

CITY OF FARLEY, 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	\$740,665	\$0	\$740,665	
2026-27	\$4.26656	\$755,478	\$10,203	\$765,681	3.4%
2027-28	\$4.32418	\$775,091	\$10,341	\$785,431	2.6%
2028-29	\$4.24501	\$801,140	\$10,151	\$811,291	3.3%
2029-30	\$4.29880	\$820,822	\$10,280	\$831,102	2.4%
2030-31	\$4.22093	\$847,724	\$10,094	\$857,817	3.2%
2031-32	\$4.27119	\$867,288	\$10,214	\$877,502	2.3%
2032-33	\$4.19540	\$895,051	\$10,033	\$905,084	3.1%
2033-34	\$4.24243	\$914,491	\$10,145	\$924,636	2.2%
2034-35	\$4.16855	\$943,128	\$9,968	\$953,096	3.1%
2035-36	\$4.21261	\$962,437	\$10,074	\$972,510	2.0%

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	\$205,540,030	\$97,008,799	\$17,837,792	\$114,846,591
2026-27	\$203,430,995	\$179,460,936	\$20,876,005	\$200,336,941
2027-28	\$206,055,977	\$181,637,079	\$21,324,844	\$202,961,923
2028-29	\$217,027,883	\$191,116,346	\$22,817,483	\$213,933,829
2029-30	\$219,693,865	\$193,333,489	\$23,266,322	\$216,599,811
2030-31	\$231,179,570	\$203,229,480	\$24,856,035	\$228,085,516
2031-32	\$233,845,552	\$205,446,623	\$25,304,874	\$230,751,498
2032-33	\$245,822,988	\$215,732,419	\$26,996,515	\$242,728,934
2033-34	\$248,488,971	\$217,949,562	\$27,445,354	\$245,394,917
2034-35	\$260,977,877	\$228,639,804	\$29,244,019	\$257,883,823
2035-36	\$263,643,859	\$230,856,947	\$29,692,858	\$260,549,805

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	60.97%	-0.80%	60.17%	17.73%	21.38%	0.36%
2026-27	80.71%	-11.46%	69.25%	15.08%	15.08%	0.21%
2027-28	80.05%	-11.42%	68.63%	15.07%	15.72%	0.20%
2028-29	79.35%	-10.93%	68.42%	15.18%	15.85%	0.19%
2029-30	78.73%	-10.87%	67.86%	15.16%	16.43%	0.19%
2030-31	78.10%	-10.39%	67.71%	15.28%	16.50%	0.18%
2031-32	77.54%	-10.35%	67.19%	15.26%	17.04%	0.18%
2032-33	76.99%	-9.90%	67.08%	15.39%	17.06%	0.17%
2033-34	76.47%	-9.87%	66.60%	15.37%	17.56%	0.17%
2034-35	75.98%	-9.45%	66.53%	15.50%	17.53%	0.16%
2035-36	75.50%	-9.42%	66.08%	15.48%	18.00%	0.16%

**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 FARLEY, 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	\$97,008,799	\$7.63503	\$740,665
2026-27	\$179,460,936	\$4.26656	\$765,681
2027-28	\$181,637,079	\$4.32418	\$785,431
2028-29	\$191,116,346	\$4.24501	\$811,291
2029-30	\$193,333,489	\$4.29880	\$831,102
2030-31	\$203,229,480	\$4.22093	\$857,817
2031-32	\$205,446,623	\$4.27119	\$877,502
2032-33	\$215,732,419	\$4.19540	\$905,084
2033-34	\$217,949,562	\$4.24243	\$924,636
2034-35	\$228,639,804	\$4.16855	\$953,096
2035-36	\$230,856,947	\$4.21261	\$972,510

CITY OF FARLEY, 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	\$97,008,799	\$7.63503	\$740,665
2026-27	\$99,038,629	\$7.63503	\$756,163
2027-28	\$101,755,072	\$7.63503	\$776,903
2028-29	\$105,963,836	\$7.63503	\$809,037
2029-30	\$109,227,747	\$7.63503	\$833,957
2030-31	\$113,596,265	\$7.63503	\$867,311
2031-32	\$116,963,742	\$7.63503	\$893,022
2032-33	\$121,499,034	\$7.63503	\$927,649
2033-34	\$124,975,811	\$7.63503	\$954,194
2034-35	\$129,685,451	\$7.63503	\$990,152
2035-36	\$133,276,998	\$7.63503	\$1,017,574

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	\$80,422,307	(\$3.36847)	\$9,518
2027-28	\$79,882,007	(\$3.31085)	\$8,528
2028-29	\$85,152,510	(\$3.39002)	\$2,254
2029-30	\$84,105,742	(\$3.33623)	-\$2,855
2030-31	\$89,633,216	(\$3.41410)	-\$9,493
2031-32	\$88,482,881	(\$3.36384)	-\$15,520
2032-33	\$94,233,386	(\$3.43963)	-\$22,565
2033-34	\$92,973,752	(\$3.39260)	-\$29,558
2034-35	\$98,954,353	(\$3.46648)	-\$37,056
2035-36	\$97,579,949	(\$3.42242)	-\$45,063

CITY OF FARLEY, 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	\$261	\$50,000	\$51,515	\$181	\$217	\$50,000	\$58,947	\$164	\$38	\$140	\$38	\$181	\$249
\$100,000	\$123,480	\$362	\$521	\$100,000	\$103,030	\$362	\$435	\$100,000	\$117,894	\$345	\$287	\$321	\$287	\$362	\$498
\$150,000	\$185,220	\$543	\$782	\$150,000	\$154,545	\$543	\$652	\$150,000	\$176,842	\$526	\$535	\$502	\$535	\$543	\$746
\$200,000	\$246,960	\$887	\$1,042	\$200,000	\$206,060	\$887	\$870	\$200,000	\$235,789	\$707	\$784	\$683	\$784	\$724	\$995
\$250,000	\$308,700	\$1,230	\$1,303	\$250,000	\$257,575	\$1,230	\$1,087	\$250,000	\$294,736	\$888	\$1,033	\$864	\$1,033	\$905	\$1,244
\$300,000	\$370,440	\$1,574	\$1,564	\$300,000	\$309,090	\$1,574	\$1,305	\$300,000	\$353,683	\$1,069	\$1,282	\$1,045	\$1,282	\$1,086	\$1,493
\$400,000	\$493,920	\$2,261	\$2,085	\$400,000	\$412,120	\$2,261	\$1,740	\$400,000	\$471,578	\$1,431	\$1,779	\$1,407	\$1,779	\$1,449	\$1,990
\$500,000	\$617,400	\$2,948	\$2,606	\$500,000	\$515,151	\$2,948	\$2,174	\$500,000	\$589,472	\$1,793	\$2,277	\$1,770	\$2,277	\$1,811	\$2,488
\$600,000	\$740,880	\$3,635	\$3,127	\$600,000	\$618,181	\$3,635	\$2,609	\$600,000	\$707,366	\$2,155	\$2,775	\$2,132	\$2,775	\$2,173	\$2,986
\$700,000	\$864,360	\$4,323	\$3,648	\$700,000	\$721,211	\$4,323	\$3,044	\$700,000	\$825,261	\$2,517	\$3,272	\$2,494	\$3,272	\$2,535	\$3,483
\$800,000	\$987,840	\$5,010	\$4,170	\$800,000	\$824,241	\$5,010	\$3,479	\$800,000	\$943,155	\$2,880	\$3,770	\$2,856	\$3,770	\$2,897	\$3,981
\$900,000	\$1,111,320	\$5,697	\$4,691	\$900,000	\$927,271	\$5,697	\$3,914	\$900,000	\$1,061,050	\$3,242	\$4,268	\$3,218	\$4,268	\$3,259	\$4,479
\$1,000,000	\$1,234,800	\$6,384	\$5,212	\$1,000,000	\$1,030,301	\$6,384	\$4,349	\$1,000,000	\$1,178,944	\$3,604	\$4,765	\$3,580	\$4,765	\$3,621	\$4,976
\$2,000,000	\$2,469,600	\$13,256	\$10,424	\$2,000,000	\$2,060,602	\$13,256	\$8,698	\$2,000,000	\$2,357,888	\$7,225	\$9,741	\$7,202	\$9,741	\$7,243	\$9,952
\$3,000,000	\$3,704,400	\$20,127	\$15,636	\$3,000,000	\$3,090,903	\$20,127	\$13,046	\$3,000,000	\$3,536,832	\$10,847	\$14,718	\$10,823	\$14,718	\$10,864	\$14,929
\$4,000,000	\$4,939,200	\$26,999	\$20,848	\$4,000,000	\$4,121,204	\$26,999	\$17,395	\$4,000,000	\$4,715,776	\$14,468	\$19,694	\$14,445	\$19,694	\$14,486	\$19,905
\$5,000,000	\$6,174,000	\$33,870	\$26,060	\$5,000,000	\$5,151,505	\$33,870	\$21,744	\$5,000,000	\$5,894,720	\$18,090	\$24,670	\$18,066	\$24,670	\$18,107	\$24,881
\$6,000,000	\$7,408,800	\$40,742	\$31,272	\$6,000,000	\$6,181,806	\$40,742	\$26,093	\$6,000,000	\$7,073,664	\$21,711	\$29,646	\$21,687	\$29,646	\$21,728	\$29,857
\$7,000,000	\$8,643,600	\$47,613	\$36,484	\$7,000,000	\$7,212,107	\$47,613	\$30,442	\$7,000,000	\$8,252,608	\$25,332	\$34,623	\$25,309	\$34,623	\$25,350	\$34,834
\$8,000,000	\$9,878,400	\$54,485	\$41,696	\$8,000,000	\$8,242,408	\$54,485	\$34,791	\$8,000,000	\$9,431,552	\$28,954	\$39,599	\$28,930	\$39,599	\$28,971	\$39,810
\$9,000,000	\$11,113,200	\$61,356	\$46,908	\$9,000,000	\$9,272,709	\$61,356	\$39,139	\$9,000,000	\$10,610,496	\$32,575	\$44,575	\$32,552	\$44,575	\$32,593	\$44,786
\$10,000,000	\$12,348,000	\$68,228	\$52,120	\$10,000,000	\$10,303,010	\$68,228	\$43,488	\$10,000,000	\$11,789,440	\$36,197	\$49,551	\$36,173	\$49,551	\$36,214	\$49,762
\$15,000,000	\$18,522,000	\$102,585	\$78,180	\$15,000,000	\$15,454,515	\$102,585	\$65,232	\$15,000,000	\$17,684,160	\$54,304	\$74,433	\$54,280	\$74,433	\$54,321	\$74,644
\$20,000,000	\$24,696,000	\$136,943	\$104,240	\$20,000,000	\$20,606,020	\$136,943	\$86,977	\$20,000,000	\$23,578,880	\$72,411	\$99,314	\$72,387	\$99,314	\$72,428	\$99,525
\$25,000,000	\$30,870,000	\$171,301	\$130,300	\$25,000,000	\$25,757,525	\$171,301	\$108,721	\$25,000,000	\$29,473,600	\$90,518	\$124,195	\$90,494	\$124,195	\$90,535	\$124,406
\$30,000,000	\$37,044,000	\$205,658	\$156,360	\$30,000,000	\$30,909,030	\$205,658	\$130,465	\$30,000,000	\$35,368,320	\$108,625	\$149,076	\$108,601	\$149,076	\$108,642	\$149,287
\$35,000,000	\$43,218,000	\$240,016	\$182,420	\$35,000,000	\$36,060,535	\$240,016	\$152,209	\$35,000,000	\$41,263,040	\$126,732	\$173,957	\$126,708	\$173,957	\$126,750	\$174,168
\$40,000,000	\$49,392,000	\$274,374	\$208,480	\$40,000,000	\$41,212,040	\$274,374	\$173,953	\$40,000,000	\$47,157,760	\$144,839	\$198,839	\$144,816	\$198,839	\$144,857	\$199,050
\$45,000,000	\$55,566,000	\$308,731	\$234,540	\$45,000,000	\$46,363,545	\$308,731	\$195,697	\$45,000,000	\$53,052,480	\$162,946	\$223,720	\$162,923	\$223,720	\$162,964	\$223,931
\$50,000,000	\$61,740,000	\$343,089	\$260,600	\$50,000,000	\$51,515,050	\$343,089	\$217,441	\$50,000,000	\$58,947,200	\$181,053	\$248,601	\$181,030	\$248,601	\$181,071	\$248,812

CITY OF FARLEY, 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	\$80	43.92%	\$36	20.09%	(\$126)	(76.90%)	(\$102)	(73.02%)	\$68	37.41%
\$100,000	\$159	43.92%	\$73	20.09%	(\$58)	(16.83%)	(\$34)	(10.73%)	\$135	37.41%
\$150,000	\$239	43.92%	\$109	20.09%	\$10	1.85%	\$33	6.63%	\$203	37.41%
\$200,000	\$156	17.55%	(\$17)	(1.92%)	\$77	10.96%	\$101	14.79%	\$271	37.41%
\$250,000	\$73	5.90%	(\$143)	(11.64%)	\$145	16.36%	\$169	19.53%	\$339	37.41%
\$300,000	(\$10)	(0.66%)	(\$269)	(17.11%)	\$213	19.92%	\$237	22.62%	\$406	37.41%
\$400,000	(\$176)	(7.80%)	(\$522)	(23.07%)	\$348	24.35%	\$372	26.43%	\$542	37.41%
\$500,000	(\$342)	(11.61%)	(\$774)	(26.25%)	\$484	26.99%	\$507	28.68%	\$677	37.41%
\$600,000	(\$508)	(13.98%)	(\$1,026)	(28.23%)	\$619	28.74%	\$643	30.16%	\$813	37.41%
\$700,000	(\$674)	(15.60%)	(\$1,278)	(29.57%)	\$755	29.99%	\$778	31.21%	\$948	37.41%
\$800,000	(\$840)	(16.77%)	(\$1,531)	(30.55%)	\$890	30.92%	\$914	32.00%	\$1,084	37.41%
\$900,000	(\$1,006)	(17.66%)	(\$1,783)	(31.30%)	\$1,026	31.65%	\$1,049	32.61%	\$1,219	37.41%
\$1,000,000	(\$1,172)	(18.36%)	(\$2,035)	(31.88%)	\$1,161	32.22%	\$1,185	33.09%	\$1,355	37.41%
\$2,000,000	(\$2,832)	(21.36%)	(\$4,558)	(34.38%)	\$2,516	34.82%	\$2,540	35.27%	\$2,710	37.41%
\$3,000,000	(\$4,491)	(22.31%)	(\$7,081)	(35.18%)	\$3,871	35.69%	\$3,895	35.98%	\$4,064	37.41%
\$4,000,000	(\$6,151)	(22.78%)	(\$9,603)	(35.57%)	\$5,226	36.12%	\$5,249	36.34%	\$5,419	37.41%
\$5,000,000	(\$7,810)	(23.06%)	(\$12,126)	(35.80%)	\$6,581	36.38%	\$6,604	36.56%	\$6,774	37.41%
\$6,000,000	(\$9,470)	(23.24%)	(\$14,649)	(35.96%)	\$7,935	36.55%	\$7,959	36.70%	\$8,129	37.41%
\$7,000,000	(\$11,129)	(23.37%)	(\$17,171)	(36.06%)	\$9,290	36.67%	\$9,314	36.80%	\$9,484	37.41%
\$8,000,000	(\$12,789)	(23.47%)	(\$19,694)	(36.15%)	\$10,645	36.77%	\$10,669	36.88%	\$10,839	37.41%
\$9,000,000	(\$14,448)	(23.55%)	(\$22,217)	(36.21%)	\$12,000	36.84%	\$12,023	36.94%	\$12,193	37.41%
\$10,000,000	(\$16,108)	(23.61%)	(\$24,739)	(36.26%)	\$13,355	36.90%	\$13,378	36.98%	\$13,548	37.41%
\$15,000,000	(\$24,405)	(23.79%)	(\$37,353)	(36.41%)	\$20,129	37.07%	\$20,152	37.13%	\$20,322	37.41%
\$20,000,000	(\$32,703)	(23.88%)	(\$49,966)	(36.49%)	\$26,903	37.15%	\$26,927	37.20%	\$27,096	37.41%
\$25,000,000	(\$41,001)	(23.93%)	(\$62,580)	(36.53%)	\$33,677	37.20%	\$33,701	37.24%	\$33,871	37.41%
\$30,000,000	(\$49,298)	(23.97%)	(\$75,193)	(36.56%)	\$40,451	37.24%	\$40,475	37.27%	\$40,645	37.41%
\$35,000,000	(\$57,596)	(24.00%)	(\$87,807)	(36.58%)	\$47,225	37.26%	\$47,249	37.29%	\$47,419	37.41%
\$40,000,000	(\$65,893)	(24.02%)	(\$100,420)	(36.60%)	\$53,999	37.28%	\$54,023	37.30%	\$54,193	37.41%
\$45,000,000	(\$74,191)	(24.03%)	(\$113,034)	(36.61%)	\$60,774	37.30%	\$60,797	37.32%	\$60,967	37.41%
\$50,000,000	(\$82,489)	(24.04%)	(\$125,647)	(36.62%)	\$67,548	37.31%	\$67,571	37.33%	\$67,741	37.41%