

CITY OF CASTALIA, 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	\$30,441	\$0	\$30,441	
2026-27	\$5.46710	\$31,050	\$5	\$31,055	2.0%
2027-28	\$5.50239	\$31,210	\$5	\$31,216	0.5%
2028-29	\$5.31359	\$31,840	\$5	\$31,845	2.0%
2029-30	\$5.34035	\$32,004	\$5	\$32,009	0.5%
2030-31	\$5.15449	\$32,650	\$5	\$32,655	2.0%
2031-32	\$5.18044	\$32,818	\$5	\$32,823	0.5%
2032-33	\$5.00435	\$33,479	\$5	\$33,484	2.0%
2033-34	\$5.02953	\$33,652	\$5	\$33,657	0.5%
2034-35	\$4.86238	\$34,330	\$5	\$34,334	2.0%
2035-36	\$4.88684	\$34,506	\$5	\$34,511	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	\$8,519,183	\$3,758,133	\$0	\$3,758,133
2026-27	\$6,488,095	\$5,680,341	\$0	\$5,680,341
2027-28	\$6,480,850	\$5,673,096	\$0	\$5,673,096
2028-29	\$6,800,889	\$5,993,135	\$0	\$5,993,135
2029-30	\$6,801,644	\$5,993,890	\$0	\$5,993,890
2030-31	\$7,142,945	\$6,335,191	\$0	\$6,335,191
2031-32	\$7,143,700	\$6,335,946	\$0	\$6,335,946
2032-33	\$7,498,798	\$6,691,044	\$0	\$6,691,044
2033-34	\$7,499,552	\$6,691,798	\$0	\$6,691,798
2034-35	\$7,869,004	\$7,061,250	\$0	\$7,061,250
2035-36	\$7,869,759	\$7,062,005	\$0	\$7,062,005

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.03%	-2.75%	89.28%	2.09%	0.00%	1.30%
2026-27	139.95%	-49.51%	90.44%	3.26%	0.00%	0.86%
2027-28	140.14%	-49.72%	90.43%	3.27%	0.00%	0.86%
2028-29	137.98%	-47.20%	90.78%	3.25%	0.00%	0.82%
2029-30	137.98%	-47.20%	90.78%	3.25%	0.00%	0.82%
2030-31	135.78%	-44.66%	91.13%	3.23%	0.00%	0.77%
2031-32	135.78%	-44.65%	91.13%	3.23%	0.00%	0.77%
2032-33	133.73%	-42.29%	91.45%	3.21%	0.00%	0.73%
2033-34	133.73%	-42.29%	91.45%	3.21%	0.00%	0.73%
2034-35	131.82%	-40.08%	91.74%	3.19%	0.00%	0.69%
2035-36	131.82%	-40.07%	91.74%	3.19%	0.00%	0.69%

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 CASTALIA, 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	\$3,758,133	\$8.10000	\$30,441
2026-27	\$5,680,341	\$5.46710	\$31,055
2027-28	\$5,673,096	\$5.50239	\$31,216
2028-29	\$5,993,135	\$5.31359	\$31,845
2029-30	\$5,993,890	\$5.34035	\$32,009
2030-31	\$6,335,191	\$5.15449	\$32,655
2031-32	\$6,335,946	\$5.18044	\$32,823
2032-33	\$6,691,044	\$5.00435	\$33,484
2033-34	\$6,691,798	\$5.02953	\$33,657
2034-35	\$7,061,250	\$4.86238	\$34,334
2035-36	\$7,062,005	\$4.88684	\$34,511

CITY OF CASTALIA, 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	\$3,758,133	\$8.10000	\$30,441
2026-27	\$3,762,060	\$8.10000	\$30,473
2027-28	\$3,837,080	\$8.10000	\$31,080
2028-29	\$3,947,687	\$8.10000	\$31,976
2029-30	\$4,026,631	\$8.10000	\$32,616
2030-31	\$4,143,020	\$8.10000	\$33,558
2031-32	\$4,226,084	\$8.10000	\$34,231
2032-33	\$4,348,552	\$8.10000	\$35,223
2033-34	\$4,435,965	\$8.10000	\$35,931
2034-35	\$4,564,837	\$8.10000	\$36,975
2035-36	\$4,656,814	\$8.10000	\$37,720

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	\$1,918,281	(\$2.63290)	\$582
2027-28	\$1,836,016	(\$2.59761)	\$135
2028-29	\$2,045,449	(\$2.78641)	-\$131
2029-30	\$1,967,259	(\$2.75965)	-\$606
2030-31	\$2,192,171	(\$2.94551)	-\$904
2031-32	\$2,109,862	(\$2.91956)	-\$1,408
2032-33	\$2,342,491	(\$3.09565)	-\$1,739
2033-34	\$2,255,833	(\$3.07047)	-\$2,275
2034-35	\$2,496,413	(\$3.23762)	-\$2,641
2035-36	\$2,405,191	(\$3.21316)	-\$3,209

CITY OF CASTALIA, 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	\$318	\$50,000	\$51,515	\$192	\$266	\$50,000	\$58,947	\$173	\$46	\$148	\$46	\$192	\$304
\$100,000	\$123,480	\$384	\$636	\$100,000	\$103,030	\$384	\$531	\$100,000	\$117,894	\$366	\$350	\$341	\$350	\$384	\$608
\$150,000	\$185,220	\$576	\$955	\$150,000	\$154,545	\$576	\$797	\$150,000	\$176,842	\$558	\$654	\$533	\$654	\$576	\$912
\$200,000	\$246,960	\$941	\$1,273	\$200,000	\$206,060	\$941	\$1,062	\$200,000	\$235,789	\$750	\$958	\$725	\$958	\$768	\$1,215
\$250,000	\$308,700	\$1,305	\$1,591	\$250,000	\$257,575	\$1,305	\$1,328	\$250,000	\$294,736	\$942	\$1,261	\$917	\$1,261	\$960	\$1,519
\$300,000	\$370,440	\$1,670	\$1,909	\$300,000	\$309,090	\$1,670	\$1,593	\$300,000	\$353,683	\$1,134	\$1,565	\$1,109	\$1,565	\$1,153	\$1,823
\$400,000	\$493,920	\$2,399	\$2,546	\$400,000	\$412,120	\$2,399	\$2,124	\$400,000	\$471,578	\$1,518	\$2,173	\$1,493	\$2,173	\$1,537	\$2,431
\$500,000	\$617,400	\$3,128	\$3,182	\$500,000	\$515,151	\$3,128	\$2,655	\$500,000	\$589,472	\$1,902	\$2,781	\$1,877	\$2,781	\$1,921	\$3,038
\$600,000	\$740,880	\$3,857	\$3,819	\$600,000	\$618,181	\$3,857	\$3,186	\$600,000	\$707,366	\$2,287	\$3,388	\$2,262	\$3,388	\$2,305	\$3,646
\$700,000	\$864,360	\$4,586	\$4,455	\$700,000	\$721,211	\$4,586	\$3,717	\$700,000	\$825,261	\$2,671	\$3,996	\$2,646	\$3,996	\$2,689	\$4,254
\$800,000	\$987,840	\$5,315	\$5,092	\$800,000	\$824,241	\$5,315	\$4,249	\$800,000	\$943,155	\$3,055	\$4,604	\$3,030	\$4,604	\$3,074	\$4,861
\$900,000	\$1,111,320	\$6,044	\$5,728	\$900,000	\$927,271	\$6,044	\$4,780	\$900,000	\$1,061,050	\$3,439	\$5,211	\$3,414	\$5,211	\$3,458	\$5,469
\$1,000,000	\$1,234,800	\$6,773	\$6,365	\$1,000,000	\$1,030,301	\$6,773	\$5,311	\$1,000,000	\$1,178,944	\$3,823	\$5,819	\$3,798	\$5,819	\$3,842	\$6,077
\$2,000,000	\$2,469,600	\$14,063	\$12,730	\$2,000,000	\$2,060,602	\$14,063	\$10,621	\$2,000,000	\$2,357,888	\$7,665	\$11,896	\$7,640	\$11,896	\$7,684	\$12,154
\$3,000,000	\$3,704,400	\$21,353	\$19,094	\$3,000,000	\$3,090,903	\$21,353	\$15,932	\$3,000,000	\$3,536,832	\$11,507	\$17,973	\$11,482	\$17,973	\$11,526	\$18,231
\$4,000,000	\$4,939,200	\$28,643	\$25,459	\$4,000,000	\$4,121,204	\$28,643	\$21,243	\$4,000,000	\$4,715,776	\$15,349	\$24,050	\$15,324	\$24,050	\$15,368	\$24,307
\$5,000,000	\$6,174,000	\$35,933	\$31,824	\$5,000,000	\$5,151,505	\$35,933	\$26,553	\$5,000,000	\$5,894,720	\$19,191	\$30,127	\$19,166	\$30,127	\$19,210	\$30,384
\$6,000,000	\$7,408,800	\$43,223	\$38,189	\$6,000,000	\$6,181,806	\$43,223	\$31,864	\$6,000,000	\$7,073,664	\$23,033	\$36,203	\$23,008	\$36,203	\$23,052	\$36,461
\$7,000,000	\$8,643,600	\$50,513	\$44,553	\$7,000,000	\$7,212,107	\$50,513	\$37,175	\$7,000,000	\$8,252,608	\$26,875	\$42,280	\$26,850	\$42,280	\$26,894	\$42,538
\$8,000,000	\$9,878,400	\$57,803	\$50,918	\$8,000,000	\$8,242,408	\$57,803	\$42,485	\$8,000,000	\$9,431,552	\$30,717	\$48,357	\$30,692	\$48,357	\$30,736	\$48,615
\$9,000,000	\$11,113,200	\$65,093	\$57,283	\$9,000,000	\$9,272,709	\$65,093	\$47,796	\$9,000,000	\$10,610,496	\$34,559	\$54,434	\$34,534	\$54,434	\$34,578	\$54,692
\$10,000,000	\$12,348,000	\$72,383	\$63,648	\$10,000,000	\$10,303,010	\$72,383	\$53,107	\$10,000,000	\$11,789,440	\$38,401	\$60,511	\$38,376	\$60,511	\$38,420	\$60,769
\$15,000,000	\$18,522,000	\$108,833	\$95,471	\$15,000,000	\$15,454,515	\$108,833	\$79,660	\$15,000,000	\$17,684,160	\$57,611	\$90,895	\$57,586	\$90,895	\$57,629	\$91,153
\$20,000,000	\$24,696,000	\$145,283	\$127,295	\$20,000,000	\$20,606,020	\$145,283	\$106,214	\$20,000,000	\$23,578,880	\$76,821	\$121,279	\$76,796	\$121,279	\$76,839	\$121,537
\$25,000,000	\$30,870,000	\$181,733	\$159,119	\$25,000,000	\$25,757,525	\$181,733	\$132,767	\$25,000,000	\$29,473,600	\$96,030	\$151,664	\$96,005	\$151,664	\$96,049	\$151,921
\$30,000,000	\$37,044,000	\$218,183	\$190,943	\$30,000,000	\$30,909,030	\$218,183	\$159,320	\$30,000,000	\$35,368,320	\$115,240	\$182,048	\$115,215	\$182,048	\$115,259	\$182,306
\$35,000,000	\$43,218,000	\$254,633	\$222,767	\$35,000,000	\$36,060,535	\$254,633	\$185,874	\$35,000,000	\$41,263,040	\$134,450	\$212,432	\$134,425	\$212,432	\$134,469	\$212,690
\$40,000,000	\$49,392,000	\$291,083	\$254,591	\$40,000,000	\$41,212,040	\$291,083	\$212,427	\$40,000,000	\$47,157,760	\$153,660	\$242,816	\$153,635	\$242,816	\$153,678	\$243,074
\$45,000,000	\$55,566,000	\$327,533	\$286,414	\$45,000,000	\$46,363,545	\$327,533	\$238,980	\$45,000,000	\$53,052,480	\$172,870	\$273,201	\$172,845	\$273,201	\$172,888	\$273,458
\$50,000,000	\$61,740,000	\$363,983	\$318,238	\$50,000,000	\$51,515,050	\$363,983	\$265,534	\$50,000,000	\$58,947,200	\$192,079	\$303,585	\$192,054	\$303,585	\$192,098	\$303,843

CITY OF CASTALIA, 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	\$126	65.66%	\$73	38.23%	(\$127)	(73.41%)	(\$102)	(68.94%)	\$112	58.17%
\$100,000	\$252	65.66%	\$147	38.23%	(\$16)	(4.27%)	\$9	2.75%	\$223	58.17%
\$150,000	\$378	65.66%	\$220	38.23%	\$96	17.24%	\$121	22.74%	\$335	58.17%
\$200,000	\$332	35.31%	\$121	12.90%	\$208	27.73%	\$233	32.13%	\$447	58.17%
\$250,000	\$286	21.90%	\$22	1.71%	\$320	33.94%	\$345	37.58%	\$559	58.17%
\$300,000	\$240	14.35%	(\$77)	(4.59%)	\$431	38.04%	\$456	41.15%	\$670	58.17%
\$400,000	\$147	6.13%	(\$275)	(11.44%)	\$655	43.14%	\$680	45.53%	\$894	58.17%
\$500,000	\$55	1.75%	(\$472)	(15.11%)	\$878	46.17%	\$903	48.12%	\$1,117	58.17%
\$600,000	(\$38)	(0.98%)	(\$670)	(17.38%)	\$1,102	48.19%	\$1,127	49.82%	\$1,341	58.17%
\$700,000	(\$130)	(2.84%)	(\$868)	(18.94%)	\$1,325	49.62%	\$1,350	51.04%	\$1,564	58.17%
\$800,000	(\$223)	(4.20%)	(\$1,066)	(20.06%)	\$1,549	50.70%	\$1,574	51.94%	\$1,788	58.17%
\$900,000	(\$316)	(5.22%)	(\$1,264)	(20.92%)	\$1,772	51.53%	\$1,797	52.64%	\$2,011	58.17%
\$1,000,000	(\$408)	(6.02%)	(\$1,462)	(21.59%)	\$1,996	52.20%	\$2,021	53.20%	\$2,235	58.17%
\$2,000,000	(\$1,333)	(9.48%)	(\$3,441)	(24.47%)	\$4,231	55.19%	\$4,256	55.70%	\$4,470	58.17%
\$3,000,000	(\$2,259)	(10.58%)	(\$5,421)	(25.39%)	\$6,466	56.19%	\$6,491	56.53%	\$6,705	58.17%
\$4,000,000	(\$3,184)	(11.12%)	(\$7,400)	(25.84%)	\$8,700	56.68%	\$8,725	56.94%	\$8,940	58.17%
\$5,000,000	(\$4,109)	(11.44%)	(\$9,379)	(26.10%)	\$10,935	56.98%	\$10,960	57.19%	\$11,174	58.17%
\$6,000,000	(\$5,034)	(11.65%)	(\$11,359)	(26.28%)	\$13,170	57.18%	\$13,195	57.35%	\$13,409	58.17%
\$7,000,000	(\$5,959)	(11.80%)	(\$13,338)	(26.41%)	\$15,405	57.32%	\$15,430	57.47%	\$15,644	58.17%
\$8,000,000	(\$6,885)	(11.91%)	(\$15,317)	(26.50%)	\$17,640	57.43%	\$17,665	57.56%	\$17,879	58.17%
\$9,000,000	(\$7,810)	(12.00%)	(\$17,297)	(26.57%)	\$19,875	57.51%	\$19,900	57.62%	\$20,114	58.17%
\$10,000,000	(\$8,735)	(12.07%)	(\$19,276)	(26.63%)	\$22,110	57.58%	\$22,135	57.68%	\$22,349	58.17%
\$15,000,000	(\$13,361)	(12.28%)	(\$29,173)	(26.81%)	\$33,284	57.77%	\$33,309	57.84%	\$33,523	58.17%
\$20,000,000	(\$17,988)	(12.38%)	(\$39,069)	(26.89%)	\$44,459	57.87%	\$44,484	57.92%	\$44,698	58.17%
\$25,000,000	(\$22,614)	(12.44%)	(\$48,966)	(26.94%)	\$55,633	57.93%	\$55,658	57.97%	\$55,872	58.17%
\$30,000,000	(\$27,240)	(12.48%)	(\$58,863)	(26.98%)	\$66,808	57.97%	\$66,833	58.01%	\$67,047	58.17%
\$35,000,000	(\$31,866)	(12.51%)	(\$68,759)	(27.00%)	\$77,982	58.00%	\$78,007	58.03%	\$78,221	58.17%
\$40,000,000	(\$36,492)	(12.54%)	(\$78,656)	(27.02%)	\$89,157	58.02%	\$89,182	58.05%	\$89,396	58.17%
\$45,000,000	(\$41,118)	(12.55%)	(\$88,552)	(27.04%)	\$100,331	58.04%	\$100,356	58.06%	\$100,570	58.17%
\$50,000,000	(\$45,745)	(12.57%)	(\$98,449)	(27.05%)	\$111,506	58.05%	\$111,531	58.07%	\$111,745	58.17%