

CITY OF CHARLES CITY, 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	\$8.30530	\$2,272,344	\$0	\$2,272,344	
2026-27	\$5.37189	\$2,317,791	\$50,255	\$2,368,046	4.2%
2027-28	\$5.48837	\$2,414,924	\$51,345	\$2,466,268	4.1%
2028-29	\$5.37208	\$2,515,593	\$50,257	\$2,565,849	4.0%
2029-30	\$5.47940	\$2,614,418	\$51,261	\$2,665,679	3.9%
2030-31	\$5.36481	\$2,718,991	\$50,189	\$2,769,180	3.9%
2031-32	\$5.46384	\$2,817,614	\$51,115	\$2,868,729	3.6%
2032-33	\$5.35422	\$2,926,106	\$50,090	\$2,976,196	3.7%
2033-34	\$5.44587	\$3,024,467	\$50,947	\$3,075,414	3.3%
2034-35	\$5.34063	\$3,136,919	\$49,962	\$3,186,882	3.6%
2035-36	\$5.42569	\$3,234,976	\$50,758	\$3,285,734	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	\$541,631,524	\$273,601,822	\$28,050,905	\$301,652,727
2026-27	\$495,001,421	\$440,821,382	\$34,162,142	\$474,983,524
2027-28	\$504,915,222	\$449,362,619	\$35,534,706	\$484,897,325
2028-29	\$536,260,063	\$477,626,790	\$38,615,377	\$516,242,166
2029-30	\$546,496,864	\$486,491,027	\$39,987,941	\$526,478,967
2030-31	\$579,483,949	\$516,174,778	\$43,291,274	\$559,466,052
2031-32	\$589,720,750	\$525,039,015	\$44,663,838	\$569,702,853
2032-33	\$624,078,662	\$555,859,800	\$48,200,965	\$604,060,765
2033-34	\$634,315,463	\$564,724,037	\$49,573,529	\$614,297,566
2034-35	\$670,097,979	\$596,723,940	\$53,356,141	\$650,080,082
2035-36	\$680,334,780	\$605,588,177	\$54,728,705	\$660,316,883

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	57.07%	-1.87%	55.20%	19.41%	21.88%	2.50%
2026-27	83.76%	-22.80%	60.96%	18.80%	17.47%	1.59%
2027-28	82.50%	-22.50%	60.00%	18.67%	18.62%	1.56%
2028-29	81.02%	-21.26%	59.76%	18.65%	19.08%	1.46%
2029-30	79.86%	-20.94%	58.93%	18.51%	20.09%	1.43%
2030-31	78.56%	-19.77%	58.79%	18.51%	20.41%	1.35%
2031-32	77.53%	-19.49%	58.04%	18.39%	21.32%	1.33%
2032-33	76.41%	-18.45%	57.97%	18.41%	21.52%	1.25%
2033-34	75.50%	-18.22%	57.28%	18.30%	22.35%	1.23%
2034-35	74.54%	-17.27%	57.26%	18.34%	22.46%	1.16%
2035-36	73.72%	-17.08%	56.64%	18.24%	23.22%	1.14%

**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 CHARLES CITY, 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	\$273,601,822	\$8.30530	\$2,272,344
2026-27	\$440,821,382	\$5.37189	\$2,368,046
2027-28	\$449,362,619	\$5.48837	\$2,466,268
2028-29	\$477,626,790	\$5.37208	\$2,565,849
2029-30	\$486,491,027	\$5.47940	\$2,665,679
2030-31	\$516,174,778	\$5.36481	\$2,769,180
2031-32	\$525,039,015	\$5.46384	\$2,868,729
2032-33	\$555,859,800	\$5.35422	\$2,976,196
2033-34	\$564,724,037	\$5.44587	\$3,075,414
2034-35	\$596,723,940	\$5.34063	\$3,186,882
2035-36	\$605,588,177	\$5.42569	\$3,285,734

CITY OF CHARLES CITY, 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	\$273,601,822	\$8.30530	\$2,272,344
2026-27	\$284,464,623	\$8.22307	\$2,339,171
2027-28	\$293,773,188	\$8.14165	\$2,391,798
2028-29	\$308,491,759	\$8.10000	\$2,498,783
2029-30	\$319,422,469	\$8.10000	\$2,587,322
2030-31	\$334,662,857	\$8.10000	\$2,710,769
2031-32	\$345,855,662	\$8.10000	\$2,801,431
2032-33	\$361,639,322	\$8.10000	\$2,929,279
2033-34	\$373,108,713	\$8.10000	\$3,022,181
2034-35	\$389,458,654	\$8.10000	\$3,154,615
2035-36	\$401,218,494	\$8.10000	\$3,249,870

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	\$156,356,760	(\$2.85118)	\$28,875
2027-28	\$155,589,431	(\$2.65328)	\$74,470
2028-29	\$169,135,031	(\$2.72792)	\$67,066
2029-30	\$167,068,558	(\$2.62060)	\$78,357
2030-31	\$181,511,921	(\$2.73519)	\$58,410
2031-32	\$179,183,353	(\$2.63616)	\$67,298
2032-33	\$194,220,478	(\$2.74578)	\$46,917
2033-34	\$191,615,323	(\$2.65413)	\$53,233
2034-35	\$207,265,286	(\$2.75937)	\$32,267
2035-36	\$204,369,683	(\$2.67431)	\$35,864

CITY OF CHARLES CITY, 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	\$197	\$331	\$50,000	\$51,515	\$197	\$276	\$50,000	\$58,947	\$178	\$48	\$152	\$48	\$197	\$316
\$100,000	\$123,480	\$394	\$662	\$100,000	\$103,030	\$394	\$553	\$100,000	\$117,894	\$375	\$364	\$349	\$364	\$394	\$632
\$150,000	\$185,220	\$591	\$994	\$150,000	\$154,545	\$591	\$829	\$150,000	\$176,842	\$572	\$680	\$546	\$680	\$591	\$949
\$200,000	\$246,960	\$965	\$1,325	\$200,000	\$206,060	\$965	\$1,105	\$200,000	\$235,789	\$769	\$997	\$743	\$997	\$788	\$1,265
\$250,000	\$308,700	\$1,338	\$1,656	\$250,000	\$257,575	\$1,338	\$1,382	\$250,000	\$294,736	\$966	\$1,313	\$940	\$1,313	\$985	\$1,581
\$300,000	\$370,440	\$1,712	\$1,987	\$300,000	\$309,090	\$1,712	\$1,658	\$300,000	\$353,683	\$1,163	\$1,629	\$1,137	\$1,629	\$1,182	\$1,897
\$400,000	\$493,920	\$2,460	\$2,650	\$400,000	\$412,120	\$2,460	\$2,211	\$400,000	\$471,578	\$1,557	\$2,262	\$1,531	\$2,262	\$1,576	\$2,530
\$500,000	\$617,400	\$3,207	\$3,312	\$500,000	\$515,151	\$3,207	\$2,764	\$500,000	\$589,472	\$1,951	\$2,894	\$1,925	\$2,894	\$1,970	\$3,162
\$600,000	\$740,880	\$3,955	\$3,975	\$600,000	\$618,181	\$3,955	\$3,316	\$600,000	\$707,366	\$2,344	\$3,527	\$2,319	\$3,527	\$2,364	\$3,795
\$700,000	\$864,360	\$4,702	\$4,637	\$700,000	\$721,211	\$4,702	\$3,869	\$700,000	\$825,261	\$2,738	\$4,159	\$2,713	\$4,159	\$2,758	\$4,427
\$800,000	\$987,840	\$5,449	\$5,300	\$800,000	\$824,241	\$5,449	\$4,422	\$800,000	\$943,155	\$3,132	\$4,792	\$3,107	\$4,792	\$3,151	\$5,060
\$900,000	\$1,111,320	\$6,197	\$5,962	\$900,000	\$927,271	\$6,197	\$4,975	\$900,000	\$1,061,050	\$3,526	\$5,424	\$3,501	\$5,424	\$3,545	\$5,692
\$1,000,000	\$1,234,800	\$6,944	\$6,624	\$1,000,000	\$1,030,301	\$6,944	\$5,527	\$1,000,000	\$1,178,944	\$3,920	\$6,057	\$3,895	\$6,057	\$3,939	\$6,325
\$2,000,000	\$2,469,600	\$14,419	\$13,249	\$2,000,000	\$2,060,602	\$14,419	\$11,055	\$2,000,000	\$2,357,888	\$7,860	\$12,381	\$7,834	\$12,381	\$7,879	\$12,650
\$3,000,000	\$3,704,400	\$21,894	\$19,873	\$3,000,000	\$3,090,903	\$21,894	\$16,582	\$3,000,000	\$3,536,832	\$11,799	\$18,706	\$11,773	\$18,706	\$11,818	\$18,974
\$4,000,000	\$4,939,200	\$29,369	\$26,498	\$4,000,000	\$4,121,204	\$29,369	\$22,109	\$4,000,000	\$4,715,776	\$15,738	\$25,031	\$15,713	\$25,031	\$15,757	\$25,299
\$5,000,000	\$6,174,000	\$36,844	\$33,122	\$5,000,000	\$5,151,505	\$36,844	\$27,637	\$5,000,000	\$5,894,720	\$19,678	\$31,356	\$19,652	\$31,356	\$19,697	\$31,624
\$6,000,000	\$7,408,800	\$44,318	\$39,747	\$6,000,000	\$6,181,806	\$44,318	\$33,164	\$6,000,000	\$7,073,664	\$23,617	\$37,681	\$23,591	\$37,681	\$23,636	\$37,949
\$7,000,000	\$8,643,600	\$51,793	\$46,371	\$7,000,000	\$7,212,107	\$51,793	\$38,692	\$7,000,000	\$8,252,608	\$27,556	\$44,005	\$27,531	\$44,005	\$27,575	\$44,274
\$8,000,000	\$9,878,400	\$59,268	\$52,996	\$8,000,000	\$8,242,408	\$59,268	\$44,219	\$8,000,000	\$9,431,552	\$31,496	\$50,330	\$31,470	\$50,330	\$31,515	\$50,598
\$9,000,000	\$11,113,200	\$66,743	\$59,620	\$9,000,000	\$9,272,709	\$66,743	\$49,746	\$9,000,000	\$10,610,496	\$35,435	\$56,655	\$35,409	\$56,655	\$35,454	\$56,923
\$10,000,000	\$12,348,000	\$74,217	\$66,245	\$10,000,000	\$10,303,010	\$74,217	\$55,274	\$10,000,000	\$11,789,440	\$39,374	\$62,980	\$39,349	\$62,980	\$39,393	\$63,248
\$15,000,000	\$18,522,000	\$111,591	\$99,367	\$15,000,000	\$15,454,515	\$111,591	\$82,911	\$15,000,000	\$17,684,160	\$59,071	\$94,604	\$59,045	\$94,604	\$59,090	\$94,872
\$20,000,000	\$24,696,000	\$148,965	\$132,489	\$20,000,000	\$20,606,020	\$148,965	\$110,547	\$20,000,000	\$23,578,880	\$78,768	\$126,228	\$78,742	\$126,228	\$78,787	\$126,496
\$25,000,000	\$30,870,000	\$186,339	\$165,612	\$25,000,000	\$25,757,525	\$186,339	\$138,184	\$25,000,000	\$29,473,600	\$98,464	\$157,852	\$98,439	\$157,852	\$98,483	\$158,120
\$30,000,000	\$37,044,000	\$223,713	\$198,734	\$30,000,000	\$30,909,030	\$223,713	\$165,821	\$30,000,000	\$35,368,320	\$118,161	\$189,476	\$118,135	\$189,476	\$118,180	\$189,744
\$35,000,000	\$43,218,000	\$261,087	\$231,856	\$35,000,000	\$36,060,535	\$261,087	\$193,458	\$35,000,000	\$41,263,040	\$137,858	\$221,100	\$137,832	\$221,100	\$137,877	\$221,368
\$40,000,000	\$49,392,000	\$298,460	\$264,979	\$40,000,000	\$41,212,040	\$298,460	\$221,095	\$40,000,000	\$47,157,760	\$157,554	\$252,724	\$157,529	\$252,724	\$157,573	\$252,992
\$45,000,000	\$55,566,000	\$335,834	\$298,101	\$45,000,000	\$46,363,545	\$335,834	\$248,732	\$45,000,000	\$53,052,480	\$177,251	\$284,348	\$177,225	\$284,348	\$177,270	\$284,616
\$50,000,000	\$61,740,000	\$373,208	\$331,223	\$50,000,000	\$51,515,050	\$373,208	\$276,368	\$50,000,000	\$58,947,200	\$196,948	\$315,972	\$196,922	\$315,972	\$196,967	\$316,241

CITY OF CHARLES CITY, 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	\$134	68.16%	\$79	40.31%	(\$130)	(73.01%)	(\$104)	(68.47%)	\$119	60.56%
\$100,000	\$269	68.16%	\$159	40.31%	(\$11)	(2.82%)	\$15	4.30%	\$239	60.56%
\$150,000	\$403	68.16%	\$238	40.31%	\$109	19.01%	\$134	24.59%	\$358	60.56%
\$200,000	\$360	37.35%	\$141	14.60%	\$228	29.65%	\$254	34.12%	\$477	60.56%
\$250,000	\$318	23.74%	\$43	3.25%	\$347	35.96%	\$373	39.66%	\$596	60.56%
\$300,000	\$275	16.08%	(\$54)	(3.15%)	\$467	40.12%	\$492	43.28%	\$716	60.56%
\$400,000	\$190	7.73%	(\$249)	(10.11%)	\$705	45.29%	\$731	47.72%	\$954	60.56%
\$500,000	\$105	3.28%	(\$443)	(13.83%)	\$944	48.38%	\$969	50.35%	\$1,193	60.56%
\$600,000	\$20	0.51%	(\$638)	(16.14%)	\$1,182	50.42%	\$1,208	52.08%	\$1,431	60.56%
\$700,000	(\$65)	(1.38%)	(\$833)	(17.71%)	\$1,421	51.88%	\$1,446	53.31%	\$1,670	60.56%
\$800,000	(\$150)	(2.75%)	(\$1,028)	(18.86%)	\$1,659	52.97%	\$1,685	54.23%	\$1,908	60.56%
\$900,000	(\$235)	(3.79%)	(\$1,222)	(19.72%)	\$1,898	53.82%	\$1,923	54.94%	\$2,147	60.56%
\$1,000,000	(\$320)	(4.61%)	(\$1,417)	(20.41%)	\$2,136	54.50%	\$2,162	55.51%	\$2,385	60.56%
\$2,000,000	(\$1,170)	(8.12%)	(\$3,364)	(23.33%)	\$4,522	57.53%	\$4,547	58.05%	\$4,771	60.56%
\$3,000,000	(\$2,021)	(9.23%)	(\$5,312)	(24.26%)	\$6,907	58.54%	\$6,933	58.89%	\$7,156	60.56%
\$4,000,000	(\$2,871)	(9.78%)	(\$7,259)	(24.72%)	\$9,293	59.05%	\$9,318	59.30%	\$9,542	60.56%
\$5,000,000	(\$3,721)	(10.10%)	(\$9,207)	(24.99%)	\$11,678	59.35%	\$11,704	59.56%	\$11,927	60.56%
\$6,000,000	(\$4,571)	(10.32%)	(\$11,154)	(25.17%)	\$14,064	59.55%	\$14,089	59.72%	\$14,313	60.56%
\$7,000,000	(\$5,422)	(10.47%)	(\$13,101)	(25.30%)	\$16,449	59.69%	\$16,475	59.84%	\$16,698	60.56%
\$8,000,000	(\$6,272)	(10.58%)	(\$15,049)	(25.39%)	\$18,835	59.80%	\$18,860	59.93%	\$19,084	60.56%
\$9,000,000	(\$7,122)	(10.67%)	(\$16,996)	(25.47%)	\$21,220	59.88%	\$21,246	60.00%	\$21,469	60.56%
\$10,000,000	(\$7,973)	(10.74%)	(\$18,944)	(25.52%)	\$23,606	59.95%	\$23,631	60.06%	\$23,855	60.56%
\$15,000,000	(\$12,224)	(10.95%)	(\$28,681)	(25.70%)	\$35,533	60.15%	\$35,559	60.22%	\$35,782	60.56%
\$20,000,000	(\$16,476)	(11.06%)	(\$38,418)	(25.79%)	\$47,460	60.25%	\$47,486	60.31%	\$47,710	60.56%
\$25,000,000	(\$20,727)	(11.12%)	(\$48,155)	(25.84%)	\$59,388	60.31%	\$59,413	60.36%	\$59,637	60.56%
\$30,000,000	(\$24,979)	(11.17%)	(\$57,892)	(25.88%)	\$71,315	60.35%	\$71,341	60.39%	\$71,564	60.56%
\$35,000,000	(\$29,230)	(11.20%)	(\$67,629)	(25.90%)	\$83,243	60.38%	\$83,268	60.41%	\$83,492	60.56%
\$40,000,000	(\$33,482)	(11.22%)	(\$77,366)	(25.92%)	\$95,170	60.40%	\$95,195	60.43%	\$95,419	60.56%
\$45,000,000	(\$37,733)	(11.24%)	(\$87,103)	(25.94%)	\$107,097	60.42%	\$107,123	60.44%	\$107,346	60.56%
\$50,000,000	(\$41,985)	(11.25%)	(\$96,840)	(25.95%)	\$119,025	60.43%	\$119,050	60.46%	\$119,274	60.56%