

CITY OF BUFFALO, 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	\$8.01980	\$725,447	\$0	\$725,447	
2026-27	\$5.45096	\$739,956	\$15,568	\$755,524	4.1%
2027-28	\$5.56564	\$770,217	\$15,895	\$786,113	4.0%
2028-29	\$5.47533	\$801,835	\$15,638	\$817,472	4.0%
2029-30	\$5.58211	\$832,465	\$15,943	\$848,407	3.8%
2030-31	\$5.49238	\$865,376	\$15,686	\$881,062	3.8%
2031-32	\$5.59194	\$896,082	\$15,971	\$912,053	3.5%
2032-33	\$5.50432	\$930,294	\$15,720	\$946,015	3.7%
2033-34	\$5.59733	\$961,048	\$15,986	\$977,034	3.3%
2034-35	\$5.51157	\$996,574	\$15,741	\$1,012,315	3.6%
2035-36	\$5.59863	\$1,027,353	\$15,990	\$1,043,343	3.1%

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	\$142,588,785	\$90,457,026	\$0	\$90,457,026
2026-27	\$141,685,996	\$138,603,970	\$0	\$138,603,970
2027-28	\$144,325,898	\$141,243,872	\$0	\$141,243,872
2028-29	\$152,383,005	\$149,300,979	\$0	\$149,300,979
2029-30	\$155,068,907	\$151,986,881	\$0	\$151,986,881
2030-31	\$163,497,422	\$160,415,396	\$0	\$160,415,396
2031-32	\$166,183,324	\$163,101,298	\$0	\$163,101,298
2032-33	\$174,949,722	\$171,867,696	\$0	\$171,867,696
2033-34	\$177,635,625	\$174,553,599	\$0	\$174,553,599
2034-35	\$186,752,910	\$183,670,884	\$0	\$183,670,884
2035-36	\$189,438,812	\$186,356,786	\$0	\$186,356,786

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	40.32%	-0.66%	39.66%	27.10%	30.82%	0.37%
2026-27	61.03%	-11.14%	49.89%	23.72%	24.44%	0.24%
2027-28	60.43%	-11.08%	49.35%	23.27%	25.47%	0.24%
2028-29	59.96%	-10.62%	49.35%	23.12%	25.73%	0.22%
2029-30	59.41%	-10.54%	48.87%	22.71%	26.65%	0.22%
2030-31	59.02%	-10.08%	48.93%	22.59%	26.81%	0.21%
2031-32	58.51%	-10.02%	48.49%	22.22%	27.65%	0.20%
2032-33	58.20%	-9.60%	48.59%	22.14%	27.72%	0.19%
2033-34	57.74%	-9.55%	48.19%	21.80%	28.49%	0.19%
2034-35	57.48%	-9.16%	48.32%	21.75%	28.48%	0.18%
2035-36	57.07%	-9.12%	47.94%	21.44%	29.19%	0.18%

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 BUFFALO, 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	\$90,457,026	\$8.01980	\$725,447
2026-27	\$138,603,970	\$5.45096	\$755,524
2027-28	\$141,243,872	\$5.56564	\$786,113
2028-29	\$149,300,979	\$5.47533	\$817,472
2029-30	\$151,986,881	\$5.58211	\$848,407
2030-31	\$160,415,396	\$5.49238	\$881,062
2031-32	\$163,101,298	\$5.59194	\$912,053
2032-33	\$171,867,696	\$5.50432	\$946,015
2033-34	\$174,553,599	\$5.59733	\$977,034
2034-35	\$183,670,884	\$5.51157	\$1,012,315
2035-36	\$186,356,786	\$5.59863	\$1,043,343

CITY OF BUFFALO, 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	\$90,457,026	\$8.01980	\$725,447
2026-27	\$95,785,632	\$7.86255	\$753,119
2027-28	\$98,770,565	\$7.78470	\$768,900
2028-29	\$103,785,611	\$7.78470	\$807,940
2029-30	\$106,830,882	\$7.78470	\$831,647
2030-31	\$112,038,761	\$7.78470	\$872,189
2031-32	\$115,147,414	\$7.78470	\$896,389
2032-33	\$120,556,390	\$7.78470	\$938,496
2033-34	\$123,731,914	\$7.78470	\$963,216
2034-35	\$129,350,766	\$7.78470	\$1,006,957
2035-36	\$132,596,531	\$7.78470	\$1,032,225

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	\$42,818,338	(\$2.41159)	\$2,405
2027-28	\$42,473,307	(\$2.21906)	\$17,213
2028-29	\$45,515,368	(\$2.30937)	\$9,532
2029-30	\$45,156,000	(\$2.20259)	\$16,761
2030-31	\$48,376,635	(\$2.29232)	\$8,874
2031-32	\$47,953,884	(\$2.19276)	\$15,664
2032-33	\$51,311,306	(\$2.28038)	\$7,519
2033-34	\$50,821,685	(\$2.18737)	\$13,818
2034-35	\$54,320,118	(\$2.27313)	\$5,358
2035-36	\$53,760,255	(\$2.18607)	\$11,118

CITY OF BUFFALO, 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	\$339	\$50,000	\$51,515	\$190	\$283	\$50,000	\$58,947	\$172	\$49	\$147	\$49	\$190	\$324
\$100,000	\$123,480	\$380	\$678	\$100,000	\$103,030	\$380	\$566	\$100,000	\$117,894	\$362	\$373	\$337	\$373	\$380	\$648
\$150,000	\$185,220	\$571	\$1,017	\$150,000	\$154,545	\$571	\$849	\$150,000	\$176,842	\$552	\$697	\$527	\$697	\$571	\$971
\$200,000	\$246,960	\$931	\$1,356	\$200,000	\$206,060	\$931	\$1,132	\$200,000	\$235,789	\$742	\$1,020	\$718	\$1,020	\$761	\$1,295
\$250,000	\$308,700	\$1,292	\$1,695	\$250,000	\$257,575	\$1,292	\$1,415	\$250,000	\$294,736	\$933	\$1,344	\$908	\$1,344	\$951	\$1,619
\$300,000	\$370,440	\$1,653	\$2,035	\$300,000	\$309,090	\$1,653	\$1,698	\$300,000	\$353,683	\$1,123	\$1,668	\$1,098	\$1,668	\$1,141	\$1,943
\$400,000	\$493,920	\$2,375	\$2,713	\$400,000	\$412,120	\$2,375	\$2,264	\$400,000	\$471,578	\$1,503	\$2,315	\$1,478	\$2,315	\$1,522	\$2,590
\$500,000	\$617,400	\$3,097	\$3,391	\$500,000	\$515,151	\$3,097	\$2,829	\$500,000	\$589,472	\$1,884	\$2,963	\$1,859	\$2,963	\$1,902	\$3,238
\$600,000	\$740,880	\$3,819	\$4,069	\$600,000	\$618,181	\$3,819	\$3,395	\$600,000	\$707,366	\$2,264	\$3,611	\$2,239	\$3,611	\$2,282	\$3,885
\$700,000	\$864,360	\$4,540	\$4,747	\$700,000	\$721,211	\$4,540	\$3,961	\$700,000	\$825,261	\$2,644	\$4,258	\$2,620	\$4,258	\$2,663	\$4,533
\$800,000	\$987,840	\$5,262	\$5,426	\$800,000	\$824,241	\$5,262	\$4,527	\$800,000	\$943,155	\$3,025	\$4,906	\$3,000	\$4,906	\$3,043	\$5,180
\$900,000	\$1,111,320	\$5,984	\$6,104	\$900,000	\$927,271	\$5,984	\$5,093	\$900,000	\$1,061,050	\$3,405	\$5,553	\$3,380	\$5,553	\$3,424	\$5,828
\$1,000,000	\$1,234,800	\$6,706	\$6,782	\$1,000,000	\$1,030,301	\$6,706	\$5,659	\$1,000,000	\$1,178,944	\$3,785	\$6,201	\$3,761	\$6,201	\$3,804	\$6,475
\$2,000,000	\$2,469,600	\$13,924	\$13,564	\$2,000,000	\$2,060,602	\$13,924	\$11,318	\$2,000,000	\$2,357,888	\$7,589	\$12,676	\$7,565	\$12,676	\$7,608	\$12,950
\$3,000,000	\$3,704,400	\$21,141	\$20,346	\$3,000,000	\$3,090,903	\$21,141	\$16,976	\$3,000,000	\$3,536,832	\$11,393	\$19,151	\$11,369	\$19,151	\$11,412	\$19,426
\$4,000,000	\$4,939,200	\$28,359	\$27,128	\$4,000,000	\$4,121,204	\$28,359	\$22,635	\$4,000,000	\$4,715,776	\$15,197	\$25,626	\$15,173	\$25,626	\$15,216	\$25,901
\$5,000,000	\$6,174,000	\$35,577	\$33,910	\$5,000,000	\$5,151,505	\$35,577	\$28,294	\$5,000,000	\$5,894,720	\$19,001	\$32,101	\$18,976	\$32,101	\$19,020	\$32,376
\$6,000,000	\$7,408,800	\$42,795	\$40,692	\$6,000,000	\$6,181,806	\$42,795	\$33,953	\$6,000,000	\$7,073,664	\$22,805	\$38,577	\$22,780	\$38,577	\$22,824	\$38,851
\$7,000,000	\$8,643,600	\$50,013	\$47,474	\$7,000,000	\$7,212,107	\$50,013	\$39,612	\$7,000,000	\$8,252,608	\$26,609	\$45,052	\$26,584	\$45,052	\$26,627	\$45,326
\$8,000,000	\$9,878,400	\$57,230	\$54,256	\$8,000,000	\$8,242,408	\$57,230	\$45,270	\$8,000,000	\$9,431,552	\$30,413	\$51,527	\$30,388	\$51,527	\$30,431	\$51,802
\$9,000,000	\$11,113,200	\$64,448	\$61,038	\$9,000,000	\$9,272,709	\$64,448	\$50,929	\$9,000,000	\$10,610,496	\$34,217	\$58,002	\$34,192	\$58,002	\$34,235	\$58,277
\$10,000,000	\$12,348,000	\$71,666	\$67,820	\$10,000,000	\$10,303,010	\$71,666	\$56,588	\$10,000,000	\$11,789,440	\$38,021	\$64,477	\$37,996	\$64,477	\$38,039	\$64,752
\$15,000,000	\$18,522,000	\$107,755	\$101,730	\$15,000,000	\$15,454,515	\$107,755	\$84,882	\$15,000,000	\$17,684,160	\$57,040	\$96,854	\$57,016	\$96,854	\$57,059	\$97,128
\$20,000,000	\$24,696,000	\$143,844	\$135,640	\$20,000,000	\$20,606,020	\$143,844	\$113,176	\$20,000,000	\$23,578,880	\$76,060	\$129,230	\$76,035	\$129,230	\$76,078	\$129,504
\$25,000,000	\$30,870,000	\$179,933	\$169,550	\$25,000,000	\$25,757,525	\$179,933	\$141,470	\$25,000,000	\$29,473,600	\$95,080	\$161,606	\$95,055	\$161,606	\$95,098	\$161,880
\$30,000,000	\$37,044,000	\$216,023	\$203,460	\$30,000,000	\$30,909,030	\$216,023	\$169,764	\$30,000,000	\$35,368,320	\$114,099	\$193,982	\$114,074	\$193,982	\$114,118	\$194,256
\$35,000,000	\$43,218,000	\$252,112	\$237,370	\$35,000,000	\$36,060,535	\$252,112	\$198,058	\$35,000,000	\$41,263,040	\$133,119	\$226,358	\$133,094	\$226,358	\$133,137	\$226,632
\$40,000,000	\$49,392,000	\$288,201	\$271,280	\$40,000,000	\$41,212,040	\$288,201	\$226,352	\$40,000,000	\$47,157,760	\$152,138	\$258,734	\$152,114	\$258,734	\$152,157	\$259,008
\$45,000,000	\$55,566,000	\$324,290	\$305,190	\$45,000,000	\$46,363,545	\$324,290	\$254,646	\$45,000,000	\$53,052,480	\$171,158	\$291,110	\$171,133	\$291,110	\$171,176	\$291,384
\$50,000,000	\$61,740,000	\$360,379	\$339,100	\$50,000,000	\$51,515,050	\$360,379	\$282,940	\$50,000,000	\$58,947,200	\$190,178	\$323,486	\$190,153	\$323,486	\$190,196	\$323,760

CITY OF BUFFALO, 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	\$149	78.29%	\$93	48.76%	(\$123)	(71.39%)	(\$98)	(66.58%)	\$134	70.22%
\$100,000	\$298	78.29%	\$185	48.76%	\$11	3.03%	\$36	10.58%	\$267	70.22%
\$150,000	\$447	78.29%	\$278	48.76%	\$145	26.18%	\$169	32.09%	\$401	70.22%
\$200,000	\$425	45.62%	\$200	21.50%	\$278	37.46%	\$303	42.20%	\$534	70.22%
\$250,000	\$403	31.19%	\$122	9.47%	\$412	44.14%	\$436	48.07%	\$668	70.22%
\$300,000	\$381	23.07%	\$44	2.68%	\$545	48.56%	\$570	51.91%	\$801	70.22%
\$400,000	\$338	14.22%	(\$112)	(4.70%)	\$812	54.04%	\$837	56.62%	\$1,069	70.22%
\$500,000	\$294	9.50%	(\$267)	(8.64%)	\$1,079	57.31%	\$1,104	59.40%	\$1,336	70.22%
\$600,000	\$251	6.56%	(\$423)	(11.09%)	\$1,347	59.48%	\$1,371	61.24%	\$1,603	70.22%
\$700,000	\$207	4.56%	(\$579)	(12.76%)	\$1,614	61.03%	\$1,638	62.55%	\$1,870	70.22%
\$800,000	\$163	3.11%	(\$735)	(13.97%)	\$1,881	62.18%	\$1,906	63.52%	\$2,137	70.22%
\$900,000	\$120	2.00%	(\$891)	(14.89%)	\$2,148	63.08%	\$2,173	64.27%	\$2,404	70.22%
\$1,000,000	\$76	1.14%	(\$1,047)	(15.61%)	\$2,415	63.80%	\$2,440	64.88%	\$2,671	70.22%
\$2,000,000	(\$360)	(2.58%)	(\$2,606)	(18.72%)	\$5,086	67.02%	\$5,111	67.57%	\$5,343	70.22%
\$3,000,000	(\$795)	(3.76%)	(\$4,165)	(19.70%)	\$7,758	68.09%	\$7,782	68.46%	\$8,014	70.22%
\$4,000,000	(\$1,231)	(4.34%)	(\$5,724)	(20.18%)	\$10,429	68.62%	\$10,454	68.90%	\$10,685	70.22%
\$5,000,000	(\$1,667)	(4.69%)	(\$7,283)	(20.47%)	\$13,100	68.94%	\$13,125	69.16%	\$13,356	70.22%
\$6,000,000	(\$2,103)	(4.91%)	(\$8,842)	(20.66%)	\$15,772	69.16%	\$15,796	69.34%	\$16,028	70.22%
\$7,000,000	(\$2,539)	(5.08%)	(\$10,401)	(20.80%)	\$18,443	69.31%	\$18,468	69.47%	\$18,699	70.22%
\$8,000,000	(\$2,975)	(5.20%)	(\$11,960)	(20.90%)	\$21,114	69.42%	\$21,139	69.56%	\$21,370	70.22%
\$9,000,000	(\$3,410)	(5.29%)	(\$13,519)	(20.98%)	\$23,785	69.51%	\$23,810	69.64%	\$24,042	70.22%
\$10,000,000	(\$3,846)	(5.37%)	(\$15,078)	(21.04%)	\$26,457	69.58%	\$26,481	69.70%	\$26,713	70.22%
\$15,000,000	(\$6,025)	(5.59%)	(\$22,873)	(21.23%)	\$39,813	69.80%	\$39,838	69.87%	\$40,069	70.22%
\$20,000,000	(\$8,205)	(5.70%)	(\$30,668)	(21.32%)	\$53,170	69.90%	\$53,194	69.96%	\$53,426	70.22%
\$25,000,000	(\$10,384)	(5.77%)	(\$38,463)	(21.38%)	\$66,526	69.97%	\$66,551	70.01%	\$66,782	70.22%
\$30,000,000	(\$12,563)	(5.82%)	(\$46,258)	(21.41%)	\$79,882	70.01%	\$79,907	70.05%	\$80,139	70.22%
\$35,000,000	(\$14,742)	(5.85%)	(\$54,054)	(21.44%)	\$93,239	70.04%	\$93,264	70.07%	\$93,495	70.22%
\$40,000,000	(\$16,921)	(5.87%)	(\$61,849)	(21.46%)	\$106,595	70.06%	\$106,620	70.09%	\$106,852	70.22%
\$45,000,000	(\$19,100)	(5.89%)	(\$69,644)	(21.48%)	\$119,952	70.08%	\$119,977	70.11%	\$120,208	70.22%
\$50,000,000	(\$21,279)	(5.90%)	(\$77,439)	(21.49%)	\$133,308	70.10%	\$133,333	70.12%	\$133,564	70.22%