

CITY OF CRAIG, 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	\$6.67722	\$65,319	\$0	\$65,319	
2026-27	\$5.03254	\$66,625	\$1,612	\$68,237	4.5%
2027-28	\$5.13633	\$69,602	\$1,646	\$71,248	4.4%
2028-29	\$4.98195	\$72,673	\$1,596	\$74,269	4.2%
2029-30	\$5.08203	\$75,754	\$1,628	\$77,382	4.2%
2030-31	\$4.92814	\$78,930	\$1,579	\$80,509	4.0%
2031-32	\$5.02672	\$82,113	\$1,610	\$83,723	4.0%
2032-33	\$4.87567	\$85,397	\$1,562	\$86,959	3.9%
2033-34	\$4.96485	\$88,544	\$1,591	\$90,134	3.7%
2034-35	\$4.81667	\$91,937	\$1,543	\$93,480	3.7%
2035-36	\$4.89752	\$95,043	\$1,569	\$96,612	3.4%

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	\$13,158,861	\$9,782,304	\$0	\$9,782,304
2026-27	\$13,642,662	\$13,559,209	\$0	\$13,559,209
2027-28	\$13,954,745	\$13,871,292	\$0	\$13,871,292
2028-29	\$14,990,991	\$14,907,538	\$0	\$14,907,538
2029-30	\$15,310,074	\$15,226,621	\$0	\$15,226,621
2030-31	\$16,419,962	\$16,336,509	\$0	\$16,336,509
2031-32	\$16,739,045	\$16,655,592	\$0	\$16,655,592
2032-33	\$17,918,844	\$17,835,391	\$0	\$17,835,391
2033-34	\$18,237,927	\$18,154,474	\$0	\$18,154,474
2034-35	\$19,491,065	\$19,407,612	\$0	\$19,407,612
2035-36	\$19,810,148	\$19,726,695	\$0	\$19,726,695

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	16.48%	-0.75%	15.73%	83.91%	0.00%	0.35%
2026-27	27.37%	-10.44%	16.93%	82.56%	0.00%	0.26%
2027-28	26.80%	-10.26%	16.54%	82.97%	0.00%	0.25%
2028-29	25.97%	-9.59%	16.38%	83.18%	0.00%	0.23%
2029-30	25.46%	-9.39%	16.07%	83.50%	0.00%	0.23%
2030-31	24.72%	-8.75%	15.97%	83.64%	0.00%	0.21%
2031-32	24.28%	-8.58%	15.70%	83.93%	0.00%	0.21%
2032-33	23.61%	-8.01%	15.60%	84.06%	0.00%	0.19%
2033-34	23.23%	-7.88%	15.35%	84.32%	0.00%	0.19%
2034-35	22.63%	-7.37%	15.26%	84.44%	0.00%	0.18%
2035-36	22.29%	-7.25%	15.04%	84.67%	0.00%	0.18%

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 CRAIG, 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	\$9,782,304	\$6.67722	\$65,319
2026-27	\$13,559,209	\$5.03254	\$68,237
2027-28	\$13,871,292	\$5.13633	\$71,248
2028-29	\$14,907,538	\$4.98195	\$74,269
2029-30	\$15,226,621	\$5.08203	\$77,382
2030-31	\$16,336,509	\$4.92814	\$80,509
2031-32	\$16,655,592	\$5.02672	\$83,723
2032-33	\$17,835,391	\$4.87567	\$86,959
2033-34	\$18,154,474	\$4.96485	\$90,134
2034-35	\$19,407,612	\$4.81667	\$93,480
2035-36	\$19,726,695	\$4.89752	\$96,612

CITY OF CRAIG, 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	\$9,782,304	\$6.67722	\$65,319
2026-27	\$11,031,934	\$6.48274	\$71,517
2027-28	\$11,335,137	\$6.48274	\$73,483
2028-29	\$12,139,216	\$6.48274	\$78,695
2029-30	\$12,444,382	\$6.48274	\$80,674
2030-31	\$13,302,127	\$6.48274	\$86,234
2031-32	\$13,609,355	\$6.48274	\$88,226
2032-33	\$14,523,454	\$6.48274	\$94,152
2033-34	\$14,832,858	\$6.48274	\$96,158
2034-35	\$15,806,139	\$6.48274	\$102,467
2035-36	\$16,117,828	\$6.48274	\$104,488

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	\$2,527,275	(\$1.45020)	-\$3,280
2027-28	\$2,536,155	(\$1.34641)	-\$2,235
2028-29	\$2,768,322	(\$1.50079)	-\$4,427
2029-30	\$2,782,239	(\$1.40071)	-\$3,292
2030-31	\$3,034,382	(\$1.55460)	-\$5,726
2031-32	\$3,046,238	(\$1.45602)	-\$4,503
2032-33	\$3,311,937	(\$1.60707)	-\$7,192
2033-34	\$3,321,616	(\$1.51789)	-\$6,023
2034-35	\$3,601,473	(\$1.66607)	-\$8,987
2035-36	\$3,608,868	(\$1.58522)	-\$7,876

CITY OF CRAIG, 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	\$158	\$304	\$50,000	\$51,515	\$158	\$254	\$50,000	\$58,947	\$143	\$44	\$122	\$44	\$158	\$291
\$100,000	\$123,480	\$317	\$609	\$100,000	\$103,030	\$317	\$508	\$100,000	\$117,894	\$301	\$335	\$281	\$335	\$317	\$581
\$150,000	\$185,220	\$475	\$913	\$150,000	\$154,545	\$475	\$762	\$150,000	\$176,842	\$460	\$625	\$439	\$625	\$475	\$872
\$200,000	\$246,960	\$776	\$1,217	\$200,000	\$206,060	\$776	\$1,015	\$200,000	\$235,789	\$618	\$916	\$597	\$916	\$633	\$1,162
\$250,000	\$308,700	\$1,076	\$1,521	\$250,000	\$257,575	\$1,076	\$1,269	\$250,000	\$294,736	\$776	\$1,206	\$756	\$1,206	\$792	\$1,453
\$300,000	\$370,440	\$1,376	\$1,826	\$300,000	\$309,090	\$1,376	\$1,523	\$300,000	\$353,683	\$935	\$1,497	\$914	\$1,497	\$950	\$1,743
\$400,000	\$493,920	\$1,977	\$2,434	\$400,000	\$412,120	\$1,977	\$2,031	\$400,000	\$471,578	\$1,251	\$2,078	\$1,231	\$2,078	\$1,267	\$2,324
\$500,000	\$617,400	\$2,578	\$3,043	\$500,000	\$515,151	\$2,578	\$2,539	\$500,000	\$589,472	\$1,568	\$2,659	\$1,548	\$2,659	\$1,584	\$2,905
\$600,000	\$740,880	\$3,179	\$3,651	\$600,000	\$618,181	\$3,179	\$3,046	\$600,000	\$707,366	\$1,885	\$3,240	\$1,864	\$3,240	\$1,900	\$3,486
\$700,000	\$864,360	\$3,780	\$4,260	\$700,000	\$721,211	\$3,780	\$3,554	\$700,000	\$825,261	\$2,202	\$3,821	\$2,181	\$3,821	\$2,217	\$4,067
\$800,000	\$987,840	\$4,381	\$4,868	\$800,000	\$824,241	\$4,381	\$4,062	\$800,000	\$943,155	\$2,518	\$4,402	\$2,498	\$4,402	\$2,534	\$4,648
\$900,000	\$1,111,320	\$4,982	\$5,477	\$900,000	\$927,271	\$4,982	\$4,570	\$900,000	\$1,061,050	\$2,835	\$4,983	\$2,814	\$4,983	\$2,850	\$5,229
\$1,000,000	\$1,234,800	\$5,583	\$6,085	\$1,000,000	\$1,030,301	\$5,583	\$5,077	\$1,000,000	\$1,178,944	\$3,152	\$5,564	\$3,131	\$5,564	\$3,167	\$5,810
\$2,000,000	\$2,469,600	\$11,593	\$12,171	\$2,000,000	\$2,060,602	\$11,593	\$10,155	\$2,000,000	\$2,357,888	\$6,319	\$11,374	\$6,298	\$11,374	\$6,334	\$11,620
\$3,000,000	\$3,704,400	\$17,602	\$18,256	\$3,000,000	\$3,090,903	\$17,602	\$15,232	\$3,000,000	\$3,536,832	\$9,486	\$17,184	\$9,465	\$17,184	\$9,501	\$17,430
\$4,000,000	\$4,939,200	\$23,612	\$24,341	\$4,000,000	\$4,121,204	\$23,612	\$20,310	\$4,000,000	\$4,715,776	\$12,653	\$22,994	\$12,633	\$22,994	\$12,668	\$23,240
\$5,000,000	\$6,174,000	\$29,621	\$30,426	\$5,000,000	\$5,151,505	\$29,621	\$25,387	\$5,000,000	\$5,894,720	\$15,820	\$28,804	\$15,800	\$28,804	\$15,836	\$29,050
\$6,000,000	\$7,408,800	\$35,631	\$36,512	\$6,000,000	\$6,181,806	\$35,631	\$30,465	\$6,000,000	\$7,073,664	\$18,987	\$34,614	\$18,967	\$34,614	\$19,003	\$34,860
\$7,000,000	\$8,643,600	\$41,640	\$42,597	\$7,000,000	\$7,212,107	\$41,640	\$35,542	\$7,000,000	\$8,252,608	\$22,154	\$40,424	\$22,134	\$40,424	\$22,170	\$40,670
\$8,000,000	\$9,878,400	\$47,650	\$48,682	\$8,000,000	\$8,242,408	\$47,650	\$40,620	\$8,000,000	\$9,431,552	\$25,322	\$46,234	\$25,301	\$46,234	\$25,337	\$46,480
\$9,000,000	\$11,113,200	\$53,659	\$54,767	\$9,000,000	\$9,272,709	\$53,659	\$45,697	\$9,000,000	\$10,610,496	\$28,489	\$52,044	\$28,468	\$52,044	\$28,504	\$52,290
\$10,000,000	\$12,348,000	\$59,669	\$60,853	\$10,000,000	\$10,303,010	\$59,669	\$50,775	\$10,000,000	\$11,789,440	\$31,656	\$57,854	\$31,635	\$57,854	\$31,671	\$58,100
\$15,000,000	\$18,522,000	\$89,716	\$91,279	\$15,000,000	\$15,454,515	\$89,716	\$76,162	\$15,000,000	\$17,684,160	\$47,491	\$86,904	\$47,471	\$86,904	\$47,507	\$87,150
\$20,000,000	\$24,696,000	\$119,764	\$121,705	\$20,000,000	\$20,606,020	\$119,764	\$101,549	\$20,000,000	\$23,578,880	\$63,327	\$115,954	\$63,306	\$115,954	\$63,342	\$116,200
\$25,000,000	\$30,870,000	\$149,811	\$152,132	\$25,000,000	\$25,757,525	\$149,811	\$126,937	\$25,000,000	\$29,473,600	\$79,162	\$145,004	\$79,142	\$145,004	\$79,178	\$145,250
\$30,000,000	\$37,044,000	\$179,859	\$182,558	\$30,000,000	\$30,909,030	\$179,859	\$152,324	\$30,000,000	\$35,368,320	\$94,998	\$174,054	\$94,977	\$174,054	\$95,013	\$174,300
\$35,000,000	\$43,218,000	\$209,906	\$212,984	\$35,000,000	\$36,060,535	\$209,906	\$177,711	\$35,000,000	\$41,263,040	\$110,834	\$203,104	\$110,813	\$203,104	\$110,849	\$203,350
\$40,000,000	\$49,392,000	\$239,954	\$243,411	\$40,000,000	\$41,212,040	\$239,954	\$203,099	\$40,000,000	\$47,157,760	\$126,669	\$232,154	\$126,649	\$232,154	\$126,684	\$232,400
\$45,000,000	\$55,566,000	\$270,001	\$273,837	\$45,000,000	\$46,363,545	\$270,001	\$228,486	\$45,000,000	\$53,052,480	\$142,505	\$261,204	\$142,484	\$261,204	\$142,520	\$261,450
\$50,000,000	\$61,740,000	\$300,049	\$304,263	\$50,000,000	\$51,515,050	\$300,049	\$253,873	\$50,000,000	\$58,947,200	\$158,340	\$290,254	\$158,320	\$290,254	\$158,356	\$290,500

CITY OF CRAIG, 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	\$146	92.14%	\$96	60.32%	(\$99)	(69.16%)	(\$78)	(63.98%)	\$132	83.45%
\$100,000	\$292	92.14%	\$191	60.32%	\$33	11.03%	\$54	19.17%	\$264	83.45%
\$150,000	\$438	92.14%	\$287	60.32%	\$165	35.98%	\$186	42.35%	\$396	83.45%
\$200,000	\$442	56.93%	\$240	30.94%	\$298	48.14%	\$318	53.24%	\$529	83.45%
\$250,000	\$445	41.38%	\$193	17.97%	\$430	55.34%	\$450	59.57%	\$661	83.45%
\$300,000	\$449	32.63%	\$147	10.66%	\$562	60.10%	\$582	63.71%	\$793	83.45%
\$400,000	\$457	23.09%	\$54	2.71%	\$826	66.01%	\$847	68.79%	\$1,057	83.45%
\$500,000	\$464	18.01%	(\$40)	(1.54%)	\$1,090	69.53%	\$1,111	71.79%	\$1,321	83.45%
\$600,000	\$472	14.84%	(\$133)	(4.18%)	\$1,355	71.87%	\$1,375	73.77%	\$1,586	83.45%
\$700,000	\$479	12.68%	(\$226)	(5.98%)	\$1,619	73.54%	\$1,640	75.17%	\$1,850	83.45%
\$800,000	\$487	11.11%	(\$319)	(7.29%)	\$1,883	74.78%	\$1,904	76.22%	\$2,114	83.45%
\$900,000	\$495	9.93%	(\$412)	(8.28%)	\$2,148	75.75%	\$2,168	77.04%	\$2,379	83.45%
\$1,000,000	\$502	8.99%	(\$506)	(9.06%)	\$2,412	76.52%	\$2,432	77.68%	\$2,643	83.45%
\$2,000,000	\$578	4.99%	(\$1,438)	(12.40%)	\$5,055	79.99%	\$5,075	80.58%	\$5,286	83.45%
\$3,000,000	\$654	3.71%	(\$2,370)	(13.46%)	\$7,698	81.15%	\$7,718	81.54%	\$7,929	83.45%
\$4,000,000	\$729	3.09%	(\$3,302)	(13.98%)	\$10,341	81.72%	\$10,361	82.02%	\$10,572	83.45%
\$5,000,000	\$805	2.72%	(\$4,234)	(14.29%)	\$12,983	82.07%	\$13,004	82.31%	\$13,214	83.45%
\$6,000,000	\$881	2.47%	(\$5,166)	(14.50%)	\$15,626	82.30%	\$15,647	82.50%	\$15,857	83.45%
\$7,000,000	\$957	2.30%	(\$6,098)	(14.64%)	\$18,269	82.46%	\$18,290	82.63%	\$18,500	83.45%
\$8,000,000	\$1,033	2.17%	(\$7,030)	(14.75%)	\$20,912	82.59%	\$20,933	82.73%	\$21,143	83.45%
\$9,000,000	\$1,108	2.07%	(\$7,962)	(14.84%)	\$23,555	82.68%	\$23,576	82.81%	\$23,786	83.45%
\$10,000,000	\$1,184	1.98%	(\$8,894)	(14.91%)	\$26,198	82.76%	\$26,218	82.88%	\$26,429	83.45%
\$15,000,000	\$1,563	1.74%	(\$13,554)	(15.11%)	\$39,412	82.99%	\$39,433	83.07%	\$39,643	83.45%
\$20,000,000	\$1,942	1.62%	(\$18,214)	(15.21%)	\$52,627	83.10%	\$52,647	83.16%	\$52,858	83.45%
\$25,000,000	\$2,321	1.55%	(\$22,874)	(15.27%)	\$65,841	83.17%	\$65,862	83.22%	\$66,072	83.45%
\$30,000,000	\$2,699	1.50%	(\$27,535)	(15.31%)	\$79,056	83.22%	\$79,076	83.26%	\$79,287	83.45%
\$35,000,000	\$3,078	1.47%	(\$32,195)	(15.34%)	\$92,270	83.25%	\$92,291	83.29%	\$92,501	83.45%
\$40,000,000	\$3,457	1.44%	(\$36,855)	(15.36%)	\$105,485	83.28%	\$105,505	83.31%	\$105,716	83.45%
\$45,000,000	\$3,836	1.42%	(\$41,515)	(15.38%)	\$118,699	83.29%	\$118,720	83.32%	\$118,930	83.45%
\$50,000,000	\$4,215	1.40%	(\$46,175)	(15.39%)	\$131,913	83.31%	\$131,934	83.33%	\$132,144	83.45%