

CITY OF CHARTER OAK, 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	\$7.86413	\$100,122	\$0	\$100,122	
2026-27	\$4.79101	\$102,124	\$795	\$102,919	2.8%
2027-28	\$4.82832	\$103,615	\$801	\$104,416	1.5%
2028-29	\$4.68497	\$106,504	\$778	\$107,282	2.7%
2029-30	\$4.71918	\$108,028	\$783	\$108,811	1.4%
2030-31	\$4.57832	\$110,987	\$760	\$111,747	2.7%
2031-32	\$4.60967	\$112,475	\$765	\$113,240	1.3%
2032-33	\$4.47407	\$115,505	\$743	\$116,248	2.7%
2033-34	\$4.50283	\$116,959	\$747	\$117,706	1.3%
2034-35	\$4.37217	\$120,061	\$726	\$120,786	2.6%
2035-36	\$4.39860	\$121,481	\$730	\$122,212	1.2%

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	\$26,831,069	\$12,731,446	\$0	\$12,731,446
2026-27	\$23,389,979	\$21,481,764	\$0	\$21,481,764
2027-28	\$23,533,972	\$21,625,757	\$0	\$21,625,757
2028-29	\$24,807,395	\$22,899,180	\$0	\$22,899,180
2029-30	\$24,965,388	\$23,057,173	\$0	\$23,057,173
2030-31	\$26,316,071	\$24,407,856	\$0	\$24,407,856
2031-32	\$26,474,064	\$24,565,849	\$0	\$24,565,849
2032-33	\$27,890,777	\$25,982,562	\$0	\$25,982,562
2033-34	\$28,048,770	\$26,140,555	\$0	\$26,140,555
2034-35	\$29,534,406	\$27,626,191	\$0	\$27,626,191
2035-36	\$29,692,400	\$27,784,185	\$0	\$27,784,185

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	77.44%	-2.18%	75.26%	19.14%	0.00%	5.60%
2026-27	105.63%	-29.08%	76.55%	19.91%	0.00%	3.32%
2027-28	105.09%	-28.99%	76.11%	20.38%	0.00%	3.30%
2028-29	103.38%	-27.46%	75.92%	20.77%	0.00%	3.11%
2029-30	102.82%	-27.31%	75.52%	21.20%	0.00%	3.09%
2030-31	101.17%	-25.82%	75.35%	21.56%	0.00%	2.92%
2031-32	100.66%	-25.68%	74.98%	21.95%	0.00%	2.90%
2032-33	99.12%	-24.31%	74.81%	22.29%	0.00%	2.74%
2033-34	98.66%	-24.19%	74.47%	22.65%	0.00%	2.73%
2034-35	97.22%	-22.91%	74.31%	22.98%	0.00%	2.58%
2035-36	96.79%	-22.81%	73.99%	23.31%	0.00%	2.56%

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 CHARTER OAK, 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	\$12,731,446	\$7.86413	\$100,122
2026-27	\$21,481,764	\$4.79101	\$102,919
2027-28	\$21,625,757	\$4.82832	\$104,416
2028-29	\$22,899,180	\$4.68497	\$107,282
2029-30	\$23,057,173	\$4.71918	\$108,811
2030-31	\$24,407,856	\$4.57832	\$111,747
2031-32	\$24,565,849	\$4.60967	\$113,240
2032-33	\$25,982,562	\$4.47407	\$116,248
2033-34	\$26,140,555	\$4.50283	\$117,706
2034-35	\$27,626,191	\$4.37217	\$120,786
2035-36	\$27,784,185	\$4.39860	\$122,212

CITY OF CHARTER OAK, 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	\$12,731,446	\$7.86413	\$100,122
2026-27	\$13,102,220	\$7.78627	\$102,017
2027-28	\$13,416,677	\$7.78627	\$104,466
2028-29	\$13,965,504	\$7.78627	\$108,739
2029-30	\$14,291,981	\$7.78627	\$111,281
2030-31	\$14,873,585	\$7.78627	\$115,810
2031-32	\$15,212,679	\$7.78627	\$118,450
2032-33	\$15,828,730	\$7.78627	\$123,247
2033-34	\$16,181,143	\$7.78627	\$125,991
2034-35	\$16,833,424	\$7.78627	\$131,070
2035-36	\$17,199,818	\$7.78627	\$133,922

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	\$8,379,543	(\$2.99526)	\$902
2027-28	\$8,209,080	(\$2.95795)	-\$50
2028-29	\$8,933,675	(\$3.10130)	-\$1,457
2029-30	\$8,765,192	(\$3.06709)	-\$2,470
2030-31	\$9,534,270	(\$3.20795)	-\$4,063
2031-32	\$9,353,170	(\$3.17660)	-\$5,210
2032-33	\$10,153,832	(\$3.31220)	-\$6,999
2033-34	\$9,959,412	(\$3.28344)	-\$8,284
2034-35	\$10,792,767	(\$3.41410)	-\$10,283
2035-36	\$10,584,367	(\$3.38767)	-\$11,711

CITY OF CHARTER OAK, 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	\$187	\$283	\$50,000	\$51,515	\$187	\$236	\$50,000	\$58,947	\$168	\$41	\$144	\$41	\$187	\$270
\$100,000	\$123,480	\$373	\$565	\$100,000	\$103,030	\$373	\$472	\$100,000	\$117,894	\$355	\$311	\$331	\$311	\$373	\$540
\$150,000	\$185,220	\$560	\$848	\$150,000	\$154,545	\$560	\$708	\$150,000	\$176,842	\$541	\$581	\$517	\$581	\$560	\$810
\$200,000	\$246,960	\$913	\$1,131	\$200,000	\$206,060	\$913	\$943	\$200,000	\$235,789	\$728	\$851	\$704	\$851	\$746	\$1,080
\$250,000	\$308,700	\$1,267	\$1,413	\$250,000	\$257,575	\$1,267	\$1,179	\$250,000	\$294,736	\$914	\$1,120	\$890	\$1,120	\$933	\$1,349
\$300,000	\$370,440	\$1,621	\$1,696	\$300,000	\$309,090	\$1,621	\$1,415	\$300,000	\$353,683	\$1,101	\$1,390	\$1,077	\$1,390	\$1,119	\$1,619
\$400,000	\$493,920	\$2,329	\$2,261	\$400,000	\$412,120	\$2,329	\$1,887	\$400,000	\$471,578	\$1,474	\$1,930	\$1,450	\$1,930	\$1,492	\$2,159
\$500,000	\$617,400	\$3,037	\$2,827	\$500,000	\$515,151	\$3,037	\$2,359	\$500,000	\$589,472	\$1,847	\$2,470	\$1,823	\$2,470	\$1,865	\$2,699
\$600,000	\$740,880	\$3,744	\$3,392	\$600,000	\$618,181	\$3,744	\$2,830	\$600,000	\$707,366	\$2,220	\$3,010	\$2,196	\$3,010	\$2,238	\$3,239
\$700,000	\$864,360	\$4,452	\$3,957	\$700,000	\$721,211	\$4,452	\$3,302	\$700,000	\$825,261	\$2,593	\$3,549	\$2,569	\$3,549	\$2,611	\$3,778
\$800,000	\$987,840	\$5,160	\$4,523	\$800,000	\$824,241	\$5,160	\$3,774	\$800,000	\$943,155	\$2,966	\$4,089	\$2,942	\$4,089	\$2,984	\$4,318
\$900,000	\$1,111,320	\$5,868	\$5,088	\$900,000	\$927,271	\$5,868	\$4,245	\$900,000	\$1,061,050	\$3,339	\$4,629	\$3,315	\$4,629	\$3,357	\$4,858
\$1,000,000	\$1,234,800	\$6,576	\$5,653	\$1,000,000	\$1,030,301	\$6,576	\$4,717	\$1,000,000	\$1,178,944	\$3,712	\$5,169	\$3,688	\$5,169	\$3,730	\$5,398
\$2,000,000	\$2,469,600	\$13,653	\$11,307	\$2,000,000	\$2,060,602	\$13,653	\$9,434	\$2,000,000	\$2,357,888	\$7,442	\$10,566	\$7,418	\$10,566	\$7,460	\$10,795
\$3,000,000	\$3,704,400	\$20,731	\$16,960	\$3,000,000	\$3,090,903	\$20,731	\$14,151	\$3,000,000	\$3,536,832	\$11,172	\$15,964	\$11,148	\$15,964	\$11,190	\$16,193
\$4,000,000	\$4,939,200	\$27,809	\$22,613	\$4,000,000	\$4,121,204	\$27,809	\$18,868	\$4,000,000	\$4,715,776	\$14,902	\$21,361	\$14,878	\$21,361	\$14,920	\$21,590
\$5,000,000	\$6,174,000	\$34,886	\$28,267	\$5,000,000	\$5,151,505	\$34,886	\$23,585	\$5,000,000	\$5,894,720	\$18,632	\$26,759	\$18,608	\$26,759	\$18,650	\$26,988
\$6,000,000	\$7,408,800	\$41,964	\$33,920	\$6,000,000	\$6,181,806	\$41,964	\$28,302	\$6,000,000	\$7,073,664	\$22,362	\$32,157	\$22,338	\$32,157	\$22,380	\$32,385
\$7,000,000	\$8,643,600	\$49,042	\$39,573	\$7,000,000	\$7,212,107	\$49,042	\$33,019	\$7,000,000	\$8,252,608	\$26,092	\$37,554	\$26,068	\$37,554	\$26,111	\$37,783
\$8,000,000	\$9,878,400	\$56,120	\$45,226	\$8,000,000	\$8,242,408	\$56,120	\$37,736	\$8,000,000	\$9,431,552	\$29,823	\$42,952	\$29,798	\$42,952	\$29,841	\$43,181
\$9,000,000	\$11,113,200	\$63,197	\$50,880	\$9,000,000	\$9,272,709	\$63,197	\$42,453	\$9,000,000	\$10,610,496	\$33,553	\$48,349	\$33,528	\$48,349	\$33,571	\$48,578
\$10,000,000	\$12,348,000	\$70,275	\$56,533	\$10,000,000	\$10,303,010	\$70,275	\$47,170	\$10,000,000	\$11,789,440	\$37,283	\$53,747	\$37,258	\$53,747	\$37,301	\$53,976
\$15,000,000	\$18,522,000	\$105,664	\$84,800	\$15,000,000	\$15,454,515	\$105,664	\$70,756	\$15,000,000	\$17,684,160	\$55,933	\$80,735	\$55,909	\$80,735	\$55,951	\$80,964
\$20,000,000	\$24,696,000	\$141,052	\$113,066	\$20,000,000	\$20,606,020	\$141,052	\$94,341	\$20,000,000	\$23,578,880	\$74,584	\$107,723	\$74,559	\$107,723	\$74,602	\$107,952
\$25,000,000	\$30,870,000	\$176,441	\$141,333	\$25,000,000	\$25,757,525	\$176,441	\$117,926	\$25,000,000	\$29,473,600	\$93,234	\$134,711	\$93,210	\$134,711	\$93,252	\$134,940
\$30,000,000	\$37,044,000	\$211,829	\$169,599	\$30,000,000	\$30,909,030	\$211,829	\$141,511	\$30,000,000	\$35,368,320	\$111,884	\$161,699	\$111,860	\$161,699	\$111,902	\$161,927
\$35,000,000	\$43,218,000	\$247,218	\$197,866	\$35,000,000	\$36,060,535	\$247,218	\$165,097	\$35,000,000	\$41,263,040	\$130,535	\$188,686	\$130,511	\$188,686	\$130,553	\$188,915
\$40,000,000	\$49,392,000	\$282,607	\$226,132	\$40,000,000	\$41,212,040	\$282,607	\$188,682	\$40,000,000	\$47,157,760	\$149,185	\$215,674	\$149,161	\$215,674	\$149,203	\$215,903
\$45,000,000	\$55,566,000	\$317,995	\$254,399	\$45,000,000	\$46,363,545	\$317,995	\$212,267	\$45,000,000	\$53,052,480	\$167,836	\$242,662	\$167,811	\$242,662	\$167,854	\$242,891
\$50,000,000	\$61,740,000	\$353,384	\$282,665	\$50,000,000	\$51,515,050	\$353,384	\$235,852	\$50,000,000	\$58,947,200	\$186,486	\$269,650	\$186,462	\$269,650	\$186,504	\$269,879

CITY OF CHARTER OAK, 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	\$96	51.56%	\$49	26.46%	(\$127)	(75.68%)	(\$103)	(71.59%)	\$83	44.70%
\$100,000	\$192	51.56%	\$99	26.46%	(\$44)	(12.42%)	(\$20)	(6.00%)	\$167	44.70%
\$150,000	\$288	51.56%	\$148	26.46%	\$39	7.26%	\$64	12.29%	\$250	44.70%
\$200,000	\$217	23.79%	\$30	3.29%	\$123	16.85%	\$147	20.88%	\$334	44.70%
\$250,000	\$146	11.52%	(\$88)	(6.95%)	\$206	22.53%	\$230	25.87%	\$417	44.70%
\$300,000	\$75	4.62%	(\$206)	(12.71%)	\$289	26.29%	\$314	29.13%	\$500	44.70%
\$400,000	(\$68)	(2.90%)	(\$442)	(18.98%)	\$456	30.95%	\$480	33.14%	\$667	44.70%
\$500,000	(\$210)	(6.92%)	(\$678)	(22.33%)	\$623	33.73%	\$647	35.51%	\$834	44.70%
\$600,000	(\$352)	(9.41%)	(\$914)	(24.42%)	\$790	35.57%	\$814	37.07%	\$1,001	44.70%
\$700,000	(\$495)	(11.12%)	(\$1,150)	(25.84%)	\$956	36.89%	\$981	38.18%	\$1,167	44.70%
\$800,000	(\$637)	(12.35%)	(\$1,386)	(26.87%)	\$1,123	37.87%	\$1,147	39.00%	\$1,334	44.70%
\$900,000	(\$780)	(13.29%)	(\$1,622)	(27.65%)	\$1,290	38.63%	\$1,314	39.65%	\$1,501	44.70%
\$1,000,000	(\$922)	(14.03%)	(\$1,859)	(28.26%)	\$1,457	39.24%	\$1,481	40.16%	\$1,668	44.70%
\$2,000,000	(\$2,347)	(17.19%)	(\$4,219)	(30.90%)	\$3,124	41.98%	\$3,148	42.44%	\$3,335	44.70%
\$3,000,000	(\$3,771)	(18.19%)	(\$6,580)	(31.74%)	\$4,792	42.89%	\$4,816	43.20%	\$5,003	44.70%
\$4,000,000	(\$5,195)	(18.68%)	(\$8,941)	(32.15%)	\$6,459	43.34%	\$6,483	43.58%	\$6,670	44.70%
\$5,000,000	(\$6,620)	(18.98%)	(\$11,301)	(32.39%)	\$8,127	43.62%	\$8,151	43.80%	\$8,338	44.70%
\$6,000,000	(\$8,044)	(19.17%)	(\$13,662)	(32.56%)	\$9,794	43.80%	\$9,818	43.95%	\$10,005	44.70%
\$7,000,000	(\$9,469)	(19.31%)	(\$16,023)	(32.67%)	\$11,462	43.93%	\$11,486	44.06%	\$11,673	44.70%
\$8,000,000	(\$10,893)	(19.41%)	(\$18,383)	(32.76%)	\$13,129	44.02%	\$13,153	44.14%	\$13,340	44.70%
\$9,000,000	(\$12,318)	(19.49%)	(\$20,744)	(32.82%)	\$14,797	44.10%	\$14,821	44.20%	\$15,008	44.70%
\$10,000,000	(\$13,742)	(19.55%)	(\$23,105)	(32.88%)	\$16,464	44.16%	\$16,488	44.25%	\$16,675	44.70%
\$15,000,000	(\$20,864)	(19.75%)	(\$34,908)	(33.04%)	\$24,802	44.34%	\$24,826	44.40%	\$25,013	44.70%
\$20,000,000	(\$27,986)	(19.84%)	(\$46,711)	(33.12%)	\$33,139	44.43%	\$33,163	44.48%	\$33,350	44.70%
\$25,000,000	(\$35,108)	(19.90%)	(\$58,515)	(33.16%)	\$41,477	44.49%	\$41,501	44.52%	\$41,688	44.70%
\$30,000,000	(\$42,230)	(19.94%)	(\$70,318)	(33.20%)	\$49,814	44.52%	\$49,838	44.55%	\$50,025	44.70%
\$35,000,000	(\$49,352)	(19.96%)	(\$82,121)	(33.22%)	\$58,152	44.55%	\$58,176	44.58%	\$58,363	44.70%
\$40,000,000	(\$56,474)	(19.98%)	(\$93,925)	(33.24%)	\$66,489	44.57%	\$66,513	44.59%	\$66,700	44.70%
\$45,000,000	(\$63,596)	(20.00%)	(\$105,728)	(33.25%)	\$74,827	44.58%	\$74,851	44.60%	\$75,038	44.70%
\$50,000,000	(\$70,718)	(20.01%)	(\$117,531)	(33.26%)	\$83,164	44.60%	\$83,188	44.61%	\$83,375	44.70%