$14,373
2031-32	\$20,784,864	(\$2.49472)	\$18,956
2032-33	\$22,883,122	(\$2.62910)	\$16,118
2033-34	\$22,975,485	(\$2.50327)	\$20,974
2034-35	\$25,199,998	(\$2.63828)	\$17,510
2035-36	\$25,245,215	(\$2.51421)	\$22,641

CITY OF BANCROFT, 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	\$201	\$336	\$50,000	\$51,515	\$201	\$280	\$50,000	\$58,947	\$181	\$49	\$155	\$49	\$201	\$321
\$100,000	\$123,480	\$402	\$672	\$100,000	\$103,030	\$402	\$560	\$100,000	\$117,894	\$382	\$369	\$356	\$369	\$402	\$641
\$150,000	\$185,220	\$603	\$1,008	\$150,000	\$154,545	\$603	\$841	\$150,000	\$176,842	\$583	\$690	\$557	\$690	\$603	\$962
\$200,000	\$246,960	\$984	\$1,343	\$200,000	\$206,060	\$984	\$1,121	\$200,000	\$235,789	\$784	\$1,011	\$758	\$1,011	\$804	\$1,283
\$250,000	\$308,700	\$1,365	\$1,679	\$250,000	\$257,575	\$1,365	\$1,401	\$250,000	\$294,736	\$985	\$1,331	\$959	\$1,331	\$1,004	\$1,603
\$300,000	\$370,440	\$1,746	\$2,015	\$300,000	\$309,090	\$1,746	\$1,681	\$300,000	\$353,683	\$1,186	\$1,652	\$1,160	\$1,652	\$1,205	\$1,924
\$400,000	\$493,920	\$2,509	\$2,687	\$400,000	\$412,120	\$2,509	\$2,242	\$400,000	\$471,578	\$1,588	\$2,293	\$1,561	\$2,293	\$1,607	\$2,565
\$500,000	\$617,400	\$3,271	\$3,359	\$500,000	\$515,151	\$3,271	\$2,802	\$500,000	\$589,472	\$1,989	\$2,935	\$1,963	\$2,935	\$2,009	\$3,207
\$600,000	\$740,880	\$4,033	\$4,030	\$600,000	\$618,181	\$4,033	\$3,363	\$600,000	\$707,366	\$2,391	\$3,576	\$2,365	\$3,576	\$2,411	\$3,848
\$700,000	\$864,360	\$4,796	\$4,702	\$700,000	\$721,211	\$4,796	\$3,923	\$700,000	\$825,261	\$2,793	\$4,218	\$2,767	\$4,218	\$2,812	\$4,490
\$800,000	\$987,840	\$5,558	\$5,374	\$800,000	\$824,241	\$5,558	\$4,484	\$800,000	\$943,155	\$3,195	\$4,859	\$3,169	\$4,859	\$3,214	\$5,131
\$900,000	\$1,111,320	\$6,320	\$6,046	\$900,000	\$927,271	\$6,320	\$5,044	\$900,000	\$1,061,050	\$3,596	\$5,500	\$3,570	\$5,500	\$3,616	\$5,772
\$1,000,000	\$1,234,800	\$7,083	\$6,717	\$1,000,000	\$1,030,301	\$7,083	\$5,605	\$1,000,000	\$1,178,944	\$3,998	\$6,142	\$3,972	\$6,142	\$4,018	\$6,414
\$2,000,000	\$2,469,600	\$14,706	\$13,435	\$2,000,000	\$2,060,602	\$14,706	\$11,210	\$2,000,000	\$2,357,888	\$8,016	\$12,555	\$7,990	\$12,555	\$8,035	\$12,827
\$3,000,000	\$3,704,400	\$22,330	\$20,152	\$3,000,000	\$3,090,903	\$22,330	\$16,815	\$3,000,000	\$3,536,832	\$12,034	\$18,969	\$12,008	\$18,969	\$12,053	\$19,241
\$4,000,000	\$4,939,200	\$29,953	\$26,870	\$4,000,000	\$4,121,204	\$29,953	\$22,420	\$4,000,000	\$4,715,776	\$16,051	\$25,382	\$16,025	\$25,382	\$16,071	\$25,654
\$5,000,000	\$6,174,000	\$37,577	\$33,587	\$5,000,000	\$5,151,505	\$37,577	\$28,025	\$5,000,000	\$5,894,720	\$20,069	\$31,796	\$20,043	\$31,796	\$20,089	\$32,068
\$6,000,000	\$7,408,800	\$45,200	\$40,305	\$6,000,000	\$6,181,806	\$45,200	\$33,630	\$6,000,000	\$7,073,664	\$24,087	\$38,210	\$24,061	\$38,210	\$24,106	\$38,482
\$7,000,000	\$8,643,600	\$52,824	\$47,022	\$7,000,000	\$7,212,107	\$52,824	\$39,235	\$7,000,000	\$8,252,608	\$28,105	\$44,623	\$28,079	\$44,623	\$28,124	\$44,895
\$8,000,000	\$9,878,400	\$60,447	\$53,740	\$8,000,000	\$8,242,408	\$60,447	\$44,840	\$8,000,000	\$9,431,552	\$32,122	\$51,037	\$32,096	\$51,037	\$32,142	\$51,309
\$9,000,000	\$11,113,200	\$68,071	\$60,457	\$9,000,000	\$9,272,709	\$68,071	\$50,445	\$9,000,000	\$10,610,496	\$36,140	\$57,450	\$36,114	\$57,450	\$36,160	\$57,722
\$10,000,000	\$12,348,000	\$75,694	\$67,175	\$10,000,000	\$10,303,010	\$75,694	\$56,050	\$10,000,000	\$11,789,440	\$40,158	\$63,864	\$40,132	\$63,864	\$40,177	\$64,136
\$15,000,000	\$18,522,000	\$113,812	\$100,762	\$15,000,000	\$15,454,515	\$113,812	\$84,074	\$15,000,000	\$17,684,160	\$60,247	\$95,932	\$60,220	\$95,932	\$60,266	\$96,204
\$20,000,000	\$24,696,000	\$151,930	\$134,349	\$20,000,000	\$20,606,020	\$151,930	\$112,099	\$20,000,000	\$23,578,880	\$80,335	\$128,000	\$80,309	\$128,000	\$80,355	\$128,272
\$25,000,000	\$30,870,000	\$190,047	\$167,937	\$25,000,000	\$25,757,525	\$190,047	\$140,124	\$25,000,000	\$29,473,600	\$100,424	\$160,068	\$100,398	\$160,068	\$100,443	\$160,340
\$30,000,000	\$37,044,000	\$228,165	\$201,524	\$30,000,000	\$30,909,030	\$228,165	\$168,149	\$30,000,000	\$35,368,320	\$120,513	\$192,136	\$120,486	\$192,136	\$120,532	\$192,408
\$35,000,000	\$43,218,000	\$266,283	\$235,111	\$35,000,000	\$36,060,535	\$266,283	\$196,174	\$35,000,000	\$41,263,040	\$140,601	\$224,204	\$140,575	\$224,204	\$140,621	\$224,476
\$40,000,000	\$49,392,000	\$304,400	\$268,698	\$40,000,000	\$41,212,040	\$304,400	\$224,198	\$40,000,000	\$47,157,760	\$160,690	\$256,272	\$160,664	\$256,272	\$160,709	\$256,544
\$45,000,000	\$55,566,000	\$342,518	\$302,286	\$45,000,000	\$46,363,545	\$342,518	\$252,223	\$45,000,000	\$53,052,480	\$180,779	\$288,340	\$180,752	\$288,340	\$180,798	\$288,612
\$50,000,000	\$61,740,000	\$380,636	\$335,873	\$50,000,000	\$51,515,050	\$380,636	\$280,248	\$50,000,000	\$58,947,200	\$200,867	\$320,408	\$200,841	\$320,408	\$200,887	\$320,680

CITY OF BANCROFT, 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	\$135	67.20%	\$79	39.51%	(\$133)	(73.17%)	(\$107)	(68.66%)	\$120	59.63%
\$100,000	\$270	67.20%	\$159	39.51%	(\$13)	(3.38%)	\$13	3.70%	\$240	59.63%
\$150,000	\$405	67.20%	\$238	39.51%	\$107	18.32%	\$133	23.87%	\$359	59.63%
\$200,000	\$360	36.56%	\$137	13.94%	\$227	28.91%	\$253	33.35%	\$479	59.63%
\$250,000	\$314	23.03%	\$36	2.65%	\$346	35.17%	\$373	38.86%	\$599	59.63%
\$300,000	\$269	15.41%	(\$65)	(3.71%)	\$466	39.32%	\$492	42.45%	\$719	59.63%
\$400,000	\$178	7.11%	(\$267)	(10.63%)	\$706	44.46%	\$732	46.87%	\$958	59.63%
\$500,000	\$88	2.69%	(\$468)	(14.32%)	\$945	47.52%	\$972	49.49%	\$1,198	59.63%
\$600,000	(\$3)	(0.07%)	(\$670)	(16.62%)	\$1,185	49.56%	\$1,211	51.21%	\$1,438	59.63%
\$700,000	(\$93)	(1.95%)	(\$872)	(18.19%)	\$1,425	51.01%	\$1,451	52.43%	\$1,677	59.63%
\$800,000	(\$184)	(3.31%)	(\$1,074)	(19.32%)	\$1,664	52.09%	\$1,690	53.35%	\$1,917	59.63%
\$900,000	(\$275)	(4.34%)	(\$1,276)	(20.19%)	\$1,904	52.93%	\$1,930	54.05%	\$2,156	59.63%
\$1,000,000	(\$365)	(5.16%)	(\$1,478)	(20.86%)	\$2,143	53.61%	\$2,169	54.62%	\$2,396	59.63%
\$2,000,000	(\$1,271)	(8.64%)	(\$3,496)	(23.77%)	\$4,539	56.63%	\$4,565	57.14%	\$4,792	59.63%
\$3,000,000	(\$2,177)	(9.75%)	(\$5,515)	(24.70%)	\$6,935	57.63%	\$6,961	57.97%	\$7,188	59.63%
\$4,000,000	(\$3,083)	(10.29%)	(\$7,533)	(25.15%)	\$9,331	58.13%	\$9,357	58.39%	\$9,583	59.63%
\$5,000,000	(\$3,989)	(10.62%)	(\$9,552)	(25.42%)	\$11,727	58.43%	\$11,753	58.64%	\$11,979	59.63%
\$6,000,000	(\$4,896)	(10.83%)	(\$11,571)	(25.60%)	\$14,123	58.63%	\$14,149	58.80%	\$14,375	59.63%
\$7,000,000	(\$5,802)	(10.98%)	(\$13,589)	(25.73%)	\$16,519	58.77%	\$16,545	58.92%	\$16,771	59.63%
\$8,000,000	(\$6,708)	(11.10%)	(\$15,608)	(25.82%)	\$18,914	58.88%	\$18,940	59.01%	\$19,167	59.63%
\$9,000,000	(\$7,614)	(11.19%)	(\$17,626)	(25.89%)	\$21,310	58.97%	\$21,336	59.08%	\$21,563	59.63%
\$10,000,000	(\$8,520)	(11.26%)	(\$19,645)	(25.95%)	\$23,706	59.03%	\$23,732	59.14%	\$23,959	59.63%
\$15,000,000	(\$13,050)	(11.47%)	(\$29,738)	(26.13%)	\$35,685	59.23%	\$35,712	59.30%	\$35,938	59.63%
\$20,000,000	(\$17,581)	(11.57%)	(\$39,830)	(26.22%)	\$47,665	59.33%	\$47,691	59.38%	\$47,917	59.63%
\$25,000,000	(\$22,111)	(11.63%)	(\$49,923)	(26.27%)	\$59,644	59.39%	\$59,670	59.43%	\$59,897	59.63%
\$30,000,000	(\$26,641)	(11.68%)	(\$60,016)	(26.30%)	\$71,623	59.43%	\$71,649	59.47%	\$71,876	59.63%
\$35,000,000	(\$31,172)	(11.71%)	(\$70,109)	(26.33%)	\$83,603	59.46%	\$83,629	59.49%	\$83,855	59.63%
\$40,000,000	(\$35,702)	(11.73%)	(\$80,202)	(26.35%)	\$95,582	59.48%	\$95,608	59.51%	\$95,834	59.63%
\$45,000,000	(\$40,232)	(11.75%)	(\$90,295)	(26.36%)	\$107,561	59.50%	\$107,587	59.52%	\$107,814	59.63%
\$50,000,000	(\$44,763)	(11.76%)	(\$100,388)	(26.37%)	\$119,541	59.51%	\$119,567	59.53%	\$119,793	59.63%