

CITY OF BAXTER, 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	\$8.12467	\$291,068	\$0	\$291,068	
2026-27	\$4.01731	\$296,889	\$1,678	\$298,567	2.6%
2027-28	\$4.04022	\$300,059	\$1,687	\$301,746	1.1%
2028-29	\$3.93987	\$307,781	\$1,645	\$309,426	2.5%
2029-30	\$3.96093	\$311,021	\$1,654	\$312,675	1.0%
2030-31	\$3.86147	\$318,928	\$1,612	\$320,541	2.5%
2031-32	\$3.88148	\$322,144	\$1,621	\$323,764	1.0%
2032-33	\$3.78478	\$330,239	\$1,580	\$331,820	2.5%
2033-34	\$3.80435	\$333,479	\$1,589	\$335,067	1.0%
2034-35	\$3.71027	\$341,768	\$1,549	\$343,318	2.5%
2035-36	\$3.72942	\$345,034	\$1,557	\$346,591	1.0%

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	\$83,579,994	\$35,825,171	\$3,186,665	\$39,011,836
2026-27	\$80,251,677	\$74,319,973	\$3,569,065	\$77,889,038
2027-28	\$80,617,317	\$74,685,613	\$3,569,065	\$78,254,678
2028-29	\$84,647,314	\$78,537,157	\$3,747,518	\$82,284,675
2029-30	\$85,049,954	\$78,939,797	\$3,747,518	\$82,687,315
2030-31	\$89,307,523	\$83,009,990	\$3,934,894	\$86,944,884
2031-32	\$89,710,163	\$83,412,630	\$3,934,894	\$87,347,524
2032-33	\$94,166,455	\$87,672,177	\$4,131,639	\$91,803,816
2033-34	\$94,569,095	\$88,074,817	\$4,131,639	\$92,206,456
2034-35	\$99,232,616	\$92,531,756	\$4,338,221	\$96,869,977
2035-36	\$99,635,256	\$92,934,396	\$4,338,221	\$97,272,617

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.04%	-1.61%	90.43%	8.62%	0.00%	0.95%
2026-27	106.03%	-15.34%	90.69%	8.75%	0.00%	0.48%
2027-28	105.62%	-15.33%	90.29%	9.16%	0.00%	0.47%
2028-29	104.54%	-14.64%	89.90%	9.57%	0.00%	0.45%
2029-30	104.12%	-14.59%	89.53%	9.95%	0.00%	0.45%
2030-31	103.06%	-13.89%	89.17%	10.34%	0.00%	0.43%
2031-32	102.66%	-13.84%	88.82%	10.69%	0.00%	0.42%
2032-33	101.65%	-13.18%	88.47%	11.06%	0.00%	0.40%
2033-34	101.28%	-13.14%	88.14%	11.39%	0.00%	0.40%
2034-35	100.33%	-12.52%	87.81%	11.75%	0.00%	0.38%
2035-36	99.99%	-12.48%	87.50%	12.06%	0.00%	0.38%

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 BAXTER, 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	\$35,825,171	\$8.12467	\$291,068
2026-27	\$74,319,973	\$4.01731	\$298,567
2027-28	\$74,685,613	\$4.04022	\$301,746
2028-29	\$78,537,157	\$3.93987	\$309,426
2029-30	\$78,939,797	\$3.96093	\$312,675
2030-31	\$83,009,990	\$3.86147	\$320,541
2031-32	\$83,412,630	\$3.88148	\$323,764
2032-33	\$87,672,177	\$3.78478	\$331,820
2033-34	\$88,074,817	\$3.80435	\$335,067
2034-35	\$92,531,756	\$3.71027	\$343,318
2035-36	\$92,934,396	\$3.72942	\$346,591

CITY OF BAXTER, 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	\$35,825,171	\$8.12467	\$291,068
2026-27	\$35,996,575	\$8.12467	\$292,460
2027-28	\$37,005,373	\$8.04423	\$297,680
2028-29	\$38,369,030	\$8.04423	\$308,649
2029-30	\$39,420,009	\$8.04423	\$317,104
2030-31	\$40,865,248	\$8.04423	\$328,729
2031-32	\$41,960,499	\$8.04423	\$337,540
2032-33	\$43,491,501	\$8.04423	\$349,856
2033-34	\$44,633,492	\$8.04423	\$359,042
2034-35	\$46,254,756	\$8.04423	\$372,084
2035-36	\$47,445,804	\$8.04423	\$381,665

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	\$38,323,398	(\$4.10736)	\$6,106
2027-28	\$37,680,241	(\$4.00401)	\$4,067
2028-29	\$40,168,128	(\$4.10436)	\$777
2029-30	\$39,519,788	(\$4.08330)	-\$4,429
2030-31	\$42,144,742	(\$4.18276)	-\$8,189
2031-32	\$41,452,131	(\$4.16275)	-\$13,775
2032-33	\$44,180,677	(\$4.25945)	-\$18,036
2033-34	\$43,441,325	(\$4.23988)	-\$23,975
2034-35	\$46,277,001	(\$4.33396)	-\$28,766
2035-36	\$45,488,592	(\$4.31481)	-\$35,074

CITY OF BAXTER, 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	\$238	\$50,000	\$51,515	\$193	\$199	\$50,000	\$58,947	\$174	\$35	\$149	\$35	\$193	\$228
\$100,000	\$123,480	\$385	\$477	\$100,000	\$103,030	\$385	\$398	\$100,000	\$117,894	\$367	\$262	\$342	\$262	\$385	\$455
\$150,000	\$185,220	\$578	\$715	\$150,000	\$154,545	\$578	\$597	\$150,000	\$176,842	\$559	\$490	\$534	\$490	\$578	\$683
\$200,000	\$246,960	\$944	\$954	\$200,000	\$206,060	\$944	\$796	\$200,000	\$235,789	\$752	\$717	\$727	\$717	\$771	\$910
\$250,000	\$308,700	\$1,309	\$1,192	\$250,000	\$257,575	\$1,309	\$995	\$250,000	\$294,736	\$945	\$945	\$920	\$945	\$963	\$1,138
\$300,000	\$370,440	\$1,675	\$1,430	\$300,000	\$309,090	\$1,675	\$1,194	\$300,000	\$353,683	\$1,137	\$1,173	\$1,112	\$1,173	\$1,156	\$1,366
\$400,000	\$493,920	\$2,406	\$1,907	\$400,000	\$412,120	\$2,406	\$1,591	\$400,000	\$471,578	\$1,523	\$1,628	\$1,498	\$1,628	\$1,541	\$1,821
\$500,000	\$617,400	\$3,137	\$2,384	\$500,000	\$515,151	\$3,137	\$1,989	\$500,000	\$589,472	\$1,908	\$2,083	\$1,883	\$2,083	\$1,927	\$2,276
\$600,000	\$740,880	\$3,869	\$2,861	\$600,000	\$618,181	\$3,869	\$2,387	\$600,000	\$707,366	\$2,294	\$2,538	\$2,268	\$2,538	\$2,312	\$2,731
\$700,000	\$864,360	\$4,600	\$3,338	\$700,000	\$721,211	\$4,600	\$2,785	\$700,000	\$825,261	\$2,679	\$2,994	\$2,654	\$2,994	\$2,698	\$3,187
\$800,000	\$987,840	\$5,331	\$3,815	\$800,000	\$824,241	\$5,331	\$3,183	\$800,000	\$943,155	\$3,064	\$3,449	\$3,039	\$3,449	\$3,083	\$3,642
\$900,000	\$1,111,320	\$6,062	\$4,291	\$900,000	\$927,271	\$6,062	\$3,581	\$900,000	\$1,061,050	\$3,450	\$3,904	\$3,425	\$3,904	\$3,468	\$4,097
\$1,000,000	\$1,234,800	\$6,793	\$4,768	\$1,000,000	\$1,030,301	\$6,793	\$3,978	\$1,000,000	\$1,178,944	\$3,835	\$4,359	\$3,810	\$4,359	\$3,854	\$4,552
\$2,000,000	\$2,469,600	\$14,106	\$9,536	\$2,000,000	\$2,060,602	\$14,106	\$7,957	\$2,000,000	\$2,357,888	\$7,689	\$8,912	\$7,664	\$8,912	\$7,707	\$9,105
\$3,000,000	\$3,704,400	\$21,418	\$14,304	\$3,000,000	\$3,090,903	\$21,418	\$11,935	\$3,000,000	\$3,536,832	\$11,542	\$13,464	\$11,517	\$13,464	\$11,561	\$13,657
\$4,000,000	\$4,939,200	\$28,730	\$19,073	\$4,000,000	\$4,121,204	\$28,730	\$15,914	\$4,000,000	\$4,715,776	\$15,396	\$18,017	\$15,371	\$18,017	\$15,415	\$18,210
\$5,000,000	\$6,174,000	\$36,042	\$23,841	\$5,000,000	\$5,151,505	\$36,042	\$19,892	\$5,000,000	\$5,894,720	\$19,250	\$22,569	\$19,225	\$22,569	\$19,268	\$22,762
\$6,000,000	\$7,408,800	\$43,354	\$28,609	\$6,000,000	\$6,181,806	\$43,354	\$23,871	\$6,000,000	\$7,073,664	\$23,103	\$27,122	\$23,078	\$27,122	\$23,122	\$27,315
\$7,000,000	\$8,643,600	\$50,667	\$33,377	\$7,000,000	\$7,212,107	\$50,667	\$27,849	\$7,000,000	\$8,252,608	\$26,957	\$31,674	\$26,932	\$31,674	\$26,976	\$31,867
\$8,000,000	\$9,878,400	\$57,979	\$38,145	\$8,000,000	\$8,242,408	\$57,979	\$31,828	\$8,000,000	\$9,431,552	\$30,811	\$36,227	\$30,786	\$36,227	\$30,829	\$36,420
\$9,000,000	\$11,113,200	\$65,291	\$42,913	\$9,000,000	\$9,272,709	\$65,291	\$35,806	\$9,000,000	\$10,610,496	\$34,664	\$40,779	\$34,639	\$40,779	\$34,683	\$40,972
\$10,000,000	\$12,348,000	\$72,603	\$47,681	\$10,000,000	\$10,303,010	\$72,603	\$39,785	\$10,000,000	\$11,789,440	\$38,518	\$45,331	\$38,493	\$45,331	\$38,537	\$45,525
\$15,000,000	\$18,522,000	\$109,164	\$71,522	\$15,000,000	\$15,454,515	\$109,164	\$59,677	\$15,000,000	\$17,684,160	\$57,786	\$68,094	\$57,761	\$68,094	\$57,805	\$68,287
\$20,000,000	\$24,696,000	\$145,725	\$95,363	\$20,000,000	\$20,606,020	\$145,725	\$79,570	\$20,000,000	\$23,578,880	\$77,055	\$90,856	\$77,030	\$90,856	\$77,073	\$91,049
\$25,000,000	\$30,870,000	\$182,286	\$119,204	\$25,000,000	\$25,757,525	\$182,286	\$99,462	\$25,000,000	\$29,473,600	\$96,323	\$113,618	\$96,298	\$113,618	\$96,342	\$113,811
\$30,000,000	\$37,044,000	\$218,847	\$143,044	\$30,000,000	\$30,909,030	\$218,847	\$119,354	\$30,000,000	\$35,368,320	\$115,591	\$136,381	\$115,566	\$136,381	\$115,610	\$136,574
\$35,000,000	\$43,218,000	\$255,408	\$166,885	\$35,000,000	\$36,060,535	\$255,408	\$139,247	\$35,000,000	\$41,263,040	\$134,859	\$159,143	\$134,834	\$159,143	\$134,878	\$159,336
\$40,000,000	\$49,392,000	\$291,969	\$190,726	\$40,000,000	\$41,212,040	\$291,969	\$159,139	\$40,000,000	\$47,157,760	\$154,128	\$181,905	\$154,103	\$181,905	\$154,147	\$182,098
\$45,000,000	\$55,566,000	\$328,530	\$214,566	\$45,000,000	\$46,363,545	\$328,530	\$179,031	\$45,000,000	\$53,052,480	\$173,396	\$204,667	\$173,371	\$204,667	\$173,415	\$204,861
\$50,000,000	\$61,740,000	\$365,092	\$238,407	\$50,000,000	\$51,515,050	\$365,092	\$198,924	\$50,000,000	\$58,947,200	\$192,664	\$227,430	\$192,639	\$227,430	\$192,683	\$227,623

CITY OF BAXTER, 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	\$46	23.73%	\$6	3.24%	(\$139)	(80.14%)	(\$114)	(76.80%)	\$35	18.13%
\$100,000	\$91	23.73%	\$12	3.24%	(\$105)	(28.50%)	(\$79)	(23.26%)	\$70	18.13%
\$150,000	\$137	23.73%	\$19	3.24%	(\$70)	(12.44%)	(\$45)	(8.33%)	\$105	18.13%
\$200,000	\$10	1.06%	(\$148)	(15.68%)	(\$35)	(4.60%)	(\$10)	(1.32%)	\$140	18.13%
\$250,000	(\$117)	(8.95%)	(\$315)	(24.03%)	\$0	0.03%	\$25	2.76%	\$175	18.13%
\$300,000	(\$244)	(14.59%)	(\$481)	(28.74%)	\$35	3.10%	\$60	5.42%	\$210	18.13%
\$400,000	(\$499)	(20.73%)	(\$815)	(33.86%)	\$105	6.90%	\$130	8.69%	\$280	18.13%
\$500,000	(\$753)	(24.01%)	(\$1,148)	(36.59%)	\$175	9.17%	\$200	10.62%	\$349	18.13%
\$600,000	(\$1,008)	(26.05%)	(\$1,481)	(38.29%)	\$245	10.68%	\$270	11.90%	\$419	18.13%
\$700,000	(\$1,262)	(27.44%)	(\$1,815)	(39.45%)	\$315	11.75%	\$340	12.80%	\$489	18.13%
\$800,000	(\$1,516)	(28.45%)	(\$2,148)	(40.30%)	\$385	12.55%	\$410	13.48%	\$559	18.13%
\$900,000	(\$1,771)	(29.21%)	(\$2,482)	(40.94%)	\$455	13.18%	\$480	14.00%	\$629	18.13%
\$1,000,000	(\$2,025)	(29.81%)	(\$2,815)	(41.44%)	\$524	13.67%	\$549	14.42%	\$699	18.13%
\$2,000,000	(\$4,569)	(32.39%)	(\$6,149)	(43.59%)	\$1,223	15.91%	\$1,248	16.29%	\$1,398	18.13%
\$3,000,000	(\$7,113)	(33.21%)	(\$9,482)	(44.27%)	\$1,922	16.65%	\$1,947	16.91%	\$2,096	18.13%
\$4,000,000	(\$9,657)	(33.61%)	(\$12,816)	(44.61%)	\$2,621	17.02%	\$2,646	17.21%	\$2,795	18.13%
\$5,000,000	(\$12,202)	(33.85%)	(\$16,150)	(44.81%)	\$3,320	17.24%	\$3,345	17.40%	\$3,494	18.13%
\$6,000,000	(\$14,746)	(34.01%)	(\$19,484)	(44.94%)	\$4,018	17.39%	\$4,043	17.52%	\$4,193	18.13%
\$7,000,000	(\$17,290)	(34.12%)	(\$22,817)	(45.03%)	\$4,717	17.50%	\$4,742	17.61%	\$4,892	18.13%
\$8,000,000	(\$19,834)	(34.21%)	(\$26,151)	(45.10%)	\$5,416	17.58%	\$5,441	17.67%	\$5,590	18.13%
\$9,000,000	(\$22,378)	(34.27%)	(\$29,485)	(45.16%)	\$6,115	17.64%	\$6,140	17.73%	\$6,289	18.13%
\$10,000,000	(\$24,922)	(34.33%)	(\$32,819)	(45.20%)	\$6,814	17.69%	\$6,839	17.77%	\$6,988	18.13%
\$15,000,000	(\$37,642)	(34.48%)	(\$49,487)	(45.33%)	\$10,308	17.84%	\$10,333	17.89%	\$10,482	18.13%
\$20,000,000	(\$50,362)	(34.56%)	(\$66,156)	(45.40%)	\$13,802	17.91%	\$13,827	17.95%	\$13,976	18.13%
\$25,000,000	(\$63,083)	(34.61%)	(\$82,824)	(45.44%)	\$17,295	17.96%	\$17,321	17.99%	\$17,470	18.13%
\$30,000,000	(\$75,803)	(34.64%)	(\$99,493)	(45.46%)	\$20,789	17.99%	\$20,814	18.01%	\$20,964	18.13%
\$35,000,000	(\$88,523)	(34.66%)	(\$116,162)	(45.48%)	\$24,283	18.01%	\$24,308	18.03%	\$24,458	18.13%
\$40,000,000	(\$101,244)	(34.68%)	(\$132,830)	(45.49%)	\$27,777	18.02%	\$27,802	18.04%	\$27,952	18.13%
\$45,000,000	(\$113,964)	(34.69%)	(\$149,499)	(45.51%)	\$31,271	18.03%	\$31,296	18.05%	\$31,446	18.13%
\$50,000,000	(\$126,684)	(34.70%)	(\$166,168)	(45.51%)	\$34,765	18.04%	\$34,790	18.06%	\$34,940	18.13%