

CITY OF DONNELLSON, 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	\$7.86409	\$210,505	\$0	\$210,505	
2026-27	\$4.50593	\$214,715	\$1,266	\$215,981	2.6%
2027-28	\$4.53778	\$217,061	\$1,275	\$218,336	1.1%
2028-29	\$4.41298	\$222,702	\$1,240	\$223,942	2.6%
2029-30	\$4.44051	\$225,062	\$1,247	\$226,309	1.1%
2030-31	\$4.31669	\$230,835	\$1,213	\$232,048	2.5%
2031-32	\$4.34332	\$233,208	\$1,220	\$234,428	1.0%
2032-33	\$4.22363	\$239,117	\$1,186	\$240,303	2.5%
2033-34	\$4.24941	\$241,505	\$1,194	\$242,698	1.0%
2034-35	\$4.13361	\$247,552	\$1,161	\$248,714	2.5%
2035-36	\$4.15859	\$249,957	\$1,168	\$251,125	1.0%

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	\$56,631,524	\$26,767,896	\$0	\$26,767,896
2026-27	\$50,951,391	\$47,932,569	\$0	\$47,932,569
2027-28	\$51,133,876	\$48,115,054	\$0	\$48,115,054
2028-29	\$53,764,989	\$50,746,167	\$0	\$50,746,167
2029-30	\$53,983,475	\$50,964,653	\$0	\$50,964,653
2030-31	\$56,774,727	\$53,755,905	\$0	\$53,755,905
2031-32	\$56,993,212	\$53,974,390	\$0	\$53,974,390
2032-33	\$59,913,755	\$56,894,933	\$0	\$56,894,933
2033-34	\$60,132,241	\$57,113,419	\$0	\$57,113,419
2034-35	\$63,187,442	\$60,168,620	\$0	\$60,168,620
2035-36	\$63,405,928	\$60,387,106	\$0	\$60,387,106

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.48%	-2.02%	81.46%	17.06%	0.00%	1.48%
2026-27	107.72%	-24.22%	83.50%	15.53%	0.00%	0.83%
2027-28	107.89%	-24.33%	83.56%	15.47%	0.00%	0.83%
2028-29	106.94%	-23.26%	83.69%	15.40%	0.00%	0.78%
2029-30	107.04%	-23.28%	83.76%	15.33%	0.00%	0.78%
2030-31	106.06%	-22.18%	83.88%	15.27%	0.00%	0.74%
2031-32	106.15%	-22.21%	83.94%	15.20%	0.00%	0.74%
2032-33	105.22%	-21.17%	84.05%	15.14%	0.00%	0.70%
2033-34	105.31%	-21.20%	84.11%	15.09%	0.00%	0.70%
2034-35	104.43%	-20.22%	84.21%	15.04%	0.00%	0.66%
2035-36	104.52%	-20.25%	84.27%	14.98%	0.00%	0.66%

**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 DONNELLSON, 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	\$26,767,896	\$7.86409	\$210,505
2026-27	\$47,932,569	\$4.50593	\$215,981
2027-28	\$48,115,054	\$4.53778	\$218,336
2028-29	\$50,746,167	\$4.41298	\$223,942
2029-30	\$50,964,653	\$4.44051	\$226,309
2030-31	\$53,755,905	\$4.31669	\$232,048
2031-32	\$53,974,390	\$4.34332	\$234,428
2032-33	\$56,894,933	\$4.22363	\$240,303
2033-34	\$57,113,419	\$4.24941	\$242,698
2034-35	\$60,168,620	\$4.13361	\$248,714
2035-36	\$60,387,106	\$4.15859	\$251,125

CITY OF DONNELLSON, 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	\$26,767,896	\$7.86409	\$210,505
2026-27	\$27,386,015	\$7.86409	\$215,366
2027-28	\$27,995,061	\$7.86409	\$220,156
2028-29	\$29,064,854	\$7.86409	\$228,569
2029-30	\$29,706,148	\$7.86409	\$233,612
2030-31	\$30,833,857	\$7.86409	\$242,480
2031-32	\$31,509,015	\$7.86409	\$247,790
2032-33	\$32,697,643	\$7.86409	\$257,137
2033-34	\$33,408,538	\$7.86409	\$262,728
2034-35	\$34,661,308	\$7.86409	\$272,580
2035-36	\$35,409,731	\$7.86409	\$278,465

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	\$20,546,553	(\$3.35816)	\$615
2027-28	\$20,119,994	(\$3.32631)	-\$1,820
2028-29	\$21,681,313	(\$3.45111)	-\$4,627
2029-30	\$21,258,505	(\$3.42358)	-\$7,303
2030-31	\$22,922,048	(\$3.54740)	-\$10,433
2031-32	\$22,465,376	(\$3.52077)	-\$13,362
2032-33	\$24,197,291	(\$3.64046)	-\$16,834
2033-34	\$23,704,881	(\$3.61468)	-\$20,029
2034-35	\$25,507,312	(\$3.73048)	-\$23,866
2035-36	\$24,977,375	(\$3.70550)	-\$27,340

CITY OF DONNELLSON, 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	\$267	\$50,000	\$51,515	\$187	\$222	\$50,000	\$58,947	\$168	\$39	\$144	\$39	\$187	\$254
\$100,000	\$123,480	\$373	\$533	\$100,000	\$103,030	\$373	\$445	\$100,000	\$117,894	\$355	\$293	\$331	\$293	\$373	\$509
\$150,000	\$185,220	\$560	\$800	\$150,000	\$154,545	\$560	\$667	\$150,000	\$176,842	\$541	\$548	\$517	\$548	\$560	\$763
\$200,000	\$246,960	\$913	\$1,066	\$200,000	\$206,060	\$913	\$889	\$200,000	\$235,789	\$728	\$802	\$704	\$802	\$746	\$1,018
\$250,000	\$308,700	\$1,267	\$1,333	\$250,000	\$257,575	\$1,267	\$1,112	\$250,000	\$294,736	\$914	\$1,056	\$890	\$1,056	\$933	\$1,272
\$300,000	\$370,440	\$1,621	\$1,599	\$300,000	\$309,090	\$1,621	\$1,334	\$300,000	\$353,683	\$1,101	\$1,311	\$1,077	\$1,311	\$1,119	\$1,527
\$400,000	\$493,920	\$2,329	\$2,132	\$400,000	\$412,120	\$2,329	\$1,779	\$400,000	\$471,578	\$1,474	\$1,820	\$1,450	\$1,820	\$1,492	\$2,036
\$500,000	\$617,400	\$3,037	\$2,665	\$500,000	\$515,151	\$3,037	\$2,224	\$500,000	\$589,472	\$1,847	\$2,329	\$1,823	\$2,329	\$1,865	\$2,545
\$600,000	\$740,880	\$3,744	\$3,198	\$600,000	\$618,181	\$3,744	\$2,668	\$600,000	\$707,366	\$2,220	\$2,838	\$2,196	\$2,838	\$2,238	\$3,053
\$700,000	\$864,360	\$4,452	\$3,731	\$700,000	\$721,211	\$4,452	\$3,113	\$700,000	\$825,261	\$2,593	\$3,347	\$2,569	\$3,347	\$2,611	\$3,562
\$800,000	\$987,840	\$5,160	\$4,264	\$800,000	\$824,241	\$5,160	\$3,558	\$800,000	\$943,155	\$2,966	\$3,855	\$2,942	\$3,855	\$2,984	\$4,071
\$900,000	\$1,111,320	\$5,868	\$4,797	\$900,000	\$927,271	\$5,868	\$4,003	\$900,000	\$1,061,050	\$3,339	\$4,364	\$3,315	\$4,364	\$3,357	\$4,580
\$1,000,000	\$1,234,800	\$6,576	\$5,330	\$1,000,000	\$1,030,301	\$6,576	\$4,447	\$1,000,000	\$1,178,944	\$3,712	\$4,873	\$3,688	\$4,873	\$3,730	\$5,089
\$2,000,000	\$2,469,600	\$13,653	\$10,660	\$2,000,000	\$2,060,602	\$13,653	\$8,895	\$2,000,000	\$2,357,888	\$7,442	\$9,962	\$7,418	\$9,962	\$7,460	\$10,178
\$3,000,000	\$3,704,400	\$20,731	\$15,991	\$3,000,000	\$3,090,903	\$20,731	\$13,342	\$3,000,000	\$3,536,832	\$11,172	\$15,052	\$11,148	\$15,052	\$11,190	\$15,267
\$4,000,000	\$4,939,200	\$27,809	\$21,321	\$4,000,000	\$4,121,204	\$27,809	\$17,790	\$4,000,000	\$4,715,776	\$14,902	\$20,141	\$14,878	\$20,141	\$14,920	\$20,357
\$5,000,000	\$6,174,000	\$34,886	\$26,651	\$5,000,000	\$5,151,505	\$34,886	\$22,237	\$5,000,000	\$5,894,720	\$18,632	\$25,230	\$18,608	\$25,230	\$18,650	\$25,446
\$6,000,000	\$7,408,800	\$41,964	\$31,981	\$6,000,000	\$6,181,806	\$41,964	\$26,685	\$6,000,000	\$7,073,664	\$22,362	\$30,319	\$22,338	\$30,319	\$22,380	\$30,535
\$7,000,000	\$8,643,600	\$49,042	\$37,312	\$7,000,000	\$7,212,107	\$49,042	\$31,132	\$7,000,000	\$8,252,608	\$26,092	\$35,408	\$26,068	\$35,408	\$26,110	\$35,624
\$8,000,000	\$9,878,400	\$56,119	\$42,642	\$8,000,000	\$8,242,408	\$56,119	\$35,580	\$8,000,000	\$9,431,552	\$29,822	\$40,497	\$29,798	\$40,497	\$29,841	\$40,713
\$9,000,000	\$11,113,200	\$63,197	\$47,972	\$9,000,000	\$9,272,709	\$63,197	\$40,027	\$9,000,000	\$10,610,496	\$33,552	\$45,586	\$33,528	\$45,586	\$33,571	\$45,802
\$10,000,000	\$12,348,000	\$70,275	\$53,302	\$10,000,000	\$10,303,010	\$70,275	\$44,475	\$10,000,000	\$11,789,440	\$37,283	\$50,676	\$37,258	\$50,676	\$37,301	\$50,891
\$15,000,000	\$18,522,000	\$105,663	\$79,954	\$15,000,000	\$15,454,515	\$105,663	\$66,712	\$15,000,000	\$17,684,160	\$55,933	\$76,121	\$55,909	\$76,121	\$55,951	\$76,337
\$20,000,000	\$24,696,000	\$141,051	\$106,605	\$20,000,000	\$20,606,020	\$141,051	\$88,950	\$20,000,000	\$23,578,880	\$74,583	\$101,567	\$74,559	\$101,567	\$74,601	\$101,783
\$25,000,000	\$30,870,000	\$176,440	\$133,256	\$25,000,000	\$25,757,525	\$176,440	\$111,187	\$25,000,000	\$29,473,600	\$93,234	\$127,013	\$93,209	\$127,013	\$93,252	\$127,228
\$30,000,000	\$37,044,000	\$211,828	\$159,907	\$30,000,000	\$30,909,030	\$211,828	\$133,425	\$30,000,000	\$35,368,320	\$111,884	\$152,458	\$111,860	\$152,458	\$111,902	\$152,674
\$35,000,000	\$43,218,000	\$247,217	\$186,559	\$35,000,000	\$36,060,535	\$247,217	\$155,662	\$35,000,000	\$41,263,040	\$130,534	\$177,904	\$130,510	\$177,904	\$130,552	\$178,120
\$40,000,000	\$49,392,000	\$282,605	\$213,210	\$40,000,000	\$41,212,040	\$282,605	\$177,900	\$40,000,000	\$47,157,760	\$149,184	\$203,350	\$149,160	\$203,350	\$149,203	\$203,565
\$45,000,000	\$55,566,000	\$317,994	\$239,861	\$45,000,000	\$46,363,545	\$317,994	\$200,137	\$45,000,000	\$53,052,480	\$167,835	\$228,795	\$167,811	\$228,795	\$167,853	\$229,011
\$50,000,000	\$61,740,000	\$353,382	\$266,512	\$50,000,000	\$51,515,050	\$353,382	\$222,375	\$50,000,000	\$58,947,200	\$186,485	\$254,241	\$186,461	\$254,241	\$186,503	\$254,457

CITY OF            DONNELLSON, 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	\$80	42.90%	\$36	19.23%	(\$130)	(77.07%)	(\$106)	(73.21%)	\$68	36.44%
\$100,000	\$160	42.90%	\$72	19.23%	(\$62)	(17.42%)	(\$38)	(11.37%)	\$136	36.44%
\$150,000	\$240	42.90%	\$108	19.23%	\$6	1.13%	\$30	5.87%	\$204	36.44%
\$200,000	\$153	16.71%	(\$24)	(2.62%)	\$74	10.18%	\$98	13.97%	\$272	36.44%
\$250,000	\$65	5.15%	(\$155)	(12.26%)	\$142	15.53%	\$166	18.68%	\$340	36.44%
\$300,000	(\$22)	(1.36%)	(\$287)	(17.70%)	\$210	19.07%	\$234	21.75%	\$408	36.44%
\$400,000	(\$197)	(8.45%)	(\$550)	(23.61%)	\$346	23.47%	\$370	25.53%	\$544	36.44%
\$500,000	(\$372)	(12.24%)	(\$813)	(26.77%)	\$482	26.09%	\$506	27.76%	\$680	36.44%
\$600,000	(\$546)	(14.59%)	(\$1,076)	(28.73%)	\$618	27.82%	\$642	29.24%	\$815	36.44%
\$700,000	(\$721)	(16.20%)	(\$1,339)	(30.07%)	\$754	29.06%	\$778	30.28%	\$951	36.44%
\$800,000	(\$896)	(17.36%)	(\$1,602)	(31.05%)	\$890	29.99%	\$914	31.06%	\$1,087	36.44%
\$900,000	(\$1,071)	(18.24%)	(\$1,865)	(31.78%)	\$1,025	30.71%	\$1,050	31.67%	\$1,223	36.44%
\$1,000,000	(\$1,245)	(18.94%)	(\$2,128)	(32.36%)	\$1,161	31.29%	\$1,186	32.15%	\$1,359	36.44%
\$2,000,000	(\$2,993)	(21.92%)	(\$4,758)	(34.85%)	\$2,520	33.87%	\$2,545	34.30%	\$2,718	36.44%
\$3,000,000	(\$4,740)	(22.87%)	(\$7,388)	(35.64%)	\$3,879	34.72%	\$3,904	35.02%	\$4,077	36.44%
\$4,000,000	(\$6,488)	(23.33%)	(\$10,019)	(36.03%)	\$5,239	35.15%	\$5,263	35.37%	\$5,436	36.44%
\$5,000,000	(\$8,235)	(23.61%)	(\$12,649)	(36.26%)	\$6,598	35.41%	\$6,622	35.59%	\$6,795	36.44%
\$6,000,000	(\$9,982)	(23.79%)	(\$15,279)	(36.41%)	\$7,957	35.58%	\$7,981	35.73%	\$8,154	36.44%
\$7,000,000	(\$11,730)	(23.92%)	(\$17,909)	(36.52%)	\$9,316	35.70%	\$9,340	35.83%	\$9,514	36.44%
\$8,000,000	(\$13,477)	(24.02%)	(\$20,539)	(36.60%)	\$10,675	35.79%	\$10,699	35.91%	\$10,873	36.44%
\$9,000,000	(\$15,225)	(24.09%)	(\$23,170)	(36.66%)	\$12,034	35.87%	\$12,058	35.96%	\$12,232	36.44%
\$10,000,000	(\$16,972)	(24.15%)	(\$25,800)	(36.71%)	\$13,393	35.92%	\$13,417	36.01%	\$13,591	36.44%
\$15,000,000	(\$25,709)	(24.33%)	(\$38,951)	(36.86%)	\$20,188	36.09%	\$20,213	36.15%	\$20,386	36.44%
\$20,000,000	(\$34,447)	(24.42%)	(\$52,102)	(36.94%)	\$26,984	36.18%	\$27,008	36.22%	\$27,181	36.44%
\$25,000,000	(\$43,184)	(24.48%)	(\$65,253)	(36.98%)	\$33,779	36.23%	\$33,803	36.27%	\$33,977	36.44%
\$30,000,000	(\$51,921)	(24.51%)	(\$78,404)	(37.01%)	\$40,574	36.26%	\$40,599	36.29%	\$40,772	36.44%
\$35,000,000	(\$60,658)	(24.54%)	(\$91,555)	(37.03%)	\$47,370	36.29%	\$47,394	36.31%	\$47,568	36.44%
\$40,000,000	(\$69,395)	(24.56%)	(\$104,705)	(37.05%)	\$54,165	36.31%	\$54,189	36.33%	\$54,363	36.44%
\$45,000,000	(\$78,132)	(24.57%)	(\$117,856)	(37.06%)	\$60,960	36.32%	\$60,985	36.34%	\$61,158	36.44%
\$50,000,000	(\$86,869)	(24.58%)	(\$131,007)	(37.07%)	\$67,756	36.33%	\$67,780	36.35%	\$67,954	36.44%