

CITY OF CONWAY, 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	\$8.34089	\$2,067	\$0	\$2,067	
2026-27	-\$15.02638	\$2,108	\$0	\$2,108	2.0%
2027-28	-\$14.96723	\$2,151	\$0	\$2,151	2.0%
2028-29	-\$17.34322	\$2,161	\$0	\$2,161	0.5%
2029-30	-\$17.42994	\$2,172	\$0	\$2,172	0.5%
2030-31	-\$21.55388	\$2,183	\$0	\$2,183	0.5%
2031-32	-\$21.66165	\$2,194	\$0	\$2,194	0.5%
2032-33	-\$28.63449	\$2,205	\$0	\$2,205	0.5%
2033-34	-\$28.77766	\$2,216	\$0	\$2,216	0.5%
2034-35	-\$43.03938	\$2,227	\$0	\$2,227	0.5%
2035-36	-\$43.25458	\$2,238	\$0	\$2,238	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	\$787,183	\$247,817	\$0	\$247,817
2026-27	\$130,172	-\$140,310	\$0	-\$140,310
2027-28	\$126,800	-\$143,682	\$0	-\$143,682
2028-29	\$145,864	-\$124,618	\$0	-\$124,618
2029-30	\$145,864	-\$124,618	\$0	-\$124,618
2030-31	\$169,204	-\$101,278	\$0	-\$101,278
2031-32	\$169,204	-\$101,278	\$0	-\$101,278
2032-33	\$193,483	-\$76,999	\$0	-\$76,999
2033-34	\$193,483	-\$76,999	\$0	-\$76,999
2034-35	\$218,740	-\$51,742	\$0	-\$51,742
2035-36	\$218,740	-\$51,742	\$0	-\$51,742

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.82%	-13.68%	82.14%	2.08%	0.00%	15.78%
2026-27	-388.93%	525.47%	136.54%	-8.66%	0.00%	-27.88%
2027-28	-379.80%	515.48%	135.68%	-8.46%	0.00%	-27.22%
2028-29	-455.42%	597.05%	141.62%	-10.24%	0.00%	-31.39%
2029-30	-455.42%	597.05%	141.62%	-10.24%	0.00%	-31.39%
2030-31	-582.79%	734.63%	151.85%	-13.23%	0.00%	-38.62%
2031-32	-582.79%	734.63%	151.85%	-13.23%	0.00%	-38.62%
2032-33	-797.22%	966.28%	169.07%	-18.27%	0.00%	-50.80%
2033-34	-797.22%	966.28%	169.07%	-18.27%	0.00%	-50.80%
2034-35	-1233.83%	1437.96%	204.14%	-28.55%	0.00%	-75.59%
2035-36	-1233.83%	1437.96%	204.14%	-28.55%	0.00%	-75.59%

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 CONWAY, 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	\$247,817	\$8.34089	\$2,067
2026-27	(\$140,310)	-\$15.02638	\$2,108
2027-28	(\$143,682)	-\$14.96723	\$2,151
2028-29	(\$124,618)	-\$17.34322	\$2,161
2029-30	(\$124,618)	-\$17.42994	\$2,172
2030-31	(\$101,278)	-\$21.55388	\$2,183
2031-32	(\$101,278)	-\$21.66165	\$2,194
2032-33	(\$76,999)	-\$28.63449	\$2,205
2033-34	(\$76,999)	-\$28.77766	\$2,216
2034-35	(\$51,742)	-\$43.03938	\$2,227
2035-36	(\$51,742)	-\$43.25458	\$2,238

CITY OF CONWAY, 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	\$247,817	\$8.34089	\$2,067
2026-27	\$247,883	\$8.34089	\$2,068
2027-28	\$253,004	\$8.34089	\$2,110
2028-29	\$260,553	\$8.10000	\$2,110
2029-30	\$265,941	\$8.10000	\$2,154
2030-31	\$273,884	\$8.10000	\$2,218
2031-32	\$279,554	\$8.10000	\$2,264
2032-33	\$287,911	\$8.10000	\$2,332
2033-34	\$293,877	\$8.10000	\$2,380
2034-35	\$302,671	\$8.10000	\$2,452
2035-36	\$308,949	\$8.10000	\$2,502

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	(\$388,194)	(\$23.36727)	\$41
2027-28	(\$396,686)	(\$23.30812)	\$40
2028-29	(\$385,171)	(\$25.44322)	\$51
2029-30	(\$390,559)	(\$25.52994)	\$18
2030-31	(\$375,163)	(\$29.65388)	-\$36
2031-32	(\$380,832)	(\$29.76165)	-\$71
2032-33	(\$364,910)	(\$36.73449)	-\$127
2033-34	(\$370,876)	(\$36.87766)	-\$165
2034-35	(\$354,413)	(\$51.13938)	-\$225
2035-36	(\$360,690)	(\$51.35458)	-\$264

CITY OF CONWAY, 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	\$198	-\$1,331	\$50,000	\$51,515	\$198	-\$1,110	\$50,000	\$58,947	\$179	-\$193	\$153	-\$193	\$198	-\$1,271
\$100,000	\$123,480	\$396	-\$2,661	\$100,000	\$103,030	\$396	-\$2,221	\$100,000	\$117,894	\$376	-\$1,463	\$351	-\$1,463	\$396	-\$2,541
\$150,000	\$185,220	\$593	-\$3,992	\$150,000	\$154,545	\$593	-\$3,331	\$150,000	\$176,842	\$574	-\$2,734	\$549	-\$2,734	\$593	-\$3,812
\$200,000	\$246,960	\$969	-\$5,323	\$200,000	\$206,060	\$969	-\$4,441	\$200,000	\$235,789	\$772	-\$4,004	\$746	-\$4,004	\$791	-\$5,082
\$250,000	\$308,700	\$1,344	-\$6,654	\$250,000	\$257,575	\$1,344	-\$5,552	\$250,000	\$294,736	\$970	-\$5,275	\$944	-\$5,275	\$989	-\$6,353
\$300,000	\$370,440	\$1,719	-\$7,984	\$300,000	\$309,090	\$1,719	-\$6,662	\$300,000	\$353,683	\$1,168	-\$6,546	\$1,142	-\$6,546	\$1,187	-\$7,623
\$400,000	\$493,920	\$2,470	-\$10,646	\$400,000	\$412,120	\$2,470	-\$8,883	\$400,000	\$471,578	\$1,563	-\$9,087	\$1,538	-\$9,087	\$1,582	-\$10,164
\$500,000	\$617,400	\$3,221	-\$13,307	\$500,000	\$515,151	\$3,221	-\$11,103	\$500,000	\$589,472	\$1,959	-\$11,628	\$1,933	-\$11,628	\$1,978	-\$12,705
\$600,000	\$740,880	\$3,971	-\$15,969	\$600,000	\$618,181	\$3,971	-\$13,324	\$600,000	\$707,366	\$2,355	-\$14,169	\$2,329	-\$14,169	\$2,374	-\$15,246
\$700,000	\$864,360	\$4,722	-\$18,630	\$700,000	\$721,211	\$4,722	-\$15,545	\$700,000	\$825,261	\$2,750	-\$16,710	\$2,724	-\$16,710	\$2,769	-\$17,788
\$800,000	\$987,840	\$5,473	-\$21,292	\$800,000	\$824,241	\$5,473	-\$17,766	\$800,000	\$943,155	\$3,146	-\$19,251	\$3,120	-\$19,251	\$3,165	-\$20,329
\$900,000	\$1,111,320	\$6,224	-\$23,953	\$900,000	\$927,271	\$6,224	-\$19,986	\$900,000	\$1,061,050	\$3,541	-\$21,792	\$3,516	-\$21,792	\$3,561	-\$22,870
\$1,000,000	\$1,234,800	\$6,974	-\$26,615	\$1,000,000	\$1,030,301	\$6,974	-\$22,207	\$1,000,000	\$1,178,944	\$3,937	-\$24,333	\$3,911	-\$24,333	\$3,956	-\$25,411
\$2,000,000	\$2,469,600	\$14,481	-\$53,229	\$2,000,000	\$2,060,602	\$14,481	-\$44,414	\$2,000,000	\$2,357,888	\$7,893	-\$49,744	\$7,868	-\$49,744	\$7,912	-\$50,822
\$3,000,000	\$3,704,400	\$21,988	-\$79,844	\$3,000,000	\$3,090,903	\$21,988	-\$66,621	\$3,000,000	\$3,536,832	\$11,849	-\$75,155	\$11,824	-\$75,155	\$11,869	-\$76,232
\$4,000,000	\$4,939,200	\$29,495	-\$106,459	\$4,000,000	\$4,121,204	\$29,495	-\$88,828	\$4,000,000	\$4,715,776	\$15,806	-\$100,566	\$15,780	-\$100,566	\$15,825	-\$101,643
\$5,000,000	\$6,174,000	\$37,001	-\$133,074	\$5,000,000	\$5,151,505	\$37,001	-\$111,035	\$5,000,000	\$5,894,720	\$19,762	-\$125,976	\$19,736	-\$125,976	\$19,781	-\$127,054
\$6,000,000	\$7,408,800	\$44,508	-\$159,688	\$6,000,000	\$6,181,806	\$44,508	-\$133,242	\$6,000,000	\$7,073,664	\$23,718	-\$151,387	\$23,692	-\$151,387	\$23,737	-\$152,465
\$7,000,000	\$8,643,600	\$52,015	-\$186,303	\$7,000,000	\$7,212,107	\$52,015	-\$155,449	\$7,000,000	\$8,252,608	\$27,674	-\$176,798	\$27,649	-\$176,798	\$27,694	-\$177,876
\$8,000,000	\$9,878,400	\$59,522	-\$212,918	\$8,000,000	\$8,242,408	\$59,522	-\$177,656	\$8,000,000	\$9,431,552	\$31,631	-\$202,209	\$31,605	-\$202,209	\$31,650	-\$203,287
\$9,000,000	\$11,113,200	\$67,029	-\$239,533	\$9,000,000	\$9,272,709	\$67,029	-\$199,863	\$9,000,000	\$10,610,496	\$35,587	-\$227,620	\$35,561	-\$227,620	\$35,606	-\$228,697
\$10,000,000	\$12,348,000	\$74,535	-\$266,147	\$10,000,000	\$10,303,010	\$74,535	-\$222,070	\$10,000,000	\$11,789,440	\$39,543	-\$253,030	\$39,517	-\$253,030	\$39,562	-\$254,108
\$15,000,000	\$18,522,000	\$112,069	-\$399,221	\$15,000,000	\$15,454,515	\$112,069	-\$333,105	\$15,000,000	\$17,684,160	\$59,324	-\$380,085	\$59,298	-\$380,085	\$59,343	-\$381,162
\$20,000,000	\$24,696,000	\$149,603	-\$532,295	\$20,000,000	\$20,606,020	\$149,603	-\$444,140	\$20,000,000	\$23,578,880	\$79,105	-\$507,139	\$79,079	-\$507,139	\$79,124	-\$508,216
\$25,000,000	\$30,870,000	\$187,137	-\$665,368	\$25,000,000	\$25,757,525	\$187,137	-\$555,175	\$25,000,000	\$29,473,600	\$98,886	-\$634,193	\$98,861	-\$634,193	\$98,905	-\$635,270
\$30,000,000	\$37,044,000	\$224,671	-\$798,442	\$30,000,000	\$30,909,030	\$224,671	-\$666,210	\$30,000,000	\$35,368,320	\$118,667	-\$761,247	\$118,642	-\$761,247	\$118,687	-\$762,325
\$35,000,000	\$43,218,000	\$262,205	-\$931,516	\$35,000,000	\$36,060,535	\$262,205	-\$777,244	\$35,000,000	\$41,263,040	\$138,448	-\$888,301	\$138,423	-\$888,301	\$138,468	-\$889,379
\$40,000,000	\$49,392,000	\$299,739	-\$1,064,589	\$40,000,000	\$41,212,040	\$299,739	-\$888,279	\$40,000,000	\$47,157,760	\$158,230	-\$1,015,355	\$158,204	-\$1,015,355	\$158,249	-\$1,016,433
\$45,000,000	\$55,566,000	\$337,273	-\$1,197,663	\$45,000,000	\$46,363,545	\$337,273	-\$999,314	\$45,000,000	\$53,052,480	\$178,011	-\$1,142,409	\$177,985	-\$1,142,409	\$178,030	-\$1,143,487
\$50,000,000	\$61,740,000	\$374,807	-\$1,330,737	\$50,000,000	\$51,515,050	\$374,807	-\$1,110,349	\$50,000,000	\$58,947,200	\$197,792	-\$1,269,463	\$197,766	-\$1,269,463	\$197,811	-\$1,270,541

CITY OF CONWAY, 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	(\$1,529)	(772.73%)	(\$1,308)	(661.32%)	(\$371)	(207.96%)	(\$346)	(226.12%)	(\$1,468)	(742.30%)
\$100,000	(\$3,057)	(772.73%)	(\$2,616)	(661.32%)	(\$1,840)	(488.75%)	(\$1,814)	(517.25%)	(\$2,937)	(742.30%)
\$150,000	(\$4,586)	(772.73%)	(\$3,924)	(661.32%)	(\$3,308)	(576.09%)	(\$3,282)	(598.41%)	(\$4,405)	(742.30%)
\$200,000	(\$6,292)	(649.45%)	(\$5,410)	(558.46%)	(\$4,777)	(618.68%)	(\$4,751)	(636.55%)	(\$5,873)	(742.30%)
\$250,000	(\$7,998)	(595.02%)	(\$6,896)	(513.04%)	(\$6,245)	(643.89%)	(\$6,219)	(658.70%)	(\$7,342)	(742.30%)
\$300,000	(\$9,704)	(564.36%)	(\$8,382)	(487.45%)	(\$7,713)	(660.56%)	(\$7,688)	(673.18%)	(\$8,810)	(742.30%)
\$400,000	(\$13,116)	(530.98%)	(\$11,353)	(459.61%)	(\$10,650)	(681.25%)	(\$10,624)	(690.97%)	(\$11,747)	(742.30%)
\$500,000	(\$16,528)	(513.17%)	(\$14,324)	(444.74%)	(\$13,587)	(693.58%)	(\$13,561)	(701.47%)	(\$14,684)	(742.30%)
\$600,000	(\$19,940)	(502.09%)	(\$17,296)	(435.50%)	(\$16,523)	(701.76%)	(\$16,498)	(708.41%)	(\$17,620)	(742.30%)
\$700,000	(\$23,352)	(494.53%)	(\$20,267)	(429.19%)	(\$19,460)	(707.60%)	(\$19,434)	(713.33%)	(\$20,557)	(742.30%)
\$800,000	(\$26,765)	(489.04%)	(\$23,238)	(424.61%)	(\$22,397)	(711.96%)	(\$22,371)	(717.00%)	(\$23,494)	(742.30%)
\$900,000	(\$30,177)	(484.88%)	(\$26,210)	(421.14%)	(\$25,333)	(715.35%)	(\$25,308)	(719.85%)	(\$26,430)	(742.30%)
\$1,000,000	(\$33,589)	(481.62%)	(\$29,181)	(418.42%)	(\$28,270)	(718.06%)	(\$28,244)	(722.12%)	(\$29,367)	(742.30%)
\$2,000,000	(\$67,710)	(467.58%)	(\$58,895)	(406.70%)	(\$57,637)	(730.21%)	(\$57,611)	(732.27%)	(\$58,734)	(742.30%)
\$3,000,000	(\$101,832)	(463.13%)	(\$88,609)	(402.99%)	(\$87,004)	(734.25%)	(\$86,979)	(735.63%)	(\$88,101)	(742.30%)
\$4,000,000	(\$135,954)	(460.94%)	(\$118,323)	(401.17%)	(\$116,371)	(736.26%)	(\$116,346)	(737.30%)	(\$117,468)	(742.30%)
\$5,000,000	(\$170,075)	(459.64%)	(\$148,036)	(400.08%)	(\$145,738)	(737.47%)	(\$145,713)	(738.30%)	(\$146,835)	(742.30%)
\$6,000,000	(\$204,197)	(458.78%)	(\$177,750)	(399.36%)	(\$175,105)	(738.28%)	(\$175,080)	(738.97%)	(\$176,202)	(742.30%)
\$7,000,000	(\$238,318)	(458.17%)	(\$207,464)	(398.85%)	(\$204,472)	(738.85%)	(\$204,447)	(739.45%)	(\$205,569)	(742.30%)
\$8,000,000	(\$272,440)	(457.71%)	(\$237,178)	(398.47%)	(\$233,839)	(739.28%)	(\$233,814)	(739.80%)	(\$234,936)	(742.30%)
\$9,000,000	(\$306,561)	(457.36%)	(\$266,891)	(398.18%)	(\$263,206)	(739.62%)	(\$263,181)	(740.08%)	(\$264,303)	(742.30%)
\$10,000,000	(\$340,683)	(457.07%)	(\$296,605)	(397.94%)	(\$292,573)	(739.89%)	(\$292,548)	(740.30%)	(\$293,670)	(742.30%)
\$15,000,000	(\$511,290)	(456.23%)	(\$445,174)	(397.23%)	(\$439,409)	(740.69%)	(\$439,383)	(740.97%)	(\$440,506)	(742.30%)
\$20,000,000	(\$681,898)	(455.80%)	(\$593,743)	(396.88%)	(\$586,244)	(741.09%)	(\$586,218)	(741.30%)	(\$587,341)	(742.30%)
\$25,000,000	(\$852,506)	(455.55%)	(\$742,312)	(396.67%)	(\$733,079)	(741.34%)	(\$733,053)	(741.50%)	(\$734,176)	(742.30%)
\$30,000,000	(\$1,023,113)	(455.38%)	(\$890,881)	(396.53%)	(\$879,914)	(741.50%)	(\$879,888)	(741.64%)	(\$881,011)	(742.30%)
\$35,000,000	(\$1,193,721)	(455.26%)	(\$1,039,450)	(396.43%)	(\$1,026,749)	(741.61%)	(\$1,026,724)	(741.73%)	(\$1,027,846)	(742.30%)
\$40,000,000	(\$1,364,329)	(455.17%)	(\$1,188,019)	(396.35%)	(\$1,173,585)	(741.70%)	(\$1,173,559)	(741.80%)	(\$1,174,681)	(742.30%)
\$45,000,000	(\$1,534,936)	(455.10%)	(\$1,336,588)	(396.29%)	(\$1,320,420)	(741.76%)	(\$1,320,394)	(741.86%)	(\$1,321,517)	(742.30%)
\$50,000,000	(\$1,705,544)	(455.05%)	(\$1,485,157)	(396.25%)	(\$1,467,255)	(741.82%)	(\$1,467,229)	(741.90%)	(\$1,468,352)	(742.30%)