

CITY OF BASSETT, 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	\$8.10000	\$8,091	\$0	\$8,091	
2026-27	\$5.94218	\$8,252	\$194	\$8,446	4.4%
2027-28	\$6.08166	\$8,582	\$198	\$8,780	4.0%
2028-29	\$5.90364	\$8,956	\$192	\$9,148	4.2%
2029-30	\$6.03051	\$9,301	\$197	\$9,498	3.8%
2030-31	\$5.84577	\$9,688	\$191	\$9,878	4.0%
2031-32	\$5.96076	\$10,030	\$194	\$10,224	3.5%
2032-33	\$5.78167	\$10,428	\$188	\$10,617	3.8%
2033-34	\$5.88617	\$10,766	\$192	\$10,958	3.2%
2034-35	\$5.71246	\$11,177	\$186	\$11,363	3.7%
2035-36	\$5.80764	\$11,511	\$189	\$11,700	3.0%

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	\$2,386,845	\$998,835	\$0	\$998,835
2026-27	\$1,826,529	\$1,421,380	\$0	\$1,421,380
2027-28	\$1,848,884	\$1,443,735	\$0	\$1,443,735
2028-29	\$1,954,764	\$1,549,615	\$0	\$1,549,615
2029-30	\$1,980,119	\$1,574,970	\$0	\$1,574,970
2030-31	\$2,094,986	\$1,689,837	\$0	\$1,689,837
2031-32	\$2,120,341	\$1,715,192	\$0	\$1,715,192
2032-33	\$2,241,436	\$1,836,287	\$0	\$1,836,287
2033-34	\$2,266,792	\$1,861,643	\$0	\$1,861,643
2034-35	\$2,394,366	\$1,989,217	\$0	\$1,989,217
2035-36	\$2,419,722	\$2,014,573	\$0	\$2,014,573

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.98%	-3.80%	80.17%	3.23%	0.00%	2.12%
2026-27	137.91%	-57.48%	80.43%	5.37%	0.00%	1.49%
2027-28	138.03%	-57.29%	80.73%	5.28%	0.00%	1.46%
2028-29	135.84%	-53.97%	81.87%	5.17%	0.00%	1.36%
2029-30	135.73%	-53.55%	82.17%	5.08%	0.00%	1.34%
2030-31	133.49%	-50.28%	83.21%	4.98%	0.00%	1.25%
2031-32	133.42%	-49.95%	83.47%	4.90%	0.00%	1.23%
2032-33	131.38%	-47.00%	84.38%	4.81%	0.00%	1.15%
2033-34	131.34%	-46.74%	84.60%	4.74%	0.00%	1.14%
2034-35	129.47%	-44.07%	85.41%	4.66%	0.00%	1.06%
2035-36	129.46%	-43.87%	85.59%	4.60%	0.00%	1.05%

**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 BASSETT, 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	\$998,835	\$8.10000	\$8,091
2026-27	\$1,421,380	\$5.94218	\$8,446
2027-28	\$1,443,735	\$6.08166	\$8,780
2028-29	\$1,549,615	\$5.90364	\$9,148
2029-30	\$1,574,970	\$6.03051	\$9,498
2030-31	\$1,689,837	\$5.84577	\$9,878
2031-32	\$1,715,192	\$5.96076	\$10,224
2032-33	\$1,836,287	\$5.78167	\$10,617
2033-34	\$1,861,643	\$5.88617	\$10,958
2034-35	\$1,989,217	\$5.71246	\$11,363
2035-36	\$2,014,573	\$5.80764	\$11,700

CITY OF BASSETT, 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	\$998,835	\$8.10000	\$8,091
2026-27	\$1,016,157	\$8.10000	\$8,231
2027-28	\$1,049,008	\$8.01980	\$8,413
2028-29	\$1,091,652	\$8.01980	\$8,755
2029-30	\$1,126,267	\$8.01980	\$9,032
2030-31	\$1,171,434	\$8.01980	\$9,395
2031-32	\$1,207,902	\$8.01980	\$9,687
2032-33	\$1,255,727	\$8.01980	\$10,071
2033-34	\$1,294,150	\$8.01980	\$10,379
2034-35	\$1,344,776	\$8.01980	\$10,785
2035-36	\$1,385,254	\$8.01980	\$11,109

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	\$405,222	(\$2.15782)	\$215
2027-28	\$394,727	(\$1.93814)	\$367
2028-29	\$457,963	(\$2.11616)	\$394
2029-30	\$448,703	(\$1.98929)	\$465
2030-31	\$518,403	(\$2.17403)	\$484
2031-32	\$507,290	(\$2.05904)	\$537
2032-33	\$580,561	(\$2.23813)	\$546
2033-34	\$567,492	(\$2.13363)	\$579
2034-35	\$644,441	(\$2.30734)	\$578
2035-36	\$629,319	(\$2.21216)	\$590

CITY OF BASSETT, 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	\$361	\$50,000	\$51,515	\$192	\$301	\$50,000	\$58,947	\$173	\$52	\$148	\$52	\$192	\$345
\$100,000	\$123,480	\$384	\$722	\$100,000	\$103,030	\$384	\$602	\$100,000	\$117,894	\$366	\$397	\$341	\$397	\$384	\$689
\$150,000	\$185,220	\$576	\$1,083	\$150,000	\$154,545	\$576	\$903	\$150,000	\$176,842	\$558	\$741	\$533	\$741	\$576	\$1,034
\$200,000	\$246,960	\$941	\$1,444	\$200,000	\$206,060	\$941	\$1,205	\$200,000	\$235,789	\$750	\$1,086	\$725	\$1,086	\$768	\$1,378
\$250,000	\$308,700	\$1,305	\$1,805	\$250,000	\$257,575	\$1,305	\$1,506	\$250,000	\$294,736	\$942	\$1,431	\$917	\$1,431	\$960	\$1,723
\$300,000	\$370,440	\$1,670	\$2,166	\$300,000	\$309,090	\$1,670	\$1,807	\$300,000	\$353,683	\$1,134	\$1,775	\$1,109	\$1,775	\$1,153	\$2,068
\$400,000	\$493,920	\$2,399	\$2,887	\$400,000	\$412,120	\$2,399	\$2,409	\$400,000	\$471,578	\$1,518	\$2,464	\$1,493	\$2,464	\$1,537	\$2,757
\$500,000	\$617,400	\$3,128	\$3,609	\$500,000	\$515,151	\$3,128	\$3,011	\$500,000	\$589,472	\$1,902	\$3,154	\$1,877	\$3,154	\$1,921	\$3,446
\$600,000	\$740,880	\$3,857	\$4,331	\$600,000	\$618,181	\$3,857	\$3,614	\$600,000	\$707,366	\$2,287	\$3,843	\$2,262	\$3,843	\$2,305	\$4,135
\$700,000	\$864,360	\$4,586	\$5,053	\$700,000	\$721,211	\$4,586	\$4,216	\$700,000	\$825,261	\$2,671	\$4,532	\$2,646	\$4,532	\$2,689	\$4,824
\$800,000	\$987,840	\$5,315	\$5,775	\$800,000	\$824,241	\$5,315	\$4,818	\$800,000	\$943,155	\$3,055	\$5,221	\$3,030	\$5,221	\$3,074	\$5,513
\$900,000	\$1,111,320	\$6,044	\$6,497	\$900,000	\$927,271	\$6,044	\$5,421	\$900,000	\$1,061,050	\$3,439	\$5,910	\$3,414	\$5,910	\$3,458	\$6,203
\$1,000,000	\$1,234,800	\$6,773	\$7,218	\$1,000,000	\$1,030,301	\$6,773	\$6,023	\$1,000,000	\$1,178,944	\$3,823	\$6,600	\$3,798	\$6,600	\$3,842	\$6,892
\$2,000,000	\$2,469,600	\$14,063	\$14,437	\$2,000,000	\$2,060,602	\$14,063	\$12,046	\$2,000,000	\$2,357,888	\$7,665	\$13,491	\$7,640	\$13,491	\$7,684	\$13,784
\$3,000,000	\$3,704,400	\$21,353	\$21,655	\$3,000,000	\$3,090,903	\$21,353	\$18,069	\$3,000,000	\$3,536,832	\$11,507	\$20,383	\$11,482	\$20,383	\$11,526	\$20,676
\$4,000,000	\$4,939,200	\$28,643	\$28,873	\$4,000,000	\$4,121,204	\$28,643	\$24,092	\$4,000,000	\$4,715,776	\$15,349	\$27,275	\$15,324	\$27,275	\$15,368	\$27,567
\$5,000,000	\$6,174,000	\$35,933	\$36,092	\$5,000,000	\$5,151,505	\$35,933	\$30,115	\$5,000,000	\$5,894,720	\$19,191	\$34,167	\$19,166	\$34,167	\$19,210	\$34,459
\$6,000,000	\$7,408,800	\$43,223	\$43,310	\$6,000,000	\$6,181,806	\$43,223	\$36,137	\$6,000,000	\$7,073,664	\$23,033	\$41,059	\$23,008	\$41,059	\$23,052	\$41,351
\$7,000,000	\$8,643,600	\$50,513	\$50,528	\$7,000,000	\$7,212,107	\$50,513	\$42,160	\$7,000,000	\$8,252,608	\$26,875	\$47,951	\$26,850	\$47,951	\$26,894	\$48,243
\$8,000,000	\$9,878,400	\$57,803	\$57,747	\$8,000,000	\$8,242,408	\$57,803	\$48,183	\$8,000,000	\$9,431,552	\$30,717	\$54,842	\$30,692	\$54,842	\$30,736	\$55,135
\$9,000,000	\$11,113,200	\$65,093	\$64,965	\$9,000,000	\$9,272,709	\$65,093	\$54,206	\$9,000,000	\$10,610,496	\$34,559	\$61,734	\$34,534	\$61,734	\$34,578	\$62,027
\$10,000,000	\$12,348,000	\$72,383	\$72,184	\$10,000,000	\$10,303,010	\$72,383	\$60,229	\$10,000,000	\$11,789,440	\$38,401	\$68,626	\$38,376	\$68,626	\$38,420	\$68,918
\$15,000,000	\$18,522,000	\$108,833	\$108,275	\$15,000,000	\$15,454,515	\$108,833	\$90,344	\$15,000,000	\$17,684,160	\$57,611	\$103,085	\$57,586	\$103,085	\$57,629	\$103,378
\$20,000,000	\$24,696,000	\$145,283	\$144,367	\$20,000,000	\$20,606,020	\$145,283	\$120,458	\$20,000,000	\$23,578,880	\$76,821	\$137,544	\$76,796	\$137,544	\$76,839	\$137,837
\$25,000,000	\$30,870,000	\$181,733	\$180,459	\$25,000,000	\$25,757,525	\$181,733	\$150,573	\$25,000,000	\$29,473,600	\$96,030	\$172,004	\$96,005	\$172,004	\$96,049	\$172,296
\$30,000,000	\$37,044,000	\$218,183	\$216,551	\$30,000,000	\$30,909,030	\$218,183	\$180,687	\$30,000,000	\$35,368,320	\$115,240	\$206,463	\$115,215	\$206,463	\$115,259	\$206,755
\$35,000,000	\$43,218,000	\$254,633	\$252,642	\$35,000,000	\$36,060,535	\$254,633	\$210,802	\$35,000,000	\$41,263,040	\$134,450	\$240,922	\$134,425	\$240,922	\$134,469	\$241,214
\$40,000,000	\$49,392,000	\$291,083	\$288,734	\$40,000,000	\$41,212,040	\$291,083	\$240,916	\$40,000,000	\$47,157,760	\$153,660	\$275,381	\$153,635	\$275,381	\$153,678	\$275,673
\$45,000,000	\$55,566,000	\$327,533	\$324,826	\$45,000,000	\$46,363,545	\$327,533	\$271,031	\$45,000,000	\$53,052,480	\$172,870	\$309,840	\$172,845	\$309,840	\$172,888	\$310,133
\$50,000,000	\$61,740,000	\$363,983	\$360,918	\$50,000,000	\$51,515,050	\$363,983	\$301,145	\$50,000,000	\$58,947,200	\$192,079	\$344,299	\$192,054	\$344,299	\$192,098	\$344,592

CITY OF           BASSETT, 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	\$169	87.88%	\$109	56.77%	(\$121)	(69.85%)	(\$96)	(64.78%)	\$152	79.38%
\$100,000	\$338	87.88%	\$218	56.77%	\$31	8.57%	\$56	16.53%	\$305	79.38%
\$150,000	\$506	87.88%	\$327	56.77%	\$184	32.96%	\$209	39.20%	\$457	79.38%
\$200,000	\$503	53.45%	\$264	28.04%	\$336	44.86%	\$361	49.85%	\$610	79.38%
\$250,000	\$499	38.25%	\$200	15.36%	\$489	51.90%	\$514	56.04%	\$762	79.38%
\$300,000	\$496	29.69%	\$137	8.21%	\$641	56.55%	\$666	60.08%	\$915	79.38%
\$400,000	\$489	20.37%	\$10	0.43%	\$946	62.33%	\$971	65.05%	\$1,220	79.38%
\$500,000	\$481	15.39%	(\$116)	(3.72%)	\$1,251	65.78%	\$1,276	67.98%	\$1,525	79.38%
\$600,000	\$474	12.30%	(\$243)	(6.30%)	\$1,556	68.06%	\$1,581	69.92%	\$1,830	79.38%
\$700,000	\$467	10.18%	(\$370)	(8.06%)	\$1,861	69.69%	\$1,886	71.29%	\$2,135	79.38%
\$800,000	\$460	8.65%	(\$496)	(9.34%)	\$2,166	70.91%	\$2,191	72.32%	\$2,440	79.38%
\$900,000	\$453	7.49%	(\$623)	(10.31%)	\$2,471	71.86%	\$2,496	73.11%	\$2,745	79.38%
\$1,000,000	\$446	6.58%	(\$750)	(11.07%)	\$2,776	72.61%	\$2,801	73.75%	\$3,050	79.38%
\$2,000,000	\$374	2.66%	(\$2,017)	(14.34%)	\$5,826	76.01%	\$5,851	76.58%	\$6,100	79.38%
\$3,000,000	\$302	1.42%	(\$3,284)	(15.38%)	\$8,876	77.13%	\$8,901	77.52%	\$9,150	79.38%
\$4,000,000	\$231	0.81%	(\$4,551)	(15.89%)	\$11,926	77.70%	\$11,951	77.99%	\$12,200	79.38%
\$5,000,000	\$159	0.44%	(\$5,818)	(16.19%)	\$14,976	78.03%	\$15,001	78.27%	\$15,249	79.38%
\$6,000,000	\$87	0.20%	(\$7,085)	(16.39%)	\$18,026	78.26%	\$18,051	78.45%	\$18,299	79.38%
\$7,000,000	\$16	0.03%	(\$8,352)	(16.54%)	\$21,075	78.42%	\$21,100	78.59%	\$21,349	79.38%
\$8,000,000	(\$56)	(0.10%)	(\$9,620)	(16.64%)	\$24,125	78.54%	\$24,150	78.69%	\$24,399	79.38%
\$9,000,000	(\$128)	(0.20%)	(\$10,887)	(16.72%)	\$27,175	78.63%	\$27,200	78.76%	\$27,449	79.38%
\$10,000,000	(\$199)	(0.28%)	(\$12,154)	(16.79%)	\$30,225	78.71%	\$30,250	78.83%	\$30,499	79.38%
\$15,000,000	(\$557)	(0.51%)	(\$18,489)	(16.99%)	\$45,474	78.93%	\$45,499	79.01%	\$45,748	79.38%
\$20,000,000	(\$916)	(0.63%)	(\$24,825)	(17.09%)	\$60,724	79.05%	\$60,749	79.10%	\$60,998	79.38%
\$25,000,000	(\$1,274)	(0.70%)	(\$31,160)	(17.15%)	\$75,973	79.11%	\$75,998	79.16%	\$76,247	79.38%
\$30,000,000	(\$1,632)	(0.75%)	(\$37,496)	(17.19%)	\$91,223	79.16%	\$91,248	79.20%	\$91,496	79.38%
\$35,000,000	(\$1,990)	(0.78%)	(\$43,831)	(17.21%)	\$106,472	79.19%	\$106,497	79.22%	\$106,746	79.38%
\$40,000,000	(\$2,349)	(0.81%)	(\$50,167)	(17.23%)	\$121,721	79.21%	\$121,746	79.24%	\$121,995	79.38%
\$45,000,000	(\$2,707)	(0.83%)	(\$56,502)	(17.25%)	\$136,971	79.23%	\$136,996	79.26%	\$137,244	79.38%
\$50,000,000	(\$3,065)	(0.84%)	(\$62,838)	(17.26%)	\$152,220	79.25%	\$152,245	79.27%	\$152,494	79.38%