

CITY OF BARNES CITY, 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	\$8.09996	\$27,607	\$0	\$27,607	
2026-27	\$6.45492	\$28,159	\$12	\$28,171	2.0%
2027-28	\$6.50157	\$28,312	\$13	\$28,325	0.5%
2028-29	\$6.23375	\$28,891	\$12	\$28,903	2.0%
2029-30	\$6.26550	\$29,048	\$12	\$29,060	0.5%
2030-31	\$6.00296	\$29,641	\$12	\$29,653	2.0%
2031-32	\$6.03350	\$29,801	\$12	\$29,812	0.5%
2032-33	\$5.78800	\$30,409	\$11	\$30,420	2.0%
2033-34	\$5.81741	\$30,572	\$11	\$30,583	0.5%
2034-35	\$5.58721	\$31,195	\$11	\$31,206	2.0%
2035-36	\$5.61558	\$31,362	\$11	\$31,373	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	\$7,045,768	\$3,408,239	\$0	\$3,408,239
2026-27	\$5,035,933	\$4,364,297	\$0	\$4,364,297
2027-28	\$5,028,211	\$4,356,575	\$0	\$4,356,575
2028-29	\$5,308,191	\$4,636,555	\$0	\$4,636,555
2029-30	\$5,309,692	\$4,638,056	\$0	\$4,638,056
2030-31	\$5,611,288	\$4,939,652	\$0	\$4,939,652
2031-32	\$5,612,789	\$4,941,153	\$0	\$4,941,153
2032-33	\$5,927,314	\$5,255,678	\$0	\$5,255,678
2033-34	\$5,928,815	\$5,257,179	\$0	\$5,257,179
2034-35	\$6,256,826	\$5,585,190	\$0	\$5,585,190
2035-36	\$6,258,327	\$5,586,691	\$0	\$5,586,691

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.26%	-2.42%	63.85%	30.01%	2.34%	3.80%
2026-27	118.96%	-61.71%	57.25%	35.86%	3.90%	2.97%
2027-28	119.22%	-62.04%	57.18%	35.92%	3.90%	2.97%
2028-29	116.54%	-58.50%	58.04%	35.44%	3.70%	2.79%
2029-30	116.55%	-58.49%	58.05%	35.43%	3.70%	2.79%
2030-31	113.85%	-54.93%	58.92%	34.93%	3.51%	2.62%
2031-32	113.85%	-54.92%	58.93%	34.92%	3.51%	2.62%
2032-33	111.36%	-51.64%	59.72%	34.47%	3.33%	2.46%
2033-34	111.36%	-51.63%	59.73%	34.46%	3.33%	2.46%
2034-35	109.05%	-48.61%	60.44%	34.06%	3.17%	2.32%
2035-36	109.05%	-48.60%	60.45%	34.05%	3.17%	2.32%

**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 BARNES CITY, 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	\$3,408,239	\$8.09996	\$27,607
2026-27	\$4,364,297	\$6.45492	\$28,171
2027-28	\$4,356,575	\$6.50157	\$28,325
2028-29	\$4,636,555	\$6.23375	\$28,903
2029-30	\$4,638,056	\$6.26550	\$29,060
2030-31	\$4,939,652	\$6.00296	\$29,653
2031-32	\$4,941,153	\$6.03350	\$29,812
2032-33	\$5,255,678	\$5.78800	\$30,420
2033-34	\$5,257,179	\$5.81741	\$30,583
2034-35	\$5,585,190	\$5.58721	\$31,206
2035-36	\$5,586,691	\$5.61558	\$31,373

CITY OF BARNES CITY, 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	\$3,408,239	\$8.09996	\$27,607
2026-27	\$3,527,394	\$8.01976	\$28,289
2027-28	\$3,576,966	\$8.01976	\$28,686
2028-29	\$3,705,011	\$8.01976	\$29,713
2029-30	\$3,757,178	\$8.01976	\$30,132
2030-31	\$3,891,770	\$8.01976	\$31,211
2031-32	\$3,946,661	\$8.01976	\$31,651
2032-33	\$4,088,134	\$8.01976	\$32,786
2033-34	\$4,145,901	\$8.01976	\$33,249
2034-35	\$4,294,610	\$8.01976	\$34,442
2035-36	\$4,355,396	\$8.01976	\$34,929

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	\$836,903	(\$1.56484)	-\$118
2027-28	\$779,609	(\$1.51819)	-\$362
2028-29	\$931,544	(\$1.78601)	-\$810
2029-30	\$880,878	(\$1.75426)	-\$1,072
2030-31	\$1,047,882	(\$2.01680)	-\$1,559
2031-32	\$994,492	(\$1.98626)	-\$1,839
2032-33	\$1,167,545	(\$2.23176)	-\$2,366
2033-34	\$1,111,278	(\$2.20235)	-\$2,666
2034-35	\$1,290,580	(\$2.43255)	-\$3,236
2035-36	\$1,231,295	(\$2.40418)	-\$3,557

CITY OF BARNES CITY, 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	\$192	\$371	\$50,000	\$51,515	\$192	\$309	\$50,000	\$58,947	\$173	\$54	\$148	\$54	\$192	\$354
\$100,000	\$123,480	\$384	\$741	\$100,000	\$103,030	\$384	\$618	\$100,000	\$117,894	\$366	\$408	\$341	\$408	\$384	\$708
\$150,000	\$185,220	\$576	\$1,112	\$150,000	\$154,545	\$576	\$928	\$150,000	\$176,842	\$558	\$761	\$533	\$761	\$576	\$1,062
\$200,000	\$246,960	\$941	\$1,482	\$200,000	\$206,060	\$941	\$1,237	\$200,000	\$235,789	\$750	\$1,115	\$725	\$1,115	\$768	\$1,415
\$250,000	\$308,700	\$1,305	\$1,853	\$250,000	\$257,575	\$1,305	\$1,546	\$250,000	\$294,736	\$942	\$1,469	\$917	\$1,469	\$960	\$1,769
\$300,000	\$370,440	\$1,670	\$2,224	\$300,000	\$309,090	\$1,670	\$1,855	\$300,000	\$353,683	\$1,134	\$1,823	\$1,109	\$1,823	\$1,153	\$2,123
\$400,000	\$493,920	\$2,399	\$2,965	\$400,000	\$412,120	\$2,399	\$2,474	\$400,000	\$471,578	\$1,518	\$2,531	\$1,493	\$2,531	\$1,537	\$2,831
\$500,000	\$617,400	\$3,128	\$3,706	\$500,000	\$515,151	\$3,128	\$3,092	\$500,000	\$589,472	\$1,902	\$3,238	\$1,877	\$3,238	\$1,921	\$3,539
\$600,000	\$740,880	\$3,857	\$4,447	\$600,000	\$618,181	\$3,857	\$3,711	\$600,000	\$707,366	\$2,287	\$3,946	\$2,262	\$3,946	\$2,305	\$4,246
\$700,000	\$864,360	\$4,586	\$5,189	\$700,000	\$721,211	\$4,586	\$4,329	\$700,000	\$825,261	\$2,671	\$4,654	\$2,646	\$4,654	\$2,689	\$4,954
\$800,000	\$987,840	\$5,315	\$5,930	\$800,000	\$824,241	\$5,315	\$4,948	\$800,000	\$943,155	\$3,055	\$5,362	\$3,030	\$5,362	\$3,074	\$5,662
\$900,000	\$1,111,320	\$6,044	\$6,671	\$900,000	\$927,271	\$6,044	\$5,566	\$900,000	\$1,061,050	\$3,439	\$6,069	\$3,414	\$6,069	\$3,458	\$6,369
\$1,000,000	\$1,234,800	\$6,773	\$7,412	\$1,000,000	\$1,030,301	\$6,773	\$6,185	\$1,000,000	\$1,178,944	\$3,823	\$6,777	\$3,798	\$6,777	\$3,842	\$7,077
\$2,000,000	\$2,469,600	\$14,063	\$14,825	\$2,000,000	\$2,060,602	\$14,063	\$12,370	\$2,000,000	\$2,357,888	\$7,665	\$13,854	\$7,640	\$13,854	\$7,684	\$14,154
\$3,000,000	\$3,704,400	\$21,353	\$22,237	\$3,000,000	\$3,090,903	\$21,353	\$18,555	\$3,000,000	\$3,536,832	\$11,507	\$20,931	\$11,482	\$20,931	\$11,526	\$21,231
\$4,000,000	\$4,939,200	\$28,643	\$29,650	\$4,000,000	\$4,121,204	\$28,643	\$24,739	\$4,000,000	\$4,715,776	\$15,349	\$28,008	\$15,324	\$28,008	\$15,368	\$28,309
\$5,000,000	\$6,174,000	\$35,933	\$37,062	\$5,000,000	\$5,151,505	\$35,933	\$30,924	\$5,000,000	\$5,894,720	\$19,191	\$35,086	\$19,166	\$35,086	\$19,210	\$35,386
\$6,000,000	\$7,408,800	\$43,223	\$44,475	\$6,000,000	\$6,181,806	\$43,223	\$37,109	\$6,000,000	\$7,073,664	\$23,033	\$42,163	\$23,008	\$42,163	\$23,052	\$42,463
\$7,000,000	\$8,643,600	\$50,513	\$51,887	\$7,000,000	\$7,212,107	\$50,513	\$43,294	\$7,000,000	\$8,252,608	\$26,875	\$49,240	\$26,850	\$49,240	\$26,894	\$49,540
\$8,000,000	\$9,878,400	\$57,803	\$59,300	\$8,000,000	\$8,242,408	\$57,803	\$49,479	\$8,000,000	\$9,431,552	\$30,717	\$56,317	\$30,692	\$56,317	\$30,736	\$56,617
\$9,000,000	\$11,113,200	\$65,092	\$66,712	\$9,000,000	\$9,272,709	\$65,092	\$55,664	\$9,000,000	\$10,610,496	\$34,559	\$63,394	\$34,534	\$63,394	\$34,577	\$63,694
\$10,000,000	\$12,348,000	\$72,382	\$74,125	\$10,000,000	\$10,303,010	\$72,382	\$61,849	\$10,000,000	\$11,789,440	\$38,401	\$70,471	\$38,376	\$70,471	\$38,419	\$70,772
\$15,000,000	\$18,522,000	\$108,832	\$111,187	\$15,000,000	\$15,454,515	\$108,832	\$92,773	\$15,000,000	\$17,684,160	\$57,610	\$105,857	\$57,586	\$105,857	\$57,629	\$106,157
\$20,000,000	\$24,696,000	\$145,282	\$148,249	\$20,000,000	\$20,606,020	\$145,282	\$123,697	\$20,000,000	\$23,578,880	\$76,820	\$141,243	\$76,795	\$141,243	\$76,839	\$141,543
\$25,000,000	\$30,870,000	\$181,732	\$185,311	\$25,000,000	\$25,757,525	\$181,732	\$154,621	\$25,000,000	\$29,473,600	\$96,030	\$176,629	\$96,005	\$176,629	\$96,049	\$176,929
\$30,000,000	\$37,044,000	\$218,182	\$222,374	\$30,000,000	\$30,909,030	\$218,182	\$185,546	\$30,000,000	\$35,368,320	\$115,240	\$212,014	\$115,215	\$212,014	\$115,258	\$212,315
\$35,000,000	\$43,218,000	\$254,632	\$259,436	\$35,000,000	\$36,060,535	\$254,632	\$216,470	\$35,000,000	\$41,263,040	\$134,449	\$247,400	\$134,424	\$247,400	\$134,468	\$247,700
\$40,000,000	\$49,392,000	\$291,081	\$296,498	\$40,000,000	\$41,212,040	\$291,081	\$247,394	\$40,000,000	\$47,157,760	\$153,659	\$282,786	\$153,634	\$282,786	\$153,678	\$283,086
\$45,000,000	\$55,566,000	\$327,531	\$333,560	\$45,000,000	\$46,363,545	\$327,531	\$278,319	\$45,000,000	\$53,052,480	\$172,869	\$318,172	\$172,844	\$318,172	\$172,887	\$318,472
\$50,000,000	\$61,740,000	\$363,981	\$370,623	\$50,000,000	\$51,515,050	\$363,981	\$309,243	\$50,000,000	\$58,947,200	\$192,078	\$353,558	\$192,053	\$353,558	\$192,097	\$353,858

CITY OF            BARNES CITY, 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	\$179	92.94%	\$117	60.98%	(\$120)	(69.04%)	(\$95)	(63.83%)	\$162	84.21%
\$100,000	\$357	92.94%	\$234	60.98%	\$42	11.49%	\$67	19.67%	\$324	84.21%
\$150,000	\$536	92.94%	\$351	60.98%	\$204	36.54%	\$229	42.94%	\$485	84.21%
\$200,000	\$542	57.58%	\$296	31.48%	\$366	48.75%	\$391	53.88%	\$647	84.21%
\$250,000	\$548	41.97%	\$241	18.46%	\$527	55.98%	\$552	60.23%	\$809	84.21%
\$300,000	\$554	33.17%	\$186	11.12%	\$689	60.77%	\$714	64.39%	\$971	84.21%
\$400,000	\$566	23.60%	\$75	3.13%	\$1,013	66.70%	\$1,038	69.49%	\$1,294	84.21%
\$500,000	\$578	18.49%	(\$35)	(1.13%)	\$1,336	70.23%	\$1,361	72.50%	\$1,618	84.21%
\$600,000	\$591	15.32%	(\$146)	(3.78%)	\$1,660	72.58%	\$1,685	74.49%	\$1,941	84.21%
\$700,000	\$603	13.15%	(\$256)	(5.59%)	\$1,983	74.25%	\$2,008	75.90%	\$2,265	84.21%
\$800,000	\$615	11.58%	(\$367)	(6.90%)	\$2,307	75.51%	\$2,332	76.95%	\$2,588	84.21%
\$900,000	\$627	10.38%	(\$477)	(7.90%)	\$2,630	76.48%	\$2,655	77.77%	\$2,912	84.21%
\$1,000,000	\$640	9.45%	(\$588)	(8.68%)	\$2,954	77.26%	\$2,979	78.42%	\$3,235	84.21%
\$2,000,000	\$762	5.42%	(\$1,693)	(12.04%)	\$6,189	80.74%	\$6,214	81.33%	\$6,470	84.21%
\$3,000,000	\$885	4.14%	(\$2,798)	(13.10%)	\$9,424	81.90%	\$9,449	82.29%	\$9,706	84.21%
\$4,000,000	\$1,007	3.52%	(\$3,903)	(13.63%)	\$12,659	82.48%	\$12,684	82.77%	\$12,941	84.21%
\$5,000,000	\$1,130	3.14%	(\$5,008)	(13.94%)	\$15,895	82.82%	\$15,920	83.06%	\$16,176	84.21%
\$6,000,000	\$1,252	2.90%	(\$6,113)	(14.14%)	\$19,130	83.05%	\$19,155	83.25%	\$19,411	84.21%
\$7,000,000	\$1,375	2.72%	(\$7,219)	(14.29%)	\$22,365	83.22%	\$22,390	83.39%	\$22,646	84.21%
\$8,000,000	\$1,497	2.59%	(\$8,324)	(14.40%)	\$25,600	83.34%	\$25,625	83.49%	\$25,882	84.21%
\$9,000,000	\$1,620	2.49%	(\$9,429)	(14.49%)	\$28,835	83.44%	\$28,860	83.57%	\$29,117	84.21%
\$10,000,000	\$1,742	2.41%	(\$10,534)	(14.55%)	\$32,071	83.52%	\$32,096	83.63%	\$32,352	84.21%
\$15,000,000	\$2,355	2.16%	(\$16,059)	(14.76%)	\$48,247	83.75%	\$48,272	83.83%	\$48,528	84.21%
\$20,000,000	\$2,967	2.04%	(\$21,585)	(14.86%)	\$64,423	83.86%	\$64,448	83.92%	\$64,704	84.21%
\$25,000,000	\$3,579	1.97%	(\$27,111)	(14.92%)	\$80,599	83.93%	\$80,624	83.98%	\$80,880	84.21%
\$30,000,000	\$4,192	1.92%	(\$32,636)	(14.96%)	\$96,775	83.98%	\$96,800	84.02%	\$97,056	84.21%
\$35,000,000	\$4,804	1.89%	(\$38,162)	(14.99%)	\$112,951	84.01%	\$112,976	84.04%	\$113,232	84.21%
\$40,000,000	\$5,417	1.86%	(\$43,687)	(15.01%)	\$129,127	84.03%	\$129,152	84.06%	\$129,409	84.21%
\$45,000,000	\$6,029	1.84%	(\$49,213)	(15.03%)	\$145,303	84.05%	\$145,328	84.08%	\$145,585	84.21%
\$50,000,000	\$6,642	1.82%	(\$54,738)	(15.04%)	\$161,479	84.07%	\$161,504	84.09%	\$161,761	84.21%