

CITY OF DEFIANCE, 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	\$8.18421	\$70,238	\$0	\$70,238	
2026-27	\$5.29224	\$71,643	\$722	\$72,365	3.0%
2027-28	\$5.34557	\$72,846	\$729	\$73,576	1.7%
2028-29	\$5.20332	\$75,047	\$710	\$75,757	3.0%
2029-30	\$5.25254	\$76,314	\$717	\$77,031	1.7%
2030-31	\$5.10850	\$78,572	\$697	\$79,269	2.9%
2031-32	\$5.15381	\$79,815	\$703	\$80,519	1.6%
2032-33	\$5.01401	\$82,129	\$684	\$82,813	2.8%
2033-34	\$5.05577	\$83,349	\$690	\$84,039	1.5%
2034-35	\$4.92004	\$85,720	\$671	\$86,391	2.8%
2035-36	\$4.95856	\$86,917	\$676	\$87,594	1.4%

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	\$16,916,642	\$8,582,150	\$0	\$8,582,150
2026-27	\$14,090,787	\$13,673,764	\$0	\$13,673,764
2027-28	\$14,180,893	\$13,763,870	\$0	\$13,763,870
2028-29	\$14,976,397	\$14,559,374	\$0	\$14,559,374
2029-30	\$15,082,503	\$14,665,480	\$0	\$14,665,480
2030-31	\$15,934,030	\$15,517,007	\$0	\$15,517,007
2031-32	\$16,040,136	\$15,623,113	\$0	\$15,623,113
2032-33	\$16,933,339	\$16,516,316	\$0	\$16,516,316
2033-34	\$17,039,445	\$16,622,422	\$0	\$16,622,422
2034-35	\$17,976,049	\$17,559,026	\$0	\$17,559,026
2035-36	\$18,082,155	\$17,665,132	\$0	\$17,665,132

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	73.48%	-3.32%	70.16%	13.87%	7.13%	1.12%
2026-27	105.94%	-34.58%	71.36%	16.48%	5.71%	0.70%
2027-28	106.24%	-34.69%	71.55%	16.37%	5.68%	0.70%
2028-29	105.39%	-33.10%	72.29%	16.25%	5.42%	0.66%
2029-30	105.56%	-33.07%	72.49%	16.14%	5.38%	0.65%
2030-31	104.63%	-31.43%	73.20%	16.01%	5.14%	0.62%
2031-32	104.80%	-31.41%	73.38%	15.90%	5.10%	0.61%
2032-33	103.92%	-29.89%	74.03%	15.80%	4.87%	0.58%
2033-34	104.08%	-29.88%	74.20%	15.70%	4.84%	0.58%
2034-35	103.24%	-28.44%	74.80%	15.60%	4.63%	0.55%
2035-36	103.40%	-28.45%	74.95%	15.51%	4.60%	0.54%

**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 DEFIANCE, 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	\$8,582,150	\$8.18421	\$70,238
2026-27	\$13,673,764	\$5.29224	\$72,365
2027-28	\$13,763,870	\$5.34557	\$73,576
2028-29	\$14,559,374	\$5.20332	\$75,757
2029-30	\$14,665,480	\$5.25254	\$77,031
2030-31	\$15,517,007	\$5.10850	\$79,269
2031-32	\$15,623,113	\$5.15381	\$80,519
2032-33	\$16,516,316	\$5.01401	\$82,813
2033-34	\$16,622,422	\$5.05577	\$84,039
2034-35	\$17,559,026	\$4.92004	\$86,391
2035-36	\$17,665,132	\$4.95856	\$87,594

CITY OF DEFIANCE, 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	\$8,582,150	\$8.18421	\$70,238
2026-27	\$8,716,013	\$8.18421	\$71,334
2027-28	\$8,912,442	\$8.18421	\$72,941
2028-29	\$9,239,774	\$8.10000	\$74,842
2029-30	\$9,446,668	\$8.10000	\$76,518
2030-31	\$9,791,947	\$8.10000	\$79,315
2031-32	\$10,009,834	\$8.10000	\$81,080
2032-33	\$10,373,995	\$8.10000	\$84,029
2033-34	\$10,603,481	\$8.10000	\$85,888
2034-35	\$10,987,526	\$8.10000	\$88,999
2035-36	\$11,229,194	\$8.10000	\$90,956

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	\$4,957,752	(\$2.89197)	\$1,031
2027-28	\$4,851,428	(\$2.83864)	\$634
2028-29	\$5,319,601	(\$2.89668)	\$915
2029-30	\$5,218,812	(\$2.84746)	\$513
2030-31	\$5,725,060	(\$2.99150)	-\$46
2031-32	\$5,613,278	(\$2.94619)	-\$561
2032-33	\$6,142,321	(\$3.08599)	-\$1,216
2033-34	\$6,018,941	(\$3.04423)	-\$1,849
2034-35	\$6,571,500	(\$3.17996)	-\$2,608
2035-36	\$6,435,938	(\$3.14144)	-\$3,363

CITY OF DEFIANCE, 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	\$194	\$315	\$50,000	\$51,515	\$194	\$263	\$50,000	\$58,947	\$175	\$46	\$150	\$46	\$194	\$301
\$100,000	\$123,480	\$388	\$631	\$100,000	\$103,030	\$388	\$526	\$100,000	\$117,894	\$369	\$347	\$344	\$347	\$388	\$602
\$150,000	\$185,220	\$582	\$946	\$150,000	\$154,545	\$582	\$789	\$150,000	\$176,842	\$563	\$648	\$538	\$648	\$582	\$903
\$200,000	\$246,960	\$951	\$1,262	\$200,000	\$206,060	\$951	\$1,053	\$200,000	\$235,789	\$758	\$949	\$732	\$949	\$776	\$1,205
\$250,000	\$308,700	\$1,319	\$1,577	\$250,000	\$257,575	\$1,319	\$1,316	\$250,000	\$294,736	\$952	\$1,250	\$926	\$1,250	\$970	\$1,506
\$300,000	\$370,440	\$1,687	\$1,892	\$300,000	\$309,090	\$1,687	\$1,579	\$300,000	\$353,683	\$1,146	\$1,551	\$1,121	\$1,551	\$1,165	\$1,807
\$400,000	\$493,920	\$2,424	\$2,523	\$400,000	\$412,120	\$2,424	\$2,105	\$400,000	\$471,578	\$1,534	\$2,154	\$1,509	\$2,154	\$1,553	\$2,409
\$500,000	\$617,400	\$3,160	\$3,154	\$500,000	\$515,151	\$3,160	\$2,632	\$500,000	\$589,472	\$1,922	\$2,756	\$1,897	\$2,756	\$1,941	\$3,011
\$600,000	\$740,880	\$3,897	\$3,785	\$600,000	\$618,181	\$3,897	\$3,158	\$600,000	\$707,366	\$2,310	\$3,358	\$2,285	\$3,358	\$2,329	\$3,614
\$700,000	\$864,360	\$4,633	\$4,416	\$700,000	\$721,211	\$4,633	\$3,684	\$700,000	\$825,261	\$2,699	\$3,960	\$2,673	\$3,960	\$2,717	\$4,216
\$800,000	\$987,840	\$5,370	\$5,046	\$800,000	\$824,241	\$5,370	\$4,211	\$800,000	\$943,155	\$3,087	\$4,563	\$3,061	\$4,563	\$3,106	\$4,818
\$900,000	\$1,111,320	\$6,107	\$5,677	\$900,000	\$927,271	\$6,107	\$4,737	\$900,000	\$1,061,050	\$3,475	\$5,165	\$3,450	\$5,165	\$3,494	\$5,420
\$1,000,000	\$1,234,800	\$6,843	\$6,308	\$1,000,000	\$1,030,301	\$6,843	\$5,263	\$1,000,000	\$1,178,944	\$3,863	\$5,767	\$3,838	\$5,767	\$3,882	\$6,023
\$2,000,000	\$2,469,600	\$14,209	\$12,616	\$2,000,000	\$2,060,602	\$14,209	\$10,527	\$2,000,000	\$2,357,888	\$7,745	\$11,790	\$7,720	\$11,790	\$7,764	\$12,045
\$3,000,000	\$3,704,400	\$21,575	\$18,924	\$3,000,000	\$3,090,903	\$21,575	\$15,790	\$3,000,000	\$3,536,832	\$11,627	\$17,812	\$11,602	\$17,812	\$11,646	\$18,068
\$4,000,000	\$4,939,200	\$28,941	\$25,232	\$4,000,000	\$4,121,204	\$28,941	\$21,053	\$4,000,000	\$4,715,776	\$15,509	\$23,835	\$15,484	\$23,835	\$15,528	\$24,091
\$5,000,000	\$6,174,000	\$36,306	\$31,540	\$5,000,000	\$5,151,505	\$36,306	\$26,316	\$5,000,000	\$5,894,720	\$19,391	\$29,858	\$19,365	\$29,858	\$19,410	\$30,113
\$6,000,000	\$7,408,800	\$43,672	\$37,848	\$6,000,000	\$6,181,806	\$43,672	\$31,580	\$6,000,000	\$7,073,664	\$23,273	\$35,880	\$23,247	\$35,880	\$23,291	\$36,136
\$7,000,000	\$8,643,600	\$51,038	\$44,156	\$7,000,000	\$7,212,107	\$51,038	\$36,843	\$7,000,000	\$8,252,608	\$27,154	\$41,903	\$27,129	\$41,903	\$27,173	\$42,158
\$8,000,000	\$9,878,400	\$58,404	\$50,464	\$8,000,000	\$8,242,408	\$58,404	\$42,106	\$8,000,000	\$9,431,552	\$31,036	\$47,926	\$31,011	\$47,926	\$31,055	\$48,181
\$9,000,000	\$11,113,200	\$65,770	\$56,772	\$9,000,000	\$9,272,709	\$65,770	\$47,370	\$9,000,000	\$10,610,496	\$34,918	\$53,948	\$34,893	\$53,948	\$34,937	\$54,204
\$10,000,000	\$12,348,000	\$73,135	\$63,080	\$10,000,000	\$10,303,010	\$73,135	\$52,633	\$10,000,000	\$11,789,440	\$38,800	\$59,971	\$38,775	\$59,971	\$38,819	\$60,226
\$15,000,000	\$18,522,000	\$109,964	\$94,620	\$15,000,000	\$15,454,515	\$109,964	\$78,949	\$15,000,000	\$17,684,160	\$58,210	\$90,084	\$58,184	\$90,084	\$58,229	\$90,340
\$20,000,000	\$24,696,000	\$146,793	\$126,160	\$20,000,000	\$20,606,020	\$146,793	\$105,266	\$20,000,000	\$23,578,880	\$77,619	\$120,197	\$77,594	\$120,197	\$77,638	\$120,453
\$25,000,000	\$30,870,000	\$183,622	\$157,699	\$25,000,000	\$25,757,525	\$183,622	\$131,582	\$25,000,000	\$29,473,600	\$97,029	\$150,310	\$97,003	\$150,310	\$97,048	\$150,566
\$30,000,000	\$37,044,000	\$220,451	\$189,239	\$30,000,000	\$30,909,030	\$220,451	\$157,899	\$30,000,000	\$35,368,320	\$116,438	\$180,424	\$116,413	\$180,424	\$116,457	\$180,679
\$35,000,000	\$43,218,000	\$257,280	\$220,779	\$35,000,000	\$36,060,535	\$257,280	\$184,215	\$35,000,000	\$41,263,040	\$135,848	\$210,537	\$135,823	\$210,537	\$135,867	\$210,792
\$40,000,000	\$49,392,000	\$294,109	\$252,319	\$40,000,000	\$41,212,040	\$294,109	\$210,532	\$40,000,000	\$47,157,760	\$155,257	\$240,650	\$155,232	\$240,650	\$155,276	\$240,905
\$45,000,000	\$55,566,000	\$330,938	\$283,859	\$45,000,000	\$46,363,545	\$330,938	\$236,848	\$45,000,000	\$53,052,480	\$174,667	\$270,763	\$174,642	\$270,763	\$174,686	\$271,019
\$50,000,000	\$61,740,000	\$367,767	\$315,399	\$50,000,000	\$51,515,050	\$367,767	\$263,165	\$50,000,000	\$58,947,200	\$194,076	\$300,876	\$194,051	\$300,876	\$194,095	\$301,132

CITY OF            DEFIANCE, 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	\$121	62.50%	\$69	35.59%	(\$130)	(73.92%)	(\$104)	(69.54%)	\$107	55.15%
\$100,000	\$243	62.50%	\$138	35.59%	(\$23)	(6.10%)	\$3	0.79%	\$214	55.15%
\$150,000	\$364	62.50%	\$207	35.59%	\$85	15.00%	\$110	20.39%	\$321	55.15%
\$200,000	\$311	32.72%	\$102	10.74%	\$192	25.29%	\$217	29.60%	\$428	55.15%
\$250,000	\$258	19.57%	(\$3)	(0.23%)	\$299	31.38%	\$324	34.95%	\$535	55.15%
\$300,000	\$205	12.16%	(\$108)	(6.41%)	\$406	35.40%	\$431	38.45%	\$642	55.15%
\$400,000	\$99	4.10%	(\$318)	(13.14%)	\$620	40.40%	\$645	42.75%	\$856	55.15%
\$500,000	(\$6)	(0.20%)	(\$529)	(16.73%)	\$834	43.38%	\$859	45.28%	\$1,070	55.15%
\$600,000	(\$112)	(2.88%)	(\$739)	(18.96%)	\$1,048	45.35%	\$1,073	46.96%	\$1,284	55.15%
\$700,000	(\$218)	(4.70%)	(\$949)	(20.48%)	\$1,262	46.76%	\$1,287	48.15%	\$1,499	55.15%
\$800,000	(\$324)	(6.03%)	(\$1,159)	(21.59%)	\$1,476	47.82%	\$1,501	49.04%	\$1,713	55.15%
\$900,000	(\$429)	(7.03%)	(\$1,370)	(22.43%)	\$1,690	48.64%	\$1,715	49.72%	\$1,927	55.15%
\$1,000,000	(\$535)	(7.82%)	(\$1,580)	(23.09%)	\$1,904	49.29%	\$1,929	50.27%	\$2,141	55.15%
\$2,000,000	(\$1,593)	(11.21%)	(\$3,682)	(25.92%)	\$4,045	52.23%	\$4,070	52.72%	\$4,281	55.15%
\$3,000,000	(\$2,651)	(12.29%)	(\$5,785)	(26.81%)	\$6,186	53.20%	\$6,211	53.53%	\$6,422	55.15%
\$4,000,000	(\$3,709)	(12.81%)	(\$7,887)	(27.25%)	\$8,326	53.69%	\$8,352	53.94%	\$8,563	55.15%
\$5,000,000	(\$4,766)	(13.13%)	(\$9,990)	(27.52%)	\$10,467	53.98%	\$10,492	54.18%	\$10,704	55.15%
\$6,000,000	(\$5,824)	(13.34%)	(\$12,092)	(27.69%)	\$12,608	54.17%	\$12,633	54.34%	\$12,844	55.15%
\$7,000,000	(\$6,882)	(13.48%)	(\$14,195)	(27.81%)	\$14,749	54.31%	\$14,774	54.46%	\$14,985	55.15%
\$8,000,000	(\$7,940)	(13.59%)	(\$16,297)	(27.90%)	\$16,889	54.42%	\$16,915	54.54%	\$17,126	55.15%
\$9,000,000	(\$8,998)	(13.68%)	(\$18,400)	(27.98%)	\$19,030	54.50%	\$19,055	54.61%	\$19,267	55.15%
\$10,000,000	(\$10,056)	(13.75%)	(\$20,502)	(28.03%)	\$21,171	54.56%	\$21,196	54.66%	\$21,407	55.15%
\$15,000,000	(\$15,345)	(13.95%)	(\$31,015)	(28.20%)	\$31,874	54.76%	\$31,900	54.83%	\$32,111	55.15%
\$20,000,000	(\$20,634)	(14.06%)	(\$41,527)	(28.29%)	\$42,578	54.86%	\$42,603	54.91%	\$42,815	55.15%
\$25,000,000	(\$25,923)	(14.12%)	(\$52,040)	(28.34%)	\$53,282	54.91%	\$53,307	54.95%	\$53,518	55.15%
\$30,000,000	(\$31,212)	(14.16%)	(\$62,552)	(28.37%)	\$63,985	54.95%	\$64,011	54.99%	\$64,222	55.15%
\$35,000,000	(\$36,501)	(14.19%)	(\$73,065)	(28.40%)	\$74,689	54.98%	\$74,714	55.01%	\$74,926	55.15%
\$40,000,000	(\$41,790)	(14.21%)	(\$83,577)	(28.42%)	\$85,393	55.00%	\$85,418	55.03%	\$85,629	55.15%
\$45,000,000	(\$47,079)	(14.23%)	(\$94,090)	(28.43%)	\$96,096	55.02%	\$96,122	55.04%	\$96,333	55.15%
\$50,000,000	(\$52,368)	(14.24%)	(\$104,602)	(28.44%)	\$106,800	55.03%	\$106,825	55.05%	\$107,037	55.15%