

CITY OF FAIRFAX, 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	\$7.63503	\$1,287,353	\$0	\$1,287,353	
2026-27	\$3.75837	\$1,313,100	\$28,165	\$1,341,265	4.2%
2027-28	\$3.83898	\$1,366,469	\$28,769	\$1,395,238	4.0%
2028-29	\$3.75927	\$1,423,141	\$28,172	\$1,451,313	4.0%
2029-30	\$3.83369	\$1,476,996	\$28,729	\$1,505,726	3.7%
2030-31	\$3.75568	\$1,535,842	\$28,145	\$1,563,986	3.9%
2031-32	\$3.82450	\$1,589,605	\$28,661	\$1,618,266	3.5%
2032-33	\$3.74926	\$1,650,632	\$28,097	\$1,678,729	3.7%
2033-34	\$3.81308	\$1,704,273	\$28,575	\$1,732,848	3.2%
2034-35	\$3.74033	\$1,767,506	\$28,030	\$1,795,536	3.6%
2035-36	\$3.79965	\$1,820,992	\$28,474	\$1,849,466	3.0%

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	\$435,400,164	\$168,611,453	\$50,813,880	\$219,425,333
2026-27	\$440,445,758	\$356,874,251	\$64,209,588	\$421,083,838
2027-28	\$450,660,335	\$363,439,806	\$67,858,609	\$431,298,415
2028-29	\$480,142,522	\$386,062,493	\$74,718,109	\$460,780,602
2029-30	\$490,490,499	\$392,761,449	\$78,367,130	\$471,128,579
2030-31	\$521,546,284	\$416,432,308	\$85,752,056	\$502,184,364
2031-32	\$531,894,261	\$423,131,264	\$89,401,077	\$512,532,341
2032-33	\$564,449,017	\$447,749,396	\$97,337,701	\$545,087,097
2033-34	\$574,796,993	\$454,448,351	\$100,986,722	\$555,435,073
2034-35	\$608,912,023	\$480,047,475	\$109,502,628	\$589,550,103
2035-36	\$619,260,000	\$486,746,430	\$113,151,649	\$599,898,080

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.53%	-1.15%	75.39%	21.05%	2.45%	0.63%
2026-27	92.50%	-11.52%	80.97%	15.47%	2.64%	0.33%
2027-28	91.14%	-11.47%	79.67%	15.69%	3.75%	0.32%
2028-29	89.49%	-10.92%	78.57%	15.97%	4.63%	0.30%
2029-30	88.29%	-10.85%	77.44%	16.16%	5.60%	0.29%
2030-31	86.85%	-10.32%	76.53%	16.42%	6.31%	0.28%
2031-32	85.80%	-10.27%	75.53%	16.59%	7.16%	0.27%
2032-33	84.56%	-9.79%	74.76%	16.84%	7.72%	0.25%
2033-34	83.63%	-9.75%	73.87%	16.98%	8.48%	0.25%
2034-35	82.54%	-9.31%	73.23%	17.23%	8.92%	0.23%
2035-36	81.72%	-9.28%	72.43%	17.36%	9.61%	0.23%

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 FAIRFAX, 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	\$168,611,453	\$7.63503	\$1,287,353
2026-27	\$356,874,251	\$3.75837	\$1,341,265
2027-28	\$363,439,806	\$3.83898	\$1,395,238
2028-29	\$386,062,493	\$3.75927	\$1,451,313
2029-30	\$392,761,449	\$3.83369	\$1,505,726
2030-31	\$416,432,308	\$3.75568	\$1,563,986
2031-32	\$423,131,264	\$3.82450	\$1,618,266
2032-33	\$447,749,396	\$3.74926	\$1,678,729
2033-34	\$454,448,351	\$3.81308	\$1,732,848
2034-35	\$480,047,475	\$3.74033	\$1,795,536
2035-36	\$486,746,430	\$3.79965	\$1,849,466

CITY OF FAIRFAX, 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	\$168,611,453	\$7.63503	\$1,287,353
2026-27	\$172,194,954	\$7.63503	\$1,314,713
2027-28	\$176,707,041	\$7.63503	\$1,349,163
2028-29	\$186,157,210	\$7.63503	\$1,421,316
2029-30	\$194,597,459	\$7.63503	\$1,485,757
2030-31	\$204,350,842	\$7.63503	\$1,560,225
2031-32	\$213,084,317	\$7.63503	\$1,626,905
2032-33	\$223,153,508	\$7.63503	\$1,703,784
2033-34	\$232,196,348	\$7.63503	\$1,772,826
2034-35	\$242,595,083	\$7.63503	\$1,852,221
2035-36	\$251,962,887	\$7.63503	\$1,923,744

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	\$184,679,297	(\$3.87666)	\$26,552
2027-28	\$186,732,765	(\$3.79605)	\$46,075
2028-29	\$199,905,283	(\$3.87576)	\$29,997
2029-30	\$198,163,990	(\$3.80134)	\$19,968
2030-31	\$212,081,466	(\$3.87935)	\$3,762
2031-32	\$210,046,946	(\$3.81053)	-\$8,639
2032-33	\$224,595,887	(\$3.88577)	-\$25,055
2033-34	\$222,252,003	(\$3.82195)	-\$39,978
2034-35	\$237,452,391	(\$3.89470)	-\$56,685
2035-36	\$234,783,543	(\$3.83538)	-\$74,278

CITY OF FAIRFAX, 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	\$181	\$232	\$50,000	\$51,515	\$181	\$193	\$50,000	\$58,947	\$164	\$34	\$140	\$34	\$181	\$221
\$100,000	\$123,480	\$362	\$464	\$100,000	\$103,030	\$362	\$387	\$100,000	\$117,894	\$345	\$255	\$321	\$255	\$362	\$443
\$150,000	\$185,220	\$543	\$696	\$150,000	\$154,545	\$543	\$580	\$150,000	\$176,842	\$526	\$476	\$502	\$476	\$543	\$664
\$200,000	\$246,960	\$887	\$928	\$200,000	\$206,060	\$887	\$774	\$200,000	\$235,789	\$707	\$698	\$683	\$698	\$724	\$886
\$250,000	\$308,700	\$1,230	\$1,159	\$250,000	\$257,575	\$1,230	\$967	\$250,000	\$294,736	\$888	\$919	\$864	\$919	\$905	\$1,107
\$300,000	\$370,440	\$1,574	\$1,391	\$300,000	\$309,090	\$1,574	\$1,161	\$300,000	\$353,683	\$1,069	\$1,141	\$1,045	\$1,141	\$1,086	\$1,328
\$400,000	\$493,920	\$2,261	\$1,855	\$400,000	\$412,120	\$2,261	\$1,548	\$400,000	\$471,578	\$1,431	\$1,583	\$1,407	\$1,583	\$1,449	\$1,771
\$500,000	\$617,400	\$2,948	\$2,319	\$500,000	\$515,151	\$2,948	\$1,935	\$500,000	\$589,472	\$1,793	\$2,026	\$1,770	\$2,026	\$1,811	\$2,214
\$600,000	\$740,880	\$3,635	\$2,783	\$600,000	\$618,181	\$3,635	\$2,322	\$600,000	\$707,366	\$2,155	\$2,469	\$2,132	\$2,469	\$2,173	\$2,657
\$700,000	\$864,360	\$4,323	\$3,246	\$700,000	\$721,211	\$4,323	\$2,709	\$700,000	\$825,261	\$2,517	\$2,912	\$2,494	\$2,912	\$2,535	\$3,099
\$800,000	\$987,840	\$5,010	\$3,710	\$800,000	\$824,241	\$5,010	\$3,096	\$800,000	\$943,155	\$2,880	\$3,354	\$2,856	\$3,354	\$2,897	\$3,542
\$900,000	\$1,111,320	\$5,697	\$4,174	\$900,000	\$927,271	\$5,697	\$3,483	\$900,000	\$1,061,050	\$3,242	\$3,797	\$3,218	\$3,797	\$3,259	\$3,985
\$1,000,000	\$1,234,800	\$6,384	\$4,638	\$1,000,000	\$1,030,301	\$6,384	\$3,869	\$1,000,000	\$1,178,944	\$3,604	\$4,240	\$3,580	\$4,240	\$3,621	\$4,428
\$2,000,000	\$2,469,600	\$13,256	\$9,275	\$2,000,000	\$2,060,602	\$13,256	\$7,739	\$2,000,000	\$2,357,888	\$7,225	\$8,668	\$7,202	\$8,668	\$7,243	\$8,855
\$3,000,000	\$3,704,400	\$20,127	\$13,913	\$3,000,000	\$3,090,903	\$20,127	\$11,608	\$3,000,000	\$3,536,832	\$10,847	\$13,095	\$10,823	\$13,095	\$10,864	\$13,283
\$4,000,000	\$4,939,200	\$26,999	\$18,550	\$4,000,000	\$4,121,204	\$26,999	\$15,478	\$4,000,000	\$4,715,776	\$14,468	\$17,523	\$14,445	\$17,523	\$14,486	\$17,711
\$5,000,000	\$6,174,000	\$33,870	\$23,188	\$5,000,000	\$5,151,505	\$33,870	\$19,347	\$5,000,000	\$5,894,720	\$18,090	\$21,951	\$18,066	\$21,951	\$18,107	\$22,139
\$6,000,000	\$7,408,800	\$40,742	\$27,825	\$6,000,000	\$6,181,806	\$40,742	\$23,217	\$6,000,000	\$7,073,664	\$21,711	\$26,379	\$21,687	\$26,379	\$21,728	\$26,566
\$7,000,000	\$8,643,600	\$47,613	\$32,463	\$7,000,000	\$7,212,107	\$47,613	\$27,086	\$7,000,000	\$8,252,608	\$25,332	\$30,806	\$25,309	\$30,806	\$25,350	\$30,994
\$8,000,000	\$9,878,400	\$54,485	\$37,100	\$8,000,000	\$8,242,408	\$54,485	\$30,956	\$8,000,000	\$9,431,552	\$28,954	\$35,234	\$28,930	\$35,234	\$28,971	\$35,422
\$9,000,000	\$11,113,200	\$61,356	\$41,738	\$9,000,000	\$9,272,709	\$61,356	\$34,825	\$9,000,000	\$10,610,496	\$32,575	\$39,662	\$32,552	\$39,662	\$32,593	\$39,850
\$10,000,000	\$12,348,000	\$68,228	\$46,375	\$10,000,000	\$10,303,010	\$68,228	\$38,695	\$10,000,000	\$11,789,440	\$36,197	\$44,090	\$36,173	\$44,090	\$36,214	\$44,277
\$15,000,000	\$18,522,000	\$102,585	\$69,563	\$15,000,000	\$15,454,515	\$102,585	\$58,042	\$15,000,000	\$17,684,160	\$54,304	\$66,228	\$54,280	\$66,228	\$54,321	\$66,416
\$20,000,000	\$24,696,000	\$136,943	\$92,750	\$20,000,000	\$20,606,020	\$136,943	\$77,390	\$20,000,000	\$23,578,880	\$72,411	\$88,367	\$72,387	\$88,367	\$72,428	\$88,555
\$25,000,000	\$30,870,000	\$171,301	\$115,938	\$25,000,000	\$25,757,525	\$171,301	\$96,737	\$25,000,000	\$29,473,600	\$90,518	\$110,506	\$90,494	\$110,506	\$90,535	\$110,693
\$30,000,000	\$37,044,000	\$205,658	\$139,125	\$30,000,000	\$30,909,030	\$205,658	\$116,084	\$30,000,000	\$35,368,320	\$108,625	\$132,644	\$108,601	\$132,644	\$108,642	\$132,832
\$35,000,000	\$43,218,000	\$240,016	\$162,313	\$35,000,000	\$36,060,535	\$240,016	\$135,432	\$35,000,000	\$41,263,040	\$126,732	\$154,783	\$126,708	\$154,783	\$126,750	\$154,971
\$40,000,000	\$49,392,000	\$274,374	\$185,501	\$40,000,000	\$41,212,040	\$274,374	\$154,779	\$40,000,000	\$47,157,760	\$144,839	\$176,922	\$144,816	\$176,922	\$144,857	\$177,109
\$45,000,000	\$55,566,000	\$308,731	\$208,688	\$45,000,000	\$46,363,545	\$308,731	\$174,127	\$45,000,000	\$53,052,480	\$162,946	\$199,060	\$162,923	\$199,060	\$162,964	\$199,248
\$50,000,000	\$61,740,000	\$343,089	\$231,876	\$50,000,000	\$51,515,050	\$343,089	\$193,474	\$50,000,000	\$58,947,200	\$181,053	\$221,199	\$181,030	\$221,199	\$181,071	\$221,387

CITY OF FAIRFAX, 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	\$51	28.06%	\$12	6.85%	(\$130)	(79.45%)	(\$106)	(75.99%)	\$40	22.27%
\$100,000	\$102	28.06%	\$25	6.85%	(\$90)	(26.00%)	(\$66)	(20.57%)	\$81	22.27%
\$150,000	\$152	28.06%	\$37	6.85%	(\$49)	(9.37%)	(\$26)	(5.12%)	\$121	22.27%
\$200,000	\$41	4.59%	(\$113)	(12.73%)	(\$9)	(1.27%)	\$15	2.13%	\$161	22.27%
\$250,000	(\$71)	(5.77%)	(\$263)	(21.38%)	\$31	3.53%	\$55	6.35%	\$202	22.27%
\$300,000	(\$183)	(11.61%)	(\$413)	(26.25%)	\$72	6.71%	\$95	9.11%	\$242	22.27%
\$400,000	(\$406)	(17.96%)	(\$713)	(31.55%)	\$152	10.64%	\$176	12.49%	\$323	22.27%
\$500,000	(\$629)	(21.35%)	(\$1,014)	(34.38%)	\$233	12.99%	\$256	14.49%	\$403	22.27%
\$600,000	(\$853)	(23.46%)	(\$1,314)	(36.14%)	\$314	14.55%	\$337	15.81%	\$484	22.27%
\$700,000	(\$1,076)	(24.90%)	(\$1,614)	(37.34%)	\$394	15.66%	\$418	16.75%	\$564	22.27%
\$800,000	(\$1,300)	(25.94%)	(\$1,914)	(38.21%)	\$475	16.49%	\$498	17.45%	\$645	22.27%
\$900,000	(\$1,523)	(26.74%)	(\$2,214)	(38.87%)	\$555	17.14%	\$579	17.99%	\$726	22.27%
\$1,000,000	(\$1,746)	(27.36%)	(\$2,515)	(39.39%)	\$636	17.65%	\$660	18.42%	\$806	22.27%
\$2,000,000	(\$3,981)	(30.03%)	(\$5,517)	(41.62%)	\$1,442	19.96%	\$1,466	20.36%	\$1,613	22.27%
\$3,000,000	(\$6,215)	(30.88%)	(\$8,519)	(42.32%)	\$2,249	20.73%	\$2,272	20.99%	\$2,419	22.27%
\$4,000,000	(\$8,449)	(31.29%)	(\$11,521)	(42.67%)	\$3,055	21.12%	\$3,079	21.31%	\$3,225	22.27%
\$5,000,000	(\$10,683)	(31.54%)	(\$14,523)	(42.88%)	\$3,861	21.35%	\$3,885	21.50%	\$4,032	22.27%
\$6,000,000	(\$12,917)	(31.70%)	(\$17,525)	(43.01%)	\$4,668	21.50%	\$4,691	21.63%	\$4,838	22.27%
\$7,000,000	(\$15,151)	(31.82%)	(\$20,527)	(43.11%)	\$5,474	21.61%	\$5,498	21.72%	\$5,644	22.27%
\$8,000,000	(\$17,385)	(31.91%)	(\$23,529)	(43.18%)	\$6,280	21.69%	\$6,304	21.79%	\$6,451	22.27%
\$9,000,000	(\$19,619)	(31.97%)	(\$26,531)	(43.24%)	\$7,087	21.75%	\$7,110	21.84%	\$7,257	22.27%
\$10,000,000	(\$21,853)	(32.03%)	(\$29,533)	(43.29%)	\$7,893	21.81%	\$7,917	21.89%	\$8,063	22.27%
\$15,000,000	(\$33,023)	(32.19%)	(\$44,543)	(43.42%)	\$11,925	21.96%	\$11,948	22.01%	\$12,095	22.27%
\$20,000,000	(\$44,193)	(32.27%)	(\$59,553)	(43.49%)	\$15,956	22.04%	\$15,980	22.08%	\$16,126	22.27%
\$25,000,000	(\$55,363)	(32.32%)	(\$74,564)	(43.53%)	\$19,988	22.08%	\$20,011	22.11%	\$20,158	22.27%
\$30,000,000	(\$66,533)	(32.35%)	(\$89,574)	(43.55%)	\$24,019	22.11%	\$24,043	22.14%	\$24,190	22.27%
\$35,000,000	(\$77,703)	(32.37%)	(\$104,584)	(43.57%)	\$28,051	22.13%	\$28,075	22.16%	\$28,221	22.27%
\$40,000,000	(\$88,873)	(32.39%)	(\$119,594)	(43.59%)	\$32,083	22.15%	\$32,106	22.17%	\$32,253	22.27%
\$45,000,000	(\$100,043)	(32.40%)	(\$134,605)	(43.60%)	\$36,114	22.16%	\$36,138	22.18%	\$36,284	22.27%
\$50,000,000	(\$111,213)	(32.42%)	(\$149,615)	(43.61%)	\$40,146	22.17%	\$40,169	22.19%	\$40,316	22.27%