

CITY OF DONAHUE, 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	\$6.69713	\$113,143	\$0	\$113,143	
2026-27	\$3.66831	\$115,406	\$10	\$115,415	2.0%
2027-28	\$3.68848	\$115,992	\$10	\$116,002	0.5%
2028-29	\$3.59130	\$118,322	\$9	\$118,331	2.0%
2029-30	\$3.60932	\$118,923	\$9	\$118,932	0.5%
2030-31	\$3.51358	\$121,311	\$9	\$121,320	2.0%
2031-32	\$3.53121	\$121,927	\$9	\$121,936	0.5%
2032-33	\$3.43849	\$124,375	\$9	\$124,384	2.0%
2033-34	\$3.45574	\$125,006	\$9	\$125,015	0.5%
2034-35	\$3.36589	\$127,515	\$9	\$127,524	2.0%
2035-36	\$3.38277	\$128,161	\$9	\$128,170	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	\$34,425,677	\$16,894,203	\$0	\$16,894,203
2026-27	\$32,401,493	\$31,462,750	\$0	\$31,462,750
2027-28	\$32,388,515	\$31,449,772	\$0	\$31,449,772
2028-29	\$33,888,137	\$32,949,394	\$0	\$32,949,394
2029-30	\$33,890,159	\$32,951,416	\$0	\$32,951,416
2030-31	\$35,467,640	\$34,528,897	\$0	\$34,528,897
2031-32	\$35,469,662	\$34,530,919	\$0	\$34,530,919
2032-33	\$37,112,624	\$36,173,881	\$0	\$36,173,881
2033-34	\$37,114,646	\$36,175,903	\$0	\$36,175,903
2034-35	\$38,825,821	\$37,887,078	\$0	\$37,887,078
2035-36	\$38,827,843	\$37,889,100	\$0	\$37,889,100

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.56%	-1.24%	82.32%	17.09%	0.00%	0.59%
2026-27	103.12%	-17.09%	86.03%	13.65%	0.00%	0.31%
2027-28	103.17%	-17.14%	86.03%	13.65%	0.00%	0.31%
2028-29	102.42%	-16.41%	86.01%	13.68%	0.00%	0.30%
2029-30	102.42%	-16.41%	86.01%	13.68%	0.00%	0.30%
2030-31	101.66%	-15.66%	86.00%	13.71%	0.00%	0.29%
2031-32	101.66%	-15.66%	86.00%	13.71%	0.00%	0.29%
2032-33	100.94%	-14.95%	85.98%	13.74%	0.00%	0.27%
2033-34	100.94%	-14.95%	85.98%	13.74%	0.00%	0.27%
2034-35	100.24%	-14.28%	85.96%	13.78%	0.00%	0.26%
2035-36	100.24%	-14.28%	85.96%	13.78%	0.00%	0.26%

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 DONAHUE, 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	\$16,894,203	\$6.69713	\$113,143
2026-27	\$31,462,750	\$3.66831	\$115,415
2027-28	\$31,449,772	\$3.68848	\$116,002
2028-29	\$32,949,394	\$3.59130	\$118,331
2029-30	\$32,951,416	\$3.60932	\$118,932
2030-31	\$34,528,897	\$3.51358	\$121,320
2031-32	\$34,530,919	\$3.53121	\$121,936
2032-33	\$36,173,881	\$3.43849	\$124,384
2033-34	\$36,175,903	\$3.45574	\$125,015
2034-35	\$37,887,078	\$3.36589	\$127,524
2035-36	\$37,889,100	\$3.38277	\$128,170

CITY OF DONAHUE, 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	\$16,894,203	\$6.69713	\$113,143
2026-27	\$17,209,149	\$6.69713	\$115,252
2027-28	\$17,514,728	\$6.69713	\$117,298
2028-29	\$18,109,297	\$6.69713	\$121,280
2029-30	\$18,430,862	\$6.69713	\$123,434
2030-31	\$19,056,171	\$6.69713	\$127,622
2031-32	\$19,394,513	\$6.69713	\$129,888
2032-33	\$20,052,136	\$6.69713	\$134,292
2033-34	\$20,408,192	\$6.69713	\$136,676
2034-35	\$21,099,822	\$6.69713	\$141,308
2035-36	\$21,474,467	\$6.69713	\$143,817

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	\$14,253,601	(\$3.02882)	\$163
2027-28	\$13,935,044	(\$3.00865)	-\$1,297
2028-29	\$14,840,097	(\$3.10583)	-\$2,949
2029-30	\$14,520,554	(\$3.08781)	-\$4,502
2030-31	\$15,472,726	(\$3.18355)	-\$6,302
2031-32	\$15,136,406	(\$3.16592)	-\$7,952
2032-33	\$16,121,745	(\$3.25864)	-\$9,908
2033-34	\$15,767,711	(\$3.24139)	-\$11,662
2034-35	\$16,787,256	(\$3.33124)	-\$13,785
2035-36	\$16,414,633	(\$3.31436)	-\$15,647

CITY OF DONAHUE, 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	\$159	\$217	\$50,000	\$51,515	\$159	\$181	\$50,000	\$58,947	\$143	\$31	\$123	\$31	\$159	\$207
\$100,000	\$123,480	\$318	\$434	\$100,000	\$103,030	\$318	\$362	\$100,000	\$117,894	\$302	\$239	\$282	\$239	\$318	\$414
\$150,000	\$185,220	\$476	\$651	\$150,000	\$154,545	\$476	\$543	\$150,000	\$176,842	\$461	\$446	\$440	\$446	\$476	\$621
\$200,000	\$246,960	\$778	\$868	\$200,000	\$206,060	\$778	\$724	\$200,000	\$235,789	\$620	\$653	\$599	\$653	\$635	\$828
\$250,000	\$308,700	\$1,079	\$1,085	\$250,000	\$257,575	\$1,079	\$905	\$250,000	\$294,736	\$779	\$860	\$758	\$860	\$794	\$1,036
\$300,000	\$370,440	\$1,381	\$1,302	\$300,000	\$309,090	\$1,381	\$1,086	\$300,000	\$353,683	\$938	\$1,067	\$917	\$1,067	\$953	\$1,243
\$400,000	\$493,920	\$1,983	\$1,735	\$400,000	\$412,120	\$1,983	\$1,448	\$400,000	\$471,578	\$1,255	\$1,481	\$1,235	\$1,481	\$1,271	\$1,657
\$500,000	\$617,400	\$2,586	\$2,169	\$500,000	\$515,151	\$2,586	\$1,810	\$500,000	\$589,472	\$1,573	\$1,895	\$1,552	\$1,895	\$1,588	\$2,071
\$600,000	\$740,880	\$3,189	\$2,603	\$600,000	\$618,181	\$3,189	\$2,172	\$600,000	\$707,366	\$1,891	\$2,310	\$1,870	\$2,310	\$1,906	\$2,485
\$700,000	\$864,360	\$3,792	\$3,037	\$700,000	\$721,211	\$3,792	\$2,534	\$700,000	\$825,261	\$2,208	\$2,724	\$2,188	\$2,724	\$2,224	\$2,900
\$800,000	\$987,840	\$4,394	\$3,471	\$800,000	\$824,241	\$4,394	\$2,896	\$800,000	\$943,155	\$2,526	\$3,138	\$2,505	\$3,138	\$2,541	\$3,314
\$900,000	\$1,111,320	\$4,997	\$3,905	\$900,000	\$927,271	\$4,997	\$3,258	\$900,000	\$1,061,050	\$2,843	\$3,552	\$2,823	\$3,552	\$2,859	\$3,728
\$1,000,000	\$1,234,800	\$5,600	\$4,339	\$1,000,000	\$1,030,301	\$5,600	\$3,620	\$1,000,000	\$1,178,944	\$3,161	\$3,967	\$3,141	\$3,967	\$3,177	\$4,142
\$2,000,000	\$2,469,600	\$11,627	\$8,677	\$2,000,000	\$2,060,602	\$11,627	\$7,240	\$2,000,000	\$2,357,888	\$6,338	\$8,109	\$6,317	\$8,109	\$6,353	\$8,285
\$3,000,000	\$3,704,400	\$17,655	\$13,016	\$3,000,000	\$3,090,903	\$17,655	\$10,860	\$3,000,000	\$3,536,832	\$9,514	\$12,251	\$9,494	\$12,251	\$9,530	\$12,427
\$4,000,000	\$4,939,200	\$23,682	\$17,354	\$4,000,000	\$4,121,204	\$23,682	\$14,480	\$4,000,000	\$4,715,776	\$12,691	\$16,394	\$12,670	\$16,394	\$12,706	\$16,569
\$5,000,000	\$6,174,000	\$29,709	\$21,693	\$5,000,000	\$5,151,505	\$29,709	\$18,100	\$5,000,000	\$5,894,720	\$15,867	\$20,536	\$15,847	\$20,536	\$15,883	\$20,712
\$6,000,000	\$7,408,800	\$35,737	\$26,031	\$6,000,000	\$6,181,806	\$35,737	\$21,720	\$6,000,000	\$7,073,664	\$19,044	\$24,678	\$19,023	\$24,678	\$19,059	\$24,854
\$7,000,000	\$8,643,600	\$41,764	\$30,370	\$7,000,000	\$7,212,107	\$41,764	\$25,340	\$7,000,000	\$8,252,608	\$22,220	\$28,821	\$22,200	\$28,821	\$22,236	\$28,996
\$8,000,000	\$9,878,400	\$47,792	\$34,709	\$8,000,000	\$8,242,408	\$47,792	\$28,960	\$8,000,000	\$9,431,552	\$25,397	\$32,963	\$25,376	\$32,963	\$25,412	\$33,139
\$9,000,000	\$11,113,200	\$53,819	\$39,047	\$9,000,000	\$9,272,709	\$53,819	\$32,580	\$9,000,000	\$10,610,496	\$28,574	\$37,105	\$28,553	\$37,105	\$28,589	\$37,281
\$10,000,000	\$12,348,000	\$59,847	\$43,386	\$10,000,000	\$10,303,010	\$59,847	\$36,200	\$10,000,000	\$11,789,440	\$31,750	\$41,247	\$31,730	\$41,247	\$31,766	\$41,423
\$15,000,000	\$18,522,000	\$89,984	\$65,079	\$15,000,000	\$15,454,515	\$89,984	\$54,301	\$15,000,000	\$17,684,160	\$47,633	\$61,959	\$47,612	\$61,959	\$47,648	\$62,135
\$20,000,000	\$24,696,000	\$120,121	\$86,771	\$20,000,000	\$20,606,020	\$120,121	\$72,401	\$20,000,000	\$23,578,880	\$63,516	\$82,671	\$63,495	\$82,671	\$63,531	\$82,846
\$25,000,000	\$30,870,000	\$150,258	\$108,464	\$25,000,000	\$25,757,525	\$150,258	\$90,501	\$25,000,000	\$29,473,600	\$79,398	\$103,382	\$79,378	\$103,382	\$79,414	\$103,558
\$30,000,000	\$37,044,000	\$180,395	\$130,157	\$30,000,000	\$30,909,030	\$180,395	\$108,601	\$30,000,000	\$35,368,320	\$95,281	\$124,094	\$95,261	\$124,094	\$95,297	\$124,269
\$35,000,000	\$43,218,000	\$210,532	\$151,850	\$35,000,000	\$36,060,535	\$210,532	\$126,702	\$35,000,000	\$41,263,040	\$111,164	\$144,805	\$111,143	\$144,805	\$111,179	\$144,981
\$40,000,000	\$49,392,000	\$240,669	\$173,543	\$40,000,000	\$41,212,040	\$240,669	\$144,802	\$40,000,000	\$47,157,760	\$127,047	\$165,517	\$127,026	\$165,517	\$127,062	\$165,693
\$45,000,000	\$55,566,000	\$270,806	\$195,236	\$45,000,000	\$46,363,545	\$270,806	\$162,902	\$45,000,000	\$53,052,480	\$142,930	\$186,228	\$142,909	\$186,228	\$142,945	\$186,404
\$50,000,000	\$61,740,000	\$300,943	\$216,928	\$50,000,000	\$51,515,050	\$300,943	\$181,002	\$50,000,000	\$58,947,200	\$158,812	\$206,940	\$158,792	\$206,940	\$158,828	\$207,116

CITY OF DONAHUE, 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	\$58	36.58%	\$22	13.96%	(\$112)	(78.08%)	(\$91)	(74.39%)	\$48	30.40%
\$100,000	\$116	36.58%	\$44	13.96%	(\$64)	(21.07%)	(\$43)	(15.29%)	\$97	30.40%
\$150,000	\$174	36.58%	\$67	13.96%	(\$15)	(3.34%)	\$5	1.19%	\$145	30.40%
\$200,000	\$90	11.55%	(\$54)	(6.92%)	\$33	5.30%	\$54	8.93%	\$193	30.40%
\$250,000	\$5	0.50%	(\$174)	(16.14%)	\$81	10.42%	\$102	13.43%	\$241	30.40%
\$300,000	(\$79)	(5.72%)	(\$295)	(21.34%)	\$129	13.81%	\$150	16.37%	\$290	30.40%
\$400,000	(\$248)	(12.50%)	(\$535)	(26.99%)	\$226	18.01%	\$247	19.98%	\$386	30.40%
\$500,000	(\$417)	(16.12%)	(\$776)	(30.01%)	\$323	20.51%	\$343	22.11%	\$483	30.40%
\$600,000	(\$586)	(18.37%)	(\$1,017)	(31.89%)	\$419	22.17%	\$440	23.52%	\$579	30.40%
\$700,000	(\$755)	(19.90%)	(\$1,258)	(33.17%)	\$516	23.36%	\$536	24.52%	\$676	30.40%
\$800,000	(\$923)	(21.01%)	(\$1,498)	(34.10%)	\$612	24.24%	\$633	25.27%	\$773	30.40%
\$900,000	(\$1,092)	(21.86%)	(\$1,739)	(34.80%)	\$709	24.93%	\$730	25.84%	\$869	30.40%
\$1,000,000	(\$1,261)	(22.52%)	(\$1,980)	(35.35%)	\$805	25.48%	\$826	26.31%	\$966	30.40%
\$2,000,000	(\$2,950)	(25.37%)	(\$4,387)	(37.73%)	\$1,771	27.95%	\$1,792	28.37%	\$1,932	30.40%
\$3,000,000	(\$4,639)	(26.28%)	(\$6,794)	(38.49%)	\$2,737	28.77%	\$2,758	29.05%	\$2,897	30.40%
\$4,000,000	(\$6,328)	(26.72%)	(\$9,202)	(38.86%)	\$3,703	29.18%	\$3,723	29.39%	\$3,863	30.40%
\$5,000,000	(\$8,017)	(26.98%)	(\$11,609)	(39.08%)	\$4,669	29.42%	\$4,689	29.59%	\$4,829	30.40%
\$6,000,000	(\$9,705)	(27.16%)	(\$14,017)	(39.22%)	\$5,634	29.59%	\$5,655	29.73%	\$5,795	30.40%
\$7,000,000	(\$11,394)	(27.28%)	(\$16,424)	(39.33%)	\$6,600	29.70%	\$6,621	29.82%	\$6,760	30.40%
\$8,000,000	(\$13,083)	(27.38%)	(\$18,831)	(39.40%)	\$7,566	29.79%	\$7,586	29.90%	\$7,726	30.40%
\$9,000,000	(\$14,772)	(27.45%)	(\$21,239)	(39.46%)	\$8,532	29.86%	\$8,552	29.95%	\$8,692	30.40%
\$10,000,000	(\$16,461)	(27.51%)	(\$23,646)	(39.51%)	\$9,497	29.91%	\$9,518	30.00%	\$9,658	30.40%
\$15,000,000	(\$24,905)	(27.68%)	(\$35,683)	(39.65%)	\$14,326	30.08%	\$14,347	30.13%	\$14,486	30.40%
\$20,000,000	(\$33,349)	(27.76%)	(\$47,720)	(39.73%)	\$19,155	30.16%	\$19,176	30.20%	\$19,315	30.40%
\$25,000,000	(\$41,794)	(27.81%)	(\$59,757)	(39.77%)	\$23,984	30.21%	\$24,004	30.24%	\$24,144	30.40%
\$30,000,000	(\$50,238)	(27.85%)	(\$71,794)	(39.80%)	\$28,812	30.24%	\$28,833	30.27%	\$28,973	30.40%
\$35,000,000	(\$58,682)	(27.87%)	(\$83,830)	(39.82%)	\$33,641	30.26%	\$33,662	30.29%	\$33,802	30.40%
\$40,000,000	(\$67,126)	(27.89%)	(\$95,867)	(39.83%)	\$38,470	30.28%	\$38,491	30.30%	\$38,630	30.40%
\$45,000,000	(\$75,571)	(27.91%)	(\$107,904)	(39.85%)	\$43,299	30.29%	\$43,319	30.31%	\$43,459	30.40%
\$50,000,000	(\$84,015)	(27.92%)	(\$119,941)	(39.86%)	\$48,128	30.30%	\$48,148	30.32%	\$48,288	30.40%