

CITY OF CHATSWORTH, 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	\$7,519	\$0	\$7,519	
2026-27	\$6.72660	\$7,669	\$136	\$7,806	3.8%
2027-28	\$6.84631	\$7,901	\$139	\$8,039	3.0%
2028-29	\$6.52866	\$8,200	\$132	\$8,333	3.6%
2029-30	\$6.63412	\$8,437	\$135	\$8,572	2.9%
2030-31	\$6.33127	\$8,743	\$128	\$8,872	3.5%
2031-32	\$6.42429	\$8,973	\$130	\$9,104	2.6%
2032-33	\$6.14408	\$9,286	\$125	\$9,410	3.4%
2033-34	\$6.22657	\$9,509	\$126	\$9,635	2.4%
2034-35	\$5.96610	\$9,828	\$121	\$9,949	3.3%
2035-36	\$6.03959	\$10,044	\$123	\$10,167	2.2%

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	\$2,390,528	\$928,271	\$0	\$928,271
2026-27	\$1,583,257	\$1,160,446	\$0	\$1,160,446
2027-28	\$1,597,086	\$1,174,275	\$0	\$1,174,275
2028-29	\$1,699,139	\$1,276,328	\$0	\$1,276,328
2029-30	\$1,714,920	\$1,292,109	\$0	\$1,292,109
2030-31	\$1,824,094	\$1,401,283	\$0	\$1,401,283
2031-32	\$1,839,875	\$1,417,064	\$0	\$1,417,064
2032-33	\$1,954,426	\$1,531,615	\$0	\$1,531,615
2033-34	\$1,970,208	\$1,547,397	\$0	\$1,547,397
2034-35	\$2,090,352	\$1,667,541	\$0	\$1,667,541
2035-36	\$2,106,134	\$1,683,323	\$0	\$1,683,323

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	99.43%	-5.45%	93.98%	1.60%	0.00%	4.42%
2026-27	184.53%	-92.71%	91.82%	3.03%	0.00%	3.53%
2027-28	184.09%	-92.16%	91.92%	2.99%	0.00%	3.49%
2028-29	177.73%	-85.19%	92.54%	2.89%	0.00%	3.21%
2029-30	177.13%	-84.49%	92.64%	2.86%	0.00%	3.17%
2030-31	171.31%	-78.13%	93.18%	2.76%	0.00%	2.93%
2031-32	170.83%	-77.57%	93.26%	2.73%	0.00%	2.89%
2032-33	165.71%	-71.99%	93.71%	2.66%	0.00%	2.68%
2033-34	165.33%	-71.54%	93.78%	2.63%	0.00%	2.65%
2034-35	160.77%	-66.60%	94.17%	2.56%	0.00%	2.46%
2035-36	160.47%	-66.24%	94.23%	2.54%	0.00%	2.44%

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 CHATSWORTH, 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	\$928,271	\$8.10000	\$7,519
2026-27	\$1,160,446	\$6.72660	\$7,806
2027-28	\$1,174,275	\$6.84631	\$8,039
2028-29	\$1,276,328	\$6.52866	\$8,333
2029-30	\$1,292,109	\$6.63412	\$8,572
2030-31	\$1,401,283	\$6.33127	\$8,872
2031-32	\$1,417,064	\$6.42429	\$9,104
2032-33	\$1,531,615	\$6.14408	\$9,410
2033-34	\$1,547,397	\$6.22657	\$9,635
2034-35	\$1,667,541	\$5.96610	\$9,949
2035-36	\$1,683,323	\$6.03959	\$10,167

CITY OF CHATSWORTH, 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	\$928,271	\$8.10000	\$7,519
2026-27	\$936,730	\$8.10000	\$7,588
2027-28	\$965,822	\$8.01980	\$7,746
2028-29	\$1,004,330	\$8.01980	\$8,055
2029-30	\$1,034,971	\$8.01980	\$8,300
2030-31	\$1,075,676	\$8.01980	\$8,627
2031-32	\$1,107,946	\$8.01980	\$8,886
2032-33	\$1,150,964	\$8.01980	\$9,231
2033-34	\$1,184,952	\$8.01980	\$9,503
2034-35	\$1,230,406	\$8.01980	\$9,868
2035-36	\$1,266,199	\$8.01980	\$10,155

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	\$223,716	(\$1.37340)	\$218
2027-28	\$208,453	(\$1.17349)	\$294
2028-29	\$271,998	(\$1.49114)	\$278
2029-30	\$257,137	(\$1.38568)	\$272
2030-31	\$325,607	(\$1.68853)	\$245
2031-32	\$309,118	(\$1.59551)	\$218
2032-33	\$380,652	(\$1.87572)	\$180
2033-34	\$362,445	(\$1.79323)	\$132
2034-35	\$437,135	(\$2.05370)	\$81
2035-36	\$417,124	(\$1.98021)	\$12

CITY OF CHATSWORTH, 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	\$391	\$50,000	\$51,515	\$192	\$326	\$50,000	\$58,947	\$173	\$57	\$148	\$57	\$192	\$373
\$100,000	\$123,480	\$384	\$782	\$100,000	\$103,030	\$384	\$652	\$100,000	\$117,894	\$366	\$430	\$341	\$430	\$384	\$746
\$150,000	\$185,220	\$576	\$1,173	\$150,000	\$154,545	\$576	\$978	\$150,000	\$176,842	\$558	\$803	\$533	\$803	\$576	\$1,120
\$200,000	\$246,960	\$941	\$1,564	\$200,000	\$206,060	\$941	\$1,305	\$200,000	\$235,789	\$750	\$1,176	\$725	\$1,176	\$768	\$1,493
\$250,000	\$308,700	\$1,305	\$1,954	\$250,000	\$257,575	\$1,305	\$1,631	\$250,000	\$294,736	\$942	\$1,549	\$917	\$1,549	\$960	\$1,866
\$300,000	\$370,440	\$1,670	\$2,345	\$300,000	\$309,090	\$1,670	\$1,957	\$300,000	\$353,683	\$1,134	\$1,923	\$1,109	\$1,923	\$1,153	\$2,239
\$400,000	\$493,920	\$2,399	\$3,127	\$400,000	\$412,120	\$2,399	\$2,609	\$400,000	\$471,578	\$1,518	\$2,669	\$1,493	\$2,669	\$1,537	\$2,986
\$500,000	\$617,400	\$3,128	\$3,909	\$500,000	\$515,151	\$3,128	\$3,262	\$500,000	\$589,472	\$1,902	\$3,416	\$1,877	\$3,416	\$1,921	\$3,732
\$600,000	\$740,880	\$3,857	\$4,691	\$600,000	\$618,181	\$3,857	\$3,914	\$600,000	\$707,366	\$2,287	\$4,162	\$2,262	\$4,162	\$2,305	\$4,479
\$700,000	\$864,360	\$4,586	\$5,472	\$700,000	\$721,211	\$4,586	\$4,566	\$700,000	\$825,261	\$2,671	\$4,908	\$2,646	\$4,908	\$2,689	\$5,225
\$800,000	\$987,840	\$5,315	\$6,254	\$800,000	\$824,241	\$5,315	\$5,218	\$800,000	\$943,155	\$3,055	\$5,655	\$3,030	\$5,655	\$3,074	\$5,971
\$900,000	\$1,111,320	\$6,044	\$7,036	\$900,000	\$927,271	\$6,044	\$5,871	\$900,000	\$1,061,050	\$3,439	\$6,401	\$3,414	\$6,401	\$3,458	\$6,718
\$1,000,000	\$1,234,800	\$6,773	\$7,818	\$1,000,000	\$1,030,301	\$6,773	\$6,523	\$1,000,000	\$1,178,944	\$3,823	\$7,148	\$3,798	\$7,148	\$3,842	\$7,464
\$2,000,000	\$2,469,600	\$14,063	\$15,636	\$2,000,000	\$2,060,602	\$14,063	\$13,046	\$2,000,000	\$2,357,888	\$7,665	\$14,612	\$7,640	\$14,612	\$7,684	\$14,928
\$3,000,000	\$3,704,400	\$21,353	\$23,454	\$3,000,000	\$3,090,903	\$21,353	\$19,569	\$3,000,000	\$3,536,832	\$11,507	\$22,076	\$11,482	\$22,076	\$11,526	\$22,393
\$4,000,000	\$4,939,200	\$28,643	\$31,271	\$4,000,000	\$4,121,204	\$28,643	\$26,092	\$4,000,000	\$4,715,776	\$15,349	\$29,540	\$15,324	\$29,540	\$15,368	\$29,857
\$5,000,000	\$6,174,000	\$35,933	\$39,089	\$5,000,000	\$5,151,505	\$35,933	\$32,616	\$5,000,000	\$5,894,720	\$19,191	\$37,005	\$19,166	\$37,005	\$19,210	\$37,321
\$6,000,000	\$7,408,800	\$43,223	\$46,907	\$6,000,000	\$6,181,806	\$43,223	\$39,139	\$6,000,000	\$7,073,664	\$23,033	\$44,469	\$23,008	\$44,469	\$23,052	\$44,785
\$7,000,000	\$8,643,600	\$50,513	\$54,725	\$7,000,000	\$7,212,107	\$50,513	\$45,662	\$7,000,000	\$8,252,608	\$26,875	\$51,933	\$26,850	\$51,933	\$26,894	\$52,249
\$8,000,000	\$9,878,400	\$57,803	\$62,543	\$8,000,000	\$8,242,408	\$57,803	\$52,185	\$8,000,000	\$9,431,552	\$30,717	\$59,397	\$30,692	\$59,397	\$30,736	\$59,714
\$9,000,000	\$11,113,200	\$65,093	\$70,361	\$9,000,000	\$9,272,709	\$65,093	\$58,708	\$9,000,000	\$10,610,496	\$34,559	\$66,861	\$34,534	\$66,861	\$34,578	\$67,178
\$10,000,000	\$12,348,000	\$72,383	\$78,179	\$10,000,000	\$10,303,010	\$72,383	\$65,231	\$10,000,000	\$11,789,440	\$38,401	\$74,326	\$38,376	\$74,326	\$38,420	\$74,642
\$15,000,000	\$18,522,000	\$108,833	\$117,268	\$15,000,000	\$15,454,515	\$108,833	\$97,847	\$15,000,000	\$17,684,160	\$57,611	\$111,647	\$57,586	\$111,647	\$57,629	\$111,963
\$20,000,000	\$24,696,000	\$145,283	\$156,357	\$20,000,000	\$20,606,020	\$145,283	\$130,462	\$20,000,000	\$23,578,880	\$76,821	\$148,968	\$76,796	\$148,968	\$76,839	\$149,284
\$25,000,000	\$30,870,000	\$181,733	\$195,446	\$25,000,000	\$25,757,525	\$181,733	\$163,078	\$25,000,000	\$29,473,600	\$96,030	\$186,289	\$96,005	\$186,289	\$96,049	\$186,605
\$30,000,000	\$37,044,000	\$218,183	\$234,536	\$30,000,000	\$30,909,030	\$218,183	\$195,693	\$30,000,000	\$35,368,320	\$115,240	\$223,610	\$115,215	\$223,610	\$115,259	\$223,926
\$35,000,000	\$43,218,000	\$254,633	\$273,625	\$35,000,000	\$36,060,535	\$254,633	\$228,309	\$35,000,000	\$41,263,040	\$134,450	\$260,931	\$134,425	\$260,931	\$134,469	\$261,247
\$40,000,000	\$49,392,000	\$291,083	\$312,714	\$40,000,000	\$41,212,040	\$291,083	\$260,925	\$40,000,000	\$47,157,760	\$153,660	\$298,252	\$153,635	\$298,252	\$153,678	\$298,569
\$45,000,000	\$55,566,000	\$327,533	\$351,803	\$45,000,000	\$46,363,545	\$327,533	\$293,540	\$45,000,000	\$53,052,480	\$172,870	\$335,573	\$172,845	\$335,573	\$172,888	\$335,890
\$50,000,000	\$61,740,000	\$363,983	\$390,893	\$50,000,000	\$51,515,050	\$363,983	\$326,156	\$50,000,000	\$58,947,200	\$192,079	\$372,894	\$192,054	\$372,894	\$192,098	\$373,211

CITY OF CHATSWORTH, 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	\$199	103.49%	\$134	69.79%	(\$117)	(67.34%)	(\$92)	(61.85%)	\$181	94.28%
\$100,000	\$398	103.49%	\$268	69.79%	\$64	17.59%	\$89	26.21%	\$362	94.28%
\$150,000	\$596	103.49%	\$402	69.79%	\$245	44.01%	\$270	50.76%	\$543	94.28%
\$200,000	\$623	66.20%	\$364	38.67%	\$427	56.89%	\$451	62.29%	\$724	94.28%
\$250,000	\$649	49.73%	\$325	24.94%	\$608	64.51%	\$633	69.00%	\$906	94.28%
\$300,000	\$676	40.46%	\$287	17.20%	\$789	69.56%	\$814	73.38%	\$1,087	94.28%
\$400,000	\$728	30.36%	\$210	8.77%	\$1,151	75.81%	\$1,176	78.75%	\$1,449	94.28%
\$500,000	\$781	24.97%	\$134	4.28%	\$1,513	79.54%	\$1,538	81.93%	\$1,811	94.28%
\$600,000	\$834	21.62%	\$57	1.48%	\$1,875	82.02%	\$1,900	84.03%	\$2,173	94.28%
\$700,000	\$887	19.34%	(\$20)	(0.43%)	\$2,238	83.78%	\$2,263	85.52%	\$2,536	94.28%
\$800,000	\$939	17.68%	(\$96)	(1.81%)	\$2,600	85.10%	\$2,625	86.63%	\$2,898	94.28%
\$900,000	\$992	16.42%	(\$173)	(2.86%)	\$2,962	86.13%	\$2,987	87.49%	\$3,260	94.28%
\$1,000,000	\$1,045	15.43%	(\$250)	(3.69%)	\$3,324	86.95%	\$3,349	88.18%	\$3,622	94.28%
\$2,000,000	\$1,573	11.18%	(\$1,017)	(7.23%)	\$6,947	90.62%	\$6,972	91.25%	\$7,245	94.28%
\$3,000,000	\$2,101	9.84%	(\$1,783)	(8.35%)	\$10,569	91.85%	\$10,594	92.26%	\$10,867	94.28%
\$4,000,000	\$2,629	9.18%	(\$2,550)	(8.90%)	\$14,191	92.45%	\$14,216	92.77%	\$14,489	94.28%
\$5,000,000	\$3,156	8.78%	(\$3,317)	(9.23%)	\$17,813	92.82%	\$17,838	93.07%	\$18,111	94.28%
\$6,000,000	\$3,684	8.52%	(\$4,084)	(9.45%)	\$21,436	93.06%	\$21,461	93.27%	\$21,734	94.28%
\$7,000,000	\$4,212	8.34%	(\$4,851)	(9.60%)	\$25,058	93.24%	\$25,083	93.42%	\$25,356	94.28%
\$8,000,000	\$4,740	8.20%	(\$5,618)	(9.72%)	\$28,680	93.37%	\$28,705	93.53%	\$28,978	94.28%
\$9,000,000	\$5,268	8.09%	(\$6,385)	(9.81%)	\$32,302	93.47%	\$32,327	93.61%	\$32,600	94.28%
\$10,000,000	\$5,796	8.01%	(\$7,152)	(9.88%)	\$35,925	93.55%	\$35,950	93.68%	\$36,223	94.28%
\$15,000,000	\$8,435	7.75%	(\$10,986)	(10.09%)	\$54,036	93.79%	\$54,061	93.88%	\$54,334	94.28%
\$20,000,000	\$11,074	7.62%	(\$14,821)	(10.20%)	\$72,147	93.92%	\$72,172	93.98%	\$72,445	94.28%
\$25,000,000	\$13,714	7.55%	(\$18,655)	(10.27%)	\$90,258	93.99%	\$90,283	94.04%	\$90,556	94.28%
\$30,000,000	\$16,353	7.49%	(\$22,489)	(10.31%)	\$108,370	94.04%	\$108,395	94.08%	\$108,668	94.28%
\$35,000,000	\$18,992	7.46%	(\$26,324)	(10.34%)	\$126,481	94.07%	\$126,506	94.11%	\$126,779	94.28%
\$40,000,000	\$21,631	7.43%	(\$30,158)	(10.36%)	\$144,592	94.10%	\$144,617	94.13%	\$144,890	94.28%
\$45,000,000	\$24,271	7.41%	(\$33,993)	(10.38%)	\$162,703	94.12%	\$162,728	94.15%	\$163,001	94.28%
\$50,000,000	\$26,910	7.39%	(\$37,827)	(10.39%)	\$180,815	94.14%	\$180,840	94.16%	\$181,113	94.28%