

CITY OF BLENCOE, 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	\$7.99526	\$63,422	\$0	\$63,422	
2026-27	\$5.28635	\$64,690	\$36	\$64,726	2.1%
2027-28	\$5.32061	\$65,050	\$36	\$65,086	0.6%
2028-29	\$5.16480	\$66,388	\$35	\$66,423	2.1%
2029-30	\$5.19184	\$66,755	\$35	\$66,790	0.6%
2030-31	\$5.03568	\$68,126	\$34	\$68,160	2.1%
2031-32	\$5.06198	\$68,501	\$34	\$68,535	0.6%
2032-33	\$4.91162	\$69,906	\$33	\$69,939	2.0%
2033-34	\$4.93722	\$70,289	\$33	\$70,322	0.5%
2034-35	\$4.79231	\$71,729	\$33	\$71,761	2.0%
2035-36	\$4.81724	\$72,120	\$33	\$72,153	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	\$22,358,501	\$7,932,422	\$6,608,626	\$14,541,048
2026-27	\$20,932,330	\$12,243,992	\$7,415,107	\$19,659,099
2027-28	\$20,927,835	\$12,232,774	\$7,421,830	\$19,654,604
2028-29	\$21,933,170	\$12,860,631	\$7,799,308	\$20,659,939
2029-30	\$21,943,675	\$12,864,413	\$7,806,031	\$20,670,444
2030-31	\$23,011,339	\$13,535,388	\$8,202,720	\$21,738,108
2031-32	\$23,021,844	\$13,539,170	\$8,209,443	\$21,748,613
2032-33	\$24,139,023	\$14,239,490	\$8,626,302	\$22,865,792
2033-34	\$24,149,527	\$14,243,272	\$8,633,025	\$22,876,296
2034-35	\$25,318,509	\$14,974,215	\$9,071,063	\$24,045,278
2035-36	\$25,329,013	\$14,977,996	\$9,077,786	\$24,055,782

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	31.67%	-1.49%	30.18%	62.72%	0.00%	0.71%
2026-27	53.89%	-19.26%	34.63%	59.57%	0.00%	0.52%
2027-28	53.97%	-19.36%	34.62%	59.58%	0.00%	0.52%
2028-29	53.47%	-18.50%	34.96%	59.51%	0.00%	0.50%
2029-30	53.50%	-18.51%	35.00%	59.48%	0.00%	0.50%
2030-31	52.97%	-17.61%	35.36%	59.39%	0.00%	0.47%
2031-32	53.01%	-17.62%	35.39%	59.36%	0.00%	0.47%
2032-33	52.50%	-16.77%	35.73%	59.28%	0.00%	0.45%
2033-34	52.53%	-16.77%	35.76%	59.26%	0.00%	0.45%
2034-35	52.03%	-15.97%	36.06%	59.19%	0.00%	0.43%
2035-36	52.07%	-15.98%	36.09%	59.17%	0.00%	0.43%

**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 BLENCOE, 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	\$7,932,422	\$7.99526	\$63,422
2026-27	\$12,243,992	\$5.28635	\$64,726
2027-28	\$12,232,774	\$5.32061	\$65,086
2028-29	\$12,860,631	\$5.16480	\$66,423
2029-30	\$12,864,413	\$5.19184	\$66,790
2030-31	\$13,535,388	\$5.03568	\$68,160
2031-32	\$13,539,170	\$5.06198	\$68,535
2032-33	\$14,239,490	\$4.91162	\$69,939
2033-34	\$14,243,272	\$4.93722	\$70,322
2034-35	\$14,974,215	\$4.79231	\$71,761
2035-36	\$14,977,996	\$4.81724	\$72,153

CITY OF BLENCOE, 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	\$7,932,422	\$7.99526	\$63,422
2026-27	\$8,224,122	\$7.91610	\$65,103
2027-28	\$8,316,076	\$7.91610	\$65,831
2028-29	\$8,596,383	\$7.91610	\$68,050
2029-30	\$8,700,592	\$7.91610	\$68,875
2030-31	\$8,995,037	\$7.91610	\$71,206
2031-32	\$9,105,052	\$7.91610	\$72,076
2032-33	\$9,414,356	\$7.91610	\$74,525
2033-34	\$9,530,501	\$7.91610	\$75,444
2034-35	\$9,855,436	\$7.91610	\$78,017
2035-36	\$9,978,015	\$7.91610	\$78,987

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	\$4,019,871	(\$2.62975)	-\$377
2027-28	\$3,916,697	(\$2.59549)	-\$745
2028-29	\$4,264,248	(\$2.75130)	-\$1,627
2029-30	\$4,163,821	(\$2.72426)	-\$2,085
2030-31	\$4,540,352	(\$2.88042)	-\$3,046
2031-32	\$4,434,118	(\$2.85412)	-\$3,541
2032-33	\$4,825,134	(\$3.00448)	-\$4,586
2033-34	\$4,712,770	(\$2.97888)	-\$5,122
2034-35	\$5,118,779	(\$3.12379)	-\$6,256
2035-36	\$4,999,982	(\$3.09886)	-\$6,834

CITY OF BLENCOE, 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	\$190	\$311	\$50,000	\$51,515	\$190	\$259	\$50,000	\$58,947	\$171	\$45	\$147	\$45	\$190	\$297
\$100,000	\$123,480	\$379	\$622	\$100,000	\$103,030	\$379	\$519	\$100,000	\$117,894	\$361	\$342	\$336	\$342	\$379	\$594
\$150,000	\$185,220	\$569	\$933	\$150,000	\$154,545	\$569	\$778	\$150,000	\$176,842	\$550	\$639	\$526	\$639	\$569	\$891
\$200,000	\$246,960	\$929	\$1,244	\$200,000	\$206,060	\$929	\$1,038	\$200,000	\$235,789	\$740	\$936	\$715	\$936	\$758	\$1,187
\$250,000	\$308,700	\$1,288	\$1,555	\$250,000	\$257,575	\$1,288	\$1,297	\$250,000	\$294,736	\$930	\$1,232	\$905	\$1,232	\$948	\$1,484
\$300,000	\$370,440	\$1,648	\$1,865	\$300,000	\$309,090	\$1,648	\$1,556	\$300,000	\$353,683	\$1,119	\$1,529	\$1,095	\$1,529	\$1,138	\$1,781
\$400,000	\$493,920	\$2,368	\$2,487	\$400,000	\$412,120	\$2,368	\$2,075	\$400,000	\$471,578	\$1,499	\$2,123	\$1,474	\$2,123	\$1,517	\$2,375
\$500,000	\$617,400	\$3,087	\$3,109	\$500,000	\$515,151	\$3,087	\$2,594	\$500,000	\$589,472	\$1,878	\$2,717	\$1,853	\$2,717	\$1,896	\$2,968
\$600,000	\$740,880	\$3,807	\$3,731	\$600,000	\$618,181	\$3,807	\$3,113	\$600,000	\$707,366	\$2,257	\$3,310	\$2,232	\$3,310	\$2,275	\$3,562
\$700,000	\$864,360	\$4,526	\$4,353	\$700,000	\$721,211	\$4,526	\$3,632	\$700,000	\$825,261	\$2,636	\$3,904	\$2,612	\$3,904	\$2,655	\$4,156
\$800,000	\$987,840	\$5,246	\$4,974	\$800,000	\$824,241	\$5,246	\$4,151	\$800,000	\$943,155	\$3,015	\$4,498	\$2,991	\$4,498	\$3,034	\$4,749
\$900,000	\$1,111,320	\$5,966	\$5,596	\$900,000	\$927,271	\$5,966	\$4,669	\$900,000	\$1,061,050	\$3,395	\$5,091	\$3,370	\$5,091	\$3,413	\$5,343
\$1,000,000	\$1,234,800	\$6,685	\$6,218	\$1,000,000	\$1,030,301	\$6,685	\$5,188	\$1,000,000	\$1,178,944	\$3,774	\$5,685	\$3,749	\$5,685	\$3,792	\$5,937
\$2,000,000	\$2,469,600	\$13,881	\$12,436	\$2,000,000	\$2,060,602	\$13,881	\$10,377	\$2,000,000	\$2,357,888	\$7,566	\$11,622	\$7,542	\$11,622	\$7,585	\$11,874
\$3,000,000	\$3,704,400	\$21,077	\$18,654	\$3,000,000	\$3,090,903	\$21,077	\$15,565	\$3,000,000	\$3,536,832	\$11,358	\$17,559	\$11,334	\$17,559	\$11,377	\$17,810
\$4,000,000	\$4,939,200	\$28,272	\$24,872	\$4,000,000	\$4,121,204	\$28,272	\$20,753	\$4,000,000	\$4,715,776	\$15,151	\$23,495	\$15,126	\$23,495	\$15,169	\$23,747
\$5,000,000	\$6,174,000	\$35,468	\$31,090	\$5,000,000	\$5,151,505	\$35,468	\$25,941	\$5,000,000	\$5,894,720	\$18,943	\$29,432	\$18,918	\$29,432	\$18,961	\$29,684
\$6,000,000	\$7,408,800	\$42,664	\$37,308	\$6,000,000	\$6,181,806	\$42,664	\$31,130	\$6,000,000	\$7,073,664	\$22,735	\$35,369	\$22,711	\$35,369	\$22,754	\$35,621
\$7,000,000	\$8,643,600	\$49,860	\$43,526	\$7,000,000	\$7,212,107	\$49,860	\$36,318	\$7,000,000	\$8,252,608	\$26,528	\$41,306	\$26,503	\$41,306	\$26,546	\$41,557
\$8,000,000	\$9,878,400	\$57,055	\$49,744	\$8,000,000	\$8,242,408	\$57,055	\$41,506	\$8,000,000	\$9,431,552	\$30,320	\$47,242	\$30,295	\$47,242	\$30,338	\$47,494
\$9,000,000	\$11,113,200	\$64,251	\$55,963	\$9,000,000	\$9,272,709	\$64,251	\$46,694	\$9,000,000	\$10,610,496	\$34,112	\$53,179	\$34,087	\$53,179	\$34,131	\$53,431
\$10,000,000	\$12,348,000	\$71,447	\$62,181	\$10,000,000	\$10,303,010	\$71,447	\$51,883	\$10,000,000	\$11,789,440	\$37,904	\$59,116	\$37,880	\$59,116	\$37,923	\$59,368
\$15,000,000	\$18,522,000	\$107,425	\$93,271	\$15,000,000	\$15,454,515	\$107,425	\$77,824	\$15,000,000	\$17,684,160	\$56,866	\$88,800	\$56,841	\$88,800	\$56,884	\$89,052
\$20,000,000	\$24,696,000	\$143,404	\$124,361	\$20,000,000	\$20,606,020	\$143,404	\$103,765	\$20,000,000	\$23,578,880	\$75,827	\$118,484	\$75,803	\$118,484	\$75,846	\$118,736
\$25,000,000	\$30,870,000	\$179,383	\$155,451	\$25,000,000	\$25,757,525	\$179,383	\$129,707	\$25,000,000	\$29,473,600	\$94,789	\$148,168	\$94,764	\$148,168	\$94,807	\$148,420
\$30,000,000	\$37,044,000	\$215,362	\$186,542	\$30,000,000	\$30,909,030	\$215,362	\$155,648	\$30,000,000	\$35,368,320	\$113,750	\$177,852	\$113,725	\$177,852	\$113,768	\$178,104
\$35,000,000	\$43,218,000	\$251,340	\$217,632	\$35,000,000	\$36,060,535	\$251,340	\$181,589	\$35,000,000	\$41,263,040	\$132,711	\$207,536	\$132,687	\$207,536	\$132,730	\$207,787
\$40,000,000	\$49,392,000	\$287,319	\$248,722	\$40,000,000	\$41,212,040	\$287,319	\$207,531	\$40,000,000	\$47,157,760	\$151,673	\$237,220	\$151,648	\$237,220	\$151,691	\$237,471
\$45,000,000	\$55,566,000	\$323,298	\$279,813	\$45,000,000	\$46,363,545	\$323,298	\$233,472	\$45,000,000	\$53,052,480	\$170,634	\$266,904	\$170,610	\$266,904	\$170,653	\$267,155
\$50,000,000	\$61,740,000	\$359,276	\$310,903	\$50,000,000	\$51,515,050	\$359,276	\$259,413	\$50,000,000	\$58,947,200	\$189,596	\$296,587	\$189,571	\$296,587	\$189,614	\$296,839

CITY OF            BLENCOE, 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	\$121	63.97%	\$70	36.81%	(\$126)	(73.69%)	(\$102)	(69.26%)	\$107	56.55%
\$100,000	\$243	63.97%	\$140	36.81%	(\$19)	(5.25%)	\$6	1.70%	\$214	56.55%
\$150,000	\$364	63.97%	\$209	36.81%	\$88	16.04%	\$113	21.48%	\$322	56.55%
\$200,000	\$315	33.92%	\$109	11.74%	\$196	26.42%	\$220	30.77%	\$429	56.55%
\$250,000	\$266	20.65%	\$9	0.67%	\$303	32.56%	\$327	36.17%	\$536	56.55%
\$300,000	\$217	13.18%	(\$92)	(5.56%)	\$410	36.63%	\$435	39.70%	\$643	56.55%
\$400,000	\$119	5.04%	(\$292)	(12.35%)	\$624	41.67%	\$649	44.04%	\$858	56.55%
\$500,000	\$22	0.70%	(\$493)	(15.98%)	\$839	44.67%	\$864	46.60%	\$1,072	56.55%
\$600,000	(\$76)	(2.00%)	(\$694)	(18.23%)	\$1,053	46.67%	\$1,078	48.29%	\$1,287	56.55%
\$700,000	(\$174)	(3.84%)	(\$895)	(19.77%)	\$1,268	48.09%	\$1,292	49.49%	\$1,501	56.55%
\$800,000	(\$272)	(5.18%)	(\$1,095)	(20.88%)	\$1,482	49.15%	\$1,507	50.38%	\$1,716	56.55%
\$900,000	(\$369)	(6.19%)	(\$1,296)	(21.73%)	\$1,697	49.98%	\$1,721	51.08%	\$1,930	56.55%
\$1,000,000	(\$467)	(6.99%)	(\$1,497)	(22.39%)	\$1,911	50.64%	\$1,936	51.63%	\$2,145	56.55%
\$2,000,000	(\$1,445)	(10.41%)	(\$3,504)	(25.25%)	\$4,056	53.60%	\$4,080	54.10%	\$4,289	56.55%
\$3,000,000	(\$2,423)	(11.49%)	(\$5,512)	(26.15%)	\$6,200	54.59%	\$6,225	54.92%	\$6,434	56.55%
\$4,000,000	(\$3,400)	(12.03%)	(\$7,519)	(26.60%)	\$8,345	55.08%	\$8,369	55.33%	\$8,578	56.55%
\$5,000,000	(\$4,378)	(12.34%)	(\$9,527)	(26.86%)	\$10,489	55.37%	\$10,514	55.57%	\$10,723	56.55%
\$6,000,000	(\$5,356)	(12.55%)	(\$11,534)	(27.04%)	\$12,634	55.57%	\$12,658	55.74%	\$12,867	56.55%
\$7,000,000	(\$6,333)	(12.70%)	(\$13,542)	(27.16%)	\$14,778	55.71%	\$14,803	55.85%	\$15,012	56.55%
\$8,000,000	(\$7,311)	(12.81%)	(\$15,549)	(27.25%)	\$16,923	55.81%	\$16,947	55.94%	\$17,156	56.55%
\$9,000,000	(\$8,289)	(12.90%)	(\$17,557)	(27.33%)	\$19,067	55.90%	\$19,092	56.01%	\$19,301	56.55%
\$10,000,000	(\$9,266)	(12.97%)	(\$19,564)	(27.38%)	\$21,212	55.96%	\$21,236	56.06%	\$21,445	56.55%
\$15,000,000	(\$14,155)	(13.18%)	(\$29,601)	(27.56%)	\$31,934	56.16%	\$31,959	56.22%	\$32,168	56.55%
\$20,000,000	(\$19,043)	(13.28%)	(\$39,639)	(27.64%)	\$42,657	56.26%	\$42,681	56.31%	\$42,890	56.55%
\$25,000,000	(\$23,931)	(13.34%)	(\$49,676)	(27.69%)	\$53,379	56.31%	\$53,404	56.35%	\$53,613	56.55%
\$30,000,000	(\$28,820)	(13.38%)	(\$59,714)	(27.73%)	\$64,102	56.35%	\$64,126	56.39%	\$64,335	56.55%
\$35,000,000	(\$33,708)	(13.41%)	(\$69,751)	(27.75%)	\$74,824	56.38%	\$74,849	56.41%	\$75,058	56.55%
\$40,000,000	(\$38,597)	(13.43%)	(\$79,788)	(27.77%)	\$85,547	56.40%	\$85,571	56.43%	\$85,780	56.55%
\$45,000,000	(\$43,485)	(13.45%)	(\$89,826)	(27.78%)	\$96,269	56.42%	\$96,294	56.44%	\$96,503	56.55%
\$50,000,000	(\$48,373)	(13.46%)	(\$99,863)	(27.80%)	\$106,992	56.43%	\$107,017	56.45%	\$107,225	56.55%