

CITY OF BEDFORD, 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	\$8.12624	\$292,263	\$0	\$292,263	
2026-27	\$5.31542	\$298,109	\$655	\$298,764	2.2%
2027-28	\$5.35010	\$300,258	\$659	\$300,917	0.7%
2028-29	\$5.15773	\$306,935	\$636	\$307,571	2.2%
2029-30	\$5.18581	\$309,109	\$639	\$309,748	0.7%
2030-31	\$4.99899	\$315,943	\$616	\$316,559	2.2%
2031-32	\$5.02608	\$318,142	\$620	\$318,761	0.7%
2032-33	\$4.84937	\$325,136	\$598	\$325,734	2.2%
2033-34	\$4.87553	\$327,363	\$601	\$327,964	0.7%
2034-35	\$4.70803	\$334,523	\$580	\$335,103	2.2%
2035-36	\$4.73332	\$336,778	\$583	\$337,362	0.7%

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	\$75,913,147	\$35,965,377	\$0	\$35,965,377
2026-27	\$57,873,997	\$56,206,932	\$0	\$56,206,932
2027-28	\$57,912,208	\$56,245,143	\$0	\$56,245,143
2028-29	\$61,300,071	\$59,633,006	\$0	\$59,633,006
2029-30	\$61,396,948	\$59,729,883	\$0	\$59,729,883
2030-31	\$64,991,620	\$63,324,555	\$0	\$63,324,555
2031-32	\$65,088,498	\$63,421,433	\$0	\$63,421,433
2032-33	\$68,837,457	\$67,170,392	\$0	\$67,170,392
2033-34	\$68,934,335	\$67,267,270	\$0	\$67,267,270
2034-35	\$72,843,986	\$71,176,921	\$0	\$71,176,921
2035-36	\$72,940,863	\$71,273,798	\$0	\$71,273,798

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.70%	-2.88%	84.82%	12.86%	0.90%	1.41%
2026-27	129.17%	-46.58%	82.60%	15.49%	0.90%	0.90%
2027-28	129.30%	-46.70%	82.60%	15.49%	0.90%	0.90%
2028-29	127.03%	-44.18%	82.85%	15.35%	0.86%	0.85%
2029-30	127.02%	-44.15%	82.87%	15.33%	0.86%	0.85%
2030-31	124.79%	-41.68%	83.11%	15.19%	0.82%	0.80%
2031-32	124.79%	-41.66%	83.13%	15.17%	0.82%	0.80%
2032-33	122.71%	-39.37%	83.34%	15.05%	0.78%	0.76%
2033-34	122.71%	-39.35%	83.36%	15.04%	0.78%	0.76%
2034-35	120.78%	-37.23%	83.55%	14.93%	0.74%	0.71%
2035-36	120.78%	-37.21%	83.57%	14.91%	0.74%	0.71%

**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 BEDFORD, 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	\$35,965,377	\$8.12624	\$292,263
2026-27	\$56,206,932	\$5.31542	\$298,764
2027-28	\$56,245,143	\$5.35010	\$300,917
2028-29	\$59,633,006	\$5.15773	\$307,571
2029-30	\$59,729,883	\$5.18581	\$309,748
2030-31	\$63,324,555	\$4.99899	\$316,559
2031-32	\$63,421,433	\$5.02608	\$318,761
2032-33	\$67,170,392	\$4.84937	\$325,734
2033-34	\$67,267,270	\$4.87553	\$327,964
2034-35	\$71,176,921	\$4.70803	\$335,103
2035-36	\$71,273,798	\$4.73332	\$337,362

CITY OF BEDFORD, 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	\$35,965,377	\$8.12624	\$292,263
2026-27	\$36,505,080	\$8.12624	\$296,649
2027-28	\$37,241,692	\$8.12624	\$302,635
2028-29	\$38,526,825	\$8.10000	\$312,067
2029-30	\$39,301,989	\$8.10000	\$318,346
2030-31	\$40,654,796	\$8.10000	\$329,304
2031-32	\$41,470,426	\$8.10000	\$335,910
2032-33	\$42,894,391	\$8.10000	\$347,445
2033-34	\$43,752,741	\$8.10000	\$354,397
2034-35	\$45,251,616	\$8.10000	\$366,538
2035-36	\$46,154,807	\$8.10000	\$373,854

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	\$19,701,852	(\$2.81082)	\$2,115
2027-28	\$19,003,451	(\$2.77614)	-\$1,718
2028-29	\$21,106,181	(\$2.94227)	-\$4,496
2029-30	\$20,427,895	(\$2.91419)	-\$8,598
2030-31	\$22,669,759	(\$3.10101)	-\$12,745
2031-32	\$21,951,006	(\$3.07392)	-\$17,149
2032-33	\$24,276,001	(\$3.25063)	-\$21,710
2033-34	\$23,514,529	(\$3.22447)	-\$26,434
2034-35	\$25,925,304	(\$3.39197)	-\$31,435
2035-36	\$25,118,992	(\$3.36668)	-\$36,492

CITY OF BEDFORD, 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	\$309	\$50,000	\$51,515	\$193	\$258	\$50,000	\$58,947	\$174	\$45	\$149	\$45	\$193	\$295
\$100,000	\$123,480	\$385	\$617	\$100,000	\$103,030	\$385	\$515	\$100,000	\$117,894	\$367	\$339	\$342	\$339	\$385	\$589
\$150,000	\$185,220	\$578	\$926	\$150,000	\$154,545	\$578	\$773	\$150,000	\$176,842	\$559	\$634	\$534	\$634	\$578	\$884
\$200,000	\$246,960	\$944	\$1,235	\$200,000	\$206,060	\$944	\$1,030	\$200,000	\$235,789	\$752	\$929	\$727	\$929	\$771	\$1,179
\$250,000	\$308,700	\$1,310	\$1,543	\$250,000	\$257,575	\$1,310	\$1,288	\$250,000	\$294,736	\$945	\$1,223	\$920	\$1,223	\$964	\$1,473
\$300,000	\$370,440	\$1,675	\$1,852	\$300,000	\$309,090	\$1,675	\$1,545	\$300,000	\$353,683	\$1,138	\$1,518	\$1,113	\$1,518	\$1,156	\$1,768
\$400,000	\$493,920	\$2,407	\$2,469	\$400,000	\$412,120	\$2,407	\$2,060	\$400,000	\$471,578	\$1,523	\$2,107	\$1,498	\$2,107	\$1,542	\$2,357
\$500,000	\$617,400	\$3,138	\$3,086	\$500,000	\$515,151	\$3,138	\$2,575	\$500,000	\$589,472	\$1,909	\$2,697	\$1,883	\$2,697	\$1,927	\$2,947
\$600,000	\$740,880	\$3,869	\$3,704	\$600,000	\$618,181	\$3,869	\$3,090	\$600,000	\$707,366	\$2,294	\$3,286	\$2,269	\$3,286	\$2,313	\$3,536
\$700,000	\$864,360	\$4,601	\$4,321	\$700,000	\$721,211	\$4,601	\$3,605	\$700,000	\$825,261	\$2,679	\$3,876	\$2,654	\$3,876	\$2,698	\$4,125
\$800,000	\$987,840	\$5,332	\$4,938	\$800,000	\$824,241	\$5,332	\$4,120	\$800,000	\$943,155	\$3,065	\$4,465	\$3,040	\$4,465	\$3,084	\$4,715
\$900,000	\$1,111,320	\$6,063	\$5,555	\$900,000	\$927,271	\$6,063	\$4,635	\$900,000	\$1,061,050	\$3,450	\$5,054	\$3,425	\$5,054	\$3,469	\$5,304
\$1,000,000	\$1,234,800	\$6,795	\$6,173	\$1,000,000	\$1,030,301	\$6,795	\$5,150	\$1,000,000	\$1,178,944	\$3,836	\$5,644	\$3,811	\$5,644	\$3,854	\$5,894
\$2,000,000	\$2,469,600	\$14,108	\$12,346	\$2,000,000	\$2,060,602	\$14,108	\$10,301	\$2,000,000	\$2,357,888	\$7,690	\$11,537	\$7,665	\$11,537	\$7,709	\$11,787
\$3,000,000	\$3,704,400	\$21,422	\$18,518	\$3,000,000	\$3,090,903	\$21,422	\$15,451	\$3,000,000	\$3,536,832	\$11,545	\$17,431	\$11,519	\$17,431	\$11,563	\$17,681
\$4,000,000	\$4,939,200	\$28,736	\$24,691	\$4,000,000	\$4,121,204	\$28,736	\$20,602	\$4,000,000	\$4,715,776	\$15,399	\$23,324	\$15,374	\$23,324	\$15,418	\$23,574
\$5,000,000	\$6,174,000	\$36,049	\$30,864	\$5,000,000	\$5,151,505	\$36,049	\$25,752	\$5,000,000	\$5,894,720	\$19,253	\$29,218	\$19,228	\$29,218	\$19,272	\$29,468
\$6,000,000	\$7,408,800	\$43,363	\$37,037	\$6,000,000	\$6,181,806	\$43,363	\$30,903	\$6,000,000	\$7,073,664	\$23,108	\$35,111	\$23,083	\$35,111	\$23,126	\$35,361
\$7,000,000	\$8,643,600	\$50,676	\$43,209	\$7,000,000	\$7,212,107	\$50,676	\$36,053	\$7,000,000	\$8,252,608	\$26,962	\$41,005	\$26,937	\$41,005	\$26,981	\$41,255
\$8,000,000	\$9,878,400	\$57,990	\$49,382	\$8,000,000	\$8,242,408	\$57,990	\$41,204	\$8,000,000	\$9,431,552	\$30,817	\$46,898	\$30,791	\$46,898	\$30,835	\$47,148
\$9,000,000	\$11,113,200	\$65,304	\$55,555	\$9,000,000	\$9,272,709	\$65,304	\$46,354	\$9,000,000	\$10,610,496	\$34,671	\$52,792	\$34,646	\$52,792	\$34,690	\$53,042
\$10,000,000	\$12,348,000	\$72,617	\$61,728	\$10,000,000	\$10,303,010	\$72,617	\$51,505	\$10,000,000	\$11,789,440	\$38,525	\$58,685	\$38,500	\$58,685	\$38,544	\$58,935
\$15,000,000	\$18,522,000	\$109,185	\$92,591	\$15,000,000	\$15,454,515	\$109,185	\$77,257	\$15,000,000	\$17,684,160	\$57,797	\$88,153	\$57,772	\$88,153	\$57,816	\$88,403
\$20,000,000	\$24,696,000	\$145,753	\$123,455	\$20,000,000	\$20,606,020	\$145,753	\$103,009	\$20,000,000	\$23,578,880	\$77,069	\$117,621	\$77,044	\$117,621	\$77,088	\$117,871
\$25,000,000	\$30,870,000	\$182,322	\$154,319	\$25,000,000	\$25,757,525	\$182,322	\$128,762	\$25,000,000	\$29,473,600	\$96,341	\$147,088	\$96,316	\$147,088	\$96,360	\$147,338
\$30,000,000	\$37,044,000	\$218,890	\$185,183	\$30,000,000	\$30,909,030	\$218,890	\$154,514	\$30,000,000	\$35,368,320	\$115,613	\$176,556	\$115,588	\$176,556	\$115,632	\$176,806
\$35,000,000	\$43,218,000	\$255,458	\$216,046	\$35,000,000	\$36,060,535	\$255,458	\$180,266	\$35,000,000	\$41,263,040	\$134,886	\$206,024	\$134,860	\$206,024	\$134,904	\$206,274
\$40,000,000	\$49,392,000	\$292,026	\$246,910	\$40,000,000	\$41,212,040	\$292,026	\$206,019	\$40,000,000	\$47,157,760	\$154,158	\$235,491	\$154,132	\$235,491	\$154,176	\$235,741
\$45,000,000	\$55,566,000	\$328,594	\$277,774	\$45,000,000	\$46,363,545	\$328,594	\$231,771	\$45,000,000	\$53,052,480	\$173,430	\$264,959	\$173,405	\$264,959	\$173,448	\$265,209
\$50,000,000	\$61,740,000	\$365,162	\$308,638	\$50,000,000	\$51,515,050	\$365,162	\$257,523	\$50,000,000	\$58,947,200	\$192,702	\$294,427	\$192,677	\$294,427	\$192,720	\$294,676

CITY OF BEDFORD, 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	\$116	60.15%	\$65	33.63%	(\$129)	(74.30%)	(\$104)	(69.98%)	\$102	52.90%
\$100,000	\$232	60.15%	\$130	33.63%	(\$27)	(7.46%)	(\$2)	(0.67%)	\$204	52.90%
\$150,000	\$348	60.15%	\$194	33.63%	\$75	13.34%	\$100	18.65%	\$306	52.90%
\$200,000	\$291	30.80%	\$86	9.14%	\$177	23.47%	\$202	27.73%	\$408	52.90%
\$250,000	\$234	17.84%	(\$22)	(1.67%)	\$279	29.48%	\$304	33.00%	\$510	52.90%
\$300,000	\$177	10.54%	(\$130)	(7.76%)	\$380	33.45%	\$406	36.45%	\$612	52.90%
\$400,000	\$63	2.60%	(\$346)	(14.39%)	\$584	38.37%	\$609	40.68%	\$816	52.90%
\$500,000	(\$52)	(1.64%)	(\$563)	(17.93%)	\$788	41.30%	\$813	43.18%	\$1,020	52.90%
\$600,000	(\$166)	(4.28%)	(\$779)	(20.13%)	\$992	43.25%	\$1,017	44.84%	\$1,223	52.90%
\$700,000	(\$280)	(6.08%)	(\$995)	(21.63%)	\$1,196	44.64%	\$1,221	46.01%	\$1,427	52.90%
\$800,000	(\$394)	(7.39%)	(\$1,212)	(22.72%)	\$1,400	45.68%	\$1,425	46.88%	\$1,631	52.90%
\$900,000	(\$508)	(8.38%)	(\$1,428)	(23.55%)	\$1,604	46.49%	\$1,629	47.56%	\$1,835	52.90%
\$1,000,000	(\$622)	(9.15%)	(\$1,644)	(24.20%)	\$1,808	47.13%	\$1,833	48.10%	\$2,039	52.90%
\$2,000,000	(\$1,763)	(12.50%)	(\$3,807)	(26.99%)	\$3,847	50.03%	\$3,872	50.52%	\$4,078	52.90%
\$3,000,000	(\$2,904)	(13.55%)	(\$5,971)	(27.87%)	\$5,886	50.99%	\$5,911	51.31%	\$6,117	52.90%
\$4,000,000	(\$4,045)	(14.08%)	(\$8,134)	(28.31%)	\$7,925	51.47%	\$7,950	51.71%	\$8,156	52.90%
\$5,000,000	(\$5,185)	(14.38%)	(\$10,297)	(28.56%)	\$9,964	51.75%	\$9,989	51.95%	\$10,196	52.90%
\$6,000,000	(\$6,326)	(14.59%)	(\$12,460)	(28.73%)	\$12,003	51.95%	\$12,029	52.11%	\$12,235	52.90%
\$7,000,000	(\$7,467)	(14.73%)	(\$14,623)	(28.86%)	\$14,043	52.08%	\$14,068	52.22%	\$14,274	52.90%
\$8,000,000	(\$8,608)	(14.84%)	(\$16,786)	(28.95%)	\$16,082	52.19%	\$16,107	52.31%	\$16,313	52.90%
\$9,000,000	(\$9,749)	(14.93%)	(\$18,949)	(29.02%)	\$18,121	52.27%	\$18,146	52.38%	\$18,352	52.90%
\$10,000,000	(\$10,890)	(15.00%)	(\$21,113)	(29.07%)	\$20,160	52.33%	\$20,185	52.43%	\$20,391	52.90%
\$15,000,000	(\$16,594)	(15.20%)	(\$31,928)	(29.24%)	\$30,356	52.52%	\$30,381	52.59%	\$30,587	52.90%
\$20,000,000	(\$22,298)	(15.30%)	(\$42,744)	(29.33%)	\$40,551	52.62%	\$40,576	52.67%	\$40,782	52.90%
\$25,000,000	(\$28,003)	(15.36%)	(\$53,560)	(29.38%)	\$50,747	52.67%	\$50,772	52.71%	\$50,978	52.90%
\$30,000,000	(\$33,707)	(15.40%)	(\$64,376)	(29.41%)	\$60,942	52.71%	\$60,968	52.75%	\$61,174	52.90%
\$35,000,000	(\$39,411)	(15.43%)	(\$75,191)	(29.43%)	\$71,138	52.74%	\$71,163	52.77%	\$71,369	52.90%
\$40,000,000	(\$45,116)	(15.45%)	(\$86,007)	(29.45%)	\$81,334	52.76%	\$81,359	52.78%	\$81,565	52.90%
\$45,000,000	(\$50,820)	(15.47%)	(\$96,823)	(29.47%)	\$91,529	52.78%	\$91,554	52.80%	\$91,761	52.90%
\$50,000,000	(\$56,524)	(15.48%)	(\$107,639)	(29.48%)	\$101,725	52.79%	\$101,750	52.81%	\$101,956	52.90%