

CITY OF BLAIRSTOWN, 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	\$8.51949	\$230,910	\$0	\$230,910	
2026-27	\$4.71281	\$235,528	\$574	\$236,102	2.2%
2027-28	\$4.74189	\$237,283	\$578	\$237,861	0.7%
2028-29	\$4.61600	\$242,618	\$562	\$243,180	2.2%
2029-30	\$4.64122	\$244,396	\$565	\$244,961	0.7%
2030-31	\$4.51636	\$249,861	\$550	\$250,411	2.2%
2031-32	\$4.54093	\$251,663	\$553	\$252,216	0.7%
2032-33	\$4.42007	\$257,260	\$538	\$257,799	2.2%
2033-34	\$4.44402	\$259,088	\$541	\$259,629	0.7%
2034-35	\$4.32695	\$264,822	\$527	\$265,349	2.2%
2035-36	\$4.35031	\$266,676	\$530	\$267,205	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	\$57,236,712	\$27,103,763	\$0	\$27,103,763
2026-27	\$52,273,511	\$50,098,033	\$0	\$50,098,033
2027-28	\$52,337,045	\$50,161,567	\$0	\$50,161,567
2028-29	\$54,857,442	\$52,681,964	\$0	\$52,681,964
2029-30	\$54,954,975	\$52,779,497	\$0	\$52,779,497
2030-31	\$57,620,734	\$55,445,256	\$0	\$55,445,256
2031-32	\$57,718,267	\$55,542,789	\$0	\$55,542,789
2032-33	\$60,500,011	\$58,324,533	\$0	\$58,324,533
2033-34	\$60,597,544	\$58,422,066	\$0	\$58,422,066
2034-35	\$63,500,091	\$61,324,613	\$0	\$61,324,613
2035-36	\$63,597,624	\$61,422,146	\$0	\$61,422,146

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	85.51%	-2.16%	83.35%	12.96%	0.37%	1.42%
2026-27	106.53%	-21.50%	85.03%	12.57%	0.43%	0.77%
2027-28	106.61%	-21.58%	85.03%	12.58%	0.43%	0.77%
2028-29	105.78%	-20.66%	85.12%	12.60%	0.41%	0.73%
2029-30	105.79%	-20.67%	85.12%	12.60%	0.41%	0.73%
2030-31	104.93%	-19.72%	85.21%	12.62%	0.40%	0.69%
2031-32	104.94%	-19.73%	85.22%	12.62%	0.40%	0.69%
2032-33	104.12%	-18.82%	85.30%	12.64%	0.38%	0.66%
2033-34	104.14%	-18.83%	85.30%	12.64%	0.38%	0.66%
2034-35	103.35%	-17.98%	85.37%	12.67%	0.37%	0.63%
2035-36	103.37%	-17.99%	85.38%	12.67%	0.37%	0.63%

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 BLAIRSTOWN, 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	\$27,103,763	\$8.51949	\$230,910
2026-27	\$50,098,033	\$4.71281	\$236,102
2027-28	\$50,161,567	\$4.74189	\$237,861
2028-29	\$52,681,964	\$4.61600	\$243,180
2029-30	\$52,779,497	\$4.64122	\$244,961
2030-31	\$55,445,256	\$4.51636	\$250,411
2031-32	\$55,542,789	\$4.54093	\$252,216
2032-33	\$58,324,533	\$4.42007	\$257,799
2033-34	\$58,422,066	\$4.44402	\$259,629
2034-35	\$61,324,613	\$4.32695	\$265,349
2035-36	\$61,422,146	\$4.35031	\$267,205

CITY OF BLAIRSTOWN, 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	\$27,103,763	\$8.51949	\$230,910
2026-27	\$27,528,966	\$8.51949	\$234,533
2027-28	\$28,086,053	\$8.51949	\$239,279
2028-29	\$29,051,960	\$8.10000	\$235,321
2029-30	\$29,637,924	\$8.10000	\$240,067
2030-31	\$30,655,212	\$8.10000	\$248,307
2031-32	\$31,271,490	\$8.10000	\$253,299
2032-33	\$32,342,806	\$8.10000	\$261,977
2033-34	\$32,991,084	\$8.10000	\$267,228
2034-35	\$34,119,277	\$8.10000	\$276,366
2035-36	\$34,801,146	\$8.10000	\$281,889

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	\$22,569,067	(\$3.80668)	\$1,570
2027-28	\$22,075,514	(\$3.77760)	-\$1,418
2028-29	\$23,630,004	(\$3.48400)	\$7,859
2029-30	\$23,141,573	(\$3.45878)	\$4,894
2030-31	\$24,790,044	(\$3.58364)	\$2,104
2031-32	\$24,271,299	(\$3.55907)	-\$1,083
2032-33	\$25,981,727	(\$3.67993)	-\$4,178
2033-34	\$25,430,983	(\$3.65598)	-\$7,599
2034-35	\$27,205,336	(\$3.77305)	-\$11,018
2035-36	\$26,621,001	(\$3.74969)	-\$14,684

CITY OF BLAIRSTOWN, 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	\$202	\$279	\$50,000	\$51,515	\$202	\$233	\$50,000	\$58,947	\$182	\$40	\$156	\$40	\$202	\$266
\$100,000	\$123,480	\$404	\$558	\$100,000	\$103,030	\$404	\$465	\$100,000	\$117,894	\$384	\$307	\$358	\$307	\$404	\$532
\$150,000	\$185,220	\$606	\$837	\$150,000	\$154,545	\$606	\$698	\$150,000	\$176,842	\$587	\$573	\$560	\$573	\$606	\$799
\$200,000	\$246,960	\$990	\$1,115	\$200,000	\$206,060	\$990	\$931	\$200,000	\$235,789	\$789	\$839	\$762	\$839	\$808	\$1,065
\$250,000	\$308,700	\$1,373	\$1,394	\$250,000	\$257,575	\$1,373	\$1,163	\$250,000	\$294,736	\$991	\$1,105	\$964	\$1,105	\$1,010	\$1,331
\$300,000	\$370,440	\$1,756	\$1,673	\$300,000	\$309,090	\$1,756	\$1,396	\$300,000	\$353,683	\$1,193	\$1,372	\$1,166	\$1,372	\$1,212	\$1,597
\$400,000	\$493,920	\$2,523	\$2,231	\$400,000	\$412,120	\$2,523	\$1,861	\$400,000	\$471,578	\$1,597	\$1,904	\$1,571	\$1,904	\$1,616	\$2,130
\$500,000	\$617,400	\$3,290	\$2,788	\$500,000	\$515,151	\$3,290	\$2,327	\$500,000	\$589,472	\$2,001	\$2,436	\$1,975	\$2,436	\$2,020	\$2,662
\$600,000	\$740,880	\$4,057	\$3,346	\$600,000	\$618,181	\$4,057	\$2,792	\$600,000	\$707,366	\$2,405	\$2,969	\$2,379	\$2,969	\$2,425	\$3,195
\$700,000	\$864,360	\$4,823	\$3,904	\$700,000	\$721,211	\$4,823	\$3,257	\$700,000	\$825,261	\$2,809	\$3,501	\$2,783	\$3,501	\$2,829	\$3,727
\$800,000	\$987,840	\$5,590	\$4,461	\$800,000	\$824,241	\$5,590	\$3,723	\$800,000	\$943,155	\$3,213	\$4,034	\$3,187	\$4,034	\$3,233	\$4,260
\$900,000	\$1,111,320	\$6,357	\$5,019	\$900,000	\$927,271	\$6,357	\$4,188	\$900,000	\$1,061,050	\$3,617	\$4,566	\$3,591	\$4,566	\$3,637	\$4,792
\$1,000,000	\$1,234,800	\$7,124	\$5,577	\$1,000,000	\$1,030,301	\$7,124	\$4,653	\$1,000,000	\$1,178,944	\$4,021	\$5,099	\$3,995	\$5,099	\$4,041	\$5,325
\$2,000,000	\$2,469,600	\$14,791	\$11,154	\$2,000,000	\$2,060,602	\$14,791	\$9,306	\$2,000,000	\$2,357,888	\$8,062	\$10,423	\$8,036	\$10,423	\$8,082	\$10,649
\$3,000,000	\$3,704,400	\$22,459	\$16,730	\$3,000,000	\$3,090,903	\$22,459	\$13,960	\$3,000,000	\$3,536,832	\$12,103	\$15,748	\$12,077	\$15,748	\$12,123	\$15,974
\$4,000,000	\$4,939,200	\$30,126	\$22,307	\$4,000,000	\$4,121,204	\$30,126	\$18,613	\$4,000,000	\$4,715,776	\$16,144	\$21,072	\$16,118	\$21,072	\$16,164	\$21,298
\$5,000,000	\$6,174,000	\$37,794	\$27,884	\$5,000,000	\$5,151,505	\$37,794	\$23,266	\$5,000,000	\$5,894,720	\$20,185	\$26,397	\$20,159	\$26,397	\$20,205	\$26,623
\$6,000,000	\$7,408,800	\$45,461	\$33,461	\$6,000,000	\$6,181,806	\$45,461	\$27,919	\$6,000,000	\$7,073,664	\$24,226	\$31,721	\$24,200	\$31,721	\$24,246	\$31,947
\$7,000,000	\$8,643,600	\$53,129	\$39,038	\$7,000,000	\$7,212,107	\$53,129	\$32,572	\$7,000,000	\$8,252,608	\$28,267	\$37,046	\$28,241	\$37,046	\$28,287	\$37,272
\$8,000,000	\$9,878,400	\$60,796	\$44,614	\$8,000,000	\$8,242,408	\$60,796	\$37,226	\$8,000,000	\$9,431,552	\$32,308	\$42,370	\$32,282	\$42,370	\$32,327	\$42,596
\$9,000,000	\$11,113,200	\$68,464	\$50,191	\$9,000,000	\$9,272,709	\$68,464	\$41,879	\$9,000,000	\$10,610,496	\$36,349	\$47,695	\$36,323	\$47,695	\$36,368	\$47,921
\$10,000,000	\$12,348,000	\$76,131	\$55,768	\$10,000,000	\$10,303,010	\$76,131	\$46,532	\$10,000,000	\$11,789,440	\$40,390	\$53,020	\$40,363	\$53,020	\$40,409	\$53,245
\$15,000,000	\$18,522,000	\$114,469	\$83,652	\$15,000,000	\$15,454,515	\$114,469	\$69,798	\$15,000,000	\$17,684,160	\$60,594	\$79,642	\$60,568	\$79,642	\$60,614	\$79,868
\$20,000,000	\$24,696,000	\$152,807	\$111,536	\$20,000,000	\$20,606,020	\$152,807	\$93,064	\$20,000,000	\$23,578,880	\$80,799	\$106,265	\$80,773	\$106,265	\$80,819	\$106,491
\$25,000,000	\$30,870,000	\$191,145	\$139,420	\$25,000,000	\$25,757,525	\$191,145	\$116,330	\$25,000,000	\$29,473,600	\$101,004	\$132,888	\$100,977	\$132,888	\$101,023	\$133,113
\$30,000,000	\$37,044,000	\$229,482	\$167,304	\$30,000,000	\$30,909,030	\$229,482	\$139,596	\$30,000,000	\$35,368,320	\$121,208	\$159,510	\$121,182	\$159,510	\$121,228	\$159,736
\$35,000,000	\$43,218,000	\$267,820	\$195,188	\$35,000,000	\$36,060,535	\$267,820	\$162,862	\$35,000,000	\$41,263,040	\$141,413	\$186,133	\$141,387	\$186,133	\$141,433	\$186,359
\$40,000,000	\$49,392,000	\$306,158	\$223,072	\$40,000,000	\$41,212,040	\$306,158	\$186,128	\$40,000,000	\$47,157,760	\$161,618	\$212,756	\$161,591	\$212,756	\$161,637	\$212,981
\$45,000,000	\$55,566,000	\$344,495	\$250,956	\$45,000,000	\$46,363,545	\$344,495	\$209,394	\$45,000,000	\$53,052,480	\$181,822	\$239,378	\$181,796	\$239,378	\$181,842	\$239,604
\$50,000,000	\$61,740,000	\$382,833	\$278,840	\$50,000,000	\$51,515,050	\$382,833	\$232,661	\$50,000,000	\$58,947,200	\$202,027	\$266,001	\$202,001	\$266,001	\$202,047	\$266,227

CITY OF BLAIRSTOWN, 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	\$77	38.01%	\$31	15.15%	(\$142)	(77.85%)	(\$116)	(74.13%)	\$64	31.77%
\$100,000	\$154	38.01%	\$61	15.15%	(\$78)	(20.25%)	(\$52)	(14.40%)	\$128	31.77%
\$150,000	\$230	38.01%	\$92	15.15%	(\$14)	(2.33%)	\$13	2.25%	\$193	31.77%
\$200,000	\$126	12.72%	(\$59)	(5.95%)	\$51	6.40%	\$77	10.07%	\$257	31.77%
\$250,000	\$21	1.55%	(\$210)	(15.27%)	\$115	11.58%	\$141	14.62%	\$321	31.77%
\$300,000	(\$83)	(4.74%)	(\$360)	(20.52%)	\$179	15.00%	\$205	17.59%	\$385	31.77%
\$400,000	(\$292)	(11.59%)	(\$662)	(26.23%)	\$307	19.24%	\$333	21.23%	\$513	31.77%
\$500,000	(\$501)	(15.24%)	(\$963)	(29.28%)	\$436	21.77%	\$462	23.39%	\$642	31.77%
\$600,000	(\$710)	(17.51%)	(\$1,265)	(31.17%)	\$564	23.45%	\$590	24.81%	\$770	31.77%
\$700,000	(\$920)	(19.06%)	(\$1,566)	(32.47%)	\$692	24.65%	\$719	25.82%	\$899	31.77%
\$800,000	(\$1,129)	(20.19%)	(\$1,867)	(33.41%)	\$821	25.54%	\$847	26.58%	\$1,027	31.77%
\$900,000	(\$1,338)	(21.04%)	(\$2,169)	(34.12%)	\$949	26.24%	\$975	27.16%	\$1,155	31.77%
\$1,000,000	(\$1,547)	(21.71%)	(\$2,470)	(34.68%)	\$1,077	26.79%	\$1,104	27.63%	\$1,284	31.77%
\$2,000,000	(\$3,637)	(24.59%)	(\$5,485)	(37.08%)	\$2,361	29.28%	\$2,387	29.71%	\$2,567	31.77%
\$3,000,000	(\$5,728)	(25.51%)	(\$8,499)	(37.84%)	\$3,645	30.11%	\$3,671	30.40%	\$3,851	31.77%
\$4,000,000	(\$7,819)	(25.95%)	(\$11,513)	(38.22%)	\$4,928	30.53%	\$4,954	30.74%	\$5,134	31.77%
\$5,000,000	(\$9,910)	(26.22%)	(\$14,528)	(38.44%)	\$6,212	30.77%	\$6,238	30.94%	\$6,418	31.77%
\$6,000,000	(\$12,000)	(26.40%)	(\$17,542)	(38.59%)	\$7,495	30.94%	\$7,522	31.08%	\$7,702	31.77%
\$7,000,000	(\$14,091)	(26.52%)	(\$20,556)	(38.69%)	\$8,779	31.06%	\$8,805	31.18%	\$8,985	31.77%
\$8,000,000	(\$16,182)	(26.62%)	(\$23,571)	(38.77%)	\$10,063	31.15%	\$10,089	31.25%	\$10,269	31.77%
\$9,000,000	(\$18,273)	(26.69%)	(\$26,585)	(38.83%)	\$11,346	31.21%	\$11,372	31.31%	\$11,552	31.77%
\$10,000,000	(\$20,363)	(26.75%)	(\$29,599)	(38.88%)	\$12,630	31.27%	\$12,656	31.36%	\$12,836	31.77%
\$15,000,000	(\$30,817)	(26.92%)	(\$44,671)	(39.02%)	\$19,048	31.44%	\$19,074	31.49%	\$19,254	31.77%
\$20,000,000	(\$41,271)	(27.01%)	(\$59,743)	(39.10%)	\$25,466	31.52%	\$25,492	31.56%	\$25,672	31.77%
\$25,000,000	(\$51,725)	(27.06%)	(\$74,814)	(39.14%)	\$31,884	31.57%	\$31,910	31.60%	\$32,090	31.77%
\$30,000,000	(\$62,178)	(27.09%)	(\$89,886)	(39.17%)	\$38,302	31.60%	\$38,328	31.63%	\$38,508	31.77%
\$35,000,000	(\$72,632)	(27.12%)	(\$104,958)	(39.19%)	\$44,720	31.62%	\$44,746	31.65%	\$44,926	31.77%
\$40,000,000	(\$83,086)	(27.14%)	(\$120,029)	(39.21%)	\$51,138	31.64%	\$51,164	31.66%	\$51,344	31.77%
\$45,000,000	(\$93,539)	(27.15%)	(\$135,101)	(39.22%)	\$57,556	31.66%	\$57,582	31.67%	\$57,762	31.77%
\$50,000,000	(\$103,993)	(27.16%)	(\$150,173)	(39.23%)	\$63,974	31.67%	\$64,000	31.68%	\$64,180	31.77%