

CITY OF CONRAD, 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	\$8.37000	\$303,206	\$0	\$303,206	
2026-27	\$4.42235	\$309,271	\$4,397	\$313,667	3.5%
2027-28	\$4.48522	\$316,848	\$4,459	\$321,307	2.4%
2028-29	\$4.38258	\$327,733	\$4,357	\$332,090	3.4%
2029-30	\$4.44084	\$335,502	\$4,415	\$339,917	2.4%
2030-31	\$4.33598	\$346,715	\$4,311	\$351,026	3.3%
2031-32	\$4.38989	\$354,398	\$4,364	\$358,763	2.2%
2032-33	\$4.28657	\$365,937	\$4,262	\$370,199	3.2%
2033-34	\$4.33649	\$373,530	\$4,311	\$377,841	2.1%
2034-35	\$4.23478	\$385,398	\$4,210	\$389,608	3.1%
2035-36	\$4.28104	\$392,897	\$4,256	\$397,153	1.9%

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	\$95,528,706	\$36,225,386	\$7,349,021	\$43,574,407
2026-27	\$88,551,183	\$70,927,638	\$8,319,870	\$79,247,508
2027-28	\$89,304,868	\$71,636,841	\$8,364,353	\$80,001,193
2028-29	\$93,903,608	\$75,775,104	\$8,824,829	\$84,599,933
2029-30	\$94,716,293	\$76,543,306	\$8,869,312	\$85,412,618
2030-31	\$99,615,223	\$80,956,511	\$9,355,036	\$90,311,548
2031-32	\$100,427,908	\$81,724,714	\$9,399,519	\$91,124,233
2032-33	\$105,577,928	\$86,362,498	\$9,911,754	\$96,274,253
2033-34	\$106,390,613	\$87,130,701	\$9,956,237	\$97,086,938
2034-35	\$111,802,032	\$92,002,049	\$10,496,308	\$102,498,357
2035-36	\$112,614,717	\$92,770,251	\$10,540,791	\$103,311,042

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.23%	-2.02%	79.21%	13.00%	5.74%	2.05%
2026-27	103.92%	-21.31%	82.62%	12.06%	3.92%	1.13%
2027-28	104.22%	-21.47%	82.75%	11.98%	3.88%	1.12%
2028-29	103.69%	-20.62%	83.07%	11.92%	3.70%	1.06%
2029-30	103.90%	-20.69%	83.20%	11.83%	3.67%	1.05%
2030-31	103.32%	-19.81%	83.51%	11.77%	3.50%	0.99%
2031-32	103.51%	-19.88%	83.63%	11.69%	3.47%	0.98%
2032-33	102.95%	-19.05%	83.91%	11.64%	3.32%	0.93%
2033-34	103.14%	-19.12%	84.02%	11.57%	3.29%	0.92%
2034-35	102.59%	-18.32%	84.27%	11.53%	3.15%	0.87%
2035-36	102.77%	-18.40%	84.37%	11.46%	3.13%	0.86%

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 CONRAD, 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	\$36,225,386	\$8.37000	\$303,206
2026-27	\$70,927,638	\$4.42235	\$313,667
2027-28	\$71,636,841	\$4.48522	\$321,307
2028-29	\$75,775,104	\$4.38258	\$332,090
2029-30	\$76,543,306	\$4.44084	\$339,917
2030-31	\$80,956,511	\$4.33598	\$351,026
2031-32	\$81,724,714	\$4.38989	\$358,763
2032-33	\$86,362,498	\$4.28657	\$370,199
2033-34	\$87,130,701	\$4.33649	\$377,841
2034-35	\$92,002,049	\$4.23478	\$389,608
2035-36	\$92,770,251	\$4.28104	\$397,153

CITY OF CONRAD, 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	\$36,225,386	\$8.37000	\$303,206
2026-27	\$36,377,743	\$8.37000	\$304,482
2027-28	\$37,527,030	\$8.28713	\$310,991
2028-29	\$38,980,947	\$8.10000	\$315,746
2029-30	\$40,240,145	\$8.10000	\$325,945
2030-31	\$41,777,093	\$8.10000	\$338,394
2031-32	\$43,105,037	\$8.10000	\$349,151
2032-33	\$44,729,431	\$8.10000	\$362,308
2033-34	\$46,129,890	\$8.10000	\$373,652
2034-35	\$47,846,485	\$8.10000	\$387,557
2035-36	\$49,323,131	\$8.10000	\$399,517

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	\$34,549,895	(\$3.94765)	\$9,185
2027-28	\$34,109,811	(\$3.80191)	\$10,316
2028-29	\$36,794,157	(\$3.71742)	\$16,345
2029-30	\$36,303,161	(\$3.65916)	\$13,971
2030-31	\$39,179,418	(\$3.76402)	\$12,631
2031-32	\$38,619,677	(\$3.71011)	\$9,612
2032-33	\$41,633,067	(\$3.81343)	\$7,891
2033-34	\$41,000,811	(\$3.76351)	\$4,189
2034-35	\$44,155,564	(\$3.86522)	\$2,052
2035-36	\$43,447,120	(\$3.81896)	-\$2,364

CITY OF CONRAD, 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	\$199	\$268	\$50,000	\$51,515	\$199	\$223	\$50,000	\$58,947	\$179	\$39	\$153	\$39	\$199	\$256
\$100,000	\$123,480	\$397	\$535	\$100,000	\$103,030	\$397	\$447	\$100,000	\$117,894	\$378	\$294	\$352	\$294	\$397	\$511
\$150,000	\$185,220	\$596	\$803	\$150,000	\$154,545	\$596	\$670	\$150,000	\$176,842	\$576	\$550	\$550	\$550	\$596	\$767
\$200,000	\$246,960	\$972	\$1,071	\$200,000	\$206,060	\$972	\$893	\$200,000	\$235,789	\$775	\$806	\$749	\$806	\$794	\$1,022
\$250,000	\$308,700	\$1,349	\$1,339	\$250,000	\$257,575	\$1,349	\$1,117	\$250,000	\$294,736	\$973	\$1,061	\$947	\$1,061	\$993	\$1,278
\$300,000	\$370,440	\$1,725	\$1,606	\$300,000	\$309,090	\$1,725	\$1,340	\$300,000	\$353,683	\$1,172	\$1,317	\$1,146	\$1,317	\$1,191	\$1,534
\$400,000	\$493,920	\$2,479	\$2,142	\$400,000	\$412,120	\$2,479	\$1,787	\$400,000	\$471,578	\$1,569	\$1,828	\$1,543	\$1,828	\$1,588	\$2,045
\$500,000	\$617,400	\$3,232	\$2,677	\$500,000	\$515,151	\$3,232	\$2,234	\$500,000	\$589,472	\$1,966	\$2,339	\$1,940	\$2,339	\$1,985	\$2,556
\$600,000	\$740,880	\$3,985	\$3,212	\$600,000	\$618,181	\$3,985	\$2,680	\$600,000	\$707,366	\$2,363	\$2,850	\$2,337	\$2,850	\$2,382	\$3,067
\$700,000	\$864,360	\$4,739	\$3,748	\$700,000	\$721,211	\$4,739	\$3,127	\$700,000	\$825,261	\$2,760	\$3,362	\$2,734	\$3,362	\$2,779	\$3,578
\$800,000	\$987,840	\$5,492	\$4,283	\$800,000	\$824,241	\$5,492	\$3,574	\$800,000	\$943,155	\$3,157	\$3,873	\$3,131	\$3,873	\$3,176	\$4,090
\$900,000	\$1,111,320	\$6,245	\$4,819	\$900,000	\$927,271	\$6,245	\$4,021	\$900,000	\$1,061,050	\$3,554	\$4,384	\$3,528	\$4,384	\$3,573	\$4,601
\$1,000,000	\$1,234,800	\$6,999	\$5,354	\$1,000,000	\$1,030,301	\$6,999	\$4,467	\$1,000,000	\$1,178,944	\$3,951	\$4,895	\$3,925	\$4,895	\$3,970	\$5,112
\$2,000,000	\$2,469,600	\$14,532	\$10,708	\$2,000,000	\$2,060,602	\$14,532	\$8,935	\$2,000,000	\$2,357,888	\$7,921	\$10,007	\$7,895	\$10,007	\$7,940	\$10,224
\$3,000,000	\$3,704,400	\$22,065	\$16,062	\$3,000,000	\$3,090,903	\$22,065	\$13,402	\$3,000,000	\$3,536,832	\$11,891	\$15,119	\$11,865	\$15,119	\$11,910	\$15,336
\$4,000,000	\$4,939,200	\$29,598	\$21,416	\$4,000,000	\$4,121,204	\$29,598	\$17,869	\$4,000,000	\$4,715,776	\$15,861	\$20,231	\$15,835	\$20,231	\$15,880	\$20,448
\$5,000,000	\$6,174,000	\$37,131	\$26,770	\$5,000,000	\$5,151,505	\$37,131	\$22,337	\$5,000,000	\$5,894,720	\$19,831	\$25,343	\$19,805	\$25,343	\$19,850	\$25,559
\$6,000,000	\$7,408,800	\$44,664	\$32,124	\$6,000,000	\$6,181,806	\$44,664	\$26,804	\$6,000,000	\$7,073,664	\$23,801	\$30,454	\$23,775	\$30,454	\$23,820	\$30,671
\$7,000,000	\$8,643,600	\$52,197	\$37,478	\$7,000,000	\$7,212,107	\$52,197	\$31,272	\$7,000,000	\$8,252,608	\$27,771	\$35,566	\$27,745	\$35,566	\$27,790	\$35,783
\$8,000,000	\$9,878,400	\$59,730	\$42,833	\$8,000,000	\$8,242,408	\$59,730	\$35,739	\$8,000,000	\$9,431,552	\$31,741	\$40,678	\$31,715	\$40,678	\$31,760	\$40,895
\$9,000,000	\$11,113,200	\$67,263	\$48,187	\$9,000,000	\$9,272,709	\$67,263	\$40,206	\$9,000,000	\$10,610,496	\$35,711	\$45,790	\$35,685	\$45,790	\$35,730	\$46,007
\$10,000,000	\$12,348,000	\$74,796	\$53,541	\$10,000,000	\$10,303,010	\$74,796	\$44,674	\$10,000,000	\$11,789,440	\$39,681	\$50,902	\$39,655	\$50,902	\$39,700	\$51,119
\$15,000,000	\$18,522,000	\$112,461	\$80,311	\$15,000,000	\$15,454,515	\$112,461	\$67,010	\$15,000,000	\$17,684,160	\$59,531	\$76,461	\$59,505	\$76,461	\$59,550	\$76,678
\$20,000,000	\$24,696,000	\$150,126	\$107,081	\$20,000,000	\$20,606,020	\$150,126	\$89,347	\$20,000,000	\$23,578,880	\$79,381	\$102,021	\$79,355	\$102,021	\$79,400	\$102,238
\$25,000,000	\$30,870,000	\$187,791	\$133,852	\$25,000,000	\$25,757,525	\$187,791	\$111,684	\$25,000,000	\$29,473,600	\$99,231	\$127,580	\$99,206	\$127,580	\$99,251	\$127,797
\$30,000,000	\$37,044,000	\$225,456	\$160,622	\$30,000,000	\$30,909,030	\$225,456	\$134,021	\$30,000,000	\$35,368,320	\$119,081	\$153,140	\$119,056	\$153,140	\$119,101	\$153,356
\$35,000,000	\$43,218,000	\$263,121	\$187,392	\$35,000,000	\$36,060,535	\$263,121	\$156,358	\$35,000,000	\$41,263,040	\$138,932	\$178,699	\$138,906	\$178,699	\$138,951	\$178,916
\$40,000,000	\$49,392,000	\$300,786	\$214,163	\$40,000,000	\$41,212,040	\$300,786	\$178,695	\$40,000,000	\$47,157,760	\$158,782	\$204,258	\$158,756	\$204,258	\$158,801	\$204,475
\$45,000,000	\$55,566,000	\$338,451	\$240,933	\$45,000,000	\$46,363,545	\$338,451	\$201,031	\$45,000,000	\$53,052,480	\$178,632	\$229,818	\$178,606	\$229,818	\$178,651	\$230,034
\$50,000,000	\$61,740,000	\$376,116	\$267,703	\$50,000,000	\$51,515,050	\$376,116	\$223,368	\$50,000,000	\$58,947,200	\$198,482	\$255,377	\$198,456	\$255,377	\$198,501	\$255,594

CITY OF CONRAD, 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	\$69	34.86%	\$25	12.53%	(\$140)	(78.36%)	(\$115)	(74.72%)	\$57	28.76%
\$100,000	\$138	34.86%	\$50	12.53%	(\$83)	(22.07%)	(\$58)	(16.35%)	\$114	28.76%
\$150,000	\$208	34.86%	\$75	12.53%	(\$26)	(4.56%)	(\$0)	(0.08%)	\$171	28.76%
\$200,000	\$99	10.15%	(\$79)	(8.09%)	\$31	3.98%	\$57	7.56%	\$228	28.76%
\$250,000	(\$10)	(0.76%)	(\$232)	(17.20%)	\$88	9.03%	\$114	12.00%	\$285	28.76%
\$300,000	(\$119)	(6.91%)	(\$385)	(22.33%)	\$145	12.38%	\$171	14.91%	\$343	28.76%
\$400,000	(\$337)	(13.60%)	(\$692)	(27.91%)	\$259	16.52%	\$285	18.47%	\$457	28.76%
\$500,000	(\$555)	(17.17%)	(\$998)	(30.89%)	\$373	18.99%	\$399	20.58%	\$571	28.76%
\$600,000	(\$773)	(19.39%)	(\$1,305)	(32.74%)	\$488	20.64%	\$513	21.97%	\$685	28.76%
\$700,000	(\$991)	(20.91%)	(\$1,611)	(34.01%)	\$602	21.80%	\$628	22.95%	\$799	28.76%
\$800,000	(\$1,209)	(22.01%)	(\$1,918)	(34.92%)	\$716	22.68%	\$742	23.69%	\$913	28.76%
\$900,000	(\$1,427)	(22.84%)	(\$2,225)	(35.62%)	\$830	23.36%	\$856	24.26%	\$1,028	28.76%
\$1,000,000	(\$1,644)	(23.50%)	(\$2,531)	(36.17%)	\$944	23.90%	\$970	24.72%	\$1,142	28.76%
\$2,000,000	(\$3,823)	(26.31%)	(\$5,597)	(38.51%)	\$2,086	26.34%	\$2,112	26.75%	\$2,284	28.76%
\$3,000,000	(\$6,002)	(27.20%)	(\$8,662)	(39.26%)	\$3,228	27.15%	\$3,254	27.42%	\$3,426	28.76%
\$4,000,000	(\$8,181)	(27.64%)	(\$11,728)	(39.63%)	\$4,370	27.55%	\$4,396	27.76%	\$4,567	28.76%
\$5,000,000	(\$10,360)	(27.90%)	(\$14,794)	(39.84%)	\$5,512	27.79%	\$5,538	27.96%	\$5,709	28.76%
\$6,000,000	(\$12,539)	(28.07%)	(\$17,859)	(39.99%)	\$6,654	27.96%	\$6,679	28.09%	\$6,851	28.76%
\$7,000,000	(\$14,718)	(28.20%)	(\$20,925)	(40.09%)	\$7,795	28.07%	\$7,821	28.19%	\$7,993	28.76%
\$8,000,000	(\$16,897)	(28.29%)	(\$23,991)	(40.17%)	\$8,937	28.16%	\$8,963	28.26%	\$9,135	28.76%
\$9,000,000	(\$19,076)	(28.36%)	(\$27,056)	(40.22%)	\$10,079	28.22%	\$10,105	28.32%	\$10,277	28.76%
\$10,000,000	(\$21,255)	(28.42%)	(\$30,122)	(40.27%)	\$11,221	28.28%	\$11,247	28.36%	\$11,419	28.76%
\$15,000,000	(\$32,150)	(28.59%)	(\$45,450)	(40.41%)	\$16,930	28.44%	\$16,956	28.50%	\$17,128	28.76%
\$20,000,000	(\$43,044)	(28.67%)	(\$60,778)	(40.48%)	\$22,640	28.52%	\$22,665	28.56%	\$22,837	28.76%
\$25,000,000	(\$53,939)	(28.72%)	(\$76,106)	(40.53%)	\$28,349	28.57%	\$28,375	28.60%	\$28,546	28.76%
\$30,000,000	(\$64,834)	(28.76%)	(\$91,435)	(40.56%)	\$34,058	28.60%	\$34,084	28.63%	\$34,256	28.76%
\$35,000,000	(\$75,728)	(28.78%)	(\$106,763)	(40.58%)	\$39,767	28.62%	\$39,793	28.65%	\$39,965	28.76%
\$40,000,000	(\$86,623)	(28.80%)	(\$122,091)	(40.59%)	\$45,477	28.64%	\$45,502	28.66%	\$45,674	28.76%
\$45,000,000	(\$97,517)	(28.81%)	(\$137,419)	(40.60%)	\$51,186	28.65%	\$51,212	28.67%	\$51,383	28.76%
\$50,000,000	(\$108,412)	(28.82%)	(\$152,747)	(40.61%)	\$56,895	28.67%	\$56,921	28.68%	\$57,093	28.76%