

CITY OF BIRMINGHAM, 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	\$7.94122	\$63,709	\$0	\$63,709	
2026-27	\$5.10208	\$64,983	\$1,008	\$65,991	3.6%
2027-28	\$5.18125	\$66,761	\$1,024	\$67,785	2.7%
2028-29	\$5.01219	\$69,141	\$991	\$70,131	3.5%
2029-30	\$5.08400	\$70,982	\$1,005	\$71,986	2.6%
2030-31	\$4.91533	\$73,426	\$971	\$74,398	3.3%
2031-32	\$4.98036	\$75,231	\$984	\$76,215	2.4%
2032-33	\$4.81886	\$77,739	\$952	\$78,692	3.2%
2033-34	\$4.87790	\$79,508	\$964	\$80,472	2.3%
2034-35	\$4.72304	\$82,081	\$933	\$83,015	3.2%
2035-36	\$4.77675	\$83,814	\$944	\$84,758	2.1%

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	\$18,493,022	\$8,022,511	\$0	\$8,022,511
2026-27	\$14,783,407	\$12,934,158	\$0	\$12,934,158
2027-28	\$14,931,987	\$13,082,738	\$0	\$13,082,738
2028-29	\$15,841,386	\$13,992,137	\$0	\$13,992,137
2029-30	\$16,008,655	\$14,159,406	\$0	\$14,159,406
2030-31	\$16,985,089	\$15,135,840	\$0	\$15,135,840
2031-32	\$17,152,358	\$15,303,109	\$0	\$15,303,109
2032-33	\$18,179,177	\$16,329,928	\$0	\$16,329,928
2033-34	\$18,346,446	\$16,497,197	\$0	\$16,497,197
2034-35	\$19,425,776	\$17,576,527	\$0	\$17,576,527
2035-36	\$19,593,045	\$17,743,796	\$0	\$17,743,796

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.72%	-2.63%	87.08%	10.26%	0.00%	2.66%
2026-27	128.94%	-44.44%	84.49%	13.18%	0.00%	1.65%
2027-28	128.52%	-44.31%	84.21%	13.50%	0.00%	1.63%
2028-29	125.95%	-41.74%	84.20%	13.69%	0.00%	1.52%
2029-30	125.42%	-41.46%	83.96%	13.95%	0.00%	1.50%
2030-31	122.93%	-38.96%	83.97%	14.11%	0.00%	1.41%
2031-32	122.48%	-38.72%	83.75%	14.35%	0.00%	1.39%
2032-33	120.21%	-36.45%	83.76%	14.50%	0.00%	1.30%
2033-34	119.81%	-36.26%	83.55%	14.72%	0.00%	1.29%
2034-35	117.73%	-34.18%	83.55%	14.85%	0.00%	1.21%
2035-36	117.39%	-34.03%	83.36%	15.06%	0.00%	1.20%

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 BIRMINGHAM, 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	\$8,022,511	\$7.94122	\$63,709
2026-27	\$12,934,158	\$5.10208	\$65,991
2027-28	\$13,082,738	\$5.18125	\$67,785
2028-29	\$13,992,137	\$5.01219	\$70,131
2029-30	\$14,159,406	\$5.08400	\$71,986
2030-31	\$15,135,840	\$4.91533	\$74,398
2031-32	\$15,303,109	\$4.98036	\$76,215
2032-33	\$16,329,928	\$4.81886	\$78,692
2033-34	\$16,497,197	\$4.87790	\$80,472
2034-35	\$17,576,527	\$4.72304	\$83,015
2035-36	\$17,743,796	\$4.77675	\$84,758

CITY OF BIRMINGHAM, 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	\$8,022,511	\$7.94122	\$63,709
2026-27	\$8,198,158	\$7.94122	\$65,103
2027-28	\$8,449,454	\$7.86259	\$66,435
2028-29	\$8,816,922	\$7.86259	\$69,324
2029-30	\$9,079,764	\$7.86259	\$71,391
2030-31	\$9,469,213	\$7.86259	\$74,453
2031-32	\$9,744,183	\$7.86259	\$76,615
2032-33	\$10,156,754	\$7.86259	\$79,858
2033-34	\$10,444,520	\$7.86259	\$82,121
2034-35	\$10,881,435	\$7.86259	\$85,556
2035-36	\$11,182,641	\$7.86259	\$87,925

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	\$4,736,001	(\$2.83914)	\$888
2027-28	\$4,633,285	(\$2.68134)	\$1,350
2028-29	\$5,175,215	(\$2.85040)	\$807
2029-30	\$5,079,642	(\$2.77859)	\$596
2030-31	\$5,666,627	(\$2.94726)	-\$55
2031-32	\$5,558,926	(\$2.88223)	-\$400
2032-33	\$6,173,174	(\$3.04373)	-\$1,167
2033-34	\$6,052,677	(\$2.98469)	-\$1,649
2034-35	\$6,695,092	(\$3.13955)	-\$2,542
2035-36	\$6,561,155	(\$3.08584)	-\$3,167

CITY OF BIRMINGHAM, 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	\$188	\$303	\$50,000	\$51,515	\$188	\$253	\$50,000	\$58,947	\$170	\$44	\$146	\$44	\$188	\$290
\$100,000	\$123,480	\$377	\$607	\$100,000	\$103,030	\$377	\$506	\$100,000	\$117,894	\$358	\$334	\$334	\$334	\$377	\$579
\$150,000	\$185,220	\$565	\$910	\$150,000	\$154,545	\$565	\$760	\$150,000	\$176,842	\$547	\$623	\$522	\$623	\$565	\$869
\$200,000	\$246,960	\$922	\$1,214	\$200,000	\$206,060	\$922	\$1,013	\$200,000	\$235,789	\$735	\$913	\$711	\$913	\$753	\$1,159
\$250,000	\$308,700	\$1,280	\$1,517	\$250,000	\$257,575	\$1,280	\$1,266	\$250,000	\$294,736	\$923	\$1,203	\$899	\$1,203	\$942	\$1,449
\$300,000	\$370,440	\$1,637	\$1,821	\$300,000	\$309,090	\$1,637	\$1,519	\$300,000	\$353,683	\$1,112	\$1,493	\$1,087	\$1,493	\$1,130	\$1,738
\$400,000	\$493,920	\$2,352	\$2,428	\$400,000	\$412,120	\$2,352	\$2,026	\$400,000	\$471,578	\$1,488	\$2,072	\$1,464	\$2,072	\$1,507	\$2,318
\$500,000	\$617,400	\$3,066	\$3,035	\$500,000	\$515,151	\$3,066	\$2,532	\$500,000	\$589,472	\$1,865	\$2,652	\$1,841	\$2,652	\$1,883	\$2,897
\$600,000	\$740,880	\$3,781	\$3,642	\$600,000	\$618,181	\$3,781	\$3,039	\$600,000	\$707,366	\$2,242	\$3,231	\$2,217	\$3,231	\$2,260	\$3,477
\$700,000	\$864,360	\$4,496	\$4,249	\$700,000	\$721,211	\$4,496	\$3,545	\$700,000	\$825,261	\$2,618	\$3,811	\$2,594	\$3,811	\$2,637	\$4,056
\$800,000	\$987,840	\$5,211	\$4,856	\$800,000	\$824,241	\$5,211	\$4,051	\$800,000	\$943,155	\$2,995	\$4,390	\$2,971	\$4,390	\$3,013	\$4,636
\$900,000	\$1,111,320	\$5,925	\$5,463	\$900,000	\$927,271	\$5,925	\$4,558	\$900,000	\$1,061,050	\$3,372	\$4,970	\$3,347	\$4,970	\$3,390	\$5,215
\$1,000,000	\$1,234,800	\$6,640	\$6,069	\$1,000,000	\$1,030,301	\$6,640	\$5,064	\$1,000,000	\$1,178,944	\$3,748	\$5,549	\$3,724	\$5,549	\$3,767	\$5,795
\$2,000,000	\$2,469,600	\$13,787	\$12,139	\$2,000,000	\$2,060,602	\$13,787	\$10,129	\$2,000,000	\$2,357,888	\$7,515	\$11,344	\$7,491	\$11,344	\$7,533	\$11,590
\$3,000,000	\$3,704,400	\$20,934	\$18,208	\$3,000,000	\$3,090,903	\$20,934	\$15,193	\$3,000,000	\$3,536,832	\$11,282	\$17,139	\$11,257	\$17,139	\$11,300	\$17,385
\$4,000,000	\$4,939,200	\$28,081	\$24,278	\$4,000,000	\$4,121,204	\$28,081	\$20,257	\$4,000,000	\$4,715,776	\$15,048	\$22,934	\$15,024	\$22,934	\$15,067	\$23,180
\$5,000,000	\$6,174,000	\$35,228	\$30,347	\$5,000,000	\$5,151,505	\$35,228	\$25,321	\$5,000,000	\$5,894,720	\$18,815	\$28,729	\$18,790	\$28,729	\$18,833	\$28,974
\$6,000,000	\$7,408,800	\$42,376	\$36,417	\$6,000,000	\$6,181,806	\$42,376	\$30,386	\$6,000,000	\$7,073,664	\$22,582	\$34,524	\$22,557	\$34,524	\$22,600	\$34,769
\$7,000,000	\$8,643,600	\$49,523	\$42,486	\$7,000,000	\$7,212,107	\$49,523	\$35,450	\$7,000,000	\$8,252,608	\$26,348	\$40,319	\$26,324	\$40,319	\$26,367	\$40,564
\$8,000,000	\$9,878,400	\$56,670	\$48,556	\$8,000,000	\$8,242,408	\$56,670	\$40,514	\$8,000,000	\$9,431,552	\$30,115	\$46,113	\$30,090	\$46,113	\$30,133	\$46,359
\$9,000,000	\$11,113,200	\$63,817	\$54,625	\$9,000,000	\$9,272,709	\$63,817	\$45,578	\$9,000,000	\$10,610,496	\$33,882	\$51,908	\$33,857	\$51,908	\$33,900	\$52,154
\$10,000,000	\$12,348,000	\$70,964	\$60,694	\$10,000,000	\$10,303,010	\$70,964	\$50,643	\$10,000,000	\$11,789,440	\$37,648	\$57,703	\$37,624	\$57,703	\$37,666	\$57,949
\$15,000,000	\$18,522,000	\$106,699	\$91,042	\$15,000,000	\$15,454,515	\$106,699	\$75,964	\$15,000,000	\$17,684,160	\$56,481	\$86,678	\$56,457	\$86,678	\$56,500	\$86,923
\$20,000,000	\$24,696,000	\$142,435	\$121,389	\$20,000,000	\$20,606,020	\$142,435	\$101,285	\$20,000,000	\$23,578,880	\$75,315	\$115,652	\$75,290	\$115,652	\$75,333	\$115,898
\$25,000,000	\$30,870,000	\$178,170	\$151,736	\$25,000,000	\$25,757,525	\$178,170	\$126,607	\$25,000,000	\$29,473,600	\$94,148	\$144,627	\$94,123	\$144,627	\$94,166	\$144,872
\$30,000,000	\$37,044,000	\$213,906	\$182,083	\$30,000,000	\$30,909,030	\$213,906	\$151,928	\$30,000,000	\$35,368,320	\$112,981	\$173,601	\$112,957	\$173,601	\$112,999	\$173,847
\$35,000,000	\$43,218,000	\$249,641	\$212,431	\$35,000,000	\$36,060,535	\$249,641	\$177,249	\$35,000,000	\$41,263,040	\$131,814	\$202,576	\$131,790	\$202,576	\$131,833	\$202,821
\$40,000,000	\$49,392,000	\$285,377	\$242,778	\$40,000,000	\$41,212,040	\$285,377	\$202,571	\$40,000,000	\$47,157,760	\$150,648	\$231,550	\$150,623	\$231,550	\$150,666	\$231,796
\$45,000,000	\$55,566,000	\$321,112	\$273,125	\$45,000,000	\$46,363,545	\$321,112	\$227,892	\$45,000,000	\$53,052,480	\$169,481	\$260,525	\$169,456	\$260,525	\$169,499	\$260,770
\$50,000,000	\$61,740,000	\$356,848	\$303,472	\$50,000,000	\$51,515,050	\$356,848	\$253,213	\$50,000,000	\$58,947,200	\$188,314	\$289,499	\$188,290	\$289,499	\$188,332	\$289,745

CITY OF BIRMINGHAM, 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	\$115	61.14%	\$65	34.45%	(\$126)	(74.14%)	(\$102)	(69.79%)	\$101	53.85%
\$100,000	\$230	61.14%	\$130	34.45%	(\$25)	(6.88%)	(\$0)	(0.06%)	\$203	53.85%
\$150,000	\$345	61.14%	\$195	34.45%	\$77	14.04%	\$101	19.38%	\$304	53.85%
\$200,000	\$292	31.61%	\$91	9.81%	\$178	24.24%	\$203	28.52%	\$406	53.85%
\$250,000	\$238	18.57%	(\$14)	(1.07%)	\$280	30.28%	\$304	33.82%	\$507	53.85%
\$300,000	\$184	11.23%	(\$118)	(7.19%)	\$381	34.27%	\$405	37.29%	\$608	53.85%
\$400,000	\$76	3.23%	(\$326)	(13.86%)	\$584	39.22%	\$608	41.55%	\$811	53.85%
\$500,000	(\$32)	(1.04%)	(\$534)	(17.43%)	\$787	42.18%	\$811	44.07%	\$1,014	53.85%
\$600,000	(\$140)	(3.69%)	(\$743)	(19.64%)	\$989	44.14%	\$1,014	45.73%	\$1,217	53.85%
\$700,000	(\$247)	(5.50%)	(\$951)	(21.15%)	\$1,192	45.53%	\$1,217	46.91%	\$1,420	53.85%
\$800,000	(\$355)	(6.81%)	(\$1,159)	(22.25%)	\$1,395	46.58%	\$1,420	47.79%	\$1,623	53.85%
\$900,000	(\$463)	(7.81%)	(\$1,367)	(23.08%)	\$1,598	47.39%	\$1,622	48.47%	\$1,825	53.85%
\$1,000,000	(\$571)	(8.59%)	(\$1,576)	(23.73%)	\$1,801	48.04%	\$1,825	49.01%	\$2,028	53.85%
\$2,000,000	(\$1,648)	(11.95%)	(\$3,659)	(26.54%)	\$3,829	50.95%	\$3,853	51.44%	\$4,057	53.85%
\$3,000,000	(\$2,726)	(13.02%)	(\$5,741)	(27.43%)	\$5,857	51.92%	\$5,882	52.25%	\$6,085	53.85%
\$4,000,000	(\$3,804)	(13.54%)	(\$7,824)	(27.86%)	\$7,886	52.40%	\$7,910	52.65%	\$8,113	53.85%
\$5,000,000	(\$4,881)	(13.86%)	(\$9,907)	(28.12%)	\$9,914	52.69%	\$9,938	52.89%	\$10,141	53.85%
\$6,000,000	(\$5,959)	(14.06%)	(\$11,990)	(28.29%)	\$11,942	52.88%	\$11,966	53.05%	\$12,170	53.85%
\$7,000,000	(\$7,036)	(14.21%)	(\$14,073)	(28.42%)	\$13,970	53.02%	\$13,995	53.16%	\$14,198	53.85%
\$8,000,000	(\$8,114)	(14.32%)	(\$16,156)	(28.51%)	\$15,999	53.12%	\$16,023	53.25%	\$16,226	53.85%
\$9,000,000	(\$9,192)	(14.40%)	(\$18,238)	(28.58%)	\$18,027	53.21%	\$18,051	53.32%	\$18,254	53.85%
\$10,000,000	(\$10,269)	(14.47%)	(\$20,321)	(28.64%)	\$20,055	53.27%	\$20,079	53.37%	\$20,283	53.85%
\$15,000,000	(\$15,658)	(14.67%)	(\$30,735)	(28.81%)	\$30,196	53.46%	\$30,221	53.53%	\$30,424	53.85%
\$20,000,000	(\$21,046)	(14.78%)	(\$41,150)	(28.89%)	\$40,338	53.56%	\$40,362	53.61%	\$40,565	53.85%
\$25,000,000	(\$26,434)	(14.84%)	(\$51,564)	(28.94%)	\$50,479	53.62%	\$50,503	53.66%	\$50,706	53.85%
\$30,000,000	(\$31,822)	(14.88%)	(\$61,978)	(28.97%)	\$60,620	53.65%	\$60,645	53.69%	\$60,848	53.85%
\$35,000,000	(\$37,211)	(14.91%)	(\$72,392)	(29.00%)	\$70,761	53.68%	\$70,786	53.71%	\$70,989	53.85%
\$40,000,000	(\$42,599)	(14.93%)	(\$82,806)	(29.02%)	\$80,903	53.70%	\$80,927	53.73%	\$81,130	53.85%
\$45,000,000	(\$47,987)	(14.94%)	(\$93,220)	(29.03%)	\$91,044	53.72%	\$91,068	53.74%	\$91,271	53.85%
\$50,000,000	(\$53,375)	(14.96%)	(\$103,634)	(29.04%)	\$101,185	53.73%	\$101,210	53.75%	\$101,413	53.85%