

CITY OF BRISTOW, 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	\$8.37000	\$16,952	\$0	\$16,952	
2026-27	\$7.97184	\$17,291	\$331	\$17,622	4.0%
2027-28	\$8.12444	\$17,870	\$337	\$18,208	3.3%
2028-29	\$7.66918	\$18,572	\$318	\$18,890	3.7%
2029-30	\$7.80067	\$19,176	\$324	\$19,500	3.2%
2030-31	\$7.37181	\$19,890	\$306	\$20,196	3.6%
2031-32	\$7.48525	\$20,470	\$311	\$20,780	2.9%
2032-33	\$7.09650	\$21,196	\$295	\$21,491	3.4%
2033-34	\$7.19515	\$21,754	\$299	\$22,053	2.6%
2034-35	\$6.84024	\$22,494	\$284	\$22,778	3.3%
2035-36	\$6.92660	\$23,031	\$288	\$23,319	2.4%

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	\$5,395,690	\$2,025,280	\$0	\$2,025,280
2026-27	\$3,517,112	\$2,210,484	\$0	\$2,210,484
2027-28	\$3,547,717	\$2,241,089	\$0	\$2,241,089
2028-29	\$3,769,755	\$2,463,127	\$0	\$2,463,127
2029-30	\$3,806,360	\$2,499,732	\$0	\$2,499,732
2030-31	\$4,046,206	\$2,739,578	\$0	\$2,739,578
2031-32	\$4,082,811	\$2,776,183	\$0	\$2,776,183
2032-33	\$4,334,978	\$3,028,350	\$0	\$3,028,350
2033-34	\$4,371,583	\$3,064,955	\$0	\$3,064,955
2034-35	\$4,636,608	\$3,329,980	\$0	\$3,329,980
2035-36	\$4,673,213	\$3,366,585	\$0	\$3,366,585

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.21%	-6.00%	72.21%	21.92%	0.00%	5.87%
2026-27	165.67%	-112.15%	53.52%	38.99%	0.00%	5.38%
2027-28	164.39%	-111.08%	53.31%	39.33%	0.00%	5.31%
2028-29	156.46%	-101.35%	55.11%	38.36%	0.00%	4.83%
2029-30	155.05%	-100.04%	55.01%	38.57%	0.00%	4.76%
2030-31	147.94%	-91.33%	56.61%	37.66%	0.00%	4.34%
2031-32	146.79%	-90.29%	56.50%	37.86%	0.00%	4.28%
2032-33	140.68%	-82.83%	57.85%	37.09%	0.00%	3.93%
2033-34	139.72%	-81.99%	57.73%	37.28%	0.00%	3.88%
2034-35	134.41%	-75.53%	58.88%	36.61%	0.00%	3.57%
2035-36	133.60%	-74.85%	58.76%	36.79%	0.00%	3.53%

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 BRISTOW, 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	\$2,025,280	\$8.37000	\$16,952
2026-27	\$2,210,484	\$7.97184	\$17,622
2027-28	\$2,241,089	\$8.12444	\$18,208
2028-29	\$2,463,127	\$7.66918	\$18,890
2029-30	\$2,499,732	\$7.80067	\$19,500
2030-31	\$2,739,578	\$7.37181	\$20,196
2031-32	\$2,776,183	\$7.48525	\$20,780
2032-33	\$3,028,350	\$7.09650	\$21,491
2033-34	\$3,064,955	\$7.19515	\$22,053
2034-35	\$3,329,980	\$6.84024	\$22,778
2035-36	\$3,366,585	\$6.92660	\$23,319

CITY OF BRISTOW, 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	\$2,025,280	\$8.37000	\$16,952
2026-27	\$2,095,956	\$8.28713	\$17,369
2027-28	\$2,151,578	\$8.28713	\$17,830
2028-29	\$2,247,771	\$8.10000	\$18,207
2029-30	\$2,305,734	\$8.10000	\$18,676
2030-31	\$2,407,645	\$8.10000	\$19,502
2031-32	\$2,468,067	\$8.10000	\$19,991
2032-33	\$2,575,991	\$8.10000	\$20,866
2033-34	\$2,639,007	\$8.10000	\$21,376
2034-35	\$2,753,257	\$8.10000	\$22,301
2035-36	\$2,818,998	\$8.10000	\$22,834

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	\$114,528	(\$0.31529)	\$252
2027-28	\$89,511	(\$0.16269)	\$377
2028-29	\$215,357	(\$0.43082)	\$683
2029-30	\$193,998	(\$0.29933)	\$823
2030-31	\$331,933	(\$0.72819)	\$694
2031-32	\$308,116	(\$0.61475)	\$789
2032-33	\$452,360	(\$1.00350)	\$625
2033-34	\$425,948	(\$0.90485)	\$677
2034-35	\$576,723	(\$1.25976)	\$476
2035-36	\$547,587	(\$1.17340)	\$485

CITY OF BRISTOW, 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	\$199	\$455	\$50,000	\$51,515	\$199	\$380	\$50,000	\$58,947	\$179	\$66	\$153	\$66	\$199	\$435
\$100,000	\$123,480	\$397	\$910	\$100,000	\$103,030	\$397	\$760	\$100,000	\$117,894	\$378	\$501	\$352	\$501	\$397	\$869
\$150,000	\$185,220	\$596	\$1,365	\$150,000	\$154,545	\$596	\$1,139	\$150,000	\$176,842	\$576	\$935	\$550	\$935	\$596	\$1,304
\$200,000	\$246,960	\$972	\$1,821	\$200,000	\$206,060	\$972	\$1,519	\$200,000	\$235,789	\$775	\$1,370	\$749	\$1,370	\$794	\$1,738
\$250,000	\$308,700	\$1,349	\$2,276	\$250,000	\$257,575	\$1,349	\$1,899	\$250,000	\$294,736	\$973	\$1,804	\$947	\$1,804	\$993	\$2,173
\$300,000	\$370,440	\$1,725	\$2,731	\$300,000	\$309,090	\$1,725	\$2,279	\$300,000	\$353,683	\$1,172	\$2,239	\$1,146	\$2,239	\$1,191	\$2,607
\$400,000	\$493,920	\$2,479	\$3,641	\$400,000	\$412,120	\$2,479	\$3,038	\$400,000	\$471,578	\$1,569	\$3,108	\$1,543	\$3,108	\$1,588	\$3,476
\$500,000	\$617,400	\$3,232	\$4,551	\$500,000	\$515,151	\$3,232	\$3,798	\$500,000	\$589,472	\$1,966	\$3,977	\$1,940	\$3,977	\$1,985	\$4,345
\$600,000	\$740,880	\$3,985	\$5,462	\$600,000	\$618,181	\$3,985	\$4,557	\$600,000	\$707,366	\$2,363	\$4,846	\$2,337	\$4,846	\$2,382	\$5,215
\$700,000	\$864,360	\$4,739	\$6,372	\$700,000	\$721,211	\$4,739	\$5,317	\$700,000	\$825,261	\$2,760	\$5,715	\$2,734	\$5,715	\$2,779	\$6,084
\$800,000	\$987,840	\$5,492	\$7,282	\$800,000	\$824,241	\$5,492	\$6,076	\$800,000	\$943,155	\$3,157	\$6,584	\$3,131	\$6,584	\$3,176	\$6,953
\$900,000	\$1,111,320	\$6,245	\$8,192	\$900,000	\$927,271	\$6,245	\$6,836	\$900,000	\$1,061,050	\$3,554	\$7,453	\$3,528	\$7,453	\$3,573	\$7,822
\$1,000,000	\$1,234,800	\$6,999	\$9,103	\$1,000,000	\$1,030,301	\$6,999	\$7,595	\$1,000,000	\$1,178,944	\$3,951	\$8,322	\$3,925	\$8,322	\$3,970	\$8,691
\$2,000,000	\$2,469,600	\$14,532	\$18,205	\$2,000,000	\$2,060,602	\$14,532	\$15,190	\$2,000,000	\$2,357,888	\$7,921	\$17,013	\$7,895	\$17,013	\$7,940	\$17,382
\$3,000,000	\$3,704,400	\$22,065	\$27,308	\$3,000,000	\$3,090,903	\$22,065	\$22,786	\$3,000,000	\$3,536,832	\$11,891	\$25,704	\$11,865	\$25,704	\$11,910	\$26,073
\$4,000,000	\$4,939,200	\$29,598	\$36,411	\$4,000,000	\$4,121,204	\$29,598	\$30,381	\$4,000,000	\$4,715,776	\$15,861	\$34,395	\$15,835	\$34,395	\$15,880	\$34,764
\$5,000,000	\$6,174,000	\$37,131	\$45,514	\$5,000,000	\$5,151,505	\$37,131	\$37,976	\$5,000,000	\$5,894,720	\$19,831	\$43,086	\$19,805	\$43,086	\$19,850	\$43,455
\$6,000,000	\$7,408,800	\$44,664	\$54,616	\$6,000,000	\$6,181,806	\$44,664	\$45,571	\$6,000,000	\$7,073,664	\$23,801	\$51,777	\$23,775	\$51,777	\$23,820	\$52,146
\$7,000,000	\$8,643,600	\$52,197	\$63,719	\$7,000,000	\$7,212,107	\$52,197	\$53,166	\$7,000,000	\$8,252,608	\$27,771	\$60,468	\$27,745	\$60,468	\$27,790	\$60,837
\$8,000,000	\$9,878,400	\$59,730	\$72,822	\$8,000,000	\$8,242,408	\$59,730	\$60,761	\$8,000,000	\$9,431,552	\$31,741	\$69,159	\$31,715	\$69,159	\$31,760	\$69,528
\$9,000,000	\$11,113,200	\$67,263	\$81,924	\$9,000,000	\$9,272,709	\$67,263	\$68,357	\$9,000,000	\$10,610,496	\$35,711	\$77,850	\$35,685	\$77,850	\$35,730	\$78,219
\$10,000,000	\$12,348,000	\$74,796	\$91,027	\$10,000,000	\$10,303,010	\$74,796	\$75,952	\$10,000,000	\$11,789,440	\$39,681	\$86,541	\$39,655	\$86,541	\$39,700	\$86,910
\$15,000,000	\$18,522,000	\$112,461	\$136,541	\$15,000,000	\$15,454,515	\$112,461	\$113,928	\$15,000,000	\$17,684,160	\$59,531	\$129,996	\$59,505	\$129,996	\$59,550	\$130,364
\$20,000,000	\$24,696,000	\$150,126	\$182,054	\$20,000,000	\$20,606,020	\$150,126	\$151,904	\$20,000,000	\$23,578,880	\$79,381	\$173,450	\$79,355	\$173,450	\$79,400	\$173,819
\$25,000,000	\$30,870,000	\$187,791	\$227,568	\$25,000,000	\$25,757,525	\$187,791	\$189,880	\$25,000,000	\$29,473,600	\$99,231	\$216,905	\$99,206	\$216,905	\$99,251	\$217,274
\$30,000,000	\$37,044,000	\$225,456	\$273,081	\$30,000,000	\$30,909,030	\$225,456	\$227,855	\$30,000,000	\$35,368,320	\$119,081	\$260,360	\$119,056	\$260,360	\$119,101	\$260,729
\$35,000,000	\$43,218,000	\$263,121	\$318,595	\$35,000,000	\$36,060,535	\$263,121	\$265,831	\$35,000,000	\$41,263,040	\$138,932	\$303,815	\$138,906	\$303,815	\$138,951	\$304,183
\$40,000,000	\$49,392,000	\$300,786	\$364,108	\$40,000,000	\$41,212,040	\$300,786	\$303,807	\$40,000,000	\$47,157,760	\$158,782	\$347,269	\$158,756	\$347,269	\$158,801	\$347,638
\$45,000,000	\$55,566,000	\$338,451	\$409,622	\$45,000,000	\$46,363,545	\$338,451	\$341,783	\$45,000,000	\$53,052,480	\$178,632	\$390,724	\$178,606	\$390,724	\$178,651	\$391,093
\$50,000,000	\$61,740,000	\$376,116	\$455,136	\$50,000,000	\$51,515,050	\$376,116	\$379,759	\$50,000,000	\$58,947,200	\$198,482	\$434,179	\$198,456	\$434,179	\$198,501	\$434,548

CITY OF BRISTOW, 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	\$257	129.29%	\$181	91.31%	(\$113)	(63.20%)	(\$87)	(57.01%)	\$236	118.91%
\$100,000	\$513	129.29%	\$363	91.31%	\$123	32.50%	\$149	42.21%	\$472	118.91%
\$150,000	\$770	129.29%	\$544	91.31%	\$359	62.27%	\$385	69.87%	\$708	118.91%
\$200,000	\$848	87.27%	\$547	56.25%	\$595	76.78%	\$621	82.87%	\$944	118.91%
\$250,000	\$927	68.72%	\$550	40.78%	\$831	85.37%	\$857	90.42%	\$1,180	118.91%
\$300,000	\$1,005	58.27%	\$553	32.06%	\$1,067	91.06%	\$1,093	95.36%	\$1,416	118.91%
\$400,000	\$1,162	46.89%	\$559	22.56%	\$1,539	98.11%	\$1,565	101.42%	\$1,888	118.91%
\$500,000	\$1,319	40.82%	\$566	17.50%	\$2,011	102.31%	\$2,037	105.00%	\$2,360	118.91%
\$600,000	\$1,476	37.04%	\$572	14.35%	\$2,483	105.10%	\$2,509	107.36%	\$2,833	118.91%
\$700,000	\$1,633	34.47%	\$578	12.20%	\$2,955	107.09%	\$2,981	109.04%	\$3,305	118.91%
\$800,000	\$1,790	32.60%	\$584	10.64%	\$3,427	108.57%	\$3,453	110.29%	\$3,777	118.91%
\$900,000	\$1,947	31.18%	\$590	9.45%	\$3,899	109.73%	\$3,925	111.26%	\$4,249	118.91%
\$1,000,000	\$2,104	30.07%	\$597	8.53%	\$4,372	110.65%	\$4,397	112.04%	\$4,721	118.91%
\$2,000,000	\$3,674	25.28%	\$659	4.53%	\$9,093	114.79%	\$9,118	115.50%	\$9,442	118.91%
\$3,000,000	\$5,244	23.76%	\$721	3.27%	\$13,813	116.17%	\$13,839	116.64%	\$14,163	118.91%
\$4,000,000	\$6,813	23.02%	\$783	2.65%	\$18,534	116.86%	\$18,560	117.21%	\$18,884	118.91%
\$5,000,000	\$8,383	22.58%	\$845	2.28%	\$23,255	117.27%	\$23,281	117.55%	\$23,605	118.91%
\$6,000,000	\$9,953	22.28%	\$908	2.03%	\$27,976	117.54%	\$28,002	117.78%	\$28,326	118.91%
\$7,000,000	\$11,522	22.08%	\$970	1.86%	\$32,697	117.74%	\$32,723	117.94%	\$33,046	118.91%
\$8,000,000	\$13,092	21.92%	\$1,032	1.73%	\$37,418	117.89%	\$37,444	118.06%	\$37,767	118.91%
\$9,000,000	\$14,662	21.80%	\$1,094	1.63%	\$42,139	118.00%	\$42,165	118.16%	\$42,488	118.91%
\$10,000,000	\$16,232	21.70%	\$1,156	1.55%	\$46,860	118.09%	\$46,886	118.23%	\$47,209	118.91%
\$15,000,000	\$24,080	21.41%	\$1,467	1.30%	\$70,465	118.37%	\$70,490	118.46%	\$70,814	118.91%
\$20,000,000	\$31,929	21.27%	\$1,778	1.18%	\$94,069	118.50%	\$94,095	118.57%	\$94,419	118.91%
\$25,000,000	\$39,777	21.18%	\$2,089	1.11%	\$117,674	118.59%	\$117,700	118.64%	\$118,023	118.91%
\$30,000,000	\$47,626	21.12%	\$2,400	1.06%	\$141,278	118.64%	\$141,304	118.69%	\$141,628	118.91%
\$35,000,000	\$55,474	21.08%	\$2,711	1.03%	\$164,883	118.68%	\$164,909	118.72%	\$165,232	118.91%
\$40,000,000	\$63,323	21.05%	\$3,022	1.00%	\$188,488	118.71%	\$188,514	118.74%	\$188,837	118.91%
\$45,000,000	\$71,171	21.03%	\$3,333	0.98%	\$212,092	118.73%	\$212,118	118.76%	\$212,442	118.91%
\$50,000,000	\$79,020	21.01%	\$3,644	0.97%	\$235,697	118.75%	\$235,723	118.78%	\$236,046	118.91%