

CITY OF DAWSON, 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	\$7.86413	\$28,485	\$0	\$28,485	
2026-27	\$5.27033	\$29,055	\$0	\$29,055	2.0%
2027-28	\$5.29860	\$29,200	\$0	\$29,200	0.5%
2028-29	\$5.13168	\$29,784	\$0	\$29,784	2.0%
2029-30	\$5.15734	\$29,933	\$0	\$29,933	0.5%
2030-31	\$4.99545	\$30,532	\$0	\$30,532	2.0%
2031-32	\$5.02043	\$30,684	\$0	\$30,684	0.5%
2032-33	\$4.86502	\$31,298	\$0	\$31,298	2.0%
2033-34	\$4.88935	\$31,454	\$0	\$31,454	0.5%
2034-35	\$4.74000	\$32,084	\$0	\$32,084	2.0%
2035-36	\$4.76370	\$32,244	\$0	\$32,244	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	\$7,053,466	\$3,622,149	\$0	\$3,622,149
2026-27	\$6,318,981	\$5,512,895	\$0	\$5,512,895
2027-28	\$6,316,981	\$5,510,895	\$0	\$5,510,895
2028-29	\$6,610,035	\$5,803,949	\$0	\$5,803,949
2029-30	\$6,610,035	\$5,803,949	\$0	\$5,803,949
2030-31	\$6,917,967	\$6,111,881	\$0	\$6,111,881
2031-32	\$6,917,967	\$6,111,881	\$0	\$6,111,881
2032-33	\$7,239,346	\$6,433,260	\$0	\$6,433,260
2033-34	\$7,239,346	\$6,433,260	\$0	\$6,433,260
2034-35	\$7,574,766	\$6,768,680	\$0	\$6,768,680
2035-36	\$7,574,766	\$6,768,680	\$0	\$6,768,680

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.32%	-1.30%	55.02%	42.96%	0.00%	2.02%
2026-27	85.03%	-25.38%	59.65%	39.02%	0.00%	1.33%
2027-28	85.06%	-25.42%	59.64%	39.03%	0.00%	1.33%
2028-29	84.00%	-24.17%	59.82%	38.91%	0.00%	1.26%
2029-30	84.00%	-24.17%	59.82%	38.91%	0.00%	1.26%
2030-31	82.96%	-22.96%	60.00%	38.80%	0.00%	1.20%
2031-32	82.96%	-22.96%	60.00%	38.80%	0.00%	1.20%
2032-33	81.96%	-21.81%	60.16%	38.71%	0.00%	1.14%
2033-34	81.96%	-21.81%	60.16%	38.71%	0.00%	1.14%
2034-35	81.02%	-20.73%	60.29%	38.63%	0.00%	1.08%
2035-36	81.02%	-20.73%	60.29%	38.63%	0.00%	1.08%

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 DAWSON, 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	\$3,622,149	\$7.86413	\$28,485
2026-27	\$5,512,895	\$5.27033	\$29,055
2027-28	\$5,510,895	\$5.29860	\$29,200
2028-29	\$5,803,949	\$5.13168	\$29,784
2029-30	\$5,803,949	\$5.15734	\$29,933
2030-31	\$6,111,881	\$4.99545	\$30,532
2031-32	\$6,111,881	\$5.02043	\$30,684
2032-33	\$6,433,260	\$4.86502	\$31,298
2033-34	\$6,433,260	\$4.88935	\$31,454
2034-35	\$6,768,680	\$4.74000	\$32,084
2035-36	\$6,768,680	\$4.76370	\$32,244

CITY OF DAWSON, 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	\$3,622,149	\$7.86413	\$28,485
2026-27	\$3,804,147	\$7.70993	\$29,330
2027-28	\$3,848,131	\$7.70993	\$29,669
2028-29	\$3,997,640	\$7.70993	\$30,822
2029-30	\$4,043,925	\$7.70993	\$31,178
2030-31	\$4,201,052	\$7.70993	\$32,390
2031-32	\$4,249,751	\$7.70993	\$32,765
2032-33	\$4,414,882	\$7.70993	\$34,038
2033-34	\$4,466,129	\$7.70993	\$34,434
2034-35	\$4,639,676	\$7.70993	\$35,772
2035-36	\$4,693,599	\$7.70993	\$36,187

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	\$1,708,748	(\$2.43960)	-\$275
2027-28	\$1,662,764	(\$2.41133)	-\$469
2028-29	\$1,806,309	(\$2.57825)	-\$1,038
2029-30	\$1,760,024	(\$2.55259)	-\$1,245
2030-31	\$1,910,829	(\$2.71448)	-\$1,858
2031-32	\$1,862,131	(\$2.68950)	-\$2,081
2032-33	\$2,018,378	(\$2.84491)	-\$2,740
2033-34	\$1,967,131	(\$2.82058)	-\$2,979
2034-35	\$2,129,004	(\$2.96993)	-\$3,688
2035-36	\$2,075,081	(\$2.94623)	-\$3,943

CITY OF DAWSON, 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	\$187	\$308	\$50,000	\$51,515	\$187	\$257	\$50,000	\$58,947	\$168	\$45	\$144	\$45	\$187	\$294
\$100,000	\$123,480	\$373	\$617	\$100,000	\$103,030	\$373	\$515	\$100,000	\$117,894	\$355	\$339	\$331	\$339	\$373	\$589
\$150,000	\$185,220	\$560	\$925	\$150,000	\$154,545	\$560	\$772	\$150,000	\$176,842	\$541	\$634	\$517	\$634	\$560	\$883
\$200,000	\$246,960	\$913	\$1,234	\$200,000	\$206,060	\$913	\$1,029	\$200,000	\$235,789	\$728	\$928	\$704	\$928	\$746	\$1,178
\$250,000	\$308,700	\$1,267	\$1,542	\$250,000	\$257,575	\$1,267	\$1,287	\$250,000	\$294,736	\$914	\$1,223	\$890	\$1,223	\$933	\$1,472
\$300,000	\$370,440	\$1,621	\$1,851	\$300,000	\$309,090	\$1,621	\$1,544	\$300,000	\$353,683	\$1,101	\$1,517	\$1,077	\$1,517	\$1,119	\$1,767
\$400,000	\$493,920	\$2,329	\$2,467	\$400,000	\$412,120	\$2,329	\$2,059	\$400,000	\$471,578	\$1,474	\$2,106	\$1,450	\$2,106	\$1,492	\$2,356
\$500,000	\$617,400	\$3,037	\$3,084	\$500,000	\$515,151	\$3,037	\$2,573	\$500,000	\$589,472	\$1,847	\$2,695	\$1,823	\$2,695	\$1,865	\$2,945
\$600,000	\$740,880	\$3,744	\$3,701	\$600,000	\$618,181	\$3,744	\$3,088	\$600,000	\$707,366	\$2,220	\$3,284	\$2,196	\$3,284	\$2,238	\$3,534
\$700,000	\$864,360	\$4,452	\$4,318	\$700,000	\$721,211	\$4,452	\$3,603	\$700,000	\$825,261	\$2,593	\$3,873	\$2,569	\$3,873	\$2,611	\$4,123
\$800,000	\$987,840	\$5,160	\$4,935	\$800,000	\$824,241	\$5,160	\$4,117	\$800,000	\$943,155	\$2,966	\$4,462	\$2,942	\$4,462	\$2,984	\$4,711
\$900,000	\$1,111,320	\$5,868	\$5,552	\$900,000	\$927,271	\$5,868	\$4,632	\$900,000	\$1,061,050	\$3,339	\$5,051	\$3,315	\$5,051	\$3,357	\$5,300
\$1,000,000	\$1,234,800	\$6,576	\$6,168	\$1,000,000	\$1,030,301	\$6,576	\$5,147	\$1,000,000	\$1,178,944	\$3,712	\$5,640	\$3,688	\$5,640	\$3,730	\$5,889
\$2,000,000	\$2,469,600	\$13,653	\$12,337	\$2,000,000	\$2,060,602	\$13,653	\$10,294	\$2,000,000	\$2,357,888	\$7,442	\$11,529	\$7,418	\$11,529	\$7,460	\$11,779
\$3,000,000	\$3,704,400	\$20,731	\$18,505	\$3,000,000	\$3,090,903	\$20,731	\$15,440	\$3,000,000	\$3,536,832	\$11,172	\$17,418	\$11,148	\$17,418	\$11,190	\$17,668
\$4,000,000	\$4,939,200	\$27,809	\$24,674	\$4,000,000	\$4,121,204	\$27,809	\$20,587	\$4,000,000	\$4,715,776	\$14,902	\$23,308	\$14,878	\$23,308	\$14,920	\$23,557
\$5,000,000	\$6,174,000	\$34,886	\$30,842	\$5,000,000	\$5,151,505	\$34,886	\$25,734	\$5,000,000	\$5,894,720	\$18,632	\$29,197	\$18,608	\$29,197	\$18,650	\$29,447
\$6,000,000	\$7,408,800	\$41,964	\$37,010	\$6,000,000	\$6,181,806	\$41,964	\$30,881	\$6,000,000	\$7,073,664	\$22,362	\$35,086	\$22,338	\$35,086	\$22,380	\$35,336
\$7,000,000	\$8,643,600	\$49,042	\$43,179	\$7,000,000	\$7,212,107	\$49,042	\$36,028	\$7,000,000	\$8,252,608	\$26,092	\$40,976	\$26,068	\$40,976	\$26,111	\$41,225
\$8,000,000	\$9,878,400	\$56,120	\$49,347	\$8,000,000	\$8,242,408	\$56,120	\$41,175	\$8,000,000	\$9,431,552	\$29,823	\$46,865	\$29,798	\$46,865	\$29,841	\$47,115
\$9,000,000	\$11,113,200	\$63,197	\$55,515	\$9,000,000	\$9,272,709	\$63,197	\$46,321	\$9,000,000	\$10,610,496	\$33,553	\$52,754	\$33,528	\$52,754	\$33,571	\$53,004
\$10,000,000	\$12,348,000	\$70,275	\$61,684	\$10,000,000	\$10,303,010	\$70,275	\$51,468	\$10,000,000	\$11,789,440	\$37,283	\$58,644	\$37,258	\$58,644	\$37,301	\$58,894
\$15,000,000	\$18,522,000	\$105,664	\$92,526	\$15,000,000	\$15,454,515	\$105,664	\$77,202	\$15,000,000	\$17,684,160	\$55,933	\$88,091	\$55,909	\$88,091	\$55,951	\$88,340
\$20,000,000	\$24,696,000	\$141,052	\$123,368	\$20,000,000	\$20,606,020	\$141,052	\$102,936	\$20,000,000	\$23,578,880	\$74,584	\$117,537	\$74,559	\$117,537	\$74,602	\$117,787
\$25,000,000	\$30,870,000	\$176,441	\$154,210	\$25,000,000	\$25,757,525	\$176,441	\$128,670	\$25,000,000	\$29,473,600	\$93,234	\$146,984	\$93,210	\$146,984	\$93,252	\$147,234
\$30,000,000	\$37,044,000	\$211,829	\$185,051	\$30,000,000	\$30,909,030	\$211,829	\$154,405	\$30,000,000	\$35,368,320	\$111,884	\$176,431	\$111,860	\$176,431	\$111,902	\$176,681
\$35,000,000	\$43,218,000	\$247,218	\$215,893	\$35,000,000	\$36,060,535	\$247,218	\$180,139	\$35,000,000	\$41,263,040	\$130,535	\$205,878	\$130,511	\$205,878	\$130,553	\$206,127
\$40,000,000	\$49,392,000	\$282,607	\$246,735	\$40,000,000	\$41,212,040	\$282,607	\$205,873	\$40,000,000	\$47,157,760	\$149,185	\$235,324	\$149,161	\$235,324	\$149,203	\$235,574
\$45,000,000	\$55,566,000	\$317,995	\$277,577	\$45,000,000	\$46,363,545	\$317,995	\$231,607	\$45,000,000	\$53,052,480	\$167,836	\$264,771	\$167,811	\$264,771	\$167,854	\$265,021
\$50,000,000	\$61,740,000	\$353,384	\$308,419	\$50,000,000	\$51,515,050	\$353,384	\$257,341	\$50,000,000	\$58,947,200	\$186,486	\$294,218	\$186,462	\$294,218	\$186,504	\$294,468

CITY OF DAWSON, 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	\$122	65.37%	\$71	37.98%	(\$124)	(73.46%)	(\$99)	(69.00%)	\$108	57.89%
\$100,000	\$244	65.37%	\$142	37.98%	(\$16)	(4.44%)	\$8	2.57%	\$216	57.89%
\$150,000	\$366	65.37%	\$213	37.98%	\$92	17.03%	\$116	22.52%	\$324	57.89%
\$200,000	\$320	35.06%	\$116	12.70%	\$200	27.50%	\$224	31.89%	\$432	57.89%
\$250,000	\$275	21.69%	\$19	1.53%	\$308	33.70%	\$332	37.34%	\$540	57.89%
\$300,000	\$229	14.15%	(\$77)	(4.76%)	\$416	37.80%	\$440	40.90%	\$648	57.89%
\$400,000	\$138	5.94%	(\$270)	(11.60%)	\$632	42.88%	\$656	45.27%	\$864	57.89%
\$500,000	\$47	1.56%	(\$463)	(15.26%)	\$848	45.91%	\$872	47.85%	\$1,080	57.89%
\$600,000	(\$43)	(1.16%)	(\$656)	(17.53%)	\$1,064	47.92%	\$1,088	49.56%	\$1,296	57.89%
\$700,000	(\$134)	(3.02%)	(\$849)	(19.08%)	\$1,280	49.36%	\$1,304	50.77%	\$1,511	57.89%
\$800,000	(\$225)	(4.37%)	(\$1,043)	(20.20%)	\$1,496	50.43%	\$1,520	51.67%	\$1,727	57.89%
\$900,000	(\$316)	(5.39%)	(\$1,236)	(21.06%)	\$1,712	51.26%	\$1,736	52.37%	\$1,943	57.89%
\$1,000,000	(\$407)	(6.19%)	(\$1,429)	(21.73%)	\$1,928	51.93%	\$1,952	52.93%	\$2,159	57.89%
\$2,000,000	(\$1,317)	(9.64%)	(\$3,360)	(24.61%)	\$4,087	54.92%	\$4,111	55.42%	\$4,319	57.89%
\$3,000,000	(\$2,226)	(10.74%)	(\$5,291)	(25.52%)	\$6,246	55.91%	\$6,270	56.25%	\$6,478	57.89%
\$4,000,000	(\$3,135)	(11.27%)	(\$7,221)	(25.97%)	\$8,405	56.40%	\$8,430	56.66%	\$8,637	57.89%
\$5,000,000	(\$4,045)	(11.59%)	(\$9,152)	(26.23%)	\$10,565	56.70%	\$10,589	56.91%	\$10,796	57.89%
\$6,000,000	(\$4,954)	(11.80%)	(\$11,083)	(26.41%)	\$12,724	56.90%	\$12,748	57.07%	\$12,956	57.89%
\$7,000,000	(\$5,863)	(11.96%)	(\$13,014)	(26.54%)	\$14,883	57.04%	\$14,907	57.19%	\$15,115	57.89%
\$8,000,000	(\$6,773)	(12.07%)	(\$14,945)	(26.63%)	\$17,043	57.15%	\$17,067	57.27%	\$17,274	57.89%
\$9,000,000	(\$7,682)	(12.16%)	(\$16,876)	(26.70%)	\$19,202	57.23%	\$19,226	57.34%	\$19,433	57.89%
\$10,000,000	(\$8,591)	(12.23%)	(\$18,807)	(26.76%)	\$21,361	57.29%	\$21,385	57.40%	\$21,593	57.89%
\$15,000,000	(\$13,138)	(12.43%)	(\$28,461)	(26.94%)	\$32,157	57.49%	\$32,182	57.56%	\$32,389	57.89%
\$20,000,000	(\$17,685)	(12.54%)	(\$38,116)	(27.02%)	\$42,954	57.59%	\$42,978	57.64%	\$43,185	57.89%
\$25,000,000	(\$22,231)	(12.60%)	(\$47,770)	(27.07%)	\$53,750	57.65%	\$53,774	57.69%	\$53,982	57.89%
\$30,000,000	(\$26,778)	(12.64%)	(\$57,425)	(27.11%)	\$64,547	57.69%	\$64,571	57.72%	\$64,778	57.89%
\$35,000,000	(\$31,325)	(12.67%)	(\$67,079)	(27.13%)	\$75,343	57.72%	\$75,367	57.75%	\$75,575	57.89%
\$40,000,000	(\$35,871)	(12.69%)	(\$76,734)	(27.15%)	\$86,139	57.74%	\$86,163	57.77%	\$86,371	57.89%
\$45,000,000	(\$40,418)	(12.71%)	(\$86,388)	(27.17%)	\$96,936	57.76%	\$96,960	57.78%	\$97,167	57.89%
\$50,000,000	(\$44,965)	(12.72%)	(\$96,043)	(27.18%)	\$107,732	57.77%	\$107,756	57.79%	\$107,964	57.89%