

CITY OF CRESTON, 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	\$8.23244	\$2,136,893	\$0	\$2,136,893	
2026-27	\$5.08029	\$2,179,631	\$11,526	\$2,191,157	2.5%
2027-28	\$5.11078	\$2,202,115	\$11,595	\$2,213,710	1.0%
2028-29	\$4.97300	\$2,257,986	\$11,283	\$2,269,269	2.5%
2029-30	\$4.99954	\$2,280,616	\$11,343	\$2,291,960	1.0%
2030-31	\$4.86370	\$2,337,797	\$11,035	\$2,348,832	2.5%
2031-32	\$4.88956	\$2,360,574	\$11,094	\$2,371,667	1.0%
2032-33	\$4.75856	\$2,419,099	\$10,796	\$2,429,896	2.5%
2033-34	\$4.78378	\$2,442,043	\$10,854	\$2,452,897	0.9%
2034-35	\$4.65729	\$2,501,957	\$10,567	\$2,512,523	2.4%
2035-36	\$4.68190	\$2,525,085	\$10,622	\$2,535,707	0.9%

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	\$511,805,180	\$259,569,949	\$3,099,213	\$262,669,162
2026-27	\$464,581,178	\$431,305,387	\$3,574,919	\$434,880,305
2027-28	\$466,472,930	\$433,145,238	\$3,626,819	\$436,772,057
2028-29	\$489,876,304	\$456,317,966	\$3,857,464	\$460,175,431
2029-30	\$492,044,324	\$458,434,086	\$3,909,364	\$462,343,451
2030-31	\$516,786,046	\$482,931,035	\$4,154,138	\$487,085,173
2031-32	\$518,954,066	\$485,047,155	\$4,206,038	\$489,253,193
2032-33	\$544,803,273	\$510,636,755	\$4,465,645	\$515,102,400
2033-34	\$546,971,293	\$512,752,875	\$4,517,545	\$517,270,420
2034-35	\$573,975,373	\$539,481,773	\$4,792,727	\$544,274,500
2035-36	\$576,143,393	\$541,597,893	\$4,844,627	\$546,442,520

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.46%	-2.06%	64.40%	26.06%	6.12%	1.90%
2026-27	92.41%	-22.94%	69.47%	23.74%	4.50%	1.15%
2027-28	92.17%	-22.94%	69.23%	23.84%	4.66%	1.14%
2028-29	91.13%	-21.86%	69.27%	23.94%	4.64%	1.08%
2029-30	90.85%	-21.79%	69.06%	24.01%	4.79%	1.08%
2030-31	89.83%	-20.71%	69.11%	24.11%	4.75%	1.02%
2031-32	89.57%	-20.65%	68.92%	24.17%	4.89%	1.02%
2032-33	88.61%	-19.64%	68.97%	24.27%	4.84%	0.97%
2033-34	88.37%	-19.59%	68.78%	24.34%	4.97%	0.96%
2034-35	87.47%	-18.64%	68.83%	24.44%	4.92%	0.92%
2035-36	87.25%	-18.59%	68.66%	24.50%	5.04%	0.91%

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 CRESTON, 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	\$259,569,949	\$8.23244	\$2,136,893
2026-27	\$431,305,387	\$5.08029	\$2,191,157
2027-28	\$433,145,238	\$5.11078	\$2,213,710
2028-29	\$456,317,966	\$4.97300	\$2,269,269
2029-30	\$458,434,086	\$4.99954	\$2,291,960
2030-31	\$482,931,035	\$4.86370	\$2,348,832
2031-32	\$485,047,155	\$4.88956	\$2,371,667
2032-33	\$510,636,755	\$4.75856	\$2,429,896
2033-34	\$512,752,875	\$4.78378	\$2,452,897
2034-35	\$539,481,773	\$4.65729	\$2,512,523
2035-36	\$541,597,893	\$4.68190	\$2,535,707

CITY OF CRESTON, 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	\$259,569,949	\$8.23244	\$2,136,893
2026-27	\$268,739,305	\$8.15093	\$2,190,475
2027-28	\$274,025,084	\$8.15093	\$2,233,559
2028-29	\$284,839,714	\$8.10000	\$2,307,202
2029-30	\$290,391,522	\$8.10000	\$2,352,171
2030-31	\$301,767,956	\$8.10000	\$2,444,320
2031-32	\$307,544,528	\$8.10000	\$2,491,111
2032-33	\$319,510,808	\$8.10000	\$2,588,038
2033-34	\$325,524,655	\$8.10000	\$2,636,750
2034-35	\$338,110,744	\$8.10000	\$2,738,697
2035-36	\$344,373,655	\$8.10000	\$2,789,427

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	\$162,566,082	(\$3.07064)	\$683
2027-28	\$159,120,154	(\$3.04015)	-\$19,849
2028-29	\$171,478,252	(\$3.12700)	-\$37,932
2029-30	\$168,042,565	(\$3.10046)	-\$60,212
2030-31	\$181,163,079	(\$3.23630)	-\$95,489
2031-32	\$177,502,628	(\$3.21044)	-\$119,444
2032-33	\$191,125,947	(\$3.34144)	-\$158,142
2033-34	\$187,228,220	(\$3.31622)	-\$183,853
2034-35	\$201,371,029	(\$3.44271)	-\$226,174
2035-36	\$197,224,239	(\$3.41810)	-\$253,719

CITY OF CRESTON, 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	\$195	\$300	\$50,000	\$51,515	\$195	\$251	\$50,000	\$58,947	\$176	\$44	\$151	\$44	\$195	\$287
\$100,000	\$123,480	\$390	\$601	\$100,000	\$103,030	\$390	\$501	\$100,000	\$117,894	\$372	\$330	\$346	\$330	\$390	\$573
\$150,000	\$185,220	\$586	\$901	\$150,000	\$154,545	\$586	\$752	\$150,000	\$176,842	\$567	\$617	\$541	\$617	\$586	\$860
\$200,000	\$246,960	\$956	\$1,201	\$200,000	\$206,060	\$956	\$1,002	\$200,000	\$235,789	\$762	\$904	\$737	\$904	\$781	\$1,147
\$250,000	\$308,700	\$1,327	\$1,501	\$250,000	\$257,575	\$1,327	\$1,253	\$250,000	\$294,736	\$957	\$1,190	\$932	\$1,190	\$976	\$1,434
\$300,000	\$370,440	\$1,697	\$1,802	\$300,000	\$309,090	\$1,697	\$1,503	\$300,000	\$353,683	\$1,152	\$1,477	\$1,127	\$1,477	\$1,171	\$1,720
\$400,000	\$493,920	\$2,438	\$2,402	\$400,000	\$412,120	\$2,438	\$2,004	\$400,000	\$471,578	\$1,543	\$2,050	\$1,518	\$2,050	\$1,562	\$2,294
\$500,000	\$617,400	\$3,179	\$3,003	\$500,000	\$515,151	\$3,179	\$2,506	\$500,000	\$589,472	\$1,933	\$2,624	\$1,908	\$2,624	\$1,952	\$2,867
\$600,000	\$740,880	\$3,920	\$3,603	\$600,000	\$618,181	\$3,920	\$3,007	\$600,000	\$707,366	\$2,324	\$3,197	\$2,299	\$3,197	\$2,343	\$3,440
\$700,000	\$864,360	\$4,661	\$4,204	\$700,000	\$721,211	\$4,661	\$3,508	\$700,000	\$825,261	\$2,714	\$3,771	\$2,689	\$3,771	\$2,733	\$4,014
\$800,000	\$987,840	\$5,402	\$4,805	\$800,000	\$824,241	\$5,402	\$4,009	\$800,000	\$943,155	\$3,105	\$4,344	\$3,080	\$4,344	\$3,124	\$4,587
\$900,000	\$1,111,320	\$6,143	\$5,405	\$900,000	\$927,271	\$6,143	\$4,510	\$900,000	\$1,061,050	\$3,495	\$4,917	\$3,470	\$4,917	\$3,514	\$5,161
\$1,000,000	\$1,234,800	\$6,884	\$6,006	\$1,000,000	\$1,030,301	\$6,884	\$5,011	\$1,000,000	\$1,178,944	\$3,886	\$5,491	\$3,860	\$5,491	\$3,905	\$5,734
\$2,000,000	\$2,469,600	\$14,293	\$12,011	\$2,000,000	\$2,060,602	\$14,293	\$10,022	\$2,000,000	\$2,357,888	\$7,791	\$11,225	\$7,765	\$11,225	\$7,810	\$11,468
\$3,000,000	\$3,704,400	\$21,702	\$18,017	\$3,000,000	\$3,090,903	\$21,702	\$15,033	\$3,000,000	\$3,536,832	\$11,695	\$16,959	\$11,670	\$16,959	\$11,714	\$17,202
\$4,000,000	\$4,939,200	\$29,111	\$24,023	\$4,000,000	\$4,121,204	\$29,111	\$20,044	\$4,000,000	\$4,715,776	\$15,600	\$22,693	\$15,575	\$22,693	\$15,619	\$22,936
\$5,000,000	\$6,174,000	\$36,520	\$30,028	\$5,000,000	\$5,151,505	\$36,520	\$25,055	\$5,000,000	\$5,894,720	\$19,505	\$28,427	\$19,480	\$28,427	\$19,524	\$28,670
\$6,000,000	\$7,408,800	\$43,929	\$36,034	\$6,000,000	\$6,181,806	\$43,929	\$30,066	\$6,000,000	\$7,073,664	\$23,410	\$34,161	\$23,384	\$34,161	\$23,429	\$34,404
\$7,000,000	\$8,643,600	\$51,339	\$42,040	\$7,000,000	\$7,212,107	\$51,339	\$35,078	\$7,000,000	\$8,252,608	\$27,314	\$39,895	\$27,289	\$39,895	\$27,333	\$40,138
\$8,000,000	\$9,878,400	\$58,748	\$48,046	\$8,000,000	\$8,242,408	\$58,748	\$40,089	\$8,000,000	\$9,431,552	\$31,219	\$45,629	\$31,194	\$45,629	\$31,238	\$45,872
\$9,000,000	\$11,113,200	\$66,157	\$54,051	\$9,000,000	\$9,272,709	\$66,157	\$45,100	\$9,000,000	\$10,610,496	\$35,124	\$51,363	\$35,099	\$51,363	\$35,143	\$51,606
\$10,000,000	\$12,348,000	\$73,566	\$60,057	\$10,000,000	\$10,303,010	\$73,566	\$50,111	\$10,000,000	\$11,789,440	\$39,029	\$57,097	\$39,003	\$57,097	\$39,048	\$57,340
\$15,000,000	\$18,522,000	\$110,612	\$90,085	\$15,000,000	\$15,454,515	\$110,612	\$75,166	\$15,000,000	\$17,684,160	\$58,553	\$85,767	\$58,527	\$85,767	\$58,572	\$86,010
\$20,000,000	\$24,696,000	\$147,658	\$120,114	\$20,000,000	\$20,606,020	\$147,658	\$100,221	\$20,000,000	\$23,578,880	\$78,077	\$114,437	\$78,051	\$114,437	\$78,096	\$114,681
\$25,000,000	\$30,870,000	\$184,704	\$150,142	\$25,000,000	\$25,757,525	\$184,704	\$125,277	\$25,000,000	\$29,473,600	\$97,600	\$143,108	\$97,575	\$143,108	\$97,619	\$143,351
\$30,000,000	\$37,044,000	\$221,750	\$180,171	\$30,000,000	\$30,909,030	\$221,750	\$150,332	\$30,000,000	\$35,368,320	\$117,124	\$171,778	\$117,099	\$171,778	\$117,143	\$172,021
\$35,000,000	\$43,218,000	\$258,796	\$210,199	\$35,000,000	\$36,060,535	\$258,796	\$175,388	\$35,000,000	\$41,263,040	\$136,648	\$200,448	\$136,623	\$200,448	\$136,667	\$200,691
\$40,000,000	\$49,392,000	\$295,842	\$240,228	\$40,000,000	\$41,212,040	\$295,842	\$200,443	\$40,000,000	\$47,157,760	\$156,172	\$229,118	\$156,147	\$229,118	\$156,191	\$229,361
\$45,000,000	\$55,566,000	\$332,888	\$270,256	\$45,000,000	\$46,363,545	\$332,888	\$225,498	\$45,000,000	\$53,052,480	\$175,696	\$257,788	\$175,671	\$257,788	\$175,715	\$258,031
\$50,000,000	\$61,740,000	\$369,934	\$300,285	\$50,000,000	\$51,515,050	\$369,934	\$250,554	\$50,000,000	\$58,947,200	\$195,220	\$286,458	\$195,195	\$286,458	\$195,239	\$286,701

CITY OF CRESTON, 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	\$105	53.80%	\$55	28.33%	(\$133)	(75.32%)	(\$107)	(71.17%)	\$91	46.85%
\$100,000	\$210	53.80%	\$111	28.33%	(\$41)	(11.12%)	(\$16)	(4.60%)	\$183	46.85%
\$150,000	\$315	53.80%	\$166	28.33%	\$50	8.85%	\$76	13.95%	\$274	46.85%
\$200,000	\$245	25.62%	\$46	4.81%	\$142	18.58%	\$167	22.67%	\$366	46.85%
\$250,000	\$175	13.18%	(\$74)	(5.57%)	\$233	24.35%	\$258	27.73%	\$457	46.85%
\$300,000	\$105	6.16%	(\$194)	(11.42%)	\$325	28.16%	\$350	31.04%	\$549	46.85%
\$400,000	(\$36)	(1.47%)	(\$434)	(17.78%)	\$507	32.89%	\$533	35.11%	\$732	46.85%
\$500,000	(\$176)	(5.54%)	(\$673)	(21.18%)	\$690	35.71%	\$716	37.51%	\$915	46.85%
\$600,000	(\$316)	(8.07%)	(\$913)	(23.30%)	\$873	37.58%	\$899	39.10%	\$1,098	46.85%
\$700,000	(\$457)	(9.80%)	(\$1,153)	(24.74%)	\$1,056	38.91%	\$1,082	40.22%	\$1,280	46.85%
\$800,000	(\$597)	(11.05%)	(\$1,393)	(25.79%)	\$1,239	39.91%	\$1,265	41.06%	\$1,463	46.85%
\$900,000	(\$737)	(12.01%)	(\$1,633)	(26.58%)	\$1,422	40.68%	\$1,447	41.71%	\$1,646	46.85%
\$1,000,000	(\$878)	(12.75%)	(\$1,872)	(27.20%)	\$1,605	41.30%	\$1,630	42.23%	\$1,829	46.85%
\$2,000,000	(\$2,281)	(15.96%)	(\$4,271)	(29.88%)	\$3,434	44.08%	\$3,460	44.55%	\$3,659	46.85%
\$3,000,000	(\$3,685)	(16.98%)	(\$6,669)	(30.73%)	\$5,264	45.01%	\$5,289	45.32%	\$5,488	46.85%
\$4,000,000	(\$5,088)	(17.48%)	(\$9,067)	(31.15%)	\$7,093	45.47%	\$7,118	45.70%	\$7,317	46.85%
\$5,000,000	(\$6,492)	(17.78%)	(\$11,465)	(31.39%)	\$8,922	45.74%	\$8,947	45.93%	\$9,146	46.85%
\$6,000,000	(\$7,895)	(17.97%)	(\$13,863)	(31.56%)	\$10,751	45.93%	\$10,777	46.08%	\$10,976	46.85%
\$7,000,000	(\$9,299)	(18.11%)	(\$16,261)	(31.67%)	\$12,581	46.06%	\$12,606	46.19%	\$12,805	46.85%
\$8,000,000	(\$10,702)	(18.22%)	(\$18,659)	(31.76%)	\$14,410	46.16%	\$14,435	46.28%	\$14,634	46.85%
\$9,000,000	(\$12,106)	(18.30%)	(\$21,057)	(31.83%)	\$16,239	46.23%	\$16,264	46.34%	\$16,463	46.85%
\$10,000,000	(\$13,509)	(18.36%)	(\$23,456)	(31.88%)	\$18,068	46.29%	\$18,094	46.39%	\$18,293	46.85%
\$15,000,000	(\$20,527)	(18.56%)	(\$35,446)	(32.05%)	\$27,215	46.48%	\$27,240	46.54%	\$27,439	46.85%
\$20,000,000	(\$27,544)	(18.65%)	(\$47,437)	(32.13%)	\$36,361	46.57%	\$36,386	46.62%	\$36,585	46.85%
\$25,000,000	(\$34,562)	(18.71%)	(\$59,427)	(32.17%)	\$45,507	46.63%	\$45,532	46.66%	\$45,731	46.85%
\$30,000,000	(\$41,579)	(18.75%)	(\$71,418)	(32.21%)	\$54,653	46.66%	\$54,679	46.69%	\$54,878	46.85%
\$35,000,000	(\$48,597)	(18.78%)	(\$83,408)	(32.23%)	\$63,800	46.69%	\$63,825	46.72%	\$64,024	46.85%
\$40,000,000	(\$55,614)	(18.80%)	(\$95,399)	(32.25%)	\$72,946	46.71%	\$72,971	46.73%	\$73,170	46.85%
\$45,000,000	(\$62,632)	(18.81%)	(\$107,390)	(32.26%)	\$82,092	46.72%	\$82,118	46.75%	\$82,316	46.85%
\$50,000,000	(\$69,649)	(18.83%)	(\$119,380)	(32.27%)	\$91,238	46.74%	\$91,264	46.76%	\$91,463	46.85%