

CITY OF BENTON, 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	\$8.12577	\$6,156	\$0	\$6,156	
2026-27	\$5.55028	\$6,280	\$0	\$6,280	2.0%
2027-28	\$5.59782	\$6,311	\$0	\$6,311	0.5%
2028-29	\$5.38040	\$6,437	\$0	\$6,437	2.0%
2029-30	\$5.40730	\$6,469	\$0	\$6,469	0.5%
2030-31	\$5.18622	\$6,599	\$0	\$6,599	2.0%
2031-32	\$5.21215	\$6,632	\$0	\$6,632	0.5%
2032-33	\$5.00559	\$6,764	\$0	\$6,764	2.0%
2033-34	\$5.03062	\$6,798	\$0	\$6,798	0.5%
2034-35	\$4.83709	\$6,934	\$0	\$6,934	2.0%
2035-36	\$4.86128	\$6,969	\$0	\$6,969	0.5%

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	\$2,086,910	\$757,638	\$0	\$757,638
2026-27	\$1,583,732	\$1,131,388	\$0	\$1,131,388
2027-28	\$1,579,732	\$1,127,388	\$0	\$1,127,388
2028-29	\$1,648,748	\$1,196,404	\$0	\$1,196,404
2029-30	\$1,648,748	\$1,196,404	\$0	\$1,196,404
2030-31	\$1,724,698	\$1,272,354	\$0	\$1,272,354
2031-32	\$1,724,698	\$1,272,354	\$0	\$1,272,354
2032-33	\$1,803,699	\$1,351,355	\$0	\$1,351,355
2033-34	\$1,803,699	\$1,351,355	\$0	\$1,351,355
2034-35	\$1,885,874	\$1,433,530	\$0	\$1,433,530
2035-36	\$1,885,874	\$1,433,530	\$0	\$1,433,530

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	103.00%	-7.26%	95.74%	1.43%	0.00%	2.83%
2026-27	158.51%	-62.67%	95.84%	2.27%	0.00%	1.89%
2027-28	159.07%	-63.24%	95.82%	2.28%	0.00%	1.90%
2028-29	155.89%	-59.93%	95.96%	2.25%	0.00%	1.79%
2029-30	155.89%	-59.93%	95.96%	2.25%	0.00%	1.79%
2030-31	152.45%	-56.35%	96.09%	2.22%	0.00%	1.68%
2031-32	152.45%	-56.35%	96.09%	2.22%	0.00%	1.68%
2032-33	149.27%	-53.06%	96.22%	2.20%	0.00%	1.58%
2033-34	149.27%	-53.06%	96.22%	2.20%	0.00%	1.58%
2034-35	146.35%	-50.02%	96.33%	2.18%	0.00%	1.49%
2035-36	146.35%	-50.02%	96.33%	2.18%	0.00%	1.49%

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 BENTON, 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	\$757,638	\$8.12577	\$6,156
2026-27	\$1,131,388	\$5.55028	\$6,280
2027-28	\$1,127,388	\$5.59782	\$6,311
2028-29	\$1,196,404	\$5.38040	\$6,437
2029-30	\$1,196,404	\$5.40730	\$6,469
2030-31	\$1,272,354	\$5.18622	\$6,599
2031-32	\$1,272,354	\$5.21215	\$6,632
2032-33	\$1,351,355	\$5.00559	\$6,764
2033-34	\$1,351,355	\$5.03062	\$6,798
2034-35	\$1,433,530	\$4.83709	\$6,934
2035-36	\$1,433,530	\$4.86128	\$6,969

CITY OF BENTON, 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	\$757,638	\$8.12577	\$6,156
2026-27	\$757,138	\$8.12577	\$6,152
2027-28	\$773,965	\$8.12577	\$6,289
2028-29	\$798,435	\$8.10000	\$6,467
2029-30	\$816,141	\$8.10000	\$6,611
2030-31	\$841,889	\$8.10000	\$6,819
2031-32	\$860,519	\$8.10000	\$6,970
2032-33	\$887,611	\$8.10000	\$7,190
2033-34	\$907,216	\$8.10000	\$7,348
2034-35	\$935,723	\$8.10000	\$7,579
2035-36	\$956,352	\$8.10000	\$7,746

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	\$374,250	(\$2.57549)	\$127
2027-28	\$353,423	(\$2.52795)	\$22
2028-29	\$397,969	(\$2.71960)	-\$30
2029-30	\$380,263	(\$2.69270)	-\$141
2030-31	\$430,465	(\$2.91378)	-\$221
2031-32	\$411,834	(\$2.88785)	-\$339
2032-33	\$463,744	(\$3.09441)	-\$425
2033-34	\$444,138	(\$3.06938)	-\$550
2034-35	\$497,806	(\$3.26291)	-\$645
2035-36	\$477,178	(\$3.23872)	-\$778

CITY OF BENTON, 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	\$320	\$50,000	\$51,515	\$193	\$267	\$50,000	\$58,947	\$174	\$46	\$149	\$46	\$193	\$306
\$100,000	\$123,480	\$385	\$640	\$100,000	\$103,030	\$385	\$534	\$100,000	\$117,894	\$367	\$352	\$342	\$352	\$385	\$611
\$150,000	\$185,220	\$578	\$961	\$150,000	\$154,545	\$578	\$802	\$150,000	\$176,842	\$559	\$658	\$534	\$658	\$578	\$917
\$200,000	\$246,960	\$944	\$1,281	\$200,000	\$206,060	\$944	\$1,069	\$200,000	\$235,789	\$752	\$964	\$727	\$964	\$771	\$1,223
\$250,000	\$308,700	\$1,309	\$1,601	\$250,000	\$257,575	\$1,309	\$1,336	\$250,000	\$294,736	\$945	\$1,269	\$920	\$1,269	\$964	\$1,529
\$300,000	\$370,440	\$1,675	\$1,921	\$300,000	\$309,090	\$1,675	\$1,603	\$300,000	\$353,683	\$1,138	\$1,575	\$1,113	\$1,575	\$1,156	\$1,834
\$400,000	\$493,920	\$2,406	\$2,562	\$400,000	\$412,120	\$2,406	\$2,137	\$400,000	\$471,578	\$1,523	\$2,186	\$1,498	\$2,186	\$1,542	\$2,446
\$500,000	\$617,400	\$3,138	\$3,202	\$500,000	\$515,151	\$3,138	\$2,672	\$500,000	\$589,472	\$1,908	\$2,798	\$1,883	\$2,798	\$1,927	\$3,057
\$600,000	\$740,880	\$3,869	\$3,842	\$600,000	\$618,181	\$3,869	\$3,206	\$600,000	\$707,366	\$2,294	\$3,409	\$2,269	\$3,409	\$2,313	\$3,669
\$700,000	\$864,360	\$4,600	\$4,483	\$700,000	\$721,211	\$4,600	\$3,740	\$700,000	\$825,261	\$2,679	\$4,021	\$2,654	\$4,021	\$2,698	\$4,280
\$800,000	\$987,840	\$5,332	\$5,123	\$800,000	\$824,241	\$5,332	\$4,275	\$800,000	\$943,155	\$3,065	\$4,632	\$3,040	\$4,632	\$3,083	\$4,891
\$900,000	\$1,111,320	\$6,063	\$5,764	\$900,000	\$927,271	\$6,063	\$4,809	\$900,000	\$1,061,050	\$3,450	\$5,244	\$3,425	\$5,244	\$3,469	\$5,503
\$1,000,000	\$1,234,800	\$6,794	\$6,404	\$1,000,000	\$1,030,301	\$6,794	\$5,343	\$1,000,000	\$1,178,944	\$3,835	\$5,855	\$3,810	\$5,855	\$3,854	\$6,114
\$2,000,000	\$2,469,600	\$14,108	\$12,808	\$2,000,000	\$2,060,602	\$14,108	\$10,687	\$2,000,000	\$2,357,888	\$7,690	\$11,969	\$7,665	\$11,969	\$7,708	\$12,229
\$3,000,000	\$3,704,400	\$21,421	\$19,212	\$3,000,000	\$3,090,903	\$21,421	\$16,030	\$3,000,000	\$3,536,832	\$11,544	\$18,083	\$11,519	\$18,083	\$11,563	\$18,343
\$4,000,000	\$4,939,200	\$28,734	\$25,616	\$4,000,000	\$4,121,204	\$28,734	\$21,373	\$4,000,000	\$4,715,776	\$15,398	\$24,198	\$15,373	\$24,198	\$15,417	\$24,457
\$5,000,000	\$6,174,000	\$36,047	\$32,020	\$5,000,000	\$5,151,505	\$36,047	\$26,717	\$5,000,000	\$5,894,720	\$19,252	\$30,312	\$19,227	\$30,312	\$19,271	\$30,571
\$6,000,000	\$7,408,800	\$43,360	\$38,424	\$6,000,000	\$6,181,806	\$43,360	\$32,060	\$6,000,000	\$7,073,664	\$23,106	\$36,426	\$23,081	\$36,426	\$23,125	\$36,686
\$7,000,000	\$8,643,600	\$50,673	\$44,828	\$7,000,000	\$7,212,107	\$50,673	\$37,404	\$7,000,000	\$8,252,608	\$26,961	\$42,541	\$26,936	\$42,541	\$26,979	\$42,800
\$8,000,000	\$9,878,400	\$57,987	\$51,232	\$8,000,000	\$8,242,408	\$57,987	\$42,747	\$8,000,000	\$9,431,552	\$30,815	\$48,655	\$30,790	\$48,655	\$30,833	\$48,914
\$9,000,000	\$11,113,200	\$65,300	\$57,636	\$9,000,000	\$9,272,709	\$65,300	\$48,090	\$9,000,000	\$10,610,496	\$34,669	\$54,769	\$34,644	\$54,769	\$34,688	\$55,028
\$10,000,000	\$12,348,000	\$72,613	\$64,039	\$10,000,000	\$10,303,010	\$72,613	\$53,434	\$10,000,000	\$11,789,440	\$38,523	\$60,883	\$38,498	\$60,883	\$38,542	\$61,143
\$15,000,000	\$18,522,000	\$109,179	\$96,059	\$15,000,000	\$15,454,515	\$109,179	\$80,151	\$15,000,000	\$17,684,160	\$57,794	\$91,455	\$57,769	\$91,455	\$57,813	\$91,714
\$20,000,000	\$24,696,000	\$145,745	\$128,079	\$20,000,000	\$20,606,020	\$145,745	\$106,867	\$20,000,000	\$23,578,880	\$77,065	\$122,026	\$77,040	\$122,026	\$77,084	\$122,285
\$25,000,000	\$30,870,000	\$182,311	\$160,099	\$25,000,000	\$25,757,525	\$182,311	\$133,584	\$25,000,000	\$29,473,600	\$96,336	\$152,597	\$96,311	\$152,597	\$96,355	\$152,857
\$30,000,000	\$37,044,000	\$218,877	\$192,118	\$30,000,000	\$30,909,030	\$218,877	\$160,301	\$30,000,000	\$35,368,320	\$115,607	\$183,169	\$115,582	\$183,169	\$115,625	\$183,428
\$35,000,000	\$43,218,000	\$255,443	\$224,138	\$35,000,000	\$36,060,535	\$255,443	\$187,018	\$35,000,000	\$41,263,040	\$134,878	\$213,740	\$134,853	\$213,740	\$134,896	\$213,999
\$40,000,000	\$49,392,000	\$292,009	\$256,158	\$40,000,000	\$41,212,040	\$292,009	\$213,735	\$40,000,000	\$47,157,760	\$154,149	\$244,311	\$154,124	\$244,311	\$154,167	\$244,571
\$45,000,000	\$55,566,000	\$328,575	\$288,178	\$45,000,000	\$46,363,545	\$328,575	\$240,452	\$45,000,000	\$53,052,480	\$173,420	\$274,883	\$173,394	\$274,883	\$173,438	\$275,142
\$50,000,000	\$61,740,000	\$365,141	\$320,197	\$50,000,000	\$51,515,050	\$365,141	\$267,168	\$50,000,000	\$58,947,200	\$192,690	\$305,454	\$192,665	\$305,454	\$192,709	\$305,713

CITY OF BENTON, 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	\$127	66.16%	\$74	38.64%	(\$128)	(73.33%)	(\$103)	(68.85%)	\$113	58.64%
\$100,000	\$255	66.16%	\$149	38.64%	(\$15)	(3.98%)	\$10	3.06%	\$226	58.64%
\$150,000	\$382	66.16%	\$223	38.64%	\$98	17.59%	\$123	23.10%	\$339	58.64%
\$200,000	\$337	35.71%	\$125	13.23%	\$211	28.11%	\$236	32.52%	\$452	58.64%
\$250,000	\$292	22.26%	\$26	2.02%	\$324	34.33%	\$349	37.99%	\$565	58.64%
\$300,000	\$246	14.69%	(\$72)	(4.30%)	\$437	38.45%	\$462	41.57%	\$678	58.64%
\$400,000	\$155	6.45%	(\$269)	(11.18%)	\$663	43.56%	\$688	45.96%	\$904	58.64%
\$500,000	\$64	2.05%	(\$466)	(14.85%)	\$889	46.61%	\$914	48.56%	\$1,130	58.64%
\$600,000	(\$27)	(0.69%)	(\$663)	(17.14%)	\$1,115	48.63%	\$1,140	50.27%	\$1,356	58.64%
\$700,000	(\$118)	(2.56%)	(\$860)	(18.69%)	\$1,341	50.07%	\$1,366	51.48%	\$1,582	58.64%
\$800,000	(\$209)	(3.91%)	(\$1,057)	(19.82%)	\$1,567	51.15%	\$1,592	52.39%	\$1,808	58.64%
\$900,000	(\$299)	(4.94%)	(\$1,254)	(20.68%)	\$1,793	51.98%	\$1,819	53.09%	\$2,034	58.64%
\$1,000,000	(\$390)	(5.75%)	(\$1,451)	(21.36%)	\$2,019	52.65%	\$2,045	53.66%	\$2,260	58.64%
\$2,000,000	(\$1,300)	(9.21%)	(\$3,421)	(24.25%)	\$4,280	55.65%	\$4,305	56.16%	\$4,520	58.64%
\$3,000,000	(\$2,209)	(10.31%)	(\$5,391)	(25.17%)	\$6,540	56.65%	\$6,565	56.99%	\$6,780	58.64%
\$4,000,000	(\$3,118)	(10.85%)	(\$7,360)	(25.62%)	\$8,800	57.15%	\$8,825	57.40%	\$9,040	58.64%
\$5,000,000	(\$4,027)	(11.17%)	(\$9,330)	(25.88%)	\$11,060	57.45%	\$11,085	57.65%	\$11,300	58.64%
\$6,000,000	(\$4,937)	(11.39%)	(\$11,300)	(26.06%)	\$13,320	57.65%	\$13,345	57.82%	\$13,560	58.64%
\$7,000,000	(\$5,846)	(11.54%)	(\$13,270)	(26.19%)	\$15,580	57.79%	\$15,605	57.93%	\$15,821	58.64%
\$8,000,000	(\$6,755)	(11.65%)	(\$15,240)	(26.28%)	\$17,840	57.89%	\$17,865	58.02%	\$18,081	58.64%
\$9,000,000	(\$7,664)	(11.74%)	(\$17,210)	(26.35%)	\$20,100	57.98%	\$20,125	58.09%	\$20,341	58.64%
\$10,000,000	(\$8,574)	(11.81%)	(\$19,179)	(26.41%)	\$22,360	58.04%	\$22,385	58.15%	\$22,601	58.64%
\$15,000,000	(\$13,120)	(12.02%)	(\$29,029)	(26.59%)	\$33,661	58.24%	\$33,686	58.31%	\$33,901	58.64%
\$20,000,000	(\$17,666)	(12.12%)	(\$38,878)	(26.68%)	\$44,961	58.34%	\$44,986	58.39%	\$45,202	58.64%
\$25,000,000	(\$22,212)	(12.18%)	(\$48,727)	(26.73%)	\$56,261	58.40%	\$56,286	58.44%	\$56,502	58.64%
\$30,000,000	(\$26,759)	(12.23%)	(\$58,576)	(26.76%)	\$67,562	58.44%	\$67,587	58.48%	\$67,802	58.64%
\$35,000,000	(\$31,305)	(12.26%)	(\$68,425)	(26.79%)	\$78,862	58.47%	\$78,887	58.50%	\$79,103	58.64%
\$40,000,000	(\$35,851)	(12.28%)	(\$78,274)	(26.81%)	\$90,163	58.49%	\$90,188	58.52%	\$90,403	58.64%
\$45,000,000	(\$40,397)	(12.29%)	(\$88,123)	(26.82%)	\$101,463	58.51%	\$101,488	58.53%	\$101,704	58.64%
\$50,000,000	(\$44,944)	(12.31%)	(\$97,972)	(26.83%)	\$112,763	58.52%	\$112,788	58.54%	\$113,004	58.64%