

CITY OF FARMERSBURG, 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	\$8.10000	\$39,389	\$0	\$39,389	
2026-27	\$5.20762	\$40,176	\$120	\$40,296	2.3%
2027-28	\$5.24662	\$40,498	\$121	\$40,619	0.8%
2028-29	\$5.05904	\$41,431	\$117	\$41,548	2.3%
2029-30	\$5.08751	\$41,755	\$117	\$41,873	0.8%
2030-31	\$4.90200	\$42,710	\$113	\$42,823	2.3%
2031-32	\$4.92940	\$43,037	\$114	\$43,151	0.8%
2032-33	\$4.75435	\$44,014	\$110	\$44,123	2.3%
2033-34	\$4.78076	\$44,344	\$110	\$44,454	0.7%
2034-35	\$4.61520	\$45,343	\$106	\$45,449	2.2%
2035-36	\$4.64069	\$45,677	\$107	\$45,784	0.7%

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	\$11,349,919	\$4,862,794	\$0	\$4,862,794
2026-27	\$8,664,827	\$7,737,962	\$0	\$7,737,962
2027-28	\$8,668,746	\$7,741,881	\$0	\$7,741,881
2028-29	\$9,139,411	\$8,212,546	\$0	\$8,212,546
2029-30	\$9,157,331	\$8,230,466	\$0	\$8,230,466
2030-31	\$9,662,677	\$8,735,812	\$0	\$8,735,812
2031-32	\$9,680,597	\$8,753,732	\$0	\$8,753,732
2032-33	\$10,207,461	\$9,280,596	\$0	\$9,280,596
2033-34	\$10,225,380	\$9,298,515	\$0	\$9,298,515
2034-35	\$10,774,631	\$9,847,766	\$0	\$9,847,766
2035-36	\$10,792,551	\$9,865,686	\$0	\$9,865,686

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	100.23%	-5.30%	94.93%	2.94%	0.00%	2.13%
2026-27	145.05%	-50.90%	94.15%	4.36%	0.00%	1.34%
2027-28	145.27%	-51.12%	94.15%	4.36%	0.00%	1.34%
2028-29	142.70%	-48.41%	94.29%	4.32%	0.00%	1.26%
2029-30	142.67%	-48.37%	94.30%	4.31%	0.00%	1.26%
2030-31	140.06%	-45.62%	94.44%	4.26%	0.00%	1.18%
2031-32	140.04%	-45.59%	94.45%	4.25%	0.00%	1.18%
2032-33	137.62%	-43.05%	94.57%	4.21%	0.00%	1.11%
2033-34	137.60%	-43.02%	94.58%	4.20%	0.00%	1.11%
2034-35	135.36%	-40.67%	94.69%	4.17%	0.00%	1.05%
2035-36	135.34%	-40.65%	94.70%	4.16%	0.00%	1.05%

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 FARMERSBURG, 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	\$4,862,794	\$8.10000	\$39,389
2026-27	\$7,737,962	\$5.20762	\$40,296
2027-28	\$7,741,881	\$5.24662	\$40,619
2028-29	\$8,212,546	\$5.05904	\$41,548
2029-30	\$8,230,466	\$5.08751	\$41,873
2030-31	\$8,735,812	\$4.90200	\$42,823
2031-32	\$8,753,732	\$4.92940	\$43,151
2032-33	\$9,280,596	\$4.75435	\$44,123
2033-34	\$9,298,515	\$4.78076	\$44,454
2034-35	\$9,847,766	\$4.61520	\$45,449
2035-36	\$9,865,686	\$4.64069	\$45,784

CITY OF FARMERSBURG, 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	\$4,862,794	\$8.10000	\$39,389
2026-27	\$4,878,677	\$8.10000	\$39,517
2027-28	\$4,994,206	\$8.10000	\$40,453
2028-29	\$5,161,975	\$8.10000	\$41,812
2029-30	\$5,283,579	\$8.10000	\$42,797
2030-31	\$5,460,312	\$8.10000	\$44,229
2031-32	\$5,588,293	\$8.10000	\$45,265
2032-33	\$5,774,455	\$8.10000	\$46,773
2033-34	\$5,909,167	\$8.10000	\$47,864
2034-35	\$6,105,260	\$8.10000	\$49,453
2035-36	\$6,247,039	\$8.10000	\$50,601

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	\$2,859,286	(\$2.89238)	\$779
2027-28	\$2,747,675	(\$2.85338)	\$166
2028-29	\$3,050,571	(\$3.04096)	-\$264
2029-30	\$2,946,886	(\$3.01249)	-\$924
2030-31	\$3,275,500	(\$3.19800)	-\$1,406
2031-32	\$3,165,438	(\$3.17060)	-\$2,115
2032-33	\$3,506,141	(\$3.34565)	-\$2,650
2033-34	\$3,389,348	(\$3.31924)	-\$3,410
2034-35	\$3,742,506	(\$3.48480)	-\$4,003
2035-36	\$3,618,647	(\$3.45931)	-\$4,817

CITY OF FARMERSBURG, 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	\$192	\$303	\$50,000	\$51,515	\$192	\$253	\$50,000	\$58,947	\$173	\$44	\$148	\$44	\$192	\$289
\$100,000	\$123,480	\$384	\$605	\$100,000	\$103,030	\$384	\$505	\$100,000	\$117,894	\$366	\$333	\$341	\$333	\$384	\$578
\$150,000	\$185,220	\$576	\$908	\$150,000	\$154,545	\$576	\$758	\$150,000	\$176,842	\$558	\$622	\$533	\$622	\$576	\$867
\$200,000	\$246,960	\$941	\$1,211	\$200,000	\$206,060	\$941	\$1,010	\$200,000	\$235,789	\$750	\$911	\$725	\$911	\$768	\$1,156
\$250,000	\$308,700	\$1,305	\$1,513	\$250,000	\$257,575	\$1,305	\$1,263	\$250,000	\$294,736	\$942	\$1,200	\$917	\$1,200	\$960	\$1,445
\$300,000	\$370,440	\$1,670	\$1,816	\$300,000	\$309,090	\$1,670	\$1,515	\$300,000	\$353,683	\$1,134	\$1,489	\$1,109	\$1,489	\$1,153	\$1,734
\$400,000	\$493,920	\$2,399	\$2,421	\$400,000	\$412,120	\$2,399	\$2,020	\$400,000	\$471,578	\$1,518	\$2,067	\$1,493	\$2,067	\$1,537	\$2,312
\$500,000	\$617,400	\$3,128	\$3,026	\$500,000	\$515,151	\$3,128	\$2,525	\$500,000	\$589,472	\$1,902	\$2,644	\$1,877	\$2,644	\$1,921	\$2,890
\$600,000	\$740,880	\$3,857	\$3,632	\$600,000	\$618,181	\$3,857	\$3,030	\$600,000	\$707,366	\$2,287	\$3,222	\$2,262	\$3,222	\$2,305	\$3,468
\$700,000	\$864,360	\$4,586	\$4,237	\$700,000	\$721,211	\$4,586	\$3,535	\$700,000	\$825,261	\$2,671	\$3,800	\$2,646	\$3,800	\$2,689	\$4,045
\$800,000	\$987,840	\$5,315	\$4,842	\$800,000	\$824,241	\$5,315	\$4,040	\$800,000	\$943,155	\$3,055	\$4,378	\$3,030	\$4,378	\$3,074	\$4,623
\$900,000	\$1,111,320	\$6,044	\$5,448	\$900,000	\$927,271	\$6,044	\$4,545	\$900,000	\$1,061,050	\$3,439	\$4,956	\$3,414	\$4,956	\$3,458	\$5,201
\$1,000,000	\$1,234,800	\$6,773	\$6,053	\$1,000,000	\$1,030,301	\$6,773	\$5,051	\$1,000,000	\$1,178,944	\$3,823	\$5,534	\$3,798	\$5,534	\$3,842	\$5,779
\$2,000,000	\$2,469,600	\$14,063	\$12,106	\$2,000,000	\$2,060,602	\$14,063	\$10,101	\$2,000,000	\$2,357,888	\$7,665	\$11,313	\$7,640	\$11,313	\$7,684	\$11,558
\$3,000,000	\$3,704,400	\$21,353	\$18,159	\$3,000,000	\$3,090,903	\$21,353	\$15,152	\$3,000,000	\$3,536,832	\$11,507	\$17,092	\$11,482	\$17,092	\$11,526	\$17,338
\$4,000,000	\$4,939,200	\$28,643	\$24,212	\$4,000,000	\$4,121,204	\$28,643	\$20,202	\$4,000,000	\$4,715,776	\$15,349	\$22,872	\$15,324	\$22,872	\$15,368	\$23,117
\$5,000,000	\$6,174,000	\$35,933	\$30,265	\$5,000,000	\$5,151,505	\$35,933	\$25,253	\$5,000,000	\$5,894,720	\$19,191	\$28,651	\$19,166	\$28,651	\$19,210	\$28,896
\$6,000,000	\$7,408,800	\$43,223	\$36,318	\$6,000,000	\$6,181,806	\$43,223	\$30,303	\$6,000,000	\$7,073,664	\$23,033	\$34,430	\$23,008	\$34,430	\$23,052	\$34,675
\$7,000,000	\$8,643,600	\$50,513	\$42,371	\$7,000,000	\$7,212,107	\$50,513	\$35,354	\$7,000,000	\$8,252,608	\$26,875	\$40,209	\$26,850	\$40,209	\$26,894	\$40,454
\$8,000,000	\$9,878,400	\$57,803	\$48,424	\$8,000,000	\$8,242,408	\$57,803	\$40,404	\$8,000,000	\$9,431,552	\$30,717	\$45,988	\$30,692	\$45,988	\$30,736	\$46,233
\$9,000,000	\$11,113,200	\$65,093	\$54,477	\$9,000,000	\$9,272,709	\$65,093	\$45,455	\$9,000,000	\$10,610,496	\$34,559	\$51,768	\$34,534	\$51,768	\$34,578	\$52,013
\$10,000,000	\$12,348,000	\$72,383	\$60,530	\$10,000,000	\$10,303,010	\$72,383	\$50,505	\$10,000,000	\$11,789,440	\$38,401	\$57,547	\$38,376	\$57,547	\$38,420	\$57,792
\$15,000,000	\$18,522,000	\$108,833	\$90,795	\$15,000,000	\$15,454,515	\$108,833	\$75,758	\$15,000,000	\$17,684,160	\$57,611	\$86,443	\$57,586	\$86,443	\$57,629	\$86,688
\$20,000,000	\$24,696,000	\$145,283	\$121,060	\$20,000,000	\$20,606,020	\$145,283	\$101,011	\$20,000,000	\$23,578,880	\$76,821	\$115,339	\$76,796	\$115,339	\$76,839	\$115,584
\$25,000,000	\$30,870,000	\$181,733	\$151,325	\$25,000,000	\$25,757,525	\$181,733	\$126,263	\$25,000,000	\$29,473,600	\$96,030	\$144,234	\$96,005	\$144,234	\$96,049	\$144,480
\$30,000,000	\$37,044,000	\$218,183	\$181,590	\$30,000,000	\$30,909,030	\$218,183	\$151,516	\$30,000,000	\$35,368,320	\$115,240	\$173,130	\$115,215	\$173,130	\$115,259	\$173,376
\$35,000,000	\$43,218,000	\$254,633	\$211,855	\$35,000,000	\$36,060,535	\$254,633	\$176,769	\$35,000,000	\$41,263,040	\$134,450	\$202,026	\$134,425	\$202,026	\$134,469	\$202,271
\$40,000,000	\$49,392,000	\$291,083	\$242,120	\$40,000,000	\$41,212,040	\$291,083	\$202,021	\$40,000,000	\$47,157,760	\$153,660	\$230,922	\$153,635	\$230,922	\$153,678	\$231,167
\$45,000,000	\$55,566,000	\$327,533	\$272,385	\$45,000,000	\$46,363,545	\$327,533	\$227,274	\$45,000,000	\$53,052,480	\$172,870	\$259,818	\$172,845	\$259,818	\$172,888	\$260,063
\$50,000,000	\$61,740,000	\$363,983	\$302,649	\$50,000,000	\$51,515,050	\$363,983	\$252,527	\$50,000,000	\$58,947,200	\$192,079	\$288,714	\$192,054	\$288,714	\$192,098	\$288,959

CITY OF FARMERSBURG, 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	\$111	57.55%	\$60	31.46%	(\$130)	(74.72%)	(\$105)	(70.46%)	\$97	50.42%
\$100,000	\$221	57.55%	\$121	31.46%	(\$33)	(8.96%)	(\$8)	(2.28%)	\$194	50.42%
\$150,000	\$332	57.55%	\$181	31.46%	\$64	11.50%	\$89	16.72%	\$291	50.42%
\$200,000	\$270	28.68%	\$69	7.37%	\$161	21.47%	\$186	25.66%	\$387	50.42%
\$250,000	\$208	15.93%	(\$43)	(3.27%)	\$258	27.38%	\$283	30.84%	\$484	50.42%
\$300,000	\$146	8.75%	(\$155)	(9.26%)	\$355	31.28%	\$380	34.24%	\$581	50.42%
\$400,000	\$22	0.93%	(\$379)	(15.78%)	\$548	36.12%	\$573	38.40%	\$775	50.42%
\$500,000	(\$101)	(3.24%)	(\$603)	(19.26%)	\$742	39.01%	\$767	40.86%	\$969	50.42%
\$600,000	(\$225)	(5.83%)	(\$826)	(21.43%)	\$936	40.93%	\$961	42.49%	\$1,162	50.42%
\$700,000	(\$349)	(7.60%)	(\$1,050)	(22.91%)	\$1,130	42.30%	\$1,155	43.64%	\$1,356	50.42%
\$800,000	(\$472)	(8.89%)	(\$1,274)	(23.98%)	\$1,323	43.32%	\$1,348	44.50%	\$1,550	50.42%
\$900,000	(\$596)	(9.86%)	(\$1,498)	(24.79%)	\$1,517	44.11%	\$1,542	45.17%	\$1,744	50.42%
\$1,000,000	(\$720)	(10.63%)	(\$1,722)	(25.43%)	\$1,711	44.75%	\$1,736	45.70%	\$1,937	50.42%
\$2,000,000	(\$1,957)	(13.91%)	(\$3,962)	(28.17%)	\$3,648	47.59%	\$3,673	48.07%	\$3,874	50.42%
\$3,000,000	(\$3,194)	(14.96%)	(\$6,201)	(29.04%)	\$5,585	48.54%	\$5,610	48.86%	\$5,812	50.42%
\$4,000,000	(\$4,431)	(15.47%)	(\$8,441)	(29.47%)	\$7,522	49.01%	\$7,547	49.25%	\$7,749	50.42%
\$5,000,000	(\$5,668)	(15.77%)	(\$10,680)	(29.72%)	\$9,460	49.29%	\$9,485	49.49%	\$9,686	50.42%
\$6,000,000	(\$6,905)	(15.98%)	(\$12,920)	(29.89%)	\$11,397	49.48%	\$11,422	49.64%	\$11,623	50.42%
\$7,000,000	(\$8,142)	(16.12%)	(\$15,159)	(30.01%)	\$13,334	49.62%	\$13,359	49.75%	\$13,561	50.42%
\$8,000,000	(\$9,379)	(16.23%)	(\$17,399)	(30.10%)	\$15,271	49.72%	\$15,296	49.84%	\$15,498	50.42%
\$9,000,000	(\$10,616)	(16.31%)	(\$19,638)	(30.17%)	\$17,209	49.79%	\$17,234	49.90%	\$17,435	50.42%
\$10,000,000	(\$11,853)	(16.38%)	(\$21,877)	(30.22%)	\$19,146	49.86%	\$19,171	49.96%	\$19,372	50.42%
\$15,000,000	(\$18,038)	(16.57%)	(\$33,075)	(30.39%)	\$28,832	50.05%	\$28,857	50.11%	\$29,058	50.42%
\$20,000,000	(\$24,223)	(16.67%)	(\$44,272)	(30.47%)	\$38,518	50.14%	\$38,543	50.19%	\$38,744	50.42%
\$25,000,000	(\$30,408)	(16.73%)	(\$55,469)	(30.52%)	\$48,204	50.20%	\$48,229	50.24%	\$48,431	50.42%
\$30,000,000	(\$36,593)	(16.77%)	(\$66,667)	(30.56%)	\$57,890	50.23%	\$57,915	50.27%	\$58,117	50.42%
\$35,000,000	(\$42,778)	(16.80%)	(\$77,864)	(30.58%)	\$67,576	50.26%	\$67,601	50.29%	\$67,803	50.42%
\$40,000,000	(\$48,963)	(16.82%)	(\$89,061)	(30.60%)	\$77,262	50.28%	\$77,287	50.31%	\$77,489	50.42%
\$45,000,000	(\$55,148)	(16.84%)	(\$100,259)	(30.61%)	\$86,949	50.30%	\$86,974	50.32%	\$87,175	50.42%
\$50,000,000	(\$61,333)	(16.85%)	(\$111,456)	(30.62%)	\$96,635	50.31%	\$96,660	50.33%	\$96,861	50.42%