

CITY OF EDGEWOOD, 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	\$8.37000	\$256,752	\$0	\$256,752	
2026-27	\$4.53582	\$261,887	\$457	\$262,344	2.2%
2027-28	\$4.56621	\$263,656	\$460	\$264,116	0.7%
2028-29	\$4.45375	\$269,398	\$449	\$269,847	2.2%
2029-30	\$4.48080	\$271,196	\$452	\$271,647	0.7%
2030-31	\$4.36897	\$277,081	\$440	\$277,521	2.2%
2031-32	\$4.39529	\$278,908	\$443	\$279,351	0.7%
2032-33	\$4.28654	\$284,938	\$432	\$285,370	2.2%
2033-34	\$4.31216	\$286,797	\$435	\$287,232	0.7%
2034-35	\$4.20636	\$292,976	\$424	\$293,400	2.1%
2035-36	\$4.23132	\$294,867	\$427	\$295,294	0.6%

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	\$77,132,820	\$30,675,212	\$10,900,358	\$41,575,570
2026-27	\$72,875,054	\$57,838,279	\$12,692,155	\$70,530,433
2027-28	\$73,120,014	\$57,841,361	\$12,934,032	\$70,775,393
2028-29	\$76,743,807	\$60,588,669	\$13,810,517	\$74,399,186
2029-30	\$77,021,767	\$60,624,752	\$14,052,394	\$74,677,146
2030-31	\$80,850,336	\$63,520,919	\$14,984,797	\$78,505,715
2031-32	\$81,128,296	\$63,557,002	\$15,226,674	\$78,783,675
2032-33	\$85,136,022	\$66,573,611	\$16,217,790	\$82,791,401
2033-34	\$85,413,982	\$66,609,693	\$16,459,667	\$83,069,361
2034-35	\$89,608,562	\$69,751,508	\$17,512,434	\$87,263,941
2035-36	\$89,886,522	\$69,787,590	\$17,754,311	\$87,541,901

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	62.33%	-1.58%	60.74%	30.40%	8.03%	0.83%
2026-27	84.84%	-17.36%	67.48%	26.43%	5.51%	0.49%
2027-28	84.96%	-17.44%	67.52%	26.41%	5.49%	0.49%
2028-29	84.44%	-16.72%	67.72%	26.45%	5.28%	0.47%
2029-30	84.52%	-16.74%	67.78%	26.42%	5.26%	0.46%
2030-31	83.99%	-16.01%	67.98%	26.46%	5.05%	0.44%
2031-32	84.06%	-16.03%	68.03%	26.43%	5.04%	0.44%
2032-33	83.54%	-15.33%	68.21%	26.47%	4.84%	0.42%
2033-34	83.61%	-15.36%	68.25%	26.44%	4.82%	0.42%
2034-35	83.11%	-14.69%	68.42%	26.49%	4.64%	0.40%
2035-36	83.18%	-14.72%	68.46%	26.46%	4.62%	0.40%

**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 EDGEWOOD, 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	\$30,675,212	\$8.37000	\$256,752
2026-27	\$57,838,279	\$4.53582	\$262,344
2027-28	\$57,841,361	\$4.56621	\$264,116
2028-29	\$60,588,669	\$4.45375	\$269,847
2029-30	\$60,624,752	\$4.48080	\$271,647
2030-31	\$63,520,919	\$4.36897	\$277,521
2031-32	\$63,557,002	\$4.39529	\$279,351
2032-33	\$66,573,611	\$4.28654	\$285,370
2033-34	\$66,609,693	\$4.31216	\$287,232
2034-35	\$69,751,508	\$4.20636	\$293,400
2035-36	\$69,787,590	\$4.23132	\$295,294

## CITY OF EDGEWOOD, 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	\$30,675,212	\$8.37000	\$256,752
2026-27	\$30,800,334	\$8.37000	\$257,799
2027-28	\$31,046,378	\$8.37000	\$259,858
2028-29	\$31,882,390	\$8.10000	\$258,247
2029-30	\$32,406,841	\$8.10000	\$262,495
2030-31	\$33,277,950	\$8.10000	\$269,551
2031-32	\$33,840,760	\$8.10000	\$274,110
2032-33	\$34,748,826	\$8.10000	\$281,465
2033-34	\$35,352,117	\$8.10000	\$286,352
2034-35	\$36,299,173	\$8.10000	\$294,023
2035-36	\$36,944,971	\$8.10000	\$299,254

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	\$27,037,945	(\$3.83418)	\$4,545
2027-28	\$26,794,983	(\$3.80379)	\$4,258
2028-29	\$28,706,279	(\$3.64625)	\$11,599
2029-30	\$28,217,911	(\$3.61920)	\$9,152
2030-31	\$30,242,968	(\$3.73103)	\$7,970
2031-32	\$29,716,242	(\$3.70471)	\$5,241
2032-33	\$31,824,785	(\$3.81346)	\$3,905
2033-34	\$31,257,577	(\$3.78784)	\$880
2034-35	\$33,452,335	(\$3.89364)	-\$623
2035-36	\$32,842,619	(\$3.86868)	-\$3,961

CITY OF EDGEWOOD, 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	\$199	\$270	\$50,000	\$51,515	\$199	\$225	\$50,000	\$58,947	\$179	\$39	\$153	\$39	\$199	\$258
\$100,000	\$123,480	\$397	\$539	\$100,000	\$103,030	\$397	\$450	\$100,000	\$117,894	\$378	\$297	\$352	\$297	\$397	\$515
\$150,000	\$185,220	\$596	\$809	\$150,000	\$154,545	\$596	\$675	\$150,000	\$176,842	\$576	\$554	\$550	\$554	\$596	\$773
\$200,000	\$246,960	\$972	\$1,079	\$200,000	\$206,060	\$972	\$900	\$200,000	\$235,789	\$775	\$812	\$749	\$812	\$794	\$1,030
\$250,000	\$308,700	\$1,349	\$1,349	\$250,000	\$257,575	\$1,349	\$1,125	\$250,000	\$294,736	\$973	\$1,069	\$947	\$1,069	\$993	\$1,288
\$300,000	\$370,440	\$1,725	\$1,618	\$300,000	\$309,090	\$1,725	\$1,350	\$300,000	\$353,683	\$1,172	\$1,327	\$1,146	\$1,327	\$1,191	\$1,545
\$400,000	\$493,920	\$2,479	\$2,158	\$400,000	\$412,120	\$2,479	\$1,801	\$400,000	\$471,578	\$1,569	\$1,842	\$1,543	\$1,842	\$1,588	\$2,060
\$500,000	\$617,400	\$3,232	\$2,697	\$500,000	\$515,151	\$3,232	\$2,251	\$500,000	\$589,472	\$1,966	\$2,357	\$1,940	\$2,357	\$1,985	\$2,575
\$600,000	\$740,880	\$3,985	\$3,237	\$600,000	\$618,181	\$3,985	\$2,701	\$600,000	\$707,366	\$2,363	\$2,872	\$2,337	\$2,872	\$2,382	\$3,090
\$700,000	\$864,360	\$4,739	\$3,776	\$700,000	\$721,211	\$4,739	\$3,151	\$700,000	\$825,261	\$2,760	\$3,387	\$2,734	\$3,387	\$2,779	\$3,606
\$800,000	\$987,840	\$5,492	\$4,316	\$800,000	\$824,241	\$5,492	\$3,601	\$800,000	\$943,155	\$3,157	\$3,902	\$3,131	\$3,902	\$3,176	\$4,121
\$900,000	\$1,111,320	\$6,245	\$4,855	\$900,000	\$927,271	\$6,245	\$4,051	\$900,000	\$1,061,050	\$3,554	\$4,417	\$3,528	\$4,417	\$3,573	\$4,636
\$1,000,000	\$1,234,800	\$6,999	\$5,395	\$1,000,000	\$1,030,301	\$6,999	\$4,501	\$1,000,000	\$1,178,944	\$3,951	\$4,932	\$3,925	\$4,932	\$3,970	\$5,151
\$2,000,000	\$2,469,600	\$14,532	\$10,790	\$2,000,000	\$2,060,602	\$14,532	\$9,003	\$2,000,000	\$2,357,888	\$7,921	\$10,083	\$7,895	\$10,083	\$7,940	\$10,302
\$3,000,000	\$3,704,400	\$22,065	\$16,184	\$3,000,000	\$3,090,903	\$22,065	\$13,504	\$3,000,000	\$3,536,832	\$11,891	\$15,234	\$11,865	\$15,234	\$11,910	\$15,452
\$4,000,000	\$4,939,200	\$29,598	\$21,579	\$4,000,000	\$4,121,204	\$29,598	\$18,005	\$4,000,000	\$4,715,776	\$15,861	\$20,385	\$15,835	\$20,385	\$15,880	\$20,603
\$5,000,000	\$6,174,000	\$37,131	\$26,974	\$5,000,000	\$5,151,505	\$37,131	\$22,507	\$5,000,000	\$5,894,720	\$19,831	\$25,535	\$19,805	\$25,535	\$19,850	\$25,754
\$6,000,000	\$7,408,800	\$44,664	\$32,369	\$6,000,000	\$6,181,806	\$44,664	\$27,008	\$6,000,000	\$7,073,664	\$23,801	\$30,686	\$23,775	\$30,686	\$23,820	\$30,905
\$7,000,000	\$8,643,600	\$52,197	\$37,764	\$7,000,000	\$7,212,107	\$52,197	\$31,509	\$7,000,000	\$8,252,608	\$27,771	\$35,837	\$27,745	\$35,837	\$27,790	\$36,055
\$8,000,000	\$9,878,400	\$59,730	\$43,158	\$8,000,000	\$8,242,408	\$59,730	\$36,011	\$8,000,000	\$9,431,552	\$31,741	\$40,988	\$31,715	\$40,988	\$31,760	\$41,206
\$9,000,000	\$11,113,200	\$67,263	\$48,553	\$9,000,000	\$9,272,709	\$67,263	\$40,512	\$9,000,000	\$10,610,496	\$35,711	\$46,138	\$35,685	\$46,138	\$35,730	\$46,357
\$10,000,000	\$12,348,000	\$74,796	\$53,948	\$10,000,000	\$10,303,010	\$74,796	\$45,014	\$10,000,000	\$11,789,440	\$39,681	\$51,289	\$39,655	\$51,289	\$39,700	\$51,508
\$15,000,000	\$18,522,000	\$112,461	\$80,922	\$15,000,000	\$15,454,515	\$112,461	\$67,520	\$15,000,000	\$17,684,160	\$59,531	\$77,043	\$59,505	\$77,043	\$59,550	\$77,262
\$20,000,000	\$24,696,000	\$150,126	\$107,896	\$20,000,000	\$20,606,020	\$150,126	\$90,027	\$20,000,000	\$23,578,880	\$79,381	\$102,797	\$79,355	\$102,797	\$79,400	\$103,015
\$25,000,000	\$30,870,000	\$187,791	\$134,870	\$25,000,000	\$25,757,525	\$187,791	\$112,534	\$25,000,000	\$29,473,600	\$99,231	\$128,551	\$99,206	\$128,551	\$99,251	\$128,769
\$30,000,000	\$37,044,000	\$225,456	\$161,844	\$30,000,000	\$30,909,030	\$225,456	\$135,041	\$30,000,000	\$35,368,320	\$119,081	\$154,305	\$119,056	\$154,305	\$119,101	\$154,523
\$35,000,000	\$43,218,000	\$263,121	\$188,818	\$35,000,000	\$36,060,535	\$263,121	\$157,547	\$35,000,000	\$41,263,040	\$138,932	\$180,059	\$138,906	\$180,059	\$138,951	\$180,277
\$40,000,000	\$49,392,000	\$300,786	\$215,792	\$40,000,000	\$41,212,040	\$300,786	\$180,054	\$40,000,000	\$47,157,760	\$158,782	\$205,812	\$158,756	\$205,812	\$158,801	\$206,031
\$45,000,000	\$55,566,000	\$338,451	\$242,766	\$45,000,000	\$46,363,545	\$338,451	\$202,561	\$45,000,000	\$53,052,480	\$178,632	\$231,566	\$178,606	\$231,566	\$178,651	\$231,785
\$50,000,000	\$61,740,000	\$376,116	\$269,740	\$50,000,000	\$51,515,050	\$376,116	\$225,068	\$50,000,000	\$58,947,200	\$198,482	\$257,320	\$198,456	\$257,320	\$198,501	\$257,539

CITY OF            EDGEWOOD, 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	\$71	35.89%	\$27	13.38%	(\$140)	(78.19%)	(\$114)	(74.52%)	\$59	29.74%
\$100,000	\$142	35.89%	\$53	13.38%	(\$81)	(21.47%)	(\$55)	(15.72%)	\$118	29.74%
\$150,000	\$214	35.89%	\$80	13.38%	(\$22)	(3.83%)	\$4	0.68%	\$177	29.74%
\$200,000	\$107	10.99%	(\$72)	(7.39%)	\$37	4.77%	\$63	8.38%	\$236	29.74%
\$250,000	(\$0)	(0.01%)	(\$223)	(16.57%)	\$96	9.86%	\$122	12.86%	\$295	29.74%
\$300,000	(\$107)	(6.20%)	(\$375)	(21.74%)	\$155	13.23%	\$181	15.78%	\$354	29.74%
\$400,000	(\$321)	(12.94%)	(\$678)	(27.36%)	\$273	17.41%	\$299	19.37%	\$472	29.74%
\$500,000	(\$535)	(16.54%)	(\$981)	(30.36%)	\$391	19.90%	\$417	21.49%	\$590	29.74%
\$600,000	(\$748)	(18.78%)	(\$1,285)	(32.23%)	\$509	21.55%	\$535	22.90%	\$708	29.74%
\$700,000	(\$962)	(20.31%)	(\$1,588)	(33.51%)	\$627	22.73%	\$653	23.89%	\$827	29.74%
\$800,000	(\$1,176)	(21.42%)	(\$1,891)	(34.43%)	\$745	23.61%	\$771	24.63%	\$945	29.74%
\$900,000	(\$1,390)	(22.26%)	(\$2,194)	(35.13%)	\$863	24.30%	\$889	25.21%	\$1,063	29.74%
\$1,000,000	(\$1,604)	(22.92%)	(\$2,497)	(35.68%)	\$982	24.84%	\$1,007	25.67%	\$1,181	29.74%
\$2,000,000	(\$3,742)	(25.75%)	(\$5,529)	(38.05%)	\$2,162	27.30%	\$2,188	27.72%	\$2,361	29.74%
\$3,000,000	(\$5,880)	(26.65%)	(\$8,560)	(38.80%)	\$3,343	28.11%	\$3,369	28.39%	\$3,542	29.74%
\$4,000,000	(\$8,018)	(27.09%)	(\$11,592)	(39.17%)	\$4,524	28.52%	\$4,550	28.73%	\$4,723	29.74%
\$5,000,000	(\$10,157)	(27.35%)	(\$14,624)	(39.38%)	\$5,705	28.77%	\$5,730	28.93%	\$5,904	29.74%
\$6,000,000	(\$12,295)	(27.53%)	(\$17,655)	(39.53%)	\$6,885	28.93%	\$6,911	29.07%	\$7,084	29.74%
\$7,000,000	(\$14,433)	(27.65%)	(\$20,687)	(39.63%)	\$8,066	29.04%	\$8,092	29.16%	\$8,265	29.74%
\$8,000,000	(\$16,571)	(27.74%)	(\$23,719)	(39.71%)	\$9,247	29.13%	\$9,273	29.24%	\$9,446	29.74%
\$9,000,000	(\$18,709)	(27.82%)	(\$26,750)	(39.77%)	\$10,428	29.20%	\$10,453	29.29%	\$10,627	29.74%
\$10,000,000	(\$20,848)	(27.87%)	(\$29,782)	(39.82%)	\$11,608	29.25%	\$11,634	29.34%	\$11,807	29.74%
\$15,000,000	(\$31,538)	(28.04%)	(\$44,940)	(39.96%)	\$17,512	29.42%	\$17,538	29.47%	\$17,711	29.74%
\$20,000,000	(\$42,229)	(28.13%)	(\$60,098)	(40.03%)	\$23,416	29.50%	\$23,442	29.54%	\$23,615	29.74%
\$25,000,000	(\$52,920)	(28.18%)	(\$75,257)	(40.07%)	\$29,319	29.55%	\$29,345	29.58%	\$29,519	29.74%
\$30,000,000	(\$63,611)	(28.21%)	(\$90,415)	(40.10%)	\$35,223	29.58%	\$35,249	29.61%	\$35,422	29.74%
\$35,000,000	(\$74,302)	(28.24%)	(\$105,573)	(40.12%)	\$41,127	29.60%	\$41,153	29.63%	\$41,326	29.74%
\$40,000,000	(\$84,993)	(28.26%)	(\$120,731)	(40.14%)	\$47,031	29.62%	\$47,056	29.64%	\$47,230	29.74%
\$45,000,000	(\$95,684)	(28.27%)	(\$135,890)	(40.15%)	\$52,934	29.63%	\$52,960	29.65%	\$53,134	29.74%
\$50,000,000	(\$106,375)	(28.28%)	(\$151,048)	(40.16%)	\$58,838	29.64%	\$58,864	29.66%	\$59,037	29.74%