

CITY OF BENNETT, 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	\$7.88962	\$82,870	\$0	\$82,870	
2026-27	\$4.26734	\$84,528	\$0	\$84,528	2.0%
2027-28	\$4.29193	\$84,950	\$0	\$84,950	0.5%
2028-29	\$4.17430	\$86,650	\$0	\$86,650	2.0%
2029-30	\$4.19517	\$87,083	\$0	\$87,083	0.5%
2030-31	\$4.07869	\$88,824	\$0	\$88,824	2.0%
2031-32	\$4.09908	\$89,268	\$0	\$89,268	0.5%
2032-33	\$3.98674	\$91,054	\$0	\$91,054	2.0%
2033-34	\$4.00667	\$91,509	\$0	\$91,509	0.5%
2034-35	\$3.89823	\$93,339	\$0	\$93,339	2.0%
2035-36	\$3.91772	\$93,806	\$0	\$93,806	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	\$22,767,221	\$10,503,715	\$0	\$10,503,715
2026-27	\$20,581,052	\$19,808,062	\$0	\$19,808,062
2027-28	\$20,566,052	\$19,793,062	\$0	\$19,793,062
2028-29	\$21,530,851	\$20,757,861	\$0	\$20,757,861
2029-30	\$21,530,851	\$20,757,861	\$0	\$20,757,861
2030-31	\$22,550,659	\$21,777,669	\$0	\$21,777,669
2031-32	\$22,550,659	\$21,777,669	\$0	\$21,777,669
2032-33	\$23,612,118	\$22,839,128	\$0	\$22,839,128
2033-34	\$23,612,118	\$22,839,128	\$0	\$22,839,128
2034-35	\$24,716,936	\$23,943,946	\$0	\$23,943,946
2035-36	\$24,716,936	\$23,943,946	\$0	\$23,943,946

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.96%	-1.87%	91.09%	7.66%	0.06%	1.19%
2026-27	113.28%	-22.27%	91.01%	8.29%	0.07%	0.63%
2027-28	113.37%	-22.36%	91.00%	8.30%	0.07%	0.63%
2028-29	112.42%	-21.40%	91.02%	8.31%	0.07%	0.60%
2029-30	112.42%	-21.40%	91.02%	8.31%	0.07%	0.60%
2030-31	111.44%	-20.39%	91.05%	8.31%	0.06%	0.57%
2031-32	111.44%	-20.39%	91.05%	8.31%	0.06%	0.57%
2032-33	110.51%	-19.45%	91.07%	8.32%	0.06%	0.55%
2033-34	110.51%	-19.45%	91.07%	8.32%	0.06%	0.55%
2034-35	109.63%	-18.55%	91.08%	8.34%	0.06%	0.52%
2035-36	109.63%	-18.55%	91.08%	8.34%	0.06%	0.52%

**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 BENNETT, 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	\$10,503,715	\$7.88962	\$82,870
2026-27	\$19,808,062	\$4.26734	\$84,528
2027-28	\$19,793,062	\$4.29193	\$84,950
2028-29	\$20,757,861	\$4.17430	\$86,650
2029-30	\$20,757,861	\$4.19517	\$87,083
2030-31	\$21,777,669	\$4.07869	\$88,824
2031-32	\$21,777,669	\$4.09908	\$89,268
2032-33	\$22,839,128	\$3.98674	\$91,054
2033-34	\$22,839,128	\$4.00667	\$91,509
2034-35	\$23,943,946	\$3.89823	\$93,339
2035-36	\$23,943,946	\$3.91772	\$93,806

## CITY OF BENNETT, 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	\$10,503,715	\$7.88962	\$82,870
2026-27	\$10,577,739	\$7.88962	\$83,454
2027-28	\$10,788,282	\$7.88962	\$85,115
2028-29	\$11,131,967	\$7.88962	\$87,827
2029-30	\$11,353,522	\$7.88962	\$89,575
2030-31	\$11,715,070	\$7.88962	\$92,427
2031-32	\$11,948,181	\$7.88962	\$94,267
2032-33	\$12,328,511	\$7.88962	\$97,267
2033-34	\$12,573,824	\$7.88962	\$99,203
2034-35	\$12,973,927	\$7.88962	\$102,359
2035-36	\$13,232,045	\$7.88962	\$104,396

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	\$9,230,323	(\$3.62228)	\$1,073
2027-28	\$9,004,780	(\$3.59769)	-\$165
2028-29	\$9,625,894	(\$3.71532)	-\$1,177
2029-30	\$9,404,339	(\$3.69445)	-\$2,492
2030-31	\$10,062,599	(\$3.81093)	-\$3,603
2031-32	\$9,829,488	(\$3.79054)	-\$4,998
2032-33	\$10,510,617	(\$3.90288)	-\$6,214
2033-34	\$10,265,304	(\$3.88295)	-\$7,694
2034-35	\$10,970,018	(\$3.99139)	-\$9,020
2035-36	\$10,711,900	(\$3.97190)	-\$10,590

CITY OF BENNETT, 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	\$252	\$50,000	\$51,515	\$187	\$210	\$50,000	\$58,947	\$169	\$36	\$145	\$36	\$187	\$240
\$100,000	\$123,480	\$374	\$504	\$100,000	\$103,030	\$374	\$420	\$100,000	\$117,894	\$356	\$277	\$332	\$277	\$374	\$481
\$150,000	\$185,220	\$561	\$755	\$150,000	\$154,545	\$561	\$630	\$150,000	\$176,842	\$543	\$517	\$519	\$517	\$561	\$721
\$200,000	\$246,960	\$916	\$1,007	\$200,000	\$206,060	\$916	\$840	\$200,000	\$235,789	\$730	\$758	\$706	\$758	\$748	\$962
\$250,000	\$308,700	\$1,271	\$1,259	\$250,000	\$257,575	\$1,271	\$1,051	\$250,000	\$294,736	\$917	\$998	\$893	\$998	\$936	\$1,202
\$300,000	\$370,440	\$1,626	\$1,511	\$300,000	\$309,090	\$1,626	\$1,261	\$300,000	\$353,683	\$1,105	\$1,239	\$1,080	\$1,239	\$1,123	\$1,443
\$400,000	\$493,920	\$2,336	\$2,015	\$400,000	\$412,120	\$2,336	\$1,681	\$400,000	\$471,578	\$1,479	\$1,719	\$1,454	\$1,719	\$1,497	\$1,923
\$500,000	\$617,400	\$3,047	\$2,518	\$500,000	\$515,151	\$3,047	\$2,101	\$500,000	\$589,472	\$1,853	\$2,200	\$1,829	\$2,200	\$1,871	\$2,404
\$600,000	\$740,880	\$3,757	\$3,022	\$600,000	\$618,181	\$3,757	\$2,521	\$600,000	\$707,366	\$2,227	\$2,681	\$2,203	\$2,681	\$2,245	\$2,885
\$700,000	\$864,360	\$4,467	\$3,525	\$700,000	\$721,211	\$4,467	\$2,942	\$700,000	\$825,261	\$2,601	\$3,162	\$2,577	\$3,162	\$2,620	\$3,366
\$800,000	\$987,840	\$5,177	\$4,029	\$800,000	\$824,241	\$5,177	\$3,362	\$800,000	\$943,155	\$2,976	\$3,643	\$2,951	\$3,643	\$2,994	\$3,847
\$900,000	\$1,111,320	\$5,887	\$4,533	\$900,000	\$927,271	\$5,887	\$3,782	\$900,000	\$1,061,050	\$3,350	\$4,124	\$3,325	\$4,124	\$3,368	\$4,328
\$1,000,000	\$1,234,800	\$6,597	\$5,036	\$1,000,000	\$1,030,301	\$6,597	\$4,202	\$1,000,000	\$1,178,944	\$3,724	\$4,605	\$3,700	\$4,605	\$3,742	\$4,809
\$2,000,000	\$2,469,600	\$13,698	\$10,073	\$2,000,000	\$2,060,602	\$13,698	\$8,405	\$2,000,000	\$2,357,888	\$7,466	\$9,413	\$7,442	\$9,413	\$7,484	\$9,617
\$3,000,000	\$3,704,400	\$20,798	\$15,109	\$3,000,000	\$3,090,903	\$20,798	\$12,607	\$3,000,000	\$3,536,832	\$11,208	\$14,222	\$11,184	\$14,222	\$11,227	\$14,426
\$4,000,000	\$4,939,200	\$27,899	\$20,145	\$4,000,000	\$4,121,204	\$27,899	\$16,809	\$4,000,000	\$4,715,776	\$14,951	\$19,030	\$14,926	\$19,030	\$14,969	\$19,234
\$5,000,000	\$6,174,000	\$35,000	\$25,182	\$5,000,000	\$5,151,505	\$35,000	\$21,011	\$5,000,000	\$5,894,720	\$18,693	\$23,839	\$18,668	\$23,839	\$18,711	\$24,043
\$6,000,000	\$7,408,800	\$42,100	\$30,218	\$6,000,000	\$6,181,806	\$42,100	\$25,214	\$6,000,000	\$7,073,664	\$22,435	\$28,647	\$22,411	\$28,647	\$22,453	\$28,851
\$7,000,000	\$8,643,600	\$49,201	\$35,255	\$7,000,000	\$7,212,107	\$49,201	\$29,416	\$7,000,000	\$8,252,608	\$26,177	\$33,456	\$26,153	\$33,456	\$26,195	\$33,660
\$8,000,000	\$9,878,400	\$56,302	\$40,291	\$8,000,000	\$8,242,408	\$56,302	\$33,618	\$8,000,000	\$9,431,552	\$29,919	\$38,264	\$29,895	\$38,264	\$29,937	\$38,468
\$9,000,000	\$11,113,200	\$63,402	\$45,327	\$9,000,000	\$9,272,709	\$63,402	\$37,821	\$9,000,000	\$10,610,496	\$33,661	\$43,073	\$33,637	\$43,073	\$33,680	\$43,277
\$10,000,000	\$12,348,000	\$70,503	\$50,364	\$10,000,000	\$10,303,010	\$70,503	\$42,023	\$10,000,000	\$11,789,440	\$37,404	\$47,882	\$37,379	\$47,882	\$37,422	\$48,085
\$15,000,000	\$18,522,000	\$106,006	\$75,545	\$15,000,000	\$15,454,515	\$106,006	\$63,034	\$15,000,000	\$17,684,160	\$56,114	\$71,924	\$56,090	\$71,924	\$56,133	\$72,128
\$20,000,000	\$24,696,000	\$141,509	\$100,727	\$20,000,000	\$20,606,020	\$141,509	\$84,046	\$20,000,000	\$23,578,880	\$74,825	\$95,967	\$74,801	\$95,967	\$74,843	\$96,171
\$25,000,000	\$30,870,000	\$177,013	\$125,909	\$25,000,000	\$25,757,525	\$177,013	\$105,057	\$25,000,000	\$29,473,600	\$93,536	\$120,010	\$93,512	\$120,010	\$93,554	\$120,214
\$30,000,000	\$37,044,000	\$212,516	\$151,091	\$30,000,000	\$30,909,030	\$212,516	\$126,068	\$30,000,000	\$35,368,320	\$112,247	\$144,052	\$112,223	\$144,052	\$112,265	\$144,256
\$35,000,000	\$43,218,000	\$248,019	\$176,273	\$35,000,000	\$36,060,535	\$248,019	\$147,080	\$35,000,000	\$41,263,040	\$130,958	\$168,095	\$130,934	\$168,095	\$130,976	\$168,299
\$40,000,000	\$49,392,000	\$283,523	\$201,455	\$40,000,000	\$41,212,040	\$283,523	\$168,091	\$40,000,000	\$47,157,760	\$149,669	\$192,138	\$149,644	\$192,138	\$149,687	\$192,342
\$45,000,000	\$55,566,000	\$319,026	\$226,636	\$45,000,000	\$46,363,545	\$319,026	\$189,103	\$45,000,000	\$53,052,480	\$168,380	\$216,181	\$168,355	\$216,181	\$168,398	\$216,385
\$50,000,000	\$61,740,000	\$354,529	\$251,818	\$50,000,000	\$51,515,050	\$354,529	\$210,114	\$50,000,000	\$58,947,200	\$187,091	\$240,223	\$187,066	\$240,223	\$187,109	\$240,427

CITY OF            BENNETT, 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	\$65	34.58%	\$23	12.30%	(\$132)	(78.40%)	(\$108)	(74.77%)	\$53	28.50%
\$100,000	\$129	34.58%	\$46	12.30%	(\$79)	(22.23%)	(\$55)	(16.53%)	\$107	28.50%
\$150,000	\$194	34.58%	\$69	12.30%	(\$26)	(4.76%)	(\$2)	(0.29%)	\$160	28.50%
\$200,000	\$91	9.92%	(\$76)	(8.28%)	\$27	3.76%	\$52	7.34%	\$213	28.50%
\$250,000	(\$12)	(0.97%)	(\$221)	(17.37%)	\$81	8.81%	\$105	11.77%	\$267	28.50%
\$300,000	(\$116)	(7.10%)	(\$366)	(22.49%)	\$134	12.14%	\$158	14.67%	\$320	28.50%
\$400,000	(\$322)	(13.78%)	(\$656)	(28.06%)	\$241	16.28%	\$265	18.23%	\$427	28.50%
\$500,000	(\$528)	(17.34%)	(\$945)	(31.03%)	\$347	18.75%	\$372	20.33%	\$533	28.50%
\$600,000	(\$735)	(19.56%)	(\$1,235)	(32.88%)	\$454	20.39%	\$478	21.72%	\$640	28.50%
\$700,000	(\$941)	(21.07%)	(\$1,525)	(34.14%)	\$561	21.55%	\$585	22.70%	\$746	28.50%
\$800,000	(\$1,148)	(22.17%)	(\$1,815)	(35.06%)	\$667	22.43%	\$692	23.44%	\$853	28.50%
\$900,000	(\$1,354)	(23.00%)	(\$2,105)	(35.75%)	\$774	23.10%	\$798	24.00%	\$960	28.50%
\$1,000,000	(\$1,561)	(23.66%)	(\$2,395)	(36.30%)	\$881	23.65%	\$905	24.46%	\$1,066	28.50%
\$2,000,000	(\$3,625)	(26.46%)	(\$5,293)	(38.64%)	\$1,947	26.08%	\$1,971	26.49%	\$2,133	28.50%
\$3,000,000	(\$5,689)	(27.35%)	(\$8,191)	(39.38%)	\$3,013	26.88%	\$3,038	27.16%	\$3,199	28.50%
\$4,000,000	(\$7,753)	(27.79%)	(\$11,090)	(39.75%)	\$4,080	27.29%	\$4,104	27.50%	\$4,265	28.50%
\$5,000,000	(\$9,818)	(28.05%)	(\$13,988)	(39.97%)	\$5,146	27.53%	\$5,170	27.70%	\$5,332	28.50%
\$6,000,000	(\$11,882)	(28.22%)	(\$16,887)	(40.11%)	\$6,212	27.69%	\$6,237	27.83%	\$6,398	28.50%
\$7,000,000	(\$13,946)	(28.35%)	(\$19,785)	(40.21%)	\$7,279	27.81%	\$7,303	27.93%	\$7,465	28.50%
\$8,000,000	(\$16,011)	(28.44%)	(\$22,683)	(40.29%)	\$8,345	27.89%	\$8,370	28.00%	\$8,531	28.50%
\$9,000,000	(\$18,075)	(28.51%)	(\$25,582)	(40.35%)	\$9,412	27.96%	\$9,436	28.05%	\$9,597	28.50%
\$10,000,000	(\$20,139)	(28.57%)	(\$28,480)	(40.40%)	\$10,478	28.01%	\$10,502	28.10%	\$10,664	28.50%
\$15,000,000	(\$30,461)	(28.73%)	(\$42,972)	(40.54%)	\$15,810	28.17%	\$15,834	28.23%	\$15,996	28.50%
\$20,000,000	(\$40,782)	(28.82%)	(\$57,464)	(40.61%)	\$21,142	28.25%	\$21,166	28.30%	\$21,327	28.50%
\$25,000,000	(\$51,104)	(28.87%)	(\$71,956)	(40.65%)	\$26,474	28.30%	\$26,498	28.34%	\$26,659	28.50%
\$30,000,000	(\$61,425)	(28.90%)	(\$86,448)	(40.68%)	\$31,805	28.34%	\$31,830	28.36%	\$31,991	28.50%
\$35,000,000	(\$71,746)	(28.93%)	(\$100,940)	(40.70%)	\$37,137	28.36%	\$37,162	28.38%	\$37,323	28.50%
\$40,000,000	(\$82,068)	(28.95%)	(\$115,431)	(40.71%)	\$42,469	28.38%	\$42,493	28.40%	\$42,655	28.50%
\$45,000,000	(\$92,389)	(28.96%)	(\$129,923)	(40.73%)	\$47,801	28.39%	\$47,825	28.41%	\$47,987	28.50%
\$50,000,000	(\$102,711)	(28.97%)	(\$144,415)	(40.73%)	\$53,133	28.40%	\$53,157	28.42%	\$53,319	28.50%