

CITY OF BALDWIN, 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	\$7.86414	\$21,564	\$0	\$21,564	
2026-27	\$5.72336	\$21,995	\$113	\$22,109	2.5%
2027-28	\$5.76750	\$22,219	\$114	\$22,333	1.0%
2028-29	\$5.53905	\$22,780	\$110	\$22,890	2.5%
2029-30	\$5.57268	\$23,004	\$110	\$23,114	1.0%
2030-31	\$5.35014	\$23,577	\$106	\$23,683	2.5%
2031-32	\$5.38224	\$23,801	\$107	\$23,908	0.9%
2032-33	\$5.17302	\$24,386	\$102	\$24,488	2.4%
2033-34	\$5.20372	\$24,611	\$103	\$24,714	0.9%
2034-35	\$5.00650	\$25,208	\$99	\$25,307	2.4%
2035-36	\$5.03592	\$25,434	\$100	\$25,533	0.9%

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	\$5,951,176	\$2,742,061	\$0	\$2,742,061
2026-27	\$4,632,600	\$3,862,863	\$0	\$3,862,863
2027-28	\$4,642,000	\$3,872,263	\$0	\$3,872,263
2028-29	\$4,902,147	\$4,132,410	\$0	\$4,132,410
2029-30	\$4,917,547	\$4,147,810	\$0	\$4,147,810
2030-31	\$5,196,286	\$4,426,549	\$0	\$4,426,549
2031-32	\$5,211,686	\$4,441,949	\$0	\$4,441,949
2032-33	\$5,503,571	\$4,733,834	\$0	\$4,733,834
2033-34	\$5,518,971	\$4,749,234	\$0	\$4,749,234
2034-35	\$5,824,578	\$5,054,841	\$0	\$5,054,841
2035-36	\$5,839,978	\$5,070,241	\$0	\$5,070,241

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	60.02%	-3.48%	56.53%	41.30%	0.00%	2.16%
2026-27	98.42%	-50.89%	47.52%	50.68%	0.00%	1.54%
2027-28	98.69%	-51.04%	47.65%	50.56%	0.00%	1.53%
2028-29	96.65%	-48.06%	48.59%	49.74%	0.00%	1.44%
2029-30	96.77%	-47.99%	48.78%	49.56%	0.00%	1.43%
2030-31	94.75%	-45.06%	49.70%	48.76%	0.00%	1.34%
2031-32	94.87%	-45.00%	49.87%	48.59%	0.00%	1.34%
2032-33	93.00%	-42.31%	50.69%	47.88%	0.00%	1.25%
2033-34	93.11%	-42.26%	50.85%	47.72%	0.00%	1.25%
2034-35	91.38%	-39.78%	51.59%	47.08%	0.00%	1.17%
2035-36	91.49%	-39.75%	51.74%	46.93%	0.00%	1.17%

**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 BALDWIN, 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	\$2,742,061	\$7.86414	\$21,564
2026-27	\$3,862,863	\$5.72336	\$22,109
2027-28	\$3,872,263	\$5.76750	\$22,333
2028-29	\$4,132,410	\$5.53905	\$22,890
2029-30	\$4,147,810	\$5.57268	\$23,114
2030-31	\$4,426,549	\$5.35014	\$23,683
2031-32	\$4,441,949	\$5.38224	\$23,908
2032-33	\$4,733,834	\$5.17302	\$24,488
2033-34	\$4,749,234	\$5.20372	\$24,714
2034-35	\$5,054,841	\$5.00650	\$25,307
2035-36	\$5,070,241	\$5.03592	\$25,533

## CITY OF BALDWIN, 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	\$2,742,061	\$7.86414	\$21,564
2026-27	\$2,882,748	\$7.70994	\$22,226
2027-28	\$2,927,201	\$7.70994	\$22,569
2028-29	\$3,050,167	\$7.70994	\$23,517
2029-30	\$3,096,972	\$7.70994	\$23,877
2030-31	\$3,226,403	\$7.70994	\$24,875
2031-32	\$3,275,680	\$7.70994	\$25,255
2032-33	\$3,411,907	\$7.70994	\$26,306
2033-34	\$3,463,790	\$7.70994	\$26,706
2034-35	\$3,607,166	\$7.70994	\$27,811
2035-36	\$3,661,788	\$7.70994	\$28,232

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	\$980,115	(\$1.98658)	-\$117
2027-28	\$945,062	(\$1.94244)	-\$235
2028-29	\$1,082,243	(\$2.17089)	-\$627
2029-30	\$1,050,837	(\$2.13726)	-\$763
2030-31	\$1,200,145	(\$2.35980)	-\$1,193
2031-32	\$1,166,269	(\$2.32770)	-\$1,348
2032-33	\$1,321,927	(\$2.53692)	-\$1,817
2033-34	\$1,285,443	(\$2.50622)	-\$1,992
2034-35	\$1,447,674	(\$2.70344)	-\$2,504
2035-36	\$1,408,453	(\$2.67402)	-\$2,699

CITY OF BALDWIN, 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	\$187	\$330	\$50,000	\$51,515	\$187	\$276	\$50,000	\$58,947	\$168	\$48	\$144	\$48	\$187	\$315
\$100,000	\$123,480	\$373	\$661	\$100,000	\$103,030	\$373	\$551	\$100,000	\$117,894	\$355	\$363	\$331	\$363	\$373	\$631
\$150,000	\$185,220	\$560	\$991	\$150,000	\$154,545	\$560	\$827	\$150,000	\$176,842	\$541	\$679	\$517	\$679	\$560	\$946
\$200,000	\$246,960	\$913	\$1,321	\$200,000	\$206,060	\$913	\$1,102	\$200,000	\$235,789	\$728	\$994	\$704	\$994	\$746	\$1,262
\$250,000	\$308,700	\$1,267	\$1,652	\$250,000	\$257,575	\$1,267	\$1,378	\$250,000	\$294,736	\$914	\$1,309	\$890	\$1,309	\$933	\$1,577
\$300,000	\$370,440	\$1,621	\$1,982	\$300,000	\$309,090	\$1,621	\$1,654	\$300,000	\$353,683	\$1,101	\$1,625	\$1,077	\$1,625	\$1,119	\$1,892
\$400,000	\$493,920	\$2,329	\$2,643	\$400,000	\$412,120	\$2,329	\$2,205	\$400,000	\$471,578	\$1,474	\$2,255	\$1,450	\$2,255	\$1,492	\$2,523
\$500,000	\$617,400	\$3,037	\$3,303	\$500,000	\$515,151	\$3,037	\$2,756	\$500,000	\$589,472	\$1,847	\$2,886	\$1,823	\$2,886	\$1,865	\$3,154
\$600,000	\$740,880	\$3,744	\$3,964	\$600,000	\$618,181	\$3,744	\$3,307	\$600,000	\$707,366	\$2,220	\$3,517	\$2,196	\$3,517	\$2,238	\$3,785
\$700,000	\$864,360	\$4,452	\$4,624	\$700,000	\$721,211	\$4,452	\$3,859	\$700,000	\$825,261	\$2,593	\$4,148	\$2,569	\$4,148	\$2,611	\$4,415
\$800,000	\$987,840	\$5,160	\$5,285	\$800,000	\$824,241	\$5,160	\$4,410	\$800,000	\$943,155	\$2,966	\$4,779	\$2,942	\$4,779	\$2,984	\$5,046
\$900,000	\$1,111,320	\$5,868	\$5,946	\$900,000	\$927,271	\$5,868	\$4,961	\$900,000	\$1,061,050	\$3,339	\$5,409	\$3,315	\$5,409	\$3,357	\$5,677
\$1,000,000	\$1,234,800	\$6,576	\$6,606	\$1,000,000	\$1,030,301	\$6,576	\$5,512	\$1,000,000	\$1,178,944	\$3,712	\$6,040	\$3,688	\$6,040	\$3,730	\$6,308
\$2,000,000	\$2,469,600	\$13,653	\$13,213	\$2,000,000	\$2,060,602	\$13,653	\$11,025	\$2,000,000	\$2,357,888	\$7,442	\$12,348	\$7,418	\$12,348	\$7,460	\$12,615
\$3,000,000	\$3,704,400	\$20,731	\$19,819	\$3,000,000	\$3,090,903	\$20,731	\$16,537	\$3,000,000	\$3,536,832	\$11,172	\$18,655	\$11,148	\$18,655	\$11,190	\$18,923
\$4,000,000	\$4,939,200	\$27,809	\$26,425	\$4,000,000	\$4,121,204	\$27,809	\$22,049	\$4,000,000	\$4,715,776	\$14,902	\$24,963	\$14,878	\$24,963	\$14,920	\$25,230
\$5,000,000	\$6,174,000	\$34,886	\$33,032	\$5,000,000	\$5,151,505	\$34,886	\$27,561	\$5,000,000	\$5,894,720	\$18,632	\$31,270	\$18,608	\$31,270	\$18,650	\$31,538
\$6,000,000	\$7,408,800	\$41,964	\$39,638	\$6,000,000	\$6,181,806	\$41,964	\$33,074	\$6,000,000	\$7,073,664	\$22,362	\$37,578	\$22,338	\$37,578	\$22,381	\$37,845
\$7,000,000	\$8,643,600	\$49,042	\$46,244	\$7,000,000	\$7,212,107	\$49,042	\$38,586	\$7,000,000	\$8,252,608	\$26,093	\$43,885	\$26,068	\$43,885	\$26,111	\$44,153
\$8,000,000	\$9,878,400	\$56,120	\$52,851	\$8,000,000	\$8,242,408	\$56,120	\$44,098	\$8,000,000	\$9,431,552	\$29,823	\$50,193	\$29,798	\$50,193	\$29,841	\$50,460
\$9,000,000	\$11,113,200	\$63,197	\$59,457	\$9,000,000	\$9,272,709	\$63,197	\$49,610	\$9,000,000	\$10,610,496	\$33,553	\$56,500	\$33,528	\$56,500	\$33,571	\$56,768
\$10,000,000	\$12,348,000	\$70,275	\$66,064	\$10,000,000	\$10,303,010	\$70,275	\$55,123	\$10,000,000	\$11,789,440	\$37,283	\$62,808	\$37,259	\$62,808	\$37,301	\$63,075
\$15,000,000	\$18,522,000	\$105,664	\$99,095	\$15,000,000	\$15,454,515	\$105,664	\$82,684	\$15,000,000	\$17,684,160	\$55,933	\$94,345	\$55,909	\$94,345	\$55,951	\$94,613
\$20,000,000	\$24,696,000	\$141,052	\$132,127	\$20,000,000	\$20,606,020	\$141,052	\$110,245	\$20,000,000	\$23,578,880	\$74,584	\$125,883	\$74,559	\$125,883	\$74,602	\$126,150
\$25,000,000	\$30,870,000	\$176,441	\$165,159	\$25,000,000	\$25,757,525	\$176,441	\$137,806	\$25,000,000	\$29,473,600	\$93,234	\$157,420	\$93,210	\$157,420	\$93,252	\$157,688
\$30,000,000	\$37,044,000	\$211,830	\$198,191	\$30,000,000	\$30,909,030	\$211,830	\$165,368	\$30,000,000	\$35,368,320	\$111,885	\$188,958	\$111,860	\$188,958	\$111,903	\$189,225
\$35,000,000	\$43,218,000	\$247,218	\$231,222	\$35,000,000	\$36,060,535	\$247,218	\$192,929	\$35,000,000	\$41,263,040	\$130,535	\$220,496	\$130,511	\$220,496	\$130,553	\$220,763
\$40,000,000	\$49,392,000	\$282,607	\$264,254	\$40,000,000	\$41,212,040	\$282,607	\$220,490	\$40,000,000	\$47,157,760	\$149,185	\$252,033	\$149,161	\$252,033	\$149,203	\$252,301
\$45,000,000	\$55,566,000	\$317,996	\$297,286	\$45,000,000	\$46,363,545	\$317,996	\$248,051	\$45,000,000	\$53,052,480	\$167,836	\$283,571	\$167,812	\$283,571	\$167,854	\$283,838
\$50,000,000	\$61,740,000	\$353,384	\$330,318	\$50,000,000	\$51,515,050	\$353,384	\$275,613	\$50,000,000	\$58,947,200	\$186,486	\$315,108	\$186,462	\$315,108	\$186,504	\$315,376

CITY OF           BALDWIN, 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	\$144	77.11%	\$89	47.78%	(\$121)	(71.58%)	(\$96)	(66.80%)	\$129	69.10%
\$100,000	\$288	77.11%	\$178	47.78%	\$8	2.35%	\$33	9.85%	\$258	69.10%
\$150,000	\$431	77.11%	\$267	47.78%	\$137	25.34%	\$161	31.22%	\$387	69.10%
\$200,000	\$408	44.65%	\$189	20.70%	\$266	36.55%	\$290	41.26%	\$515	69.10%
\$250,000	\$384	30.32%	\$111	8.74%	\$395	43.19%	\$419	47.09%	\$644	69.10%
\$300,000	\$361	22.25%	\$33	2.00%	\$524	47.58%	\$548	50.90%	\$773	69.10%
\$400,000	\$314	13.47%	(\$124)	(5.33%)	\$782	53.02%	\$806	55.58%	\$1,031	69.10%
\$500,000	\$266	8.77%	(\$281)	(9.24%)	\$1,039	56.27%	\$1,064	58.35%	\$1,289	69.10%
\$600,000	\$219	5.86%	(\$437)	(11.67%)	\$1,297	58.43%	\$1,321	60.18%	\$1,546	69.10%
\$700,000	\$172	3.87%	(\$594)	(13.33%)	\$1,555	59.96%	\$1,579	61.47%	\$1,804	69.10%
\$800,000	\$125	2.42%	(\$750)	(14.54%)	\$1,813	61.11%	\$1,837	62.44%	\$2,062	69.10%
\$900,000	\$78	1.33%	(\$907)	(15.45%)	\$2,070	62.00%	\$2,095	63.19%	\$2,320	69.10%
\$1,000,000	\$31	0.47%	(\$1,063)	(16.17%)	\$2,328	62.72%	\$2,352	63.79%	\$2,577	69.10%
\$2,000,000	(\$441)	(3.23%)	(\$2,629)	(19.25%)	\$4,905	65.91%	\$4,930	66.46%	\$5,155	69.10%
\$3,000,000	(\$912)	(4.40%)	(\$4,194)	(20.23%)	\$7,483	66.98%	\$7,507	67.34%	\$7,732	69.10%
\$4,000,000	(\$1,383)	(4.97%)	(\$5,760)	(20.71%)	\$10,060	67.51%	\$10,085	67.78%	\$10,310	69.10%
\$5,000,000	(\$1,855)	(5.32%)	(\$7,325)	(21.00%)	\$12,638	67.83%	\$12,662	68.05%	\$12,887	69.10%
\$6,000,000	(\$2,326)	(5.54%)	(\$8,891)	(21.19%)	\$15,215	68.04%	\$15,239	68.22%	\$15,465	69.10%
\$7,000,000	(\$2,797)	(5.70%)	(\$10,456)	(21.32%)	\$17,793	68.19%	\$17,817	68.35%	\$18,042	69.10%
\$8,000,000	(\$3,269)	(5.82%)	(\$12,022)	(21.42%)	\$20,370	68.30%	\$20,394	68.44%	\$20,619	69.10%
\$9,000,000	(\$3,740)	(5.92%)	(\$13,587)	(21.50%)	\$22,947	68.39%	\$22,972	68.51%	\$23,197	69.10%
\$10,000,000	(\$4,212)	(5.99%)	(\$15,153)	(21.56%)	\$25,525	68.46%	\$25,549	68.57%	\$25,774	69.10%
\$15,000,000	(\$6,568)	(6.22%)	(\$22,980)	(21.75%)	\$38,412	68.67%	\$38,436	68.75%	\$38,661	69.10%
\$20,000,000	(\$8,925)	(6.33%)	(\$30,807)	(21.84%)	\$51,299	68.78%	\$51,323	68.84%	\$51,549	69.10%
\$25,000,000	(\$11,282)	(6.39%)	(\$38,635)	(21.90%)	\$64,186	68.84%	\$64,211	68.89%	\$64,436	69.10%
\$30,000,000	(\$13,639)	(6.44%)	(\$46,462)	(21.93%)	\$77,073	68.89%	\$77,098	68.92%	\$77,323	69.10%
\$35,000,000	(\$15,996)	(6.47%)	(\$54,289)	(21.96%)	\$89,961	68.92%	\$89,985	68.95%	\$90,210	69.10%
\$40,000,000	(\$18,353)	(6.49%)	(\$62,117)	(21.98%)	\$102,848	68.94%	\$102,872	68.97%	\$103,097	69.10%
\$45,000,000	(\$20,710)	(6.51%)	(\$69,944)	(22.00%)	\$115,735	68.96%	\$115,759	68.98%	\$115,984	69.10%
\$50,000,000	(\$23,067)	(6.53%)	(\$77,771)	(22.01%)	\$128,622	68.97%	\$128,646	68.99%	\$128,871	69.10%