

CITY OF COLFAX, 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	\$7.97198	\$597,705	\$0	\$597,705	
2026-27	\$4.51231	\$609,659	\$5,617	\$615,276	2.9%
2027-28	\$4.55388	\$619,360	\$5,669	\$625,029	1.6%
2028-29	\$4.44155	\$637,529	\$5,529	\$643,058	2.9%
2029-30	\$4.48007	\$647,408	\$5,577	\$652,984	1.5%
2030-31	\$4.36777	\$666,045	\$5,437	\$671,482	2.8%
2031-32	\$4.40342	\$675,756	\$5,481	\$681,237	1.5%
2032-33	\$4.29357	\$694,862	\$5,345	\$700,206	2.8%
2033-34	\$4.32659	\$704,406	\$5,386	\$709,792	1.4%
2034-35	\$4.21917	\$723,989	\$5,252	\$729,240	2.7%
2035-36	\$4.24978	\$733,367	\$5,290	\$738,657	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	\$145,731,137	\$74,975,709	\$62,117	\$75,037,826
2026-27	\$138,722,184	\$136,355,008	\$69,571	\$136,424,579
2027-28	\$139,619,047	\$137,251,871	\$69,571	\$137,321,442
2028-29	\$147,152,948	\$144,782,294	\$73,050	\$144,855,343
2029-30	\$148,123,811	\$145,753,156	\$73,050	\$145,826,206
2030-31	\$156,109,866	\$153,735,559	\$76,702	\$153,812,261
2031-32	\$157,080,729	\$154,706,422	\$76,702	\$154,783,124
2032-33	\$165,460,720	\$163,082,578	\$80,537	\$163,163,115
2033-34	\$166,431,583	\$164,053,441	\$80,537	\$164,133,978
2034-35	\$175,221,957	\$172,839,788	\$84,564	\$172,924,352
2035-36	\$176,192,819	\$173,810,650	\$84,564	\$173,895,214

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.10%	-1.24%	74.86%	23.95%	0.07%	0.70%
2026-27	97.09%	-16.85%	80.24%	18.88%	0.09%	0.39%
2027-28	97.36%	-17.00%	80.36%	18.76%	0.09%	0.38%
2028-29	96.83%	-16.35%	80.49%	18.68%	0.08%	0.36%
2029-30	97.04%	-16.43%	80.61%	18.57%	0.08%	0.36%
2030-31	96.48%	-15.75%	80.73%	18.49%	0.08%	0.34%
2031-32	96.67%	-15.83%	80.84%	18.38%	0.08%	0.34%
2032-33	96.13%	-15.18%	80.95%	18.32%	0.07%	0.32%
2033-34	96.31%	-15.25%	81.06%	18.22%	0.07%	0.32%
2034-35	95.78%	-14.63%	81.15%	18.16%	0.07%	0.30%
2035-36	95.96%	-14.71%	81.25%	18.07%	0.07%	0.30%

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 COLFAX, 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	\$74,975,709	\$7.97198	\$597,705
2026-27	\$136,355,008	\$4.51231	\$615,276
2027-28	\$137,251,871	\$4.55388	\$625,029
2028-29	\$144,782,294	\$4.44155	\$643,058
2029-30	\$145,753,156	\$4.48007	\$652,984
2030-31	\$153,735,559	\$4.36777	\$671,482
2031-32	\$154,706,422	\$4.40342	\$681,237
2032-33	\$163,082,578	\$4.29357	\$700,206
2033-34	\$164,053,441	\$4.32659	\$709,792
2034-35	\$172,839,788	\$4.21917	\$729,240
2035-36	\$173,810,650	\$4.24978	\$738,657

CITY OF COLFAX, 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	\$74,975,709	\$7.97198	\$597,705
2026-27	\$77,539,493	\$7.89305	\$612,023
2027-28	\$79,338,548	\$7.89305	\$626,223
2028-29	\$82,672,601	\$7.89305	\$652,539
2029-30	\$84,566,980	\$7.89305	\$667,491
2030-31	\$88,084,751	\$7.89305	\$695,257
2031-32	\$90,079,265	\$7.89305	\$711,000
2032-33	\$93,790,308	\$7.89305	\$740,292
2033-34	\$95,890,467	\$7.89305	\$756,868
2034-35	\$99,804,996	\$7.89305	\$787,766
2035-36	\$102,016,128	\$7.89305	\$805,218

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	\$58,815,516	(\$3.38074)	\$3,253
2027-28	\$57,913,323	(\$3.33917)	-\$1,195
2028-29	\$62,109,693	(\$3.45150)	-\$9,481
2029-30	\$61,186,176	(\$3.41298)	-\$14,507
2030-31	\$65,650,808	(\$3.52528)	-\$23,776
2031-32	\$64,627,156	(\$3.48963)	-\$29,763
2032-33	\$69,292,271	(\$3.59948)	-\$40,085
2033-34	\$68,162,974	(\$3.56646)	-\$47,076
2034-35	\$73,034,791	(\$3.67388)	-\$58,525
2035-36	\$71,794,522	(\$3.64327)	-\$66,561

CITY OF COLFAX, 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	\$189	\$270	\$50,000	\$51,515	\$189	\$225	\$50,000	\$58,947	\$171	\$39	\$146	\$39	\$189	\$257
\$100,000	\$123,480	\$378	\$539	\$100,000	\$103,030	\$378	\$450	\$100,000	\$117,894	\$360	\$297	\$335	\$297	\$378	\$515
\$150,000	\$185,220	\$567	\$809	\$150,000	\$154,545	\$567	\$675	\$150,000	\$176,842	\$549	\$554	\$524	\$554	\$567	\$772
\$200,000	\$246,960	\$926	\$1,079	\$200,000	\$206,060	\$926	\$900	\$200,000	\$235,789	\$738	\$811	\$713	\$811	\$756	\$1,030
\$250,000	\$308,700	\$1,285	\$1,348	\$250,000	\$257,575	\$1,285	\$1,125	\$250,000	\$294,736	\$927	\$1,069	\$902	\$1,069	\$945	\$1,287
\$300,000	\$370,440	\$1,643	\$1,618	\$300,000	\$309,090	\$1,643	\$1,350	\$300,000	\$353,683	\$1,116	\$1,326	\$1,091	\$1,326	\$1,134	\$1,545
\$400,000	\$493,920	\$2,361	\$2,157	\$400,000	\$412,120	\$2,361	\$1,800	\$400,000	\$471,578	\$1,494	\$1,841	\$1,470	\$1,841	\$1,512	\$2,060
\$500,000	\$617,400	\$3,078	\$2,697	\$500,000	\$515,151	\$3,078	\$2,250	\$500,000	\$589,472	\$1,872	\$2,356	\$1,848	\$2,356	\$1,891	\$2,575
\$600,000	\$740,880	\$3,796	\$3,236	\$600,000	\$618,181	\$3,796	\$2,700	\$600,000	\$707,366	\$2,250	\$2,871	\$2,226	\$2,871	\$2,269	\$3,090
\$700,000	\$864,360	\$4,513	\$3,775	\$700,000	\$721,211	\$4,513	\$3,150	\$700,000	\$825,261	\$2,629	\$3,386	\$2,604	\$3,386	\$2,647	\$3,605
\$800,000	\$987,840	\$5,231	\$4,315	\$800,000	\$824,241	\$5,231	\$3,600	\$800,000	\$943,155	\$3,007	\$3,901	\$2,982	\$3,901	\$3,025	\$4,119
\$900,000	\$1,111,320	\$5,948	\$4,854	\$900,000	\$927,271	\$5,948	\$4,050	\$900,000	\$1,061,050	\$3,385	\$4,416	\$3,360	\$4,416	\$3,403	\$4,634
\$1,000,000	\$1,234,800	\$6,666	\$5,393	\$1,000,000	\$1,030,301	\$6,666	\$4,500	\$1,000,000	\$1,178,944	\$3,763	\$4,931	\$3,738	\$4,931	\$3,781	\$5,149
\$2,000,000	\$2,469,600	\$13,841	\$10,787	\$2,000,000	\$2,060,602	\$13,841	\$9,000	\$2,000,000	\$2,357,888	\$7,544	\$10,080	\$7,520	\$10,080	\$7,562	\$10,299
\$3,000,000	\$3,704,400	\$21,015	\$16,180	\$3,000,000	\$3,090,903	\$21,015	\$13,500	\$3,000,000	\$3,536,832	\$11,325	\$15,230	\$11,301	\$15,230	\$11,344	\$15,448
\$4,000,000	\$4,939,200	\$28,190	\$21,573	\$4,000,000	\$4,121,204	\$28,190	\$18,000	\$4,000,000	\$4,715,776	\$15,107	\$20,379	\$15,082	\$20,379	\$15,125	\$20,597
\$5,000,000	\$6,174,000	\$35,365	\$26,967	\$5,000,000	\$5,151,505	\$35,365	\$22,501	\$5,000,000	\$5,894,720	\$18,888	\$25,528	\$18,863	\$25,528	\$18,906	\$25,747
\$6,000,000	\$7,408,800	\$42,540	\$32,360	\$6,000,000	\$6,181,806	\$42,540	\$27,001	\$6,000,000	\$7,073,664	\$22,669	\$30,678	\$22,645	\$30,678	\$22,687	\$30,896
\$7,000,000	\$8,643,600	\$49,714	\$37,753	\$7,000,000	\$7,212,107	\$49,714	\$31,501	\$7,000,000	\$8,252,608	\$26,450	\$35,827	\$26,426	\$35,827	\$26,469	\$36,045
\$8,000,000	\$9,878,400	\$56,889	\$43,147	\$8,000,000	\$8,242,408	\$56,889	\$36,001	\$8,000,000	\$9,431,552	\$30,232	\$40,976	\$30,207	\$40,976	\$30,250	\$41,195
\$9,000,000	\$11,113,200	\$64,064	\$48,540	\$9,000,000	\$9,272,709	\$64,064	\$40,501	\$9,000,000	\$10,610,496	\$34,013	\$46,126	\$33,988	\$46,126	\$34,031	\$46,344
\$10,000,000	\$12,348,000	\$71,239	\$53,933	\$10,000,000	\$10,303,010	\$71,239	\$45,001	\$10,000,000	\$11,789,440	\$37,794	\$51,275	\$37,769	\$51,275	\$37,812	\$51,494
\$15,000,000	\$18,522,000	\$107,113	\$80,900	\$15,000,000	\$15,454,515	\$107,113	\$67,502	\$15,000,000	\$17,684,160	\$56,700	\$77,022	\$56,676	\$77,022	\$56,719	\$77,240
\$20,000,000	\$24,696,000	\$142,987	\$107,866	\$20,000,000	\$20,606,020	\$142,987	\$90,002	\$20,000,000	\$23,578,880	\$75,606	\$102,769	\$75,582	\$102,769	\$75,625	\$102,987
\$25,000,000	\$30,870,000	\$178,861	\$134,833	\$25,000,000	\$25,757,525	\$178,861	\$112,503	\$25,000,000	\$29,473,600	\$94,513	\$128,516	\$94,488	\$128,516	\$94,531	\$128,734
\$30,000,000	\$37,044,000	\$214,734	\$161,800	\$30,000,000	\$30,909,030	\$214,734	\$135,004	\$30,000,000	\$35,368,320	\$113,419	\$154,262	\$113,394	\$154,262	\$113,437	\$154,481
\$35,000,000	\$43,218,000	\$250,608	\$188,766	\$35,000,000	\$36,060,535	\$250,608	\$157,504	\$35,000,000	\$41,263,040	\$132,325	\$180,009	\$132,300	\$180,009	\$132,343	\$180,227
\$40,000,000	\$49,392,000	\$286,482	\$215,733	\$40,000,000	\$41,212,040	\$286,482	\$180,005	\$40,000,000	\$47,157,760	\$151,231	\$205,756	\$151,207	\$205,756	\$151,250	\$205,974
\$45,000,000	\$55,566,000	\$322,356	\$242,700	\$45,000,000	\$46,363,545	\$322,356	\$202,505	\$45,000,000	\$53,052,480	\$170,137	\$231,503	\$170,113	\$231,503	\$170,156	\$231,721
\$50,000,000	\$61,740,000	\$358,230	\$269,666	\$50,000,000	\$51,515,050	\$358,230	\$225,006	\$50,000,000	\$58,947,200	\$189,044	\$257,249	\$189,019	\$257,249	\$189,062	\$257,468

CITY OF COLFAX, 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	\$81	42.63%	\$36	19.01%	(\$132)	(77.11%)	(\$107)	(73.26%)	\$68	36.18%
\$100,000	\$161	42.63%	\$72	19.01%	(\$63)	(17.58%)	(\$39)	(11.53%)	\$137	36.18%
\$150,000	\$242	42.63%	\$108	19.01%	\$5	0.94%	\$30	5.67%	\$205	36.18%
\$200,000	\$153	16.50%	(\$26)	(2.80%)	\$74	9.97%	\$98	13.76%	\$274	36.18%
\$250,000	\$64	4.96%	(\$160)	(12.43%)	\$142	15.32%	\$167	18.46%	\$342	36.18%
\$300,000	(\$25)	(1.55%)	(\$293)	(17.85%)	\$210	18.85%	\$235	21.53%	\$410	36.18%
\$400,000	(\$204)	(8.62%)	(\$561)	(23.76%)	\$347	23.24%	\$372	25.30%	\$547	36.18%
\$500,000	(\$382)	(12.40%)	(\$828)	(26.91%)	\$484	25.85%	\$509	27.53%	\$684	36.18%
\$600,000	(\$560)	(14.75%)	(\$1,096)	(28.87%)	\$621	27.59%	\$645	29.00%	\$821	36.18%
\$700,000	(\$738)	(16.35%)	(\$1,363)	(30.20%)	\$758	28.82%	\$782	30.04%	\$958	36.18%
\$800,000	(\$916)	(17.51%)	(\$1,631)	(31.17%)	\$894	29.75%	\$919	30.82%	\$1,094	36.18%
\$900,000	(\$1,094)	(18.40%)	(\$1,898)	(31.91%)	\$1,031	30.47%	\$1,056	31.42%	\$1,231	36.18%
\$1,000,000	(\$1,272)	(19.09%)	(\$2,166)	(32.49%)	\$1,168	31.04%	\$1,193	31.90%	\$1,368	36.18%
\$2,000,000	(\$3,054)	(22.06%)	(\$4,840)	(34.97%)	\$2,536	33.62%	\$2,561	34.05%	\$2,736	36.18%
\$3,000,000	(\$4,835)	(23.01%)	(\$7,515)	(35.76%)	\$3,904	34.47%	\$3,929	34.77%	\$4,104	36.18%
\$4,000,000	(\$6,617)	(23.47%)	(\$10,190)	(36.15%)	\$5,272	34.90%	\$5,297	35.12%	\$5,472	36.18%
\$5,000,000	(\$8,398)	(23.75%)	(\$12,864)	(36.38%)	\$6,641	35.16%	\$6,665	35.33%	\$6,841	36.18%
\$6,000,000	(\$10,180)	(23.93%)	(\$15,539)	(36.53%)	\$8,009	35.33%	\$8,033	35.48%	\$8,209	36.18%
\$7,000,000	(\$11,961)	(24.06%)	(\$18,214)	(36.64%)	\$9,377	35.45%	\$9,401	35.58%	\$9,577	36.18%
\$8,000,000	(\$13,743)	(24.16%)	(\$20,888)	(36.72%)	\$10,745	35.54%	\$10,769	35.65%	\$10,945	36.18%
\$9,000,000	(\$15,524)	(24.23%)	(\$23,563)	(36.78%)	\$12,113	35.61%	\$12,138	35.71%	\$12,313	36.18%
\$10,000,000	(\$17,306)	(24.29%)	(\$26,238)	(36.83%)	\$13,481	35.67%	\$13,506	35.76%	\$13,681	36.18%
\$15,000,000	(\$26,213)	(24.47%)	(\$39,611)	(36.98%)	\$20,322	35.84%	\$20,346	35.90%	\$20,522	36.18%
\$20,000,000	(\$35,120)	(24.56%)	(\$52,984)	(37.06%)	\$27,162	35.93%	\$27,187	35.97%	\$27,362	36.18%
\$25,000,000	(\$44,027)	(24.62%)	(\$66,358)	(37.10%)	\$34,003	35.98%	\$34,027	36.01%	\$34,203	36.18%
\$30,000,000	(\$52,935)	(24.65%)	(\$79,731)	(37.13%)	\$40,844	36.01%	\$40,868	36.04%	\$41,044	36.18%
\$35,000,000	(\$61,842)	(24.68%)	(\$93,104)	(37.15%)	\$47,684	36.04%	\$47,709	36.06%	\$47,884	36.18%
\$40,000,000	(\$70,749)	(24.70%)	(\$106,478)	(37.17%)	\$54,525	36.05%	\$54,549	36.08%	\$54,725	36.18%
\$45,000,000	(\$79,657)	(24.71%)	(\$119,851)	(37.18%)	\$61,365	36.07%	\$61,390	36.09%	\$61,565	36.18%
\$50,000,000	(\$88,564)	(24.72%)	(\$133,224)	(37.19%)	\$68,206	36.08%	\$68,230	36.10%	\$68,406	36.18%