

CITY OF BAGLEY, 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	\$34,413	\$0	\$34,413	
2026-27	\$5.46121	\$35,101	\$0	\$35,101	2.0%
2027-28	\$5.49964	\$35,277	\$0	\$35,277	0.5%
2028-29	\$5.29751	\$35,983	\$0	\$35,983	2.0%
2029-30	\$5.32400	\$36,162	\$0	\$36,162	0.5%
2030-31	\$5.12357	\$36,886	\$0	\$36,886	2.0%
2031-32	\$5.14919	\$37,070	\$0	\$37,070	0.5%
2032-33	\$4.96040	\$37,812	\$0	\$37,812	2.0%
2033-34	\$4.98520	\$38,001	\$0	\$38,001	0.5%
2034-35	\$4.80697	\$38,761	\$0	\$38,761	2.0%
2035-36	\$4.83100	\$38,954	\$0	\$38,954	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	\$10,286,046	\$4,248,541	\$0	\$4,248,541
2026-27	\$7,832,401	\$6,427,416	\$0	\$6,427,416
2027-28	\$7,819,401	\$6,414,416	\$0	\$6,414,416
2028-29	\$8,197,334	\$6,792,349	\$0	\$6,792,349
2029-30	\$8,197,334	\$6,792,349	\$0	\$6,792,349
2030-31	\$8,604,207	\$7,199,222	\$0	\$7,199,222
2031-32	\$8,604,207	\$7,199,222	\$0	\$7,199,222
2032-33	\$9,027,673	\$7,622,688	\$0	\$7,622,688
2033-34	\$9,027,673	\$7,622,688	\$0	\$7,622,688
2034-35	\$9,468,413	\$8,063,428	\$0	\$8,063,428
2035-36	\$9,468,413	\$8,063,428	\$0	\$8,063,428

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.34%	-3.82%	88.52%	6.04%	0.00%	5.44%
2026-27	140.27%	-53.30%	86.97%	9.43%	0.00%	3.60%
2027-28	140.55%	-53.61%	86.94%	9.45%	0.00%	3.60%
2028-29	138.04%	-50.81%	87.22%	9.37%	0.00%	3.40%
2029-30	138.04%	-50.81%	87.22%	9.37%	0.00%	3.40%
2030-31	135.45%	-47.94%	87.50%	9.28%	0.00%	3.21%
2031-32	135.45%	-47.94%	87.50%	9.28%	0.00%	3.21%
2032-33	133.04%	-45.28%	87.76%	9.21%	0.00%	3.03%
2033-34	133.04%	-45.28%	87.76%	9.21%	0.00%	3.03%
2034-35	130.80%	-42.80%	87.99%	9.14%	0.00%	2.87%
2035-36	130.80%	-42.80%	87.99%	9.14%	0.00%	2.87%

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 BAGLEY, 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	\$4,248,541	\$8.10000	\$34,413
2026-27	\$6,427,416	\$5.46121	\$35,101
2027-28	\$6,414,416	\$5.49964	\$35,277
2028-29	\$6,792,349	\$5.29751	\$35,983
2029-30	\$6,792,349	\$5.32400	\$36,162
2030-31	\$7,199,222	\$5.12357	\$36,886
2031-32	\$7,199,222	\$5.14919	\$37,070
2032-33	\$7,622,688	\$4.96040	\$37,812
2033-34	\$7,622,688	\$4.98520	\$38,001
2034-35	\$8,063,428	\$4.80697	\$38,761
2035-36	\$8,063,428	\$4.83100	\$38,954

CITY OF BAGLEY, 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	\$4,248,541	\$8.10000	\$34,413
2026-27	\$4,270,251	\$8.10000	\$34,589
2027-28	\$4,354,844	\$8.10000	\$35,274
2028-29	\$4,489,178	\$8.10000	\$36,362
2029-30	\$4,578,194	\$8.10000	\$37,083
2030-31	\$4,719,519	\$8.10000	\$38,228
2031-32	\$4,813,179	\$8.10000	\$38,987
2032-33	\$4,961,853	\$8.10000	\$40,191
2033-34	\$5,060,416	\$8.10000	\$40,989
2034-35	\$5,216,829	\$8.10000	\$42,256
2035-36	\$5,320,537	\$8.10000	\$43,096

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	\$2,157,165	(\$2.63879)	\$512
2027-28	\$2,059,572	(\$2.60036)	\$3
2028-29	\$2,303,171	(\$2.80249)	-\$380
2029-30	\$2,214,154	(\$2.77600)	-\$921
2030-31	\$2,479,703	(\$2.97643)	-\$1,342
2031-32	\$2,386,043	(\$2.95081)	-\$1,917
2032-33	\$2,660,835	(\$3.13960)	-\$2,379
2033-34	\$2,562,273	(\$3.11480)	-\$2,989
2034-35	\$2,846,598	(\$3.29303)	-\$3,496
2035-36	\$2,742,891	(\$3.26900)	-\$4,142

CITY OF BAGLEY, 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	\$316	\$50,000	\$51,515	\$192	\$264	\$50,000	\$58,947	\$173	\$46	\$148	\$46	\$192	\$302
\$100,000	\$123,480	\$384	\$633	\$100,000	\$103,030	\$384	\$528	\$100,000	\$117,894	\$366	\$348	\$341	\$348	\$384	\$604
\$150,000	\$185,220	\$576	\$949	\$150,000	\$154,545	\$576	\$792	\$150,000	\$176,842	\$558	\$650	\$533	\$650	\$576	\$906
\$200,000	\$246,960	\$941	\$1,265	\$200,000	\$206,060	\$941	\$1,056	\$200,000	\$235,789	\$750	\$952	\$725	\$952	\$768	\$1,208
\$250,000	\$308,700	\$1,305	\$1,582	\$250,000	\$257,575	\$1,305	\$1,320	\$250,000	\$294,736	\$942	\$1,254	\$917	\$1,254	\$960	\$1,510
\$300,000	\$370,440	\$1,670	\$1,898	\$300,000	\$309,090	\$1,670	\$1,584	\$300,000	\$353,683	\$1,134	\$1,556	\$1,109	\$1,556	\$1,153	\$1,812
\$400,000	\$493,920	\$2,399	\$2,531	\$400,000	\$412,120	\$2,399	\$2,112	\$400,000	\$471,578	\$1,518	\$2,160	\$1,493	\$2,160	\$1,537	\$2,416
\$500,000	\$617,400	\$3,128	\$3,163	\$500,000	\$515,151	\$3,128	\$2,639	\$500,000	\$589,472	\$1,902	\$2,764	\$1,877	\$2,764	\$1,921	\$3,020
\$600,000	\$740,880	\$3,857	\$3,796	\$600,000	\$618,181	\$3,857	\$3,167	\$600,000	\$707,366	\$2,287	\$3,368	\$2,262	\$3,368	\$2,305	\$3,624
\$700,000	\$864,360	\$4,586	\$4,429	\$700,000	\$721,211	\$4,586	\$3,695	\$700,000	\$825,261	\$2,671	\$3,972	\$2,646	\$3,972	\$2,689	\$4,228
\$800,000	\$987,840	\$5,315	\$5,061	\$800,000	\$824,241	\$5,315	\$4,223	\$800,000	\$943,155	\$3,055	\$4,576	\$3,030	\$4,576	\$3,074	\$4,832
\$900,000	\$1,111,320	\$6,044	\$5,694	\$900,000	\$927,271	\$6,044	\$4,751	\$900,000	\$1,061,050	\$3,439	\$5,180	\$3,414	\$5,180	\$3,458	\$5,436
\$1,000,000	\$1,234,800	\$6,773	\$6,327	\$1,000,000	\$1,030,301	\$6,773	\$5,279	\$1,000,000	\$1,178,944	\$3,823	\$5,784	\$3,798	\$5,784	\$3,842	\$6,040
\$2,000,000	\$2,469,600	\$14,063	\$12,653	\$2,000,000	\$2,060,602	\$14,063	\$10,558	\$2,000,000	\$2,357,888	\$7,665	\$11,825	\$7,640	\$11,825	\$7,684	\$12,081
\$3,000,000	\$3,704,400	\$21,353	\$18,980	\$3,000,000	\$3,090,903	\$21,353	\$15,836	\$3,000,000	\$3,536,832	\$11,507	\$17,865	\$11,482	\$17,865	\$11,526	\$18,121
\$4,000,000	\$4,939,200	\$28,643	\$25,306	\$4,000,000	\$4,121,204	\$28,643	\$21,115	\$4,000,000	\$4,715,776	\$15,349	\$23,905	\$15,324	\$23,905	\$15,368	\$24,162
\$5,000,000	\$6,174,000	\$35,933	\$31,633	\$5,000,000	\$5,151,505	\$35,933	\$26,394	\$5,000,000	\$5,894,720	\$19,191	\$29,946	\$19,166	\$29,946	\$19,210	\$30,202
\$6,000,000	\$7,408,800	\$43,223	\$37,960	\$6,000,000	\$6,181,806	\$43,223	\$31,673	\$6,000,000	\$7,073,664	\$23,033	\$35,986	\$23,008	\$35,986	\$23,052	\$36,242
\$7,000,000	\$8,643,600	\$50,513	\$44,286	\$7,000,000	\$7,212,107	\$50,513	\$36,952	\$7,000,000	\$8,252,608	\$26,875	\$42,027	\$26,850	\$42,027	\$26,894	\$42,283
\$8,000,000	\$9,878,400	\$57,803	\$50,613	\$8,000,000	\$8,242,408	\$57,803	\$42,231	\$8,000,000	\$9,431,552	\$30,717	\$48,067	\$30,692	\$48,067	\$30,736	\$48,323
\$9,000,000	\$11,113,200	\$65,093	\$56,939	\$9,000,000	\$9,272,709	\$65,093	\$47,509	\$9,000,000	\$10,610,496	\$34,559	\$54,107	\$34,534	\$54,107	\$34,578	\$54,364
\$10,000,000	\$12,348,000	\$72,383	\$63,266	\$10,000,000	\$10,303,010	\$72,383	\$52,788	\$10,000,000	\$11,789,440	\$38,401	\$60,148	\$38,376	\$60,148	\$38,420	\$60,404
\$15,000,000	\$18,522,000	\$108,833	\$94,899	\$15,000,000	\$15,454,515	\$108,833	\$79,182	\$15,000,000	\$17,684,160	\$57,611	\$90,350	\$57,586	\$90,350	\$57,629	\$90,606
\$20,000,000	\$24,696,000	\$145,283	\$126,532	\$20,000,000	\$20,606,020	\$145,283	\$105,576	\$20,000,000	\$23,578,880	\$76,821	\$120,552	\$76,796	\$120,552	\$76,839	\$120,808
\$25,000,000	\$30,870,000	\$181,733	\$158,165	\$25,000,000	\$25,757,525	\$181,733	\$131,970	\$25,000,000	\$29,473,600	\$96,030	\$150,754	\$96,005	\$150,754	\$96,049	\$151,010
\$30,000,000	\$37,044,000	\$218,183	\$189,798	\$30,000,000	\$30,909,030	\$218,183	\$158,365	\$30,000,000	\$35,368,320	\$115,240	\$180,956	\$115,215	\$180,956	\$115,259	\$181,212
\$35,000,000	\$43,218,000	\$254,633	\$221,430	\$35,000,000	\$36,060,535	\$254,633	\$184,759	\$35,000,000	\$41,263,040	\$134,450	\$211,158	\$134,425	\$211,158	\$134,469	\$211,414
\$40,000,000	\$49,392,000	\$291,083	\$253,063	\$40,000,000	\$41,212,040	\$291,083	\$211,153	\$40,000,000	\$47,157,760	\$153,660	\$241,360	\$153,635	\$241,360	\$153,678	\$241,616
\$45,000,000	\$55,566,000	\$327,533	\$284,696	\$45,000,000	\$46,363,545	\$327,533	\$237,547	\$45,000,000	\$53,052,480	\$172,870	\$271,562	\$172,845	\$271,562	\$172,888	\$271,818
\$50,000,000	\$61,740,000	\$363,983	\$316,329	\$50,000,000	\$51,515,050	\$363,983	\$263,941	\$50,000,000	\$58,947,200	\$192,079	\$301,764	\$192,054	\$301,764	\$192,098	\$302,020

CITY OF BAGLEY, 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	\$124	64.67%	\$72	37.40%	(\$128)	(73.57%)	(\$103)	(69.13%)	\$110	57.22%
\$100,000	\$248	64.67%	\$144	37.40%	(\$18)	(4.84%)	\$7	2.14%	\$220	57.22%
\$150,000	\$373	64.67%	\$216	37.40%	\$92	16.54%	\$117	22.00%	\$330	57.22%
\$200,000	\$325	34.49%	\$115	12.22%	\$202	26.96%	\$227	31.34%	\$440	57.22%
\$250,000	\$276	21.17%	\$14	1.10%	\$312	33.13%	\$337	36.76%	\$550	57.22%
\$300,000	\$228	13.67%	(\$86)	(5.16%)	\$422	37.21%	\$447	40.30%	\$660	57.22%
\$400,000	\$132	5.50%	(\$287)	(11.98%)	\$642	42.28%	\$667	44.66%	\$879	57.22%
\$500,000	\$35	1.13%	(\$488)	(15.61%)	\$862	45.30%	\$887	47.23%	\$1,099	57.22%
\$600,000	(\$61)	(1.58%)	(\$690)	(17.88%)	\$1,082	47.30%	\$1,106	48.93%	\$1,319	57.22%
\$700,000	(\$157)	(3.43%)	(\$891)	(19.42%)	\$1,301	48.73%	\$1,326	50.13%	\$1,539	57.22%
\$800,000	(\$254)	(4.77%)	(\$1,092)	(20.54%)	\$1,521	49.80%	\$1,546	51.03%	\$1,759	57.22%
\$900,000	(\$350)	(5.79%)	(\$1,293)	(21.39%)	\$1,741	50.62%	\$1,766	51.73%	\$1,979	57.22%
\$1,000,000	(\$446)	(6.59%)	(\$1,494)	(22.06%)	\$1,961	51.29%	\$1,986	52.28%	\$2,198	57.22%
\$2,000,000	(\$1,410)	(10.02%)	(\$3,505)	(24.93%)	\$4,159	54.26%	\$4,184	54.77%	\$4,397	57.22%
\$3,000,000	(\$2,373)	(11.11%)	(\$5,516)	(25.83%)	\$6,358	55.25%	\$6,383	55.59%	\$6,595	57.22%
\$4,000,000	(\$3,336)	(11.65%)	(\$7,528)	(26.28%)	\$8,556	55.74%	\$8,581	56.00%	\$8,794	57.22%
\$5,000,000	(\$4,300)	(11.97%)	(\$9,539)	(26.55%)	\$10,755	56.04%	\$10,780	56.24%	\$10,992	57.22%
\$6,000,000	(\$5,263)	(12.18%)	(\$11,550)	(26.72%)	\$12,953	56.24%	\$12,978	56.41%	\$13,191	57.22%
\$7,000,000	(\$6,227)	(12.33%)	(\$13,561)	(26.85%)	\$15,152	56.38%	\$15,177	56.52%	\$15,389	57.22%
\$8,000,000	(\$7,190)	(12.44%)	(\$15,572)	(26.94%)	\$17,350	56.48%	\$17,375	56.61%	\$17,588	57.22%
\$9,000,000	(\$8,154)	(12.53%)	(\$17,583)	(27.01%)	\$19,548	56.57%	\$19,573	56.68%	\$19,786	57.22%
\$10,000,000	(\$9,117)	(12.60%)	(\$19,595)	(27.07%)	\$21,747	56.63%	\$21,772	56.73%	\$21,984	57.22%
\$15,000,000	(\$13,934)	(12.80%)	(\$29,651)	(27.24%)	\$32,739	56.83%	\$32,764	56.90%	\$32,977	57.22%
\$20,000,000	(\$18,751)	(12.91%)	(\$39,706)	(27.33%)	\$43,731	56.93%	\$43,756	56.98%	\$43,969	57.22%
\$25,000,000	(\$23,568)	(12.97%)	(\$49,762)	(27.38%)	\$54,724	56.99%	\$54,748	57.03%	\$54,961	57.22%
\$30,000,000	(\$28,385)	(13.01%)	(\$59,818)	(27.42%)	\$65,716	57.03%	\$65,741	57.06%	\$65,953	57.22%
\$35,000,000	(\$33,202)	(13.04%)	(\$69,874)	(27.44%)	\$76,708	57.05%	\$76,733	57.08%	\$76,945	57.22%
\$40,000,000	(\$38,019)	(13.06%)	(\$79,930)	(27.46%)	\$87,700	57.07%	\$87,725	57.10%	\$87,938	57.22%
\$45,000,000	(\$42,837)	(13.08%)	(\$89,986)	(27.47%)	\$98,692	57.09%	\$98,717	57.11%	\$98,930	57.22%
\$50,000,000	(\$47,654)	(13.09%)	(\$100,042)	(27.49%)	\$109,685	57.10%	\$109,710	57.12%	\$109,922	57.22%