

CITY OF CINCINNATI, 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	\$8.12653	\$52,476	\$0	\$52,476	
2026-27	\$5.28513	\$53,526	\$0	\$53,526	2.0%
2027-28	\$5.31891	\$53,794	\$0	\$53,794	0.5%
2028-29	\$5.12989	\$54,869	\$0	\$54,869	2.0%
2029-30	\$5.15554	\$55,144	\$0	\$55,144	0.5%
2030-31	\$4.97027	\$56,247	\$0	\$56,247	2.0%
2031-32	\$4.99512	\$56,528	\$0	\$56,528	0.5%
2032-33	\$4.81996	\$57,658	\$0	\$57,658	2.0%
2033-34	\$4.84406	\$57,947	\$0	\$57,947	0.5%
2034-35	\$4.67813	\$59,106	\$0	\$59,106	2.0%
2035-36	\$4.70152	\$59,401	\$0	\$59,401	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	\$15,227,492	\$6,457,407	\$0	\$6,457,407
2026-27	\$11,847,431	\$10,127,635	\$0	\$10,127,635
2027-28	\$11,833,431	\$10,113,635	\$0	\$10,113,635
2028-29	\$12,415,802	\$10,696,006	\$0	\$10,696,006
2029-30	\$12,415,802	\$10,696,006	\$0	\$10,696,006
2030-31	\$13,036,397	\$11,316,601	\$0	\$11,316,601
2031-32	\$13,036,397	\$11,316,601	\$0	\$11,316,601
2032-33	\$13,682,202	\$11,962,406	\$0	\$11,962,406
2033-34	\$13,682,202	\$11,962,406	\$0	\$11,962,406
2034-35	\$14,354,246	\$12,634,450	\$0	\$12,634,450
2035-36	\$14,354,246	\$12,634,450	\$0	\$12,634,450

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	94.27%	-2.78%	91.49%	5.48%	0.00%	3.03%
2026-27	138.12%	-47.33%	90.79%	7.27%	0.00%	1.93%
2027-28	138.31%	-47.53%	90.78%	7.28%	0.00%	1.93%
2028-29	136.01%	-45.08%	90.94%	7.23%	0.00%	1.83%
2029-30	136.01%	-45.08%	90.94%	7.23%	0.00%	1.83%
2030-31	133.70%	-42.61%	91.09%	7.18%	0.00%	1.73%
2031-32	133.70%	-42.61%	91.09%	7.18%	0.00%	1.73%
2032-33	131.54%	-40.31%	91.23%	7.13%	0.00%	1.64%
2033-34	131.54%	-40.31%	91.23%	7.13%	0.00%	1.64%
2034-35	129.52%	-38.16%	91.36%	7.09%	0.00%	1.55%
2035-36	129.52%	-38.16%	91.36%	7.09%	0.00%	1.55%

**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 CINCINNATI, 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	\$6,457,407	\$8.12653	\$52,476
2026-27	\$10,127,635	\$5.28513	\$53,526
2027-28	\$10,113,635	\$5.31891	\$53,794
2028-29	\$10,696,006	\$5.12989	\$54,869
2029-30	\$10,696,006	\$5.15554	\$55,144
2030-31	\$11,316,601	\$4.97027	\$56,247
2031-32	\$11,316,601	\$4.99512	\$56,528
2032-33	\$11,962,406	\$4.81996	\$57,658
2033-34	\$11,962,406	\$4.84406	\$57,947
2034-35	\$12,634,450	\$4.67813	\$59,106
2035-36	\$12,634,450	\$4.70152	\$59,401

CITY OF CINCINNATI, 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	\$6,457,407	\$8.12653	\$52,476
2026-27	\$6,485,773	\$8.12653	\$52,707
2027-28	\$6,617,027	\$8.12653	\$53,773
2028-29	\$6,822,962	\$8.10000	\$55,266
2029-30	\$6,961,081	\$8.10000	\$56,385
2030-31	\$7,177,739	\$8.10000	\$58,140
2031-32	\$7,323,062	\$8.10000	\$59,317
2032-33	\$7,550,993	\$8.10000	\$61,163
2033-34	\$7,703,923	\$8.10000	\$62,402
2034-35	\$7,943,725	\$8.10000	\$64,344
2035-36	\$8,104,637	\$8.10000	\$65,648

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	\$3,641,862	(\$2.84140)	\$819
2027-28	\$3,496,608	(\$2.80762)	\$20
2028-29	\$3,873,044	(\$2.97011)	-\$397
2029-30	\$3,734,925	(\$2.94446)	-\$1,241
2030-31	\$4,138,862	(\$3.12973)	-\$1,893
2031-32	\$3,993,539	(\$3.10488)	-\$2,789
2032-33	\$4,411,413	(\$3.28004)	-\$3,505
2033-34	\$4,258,483	(\$3.25594)	-\$4,455
2034-35	\$4,690,725	(\$3.42187)	-\$5,239
2035-36	\$4,529,813	(\$3.39848)	-\$6,246

CITY OF CINCINNATI, 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	\$193	\$307	\$50,000	\$51,515	\$193	\$256	\$50,000	\$58,947	\$174	\$44	\$149	\$44	\$193	\$293
\$100,000	\$123,480	\$385	\$614	\$100,000	\$103,030	\$385	\$512	\$100,000	\$117,894	\$367	\$337	\$342	\$337	\$385	\$586
\$150,000	\$185,220	\$578	\$921	\$150,000	\$154,545	\$578	\$768	\$150,000	\$176,842	\$559	\$630	\$534	\$630	\$578	\$879
\$200,000	\$246,960	\$944	\$1,227	\$200,000	\$206,060	\$944	\$1,024	\$200,000	\$235,789	\$752	\$923	\$727	\$923	\$771	\$1,172
\$250,000	\$308,700	\$1,310	\$1,534	\$250,000	\$257,575	\$1,310	\$1,280	\$250,000	\$294,736	\$945	\$1,216	\$920	\$1,216	\$964	\$1,465
\$300,000	\$370,440	\$1,675	\$1,841	\$300,000	\$309,090	\$1,675	\$1,536	\$300,000	\$353,683	\$1,138	\$1,509	\$1,113	\$1,509	\$1,156	\$1,758
\$400,000	\$493,920	\$2,407	\$2,455	\$400,000	\$412,120	\$2,407	\$2,048	\$400,000	\$471,578	\$1,523	\$2,095	\$1,498	\$2,095	\$1,542	\$2,344
\$500,000	\$617,400	\$3,138	\$3,069	\$500,000	\$515,151	\$3,138	\$2,560	\$500,000	\$589,472	\$1,909	\$2,681	\$1,884	\$2,681	\$1,927	\$2,930
\$600,000	\$740,880	\$3,869	\$3,682	\$600,000	\$618,181	\$3,869	\$3,073	\$600,000	\$707,366	\$2,294	\$3,267	\$2,269	\$3,267	\$2,313	\$3,516
\$700,000	\$864,360	\$4,601	\$4,296	\$700,000	\$721,211	\$4,601	\$3,585	\$700,000	\$825,261	\$2,679	\$3,853	\$2,654	\$3,853	\$2,698	\$4,102
\$800,000	\$987,840	\$5,332	\$4,910	\$800,000	\$824,241	\$5,332	\$4,097	\$800,000	\$943,155	\$3,065	\$4,439	\$3,040	\$4,439	\$3,084	\$4,688
\$900,000	\$1,111,320	\$6,064	\$5,524	\$900,000	\$927,271	\$6,064	\$4,609	\$900,000	\$1,061,050	\$3,450	\$5,025	\$3,425	\$5,025	\$3,469	\$5,274
\$1,000,000	\$1,234,800	\$6,795	\$6,137	\$1,000,000	\$1,030,301	\$6,795	\$5,121	\$1,000,000	\$1,178,944	\$3,836	\$5,611	\$3,811	\$5,611	\$3,855	\$5,860
\$2,000,000	\$2,469,600	\$14,109	\$12,275	\$2,000,000	\$2,060,602	\$14,109	\$10,242	\$2,000,000	\$2,357,888	\$7,690	\$11,471	\$7,665	\$11,471	\$7,709	\$11,719
\$3,000,000	\$3,704,400	\$21,423	\$18,412	\$3,000,000	\$3,090,903	\$21,423	\$15,363	\$3,000,000	\$3,536,832	\$11,545	\$17,330	\$11,520	\$17,330	\$11,564	\$17,579
\$4,000,000	\$4,939,200	\$28,737	\$24,549	\$4,000,000	\$4,121,204	\$28,737	\$20,483	\$4,000,000	\$4,715,776	\$15,399	\$23,190	\$15,374	\$23,190	\$15,418	\$23,439
\$5,000,000	\$6,174,000	\$36,050	\$30,686	\$5,000,000	\$5,151,505	\$36,050	\$25,604	\$5,000,000	\$5,894,720	\$19,254	\$29,050	\$19,229	\$29,050	\$19,273	\$29,298
\$6,000,000	\$7,408,800	\$43,364	\$36,824	\$6,000,000	\$6,181,806	\$43,364	\$30,725	\$6,000,000	\$7,073,664	\$23,109	\$34,910	\$23,084	\$34,910	\$23,127	\$35,158
\$7,000,000	\$8,643,600	\$50,678	\$42,961	\$7,000,000	\$7,212,107	\$50,678	\$35,846	\$7,000,000	\$8,252,608	\$26,963	\$40,769	\$26,938	\$40,769	\$26,982	\$41,018
\$8,000,000	\$9,878,400	\$57,992	\$49,098	\$8,000,000	\$8,242,408	\$57,992	\$40,967	\$8,000,000	\$9,431,552	\$30,818	\$46,629	\$30,793	\$46,629	\$30,836	\$46,877
\$9,000,000	\$11,113,200	\$65,306	\$55,236	\$9,000,000	\$9,272,709	\$65,306	\$46,088	\$9,000,000	\$10,610,496	\$34,672	\$52,489	\$34,647	\$52,489	\$34,691	\$52,737
\$10,000,000	\$12,348,000	\$72,620	\$61,373	\$10,000,000	\$10,303,010	\$72,620	\$51,209	\$10,000,000	\$11,789,440	\$38,527	\$58,348	\$38,502	\$58,348	\$38,545	\$58,597
\$15,000,000	\$18,522,000	\$109,189	\$92,059	\$15,000,000	\$15,454,515	\$109,189	\$76,813	\$15,000,000	\$17,684,160	\$57,799	\$87,647	\$57,774	\$87,647	\$57,818	\$87,895
\$20,000,000	\$24,696,000	\$145,759	\$122,746	\$20,000,000	\$20,606,020	\$145,759	\$102,417	\$20,000,000	\$23,578,880	\$77,072	\$116,945	\$77,047	\$116,945	\$77,091	\$117,193
\$25,000,000	\$30,870,000	\$182,328	\$153,432	\$25,000,000	\$25,757,525	\$182,328	\$128,022	\$25,000,000	\$29,473,600	\$96,345	\$146,243	\$96,320	\$146,243	\$96,364	\$146,492
\$30,000,000	\$37,044,000	\$218,897	\$184,119	\$30,000,000	\$30,909,030	\$218,897	\$153,626	\$30,000,000	\$35,368,320	\$115,618	\$175,542	\$115,593	\$175,542	\$115,636	\$175,790
\$35,000,000	\$43,218,000	\$255,467	\$214,805	\$35,000,000	\$36,060,535	\$255,467	\$179,231	\$35,000,000	\$41,263,040	\$134,890	\$204,840	\$134,865	\$204,840	\$134,909	\$205,088
\$40,000,000	\$49,392,000	\$292,036	\$245,492	\$40,000,000	\$41,212,040	\$292,036	\$204,835	\$40,000,000	\$47,157,760	\$154,163	\$234,138	\$154,138	\$234,138	\$154,182	\$234,387
\$45,000,000	\$55,566,000	\$328,606	\$276,178	\$45,000,000	\$46,363,545	\$328,606	\$230,439	\$45,000,000	\$53,052,480	\$173,436	\$263,437	\$173,411	\$263,437	\$173,454	\$263,685
\$50,000,000	\$61,740,000	\$365,175	\$306,864	\$50,000,000	\$51,515,050	\$365,175	\$256,044	\$50,000,000	\$58,947,200	\$192,708	\$292,735	\$192,683	\$292,735	\$192,727	\$292,983

CITY OF CINCINNATI, 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	\$114	59.22%	\$63	32.85%	(\$130)	(74.45%)	(\$105)	(70.15%)	\$100	52.02%
\$100,000	\$228	59.22%	\$127	32.85%	(\$29)	(7.99%)	(\$4)	(1.24%)	\$201	52.02%
\$150,000	\$342	59.22%	\$190	32.85%	\$71	12.68%	\$96	17.96%	\$301	52.02%
\$200,000	\$284	30.04%	\$80	8.51%	\$171	22.76%	\$196	26.99%	\$401	52.02%
\$250,000	\$225	17.16%	(\$29)	(2.24%)	\$271	28.73%	\$297	32.23%	\$501	52.02%
\$300,000	\$166	9.90%	(\$139)	(8.30%)	\$372	32.67%	\$397	35.66%	\$602	52.02%
\$400,000	\$48	2.01%	(\$358)	(14.89%)	\$572	37.57%	\$597	39.87%	\$802	52.02%
\$500,000	(\$69)	(2.21%)	(\$578)	(18.41%)	\$773	40.49%	\$798	42.36%	\$1,003	52.02%
\$600,000	(\$187)	(4.83%)	(\$797)	(20.59%)	\$973	42.43%	\$998	44.00%	\$1,203	52.02%
\$700,000	(\$305)	(6.62%)	(\$1,016)	(22.09%)	\$1,174	43.81%	\$1,199	45.16%	\$1,404	52.02%
\$800,000	(\$422)	(7.92%)	(\$1,236)	(23.17%)	\$1,374	44.84%	\$1,399	46.03%	\$1,604	52.02%
\$900,000	(\$540)	(8.91%)	(\$1,455)	(23.99%)	\$1,575	45.64%	\$1,600	46.71%	\$1,805	52.02%
\$1,000,000	(\$658)	(9.68%)	(\$1,674)	(24.64%)	\$1,775	46.28%	\$1,800	47.24%	\$2,005	52.02%
\$2,000,000	(\$1,834)	(13.00%)	(\$3,867)	(27.41%)	\$3,780	49.16%	\$3,805	49.65%	\$4,010	52.02%
\$3,000,000	(\$3,011)	(14.05%)	(\$6,060)	(28.29%)	\$5,786	50.11%	\$5,811	50.44%	\$6,015	52.02%
\$4,000,000	(\$4,187)	(14.57%)	(\$8,253)	(28.72%)	\$7,791	50.59%	\$7,816	50.84%	\$8,021	52.02%
\$5,000,000	(\$5,364)	(14.88%)	(\$10,446)	(28.98%)	\$9,796	50.88%	\$9,821	51.07%	\$10,026	52.02%
\$6,000,000	(\$6,541)	(15.08%)	(\$12,639)	(29.15%)	\$11,801	51.07%	\$11,826	51.23%	\$12,031	52.02%
\$7,000,000	(\$7,717)	(15.23%)	(\$14,832)	(29.27%)	\$13,806	51.20%	\$13,831	51.34%	\$14,036	52.02%
\$8,000,000	(\$8,894)	(15.34%)	(\$17,025)	(29.36%)	\$15,811	51.31%	\$15,836	51.43%	\$16,041	52.02%
\$9,000,000	(\$10,070)	(15.42%)	(\$19,218)	(29.43%)	\$17,816	51.39%	\$17,841	51.49%	\$18,046	52.02%
\$10,000,000	(\$11,247)	(15.49%)	(\$21,411)	(29.48%)	\$19,821	51.45%	\$19,847	51.55%	\$20,051	52.02%
\$15,000,000	(\$17,130)	(15.69%)	(\$32,376)	(29.65%)	\$29,847	51.64%	\$29,872	51.70%	\$30,077	52.02%
\$20,000,000	(\$23,013)	(15.79%)	(\$43,341)	(29.73%)	\$39,873	51.73%	\$39,898	51.78%	\$40,103	52.02%
\$25,000,000	(\$28,896)	(15.85%)	(\$54,306)	(29.78%)	\$49,898	51.79%	\$49,923	51.83%	\$50,128	52.02%
\$30,000,000	(\$34,779)	(15.89%)	(\$65,271)	(29.82%)	\$59,924	51.83%	\$59,949	51.86%	\$60,154	52.02%
\$35,000,000	(\$40,662)	(15.92%)	(\$76,236)	(29.84%)	\$69,950	51.86%	\$69,975	51.88%	\$70,179	52.02%
\$40,000,000	(\$46,545)	(15.94%)	(\$87,201)	(29.86%)	\$79,975	51.88%	\$80,000	51.90%	\$80,205	52.02%
\$45,000,000	(\$52,428)	(15.95%)	(\$98,166)	(29.87%)	\$90,001	51.89%	\$90,026	51.91%	\$90,231	52.02%
\$50,000,000	(\$58,310)	(15.97%)	(\$109,131)	(29.88%)	\$100,027	51.91%	\$100,052	51.93%	\$100,256	52.02%