

CITY OF CHARITON, 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	\$8.79224	\$1,094,333	\$0	\$1,094,333	
2026-27	\$5.39709	\$1,116,220	\$11,324	\$1,127,544	3.0%
2027-28	\$5.45490	\$1,133,181	\$11,445	\$1,144,626	1.5%
2028-29	\$5.32354	\$1,167,518	\$11,170	\$1,178,688	3.0%
2029-30	\$5.37509	\$1,184,581	\$11,278	\$1,195,859	1.5%
2030-31	\$5.24246	\$1,219,777	\$10,999	\$1,230,776	2.9%
2031-32	\$5.29182	\$1,236,930	\$11,103	\$1,248,033	1.4%
2032-33	\$5.16191	\$1,272,992	\$10,830	\$1,283,823	2.9%
2033-34	\$5.20923	\$1,290,242	\$10,930	\$1,301,171	1.4%
2034-35	\$5.08204	\$1,327,195	\$10,663	\$1,337,858	2.8%
2035-36	\$5.12745	\$1,344,546	\$10,758	\$1,355,304	1.3%

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	\$271,023,627	\$124,465,795	\$2,185,384	\$126,651,179
2026-27	\$246,066,374	\$208,917,079	\$8,497,094	\$217,414,173
2027-28	\$250,008,487	\$209,834,460	\$11,521,826	\$221,356,286
2028-29	\$265,034,115	\$221,410,501	\$14,971,413	\$236,381,914
2029-30	\$269,129,996	\$222,481,650	\$17,996,145	\$240,477,795
2030-31	\$285,192,346	\$234,770,697	\$21,769,447	\$256,540,145
2031-32	\$289,288,227	\$235,841,847	\$24,794,179	\$260,636,026
2032-33	\$306,270,355	\$248,710,770	\$28,907,384	\$277,618,154
2033-34	\$310,366,236	\$249,781,920	\$31,932,116	\$281,714,035
2034-35	\$328,306,517	\$263,252,099	\$36,402,217	\$299,654,316
2035-36	\$332,402,398	\$264,323,248	\$39,426,949	\$303,750,197

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.53%	-2.01%	72.52%	19.74%	0.89%	3.37%
2026-27	101.90%	-25.80%	76.10%	18.37%	0.71%	1.96%
2027-28	102.17%	-25.88%	76.29%	18.27%	0.70%	1.93%
2028-29	101.46%	-24.71%	76.75%	18.17%	0.66%	1.80%
2029-30	101.65%	-24.71%	76.94%	18.07%	0.65%	1.77%
2030-31	100.90%	-23.54%	77.36%	17.98%	0.61%	1.66%
2031-32	101.09%	-23.57%	77.52%	17.89%	0.60%	1.64%
2032-33	100.37%	-22.48%	77.89%	17.82%	0.57%	1.54%
2033-34	100.55%	-22.51%	78.03%	17.74%	0.56%	1.51%
2034-35	99.85%	-21.49%	78.36%	17.68%	0.53%	1.42%
2035-36	100.03%	-21.54%	78.49%	17.60%	0.53%	1.40%

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 CHARITON, 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	\$124,465,795	\$8.79224	\$1,094,333
2026-27	\$208,917,079	\$5.39709	\$1,127,544
2027-28	\$209,834,460	\$5.45490	\$1,144,626
2028-29	\$221,410,501	\$5.32354	\$1,178,688
2029-30	\$222,481,650	\$5.37509	\$1,195,859
2030-31	\$234,770,697	\$5.24246	\$1,230,776
2031-32	\$235,841,847	\$5.29182	\$1,248,033
2032-33	\$248,710,770	\$5.16191	\$1,283,823
2033-34	\$249,781,920	\$5.20923	\$1,301,171
2034-35	\$263,252,099	\$5.08204	\$1,337,858
2035-36	\$264,323,248	\$5.12745	\$1,355,304

CITY OF CHARITON, 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	\$124,465,795	\$8.79224	\$1,094,333
2026-27	\$126,344,922	\$8.79224	\$1,110,855
2027-28	\$124,780,027	\$8.79224	\$1,097,096
2028-29	\$128,172,820	\$8.10000	\$1,038,200
2029-30	\$129,855,055	\$8.10000	\$1,051,826
2030-31	\$133,337,341	\$8.10000	\$1,080,032
2031-32	\$135,253,344	\$8.10000	\$1,095,552
2032-33	\$138,830,667	\$8.10000	\$1,124,528
2033-34	\$140,993,179	\$8.10000	\$1,142,045
2034-35	\$144,671,704	\$8.10000	\$1,171,841
2035-36	\$147,093,309	\$8.10000	\$1,191,456

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	\$82,572,157	(\$3.39515)	\$16,689
2027-28	\$85,054,433	(\$3.33734)	\$47,530
2028-29	\$93,237,681	(\$2.77646)	\$140,488
2029-30	\$92,626,595	(\$2.72491)	\$144,033
2030-31	\$101,433,356	(\$2.85754)	\$150,744
2031-32	\$100,588,503	(\$2.80818)	\$152,481
2032-33	\$109,880,104	(\$2.93809)	\$159,294
2033-34	\$108,788,740	(\$2.89077)	\$159,127
2034-35	\$118,580,395	(\$3.01796)	\$166,017
2035-36	\$117,229,940	(\$2.97255)	\$163,848

CITY OF CHARITON, 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	\$209	\$324	\$50,000	\$51,515	\$209	\$270	\$50,000	\$58,947	\$188	\$47	\$161	\$47	\$209	\$309
\$100,000	\$123,480	\$417	\$647	\$100,000	\$103,030	\$417	\$540	\$100,000	\$117,894	\$397	\$356	\$370	\$356	\$417	\$618
\$150,000	\$185,220	\$626	\$971	\$150,000	\$154,545	\$626	\$810	\$150,000	\$176,842	\$605	\$665	\$578	\$665	\$626	\$927
\$200,000	\$246,960	\$1,021	\$1,295	\$200,000	\$206,060	\$1,021	\$1,080	\$200,000	\$235,789	\$814	\$974	\$787	\$974	\$834	\$1,236
\$250,000	\$308,700	\$1,417	\$1,618	\$250,000	\$257,575	\$1,417	\$1,350	\$250,000	\$294,736	\$1,022	\$1,283	\$995	\$1,283	\$1,043	\$1,545
\$300,000	\$370,440	\$1,812	\$1,942	\$300,000	\$309,090	\$1,812	\$1,620	\$300,000	\$353,683	\$1,231	\$1,592	\$1,204	\$1,592	\$1,251	\$1,854
\$400,000	\$493,920	\$2,604	\$2,589	\$400,000	\$412,120	\$2,604	\$2,161	\$400,000	\$471,578	\$1,648	\$2,210	\$1,621	\$2,210	\$1,668	\$2,472
\$500,000	\$617,400	\$3,395	\$3,237	\$500,000	\$515,151	\$3,395	\$2,701	\$500,000	\$589,472	\$2,065	\$2,828	\$2,038	\$2,828	\$2,085	\$3,090
\$600,000	\$740,880	\$4,186	\$3,884	\$600,000	\$618,181	\$4,186	\$3,241	\$600,000	\$707,366	\$2,482	\$3,446	\$2,455	\$3,446	\$2,502	\$3,708
\$700,000	\$864,360	\$4,978	\$4,531	\$700,000	\$721,211	\$4,978	\$3,781	\$700,000	\$825,261	\$2,899	\$4,064	\$2,872	\$4,064	\$2,919	\$4,326
\$800,000	\$987,840	\$5,769	\$5,179	\$800,000	\$824,241	\$5,769	\$4,321	\$800,000	\$943,155	\$3,316	\$4,682	\$3,289	\$4,682	\$3,336	\$4,944
\$900,000	\$1,111,320	\$6,560	\$5,826	\$900,000	\$927,271	\$6,560	\$4,861	\$900,000	\$1,061,050	\$3,733	\$5,300	\$3,706	\$5,300	\$3,753	\$5,563
\$1,000,000	\$1,234,800	\$7,352	\$6,473	\$1,000,000	\$1,030,301	\$7,352	\$5,401	\$1,000,000	\$1,178,944	\$4,150	\$5,918	\$4,123	\$5,918	\$4,170	\$6,181
\$2,000,000	\$2,469,600	\$15,265	\$12,947	\$2,000,000	\$2,060,602	\$15,265	\$10,803	\$2,000,000	\$2,357,888	\$8,320	\$12,099	\$8,293	\$12,099	\$8,341	\$12,361
\$3,000,000	\$3,704,400	\$23,178	\$19,420	\$3,000,000	\$3,090,903	\$23,178	\$16,204	\$3,000,000	\$3,536,832	\$12,491	\$18,280	\$12,464	\$18,280	\$12,511	\$18,542
\$4,000,000	\$4,939,200	\$31,091	\$25,894	\$4,000,000	\$4,121,204	\$31,091	\$21,605	\$4,000,000	\$4,715,776	\$16,661	\$24,460	\$16,634	\$24,460	\$16,681	\$24,722
\$5,000,000	\$6,174,000	\$39,004	\$32,367	\$5,000,000	\$5,151,505	\$39,004	\$27,007	\$5,000,000	\$5,894,720	\$20,831	\$30,641	\$20,804	\$30,641	\$20,852	\$30,903
\$6,000,000	\$7,408,800	\$46,917	\$38,840	\$6,000,000	\$6,181,806	\$46,917	\$32,408	\$6,000,000	\$7,073,664	\$25,002	\$36,821	\$24,974	\$36,821	\$25,022	\$37,083
\$7,000,000	\$8,643,600	\$54,830	\$45,314	\$7,000,000	\$7,212,107	\$54,830	\$37,809	\$7,000,000	\$8,252,608	\$29,172	\$43,002	\$29,145	\$43,002	\$29,192	\$43,264
\$8,000,000	\$9,878,400	\$62,743	\$51,787	\$8,000,000	\$8,242,408	\$62,743	\$43,210	\$8,000,000	\$9,431,552	\$33,342	\$49,182	\$33,315	\$49,182	\$33,362	\$49,445
\$9,000,000	\$11,113,200	\$70,656	\$58,261	\$9,000,000	\$9,272,709	\$70,656	\$48,612	\$9,000,000	\$10,610,496	\$37,512	\$55,363	\$37,485	\$55,363	\$37,533	\$55,625
\$10,000,000	\$12,348,000	\$78,569	\$64,734	\$10,000,000	\$10,303,010	\$78,569	\$54,013	\$10,000,000	\$11,789,440	\$41,683	\$61,544	\$41,656	\$61,544	\$41,703	\$61,806
\$15,000,000	\$18,522,000	\$118,134	\$97,101	\$15,000,000	\$15,454,515	\$118,134	\$81,020	\$15,000,000	\$17,684,160	\$62,534	\$92,446	\$62,507	\$92,446	\$62,555	\$92,709
\$20,000,000	\$24,696,000	\$157,699	\$129,468	\$20,000,000	\$20,606,020	\$157,699	\$108,026	\$20,000,000	\$23,578,880	\$83,386	\$123,349	\$83,359	\$123,349	\$83,406	\$123,611
\$25,000,000	\$30,870,000	\$197,264	\$161,835	\$25,000,000	\$25,757,525	\$197,264	\$135,033	\$25,000,000	\$29,473,600	\$104,237	\$154,252	\$104,210	\$154,252	\$104,258	\$154,514
\$30,000,000	\$37,044,000	\$236,829	\$194,202	\$30,000,000	\$30,909,030	\$236,829	\$162,039	\$30,000,000	\$35,368,320	\$125,089	\$185,155	\$125,062	\$185,155	\$125,109	\$185,417
\$35,000,000	\$43,218,000	\$276,394	\$226,569	\$35,000,000	\$36,060,535	\$276,394	\$189,046	\$35,000,000	\$41,263,040	\$145,940	\$216,058	\$145,913	\$216,058	\$145,961	\$216,320
\$40,000,000	\$49,392,000	\$315,959	\$258,936	\$40,000,000	\$41,212,040	\$315,959	\$216,052	\$40,000,000	\$47,157,760	\$166,792	\$246,961	\$166,765	\$246,961	\$166,812	\$247,223
\$45,000,000	\$55,566,000	\$355,524	\$291,303	\$45,000,000	\$46,363,545	\$355,524	\$243,059	\$45,000,000	\$53,052,480	\$187,643	\$277,863	\$187,616	\$277,863	\$187,664	\$278,126
\$50,000,000	\$61,740,000	\$395,089	\$323,669	\$50,000,000	\$51,515,050	\$395,089	\$270,066	\$50,000,000	\$58,947,200	\$208,495	\$308,766	\$208,468	\$308,766	\$208,515	\$309,028

CITY OF CHARITON, 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	55.23%	\$62	29.52%	(\$141)	(75.09%)	(\$114)	(70.90%)	\$101	48.20%
\$100,000	\$230	55.23%	\$123	29.52%	(\$41)	(10.30%)	(\$14)	(3.72%)	\$201	48.20%
\$150,000	\$345	55.23%	\$185	29.52%	\$60	9.85%	\$87	15.00%	\$302	48.20%
\$200,000	\$273	26.78%	\$59	5.78%	\$160	19.68%	\$187	23.80%	\$402	48.20%
\$250,000	\$202	14.22%	(\$67)	(4.69%)	\$261	25.50%	\$288	28.92%	\$503	48.20%
\$300,000	\$130	7.15%	(\$192)	(10.60%)	\$361	29.34%	\$388	32.26%	\$603	48.20%
\$400,000	(\$14)	(0.55%)	(\$443)	(17.02%)	\$562	34.12%	\$589	36.36%	\$804	48.20%
\$500,000	(\$158)	(4.67%)	(\$694)	(20.45%)	\$763	36.96%	\$790	38.78%	\$1,005	48.20%
\$600,000	(\$302)	(7.22%)	(\$946)	(22.59%)	\$964	38.85%	\$991	40.38%	\$1,206	48.20%
\$700,000	(\$446)	(8.97%)	(\$1,197)	(24.04%)	\$1,165	40.20%	\$1,192	41.52%	\$1,407	48.20%
\$800,000	(\$590)	(10.23%)	(\$1,448)	(25.10%)	\$1,366	41.20%	\$1,393	42.37%	\$1,608	48.20%
\$900,000	(\$734)	(11.19%)	(\$1,699)	(25.90%)	\$1,567	41.99%	\$1,594	43.02%	\$1,809	48.20%
\$1,000,000	(\$878)	(11.95%)	(\$1,950)	(26.53%)	\$1,768	42.61%	\$1,795	43.55%	\$2,010	48.20%
\$2,000,000	(\$2,318)	(15.18%)	(\$4,462)	(29.23%)	\$3,779	45.41%	\$3,806	45.89%	\$4,021	48.20%
\$3,000,000	(\$3,757)	(16.21%)	(\$6,974)	(30.09%)	\$5,789	46.35%	\$5,816	46.66%	\$6,031	48.20%
\$4,000,000	(\$5,197)	(16.72%)	(\$9,485)	(30.51%)	\$7,799	46.81%	\$7,826	47.05%	\$8,041	48.20%
\$5,000,000	(\$6,637)	(17.02%)	(\$11,997)	(30.76%)	\$9,809	47.09%	\$9,837	47.28%	\$10,051	48.20%
\$6,000,000	(\$8,076)	(17.21%)	(\$14,509)	(30.92%)	\$11,820	47.28%	\$11,847	47.44%	\$12,062	48.20%
\$7,000,000	(\$9,516)	(17.36%)	(\$17,021)	(31.04%)	\$13,830	47.41%	\$13,857	47.55%	\$14,072	48.20%
\$8,000,000	(\$10,956)	(17.46%)	(\$19,532)	(31.13%)	\$15,840	47.51%	\$15,867	47.63%	\$16,082	48.20%
\$9,000,000	(\$12,395)	(17.54%)	(\$22,044)	(31.20%)	\$17,851	47.59%	\$17,878	47.69%	\$18,092	48.20%
\$10,000,000	(\$13,835)	(17.61%)	(\$24,556)	(31.25%)	\$19,861	47.65%	\$19,888	47.74%	\$20,103	48.20%
\$15,000,000	(\$21,033)	(17.80%)	(\$37,114)	(31.42%)	\$29,912	47.83%	\$29,939	47.90%	\$30,154	48.20%
\$20,000,000	(\$28,231)	(17.90%)	(\$49,673)	(31.50%)	\$39,963	47.93%	\$39,991	47.97%	\$40,205	48.20%
\$25,000,000	(\$35,429)	(17.96%)	(\$62,231)	(31.55%)	\$50,015	47.98%	\$50,042	48.02%	\$50,257	48.20%
\$30,000,000	(\$42,627)	(18.00%)	(\$74,790)	(31.58%)	\$60,066	48.02%	\$60,093	48.05%	\$60,308	48.20%
\$35,000,000	(\$49,826)	(18.03%)	(\$87,348)	(31.60%)	\$70,117	48.05%	\$70,145	48.07%	\$70,359	48.20%
\$40,000,000	(\$57,024)	(18.05%)	(\$99,907)	(31.62%)	\$80,169	48.07%	\$80,196	48.09%	\$80,411	48.20%
\$45,000,000	(\$64,222)	(18.06%)	(\$112,465)	(31.63%)	\$90,220	48.08%	\$90,247	48.10%	\$90,462	48.20%
\$50,000,000	(\$71,420)	(18.08%)	(\$125,024)	(31.64%)	\$100,271	48.09%	\$100,299	48.11%	\$100,513	48.20%