

CITY OF FAIRBANK, 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	\$7.78622	\$322,260	\$0	\$322,260	
2026-27	\$3.98938	\$328,706	\$5,788	\$334,493	3.8%
2027-28	\$4.05962	\$338,951	\$5,890	\$344,840	3.1%
2028-29	\$3.96473	\$351,737	\$5,752	\$357,489	3.7%
2029-30	\$4.02957	\$362,119	\$5,846	\$367,965	2.9%
2030-31	\$3.93321	\$375,325	\$5,706	\$381,031	3.6%
2031-32	\$3.99301	\$385,619	\$5,793	\$391,412	2.7%
2032-33	\$3.89774	\$399,241	\$5,655	\$404,895	3.4%
2033-34	\$3.95295	\$409,437	\$5,735	\$415,172	2.5%
2034-35	\$3.85886	\$423,476	\$5,598	\$429,074	3.3%
2035-36	\$3.90987	\$433,566	\$5,672	\$439,238	2.4%

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	\$94,147,671	\$41,388,567	\$3,560,836	\$44,949,403
2026-27	\$88,145,024	\$83,846,020	\$4,064,234	\$87,910,254
2027-28	\$89,281,009	\$84,943,955	\$4,102,283	\$89,046,239
2028-29	\$94,745,666	\$90,167,352	\$4,343,544	\$94,510,896
2029-30	\$95,932,650	\$91,316,287	\$4,381,593	\$95,697,880
2030-31	\$101,746,913	\$96,875,324	\$4,636,819	\$101,512,143
2031-32	\$102,933,897	\$98,024,259	\$4,674,868	\$102,699,127
2032-33	\$109,059,029	\$103,879,501	\$4,944,758	\$108,824,259
2033-34	\$110,246,013	\$105,028,436	\$4,982,807	\$110,011,243
2034-35	\$116,694,784	\$111,191,920	\$5,268,094	\$116,460,014
2035-36	\$117,881,768	\$112,340,855	\$5,306,143	\$117,646,998

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.95%	-2.15%	90.80%	8.80%	0.14%	0.00%
2026-27	110.76%	-19.86%	90.90%	8.45%	0.15%	0.00%
2027-28	110.87%	-20.01%	90.86%	8.49%	0.15%	0.00%
2028-29	110.08%	-19.21%	90.87%	8.54%	0.14%	0.00%
2029-30	110.13%	-19.29%	90.84%	8.57%	0.14%	0.00%
2030-31	109.32%	-18.47%	90.84%	8.61%	0.13%	0.00%
2031-32	109.38%	-18.55%	90.82%	8.64%	0.13%	0.00%
2032-33	108.60%	-17.78%	90.82%	8.68%	0.13%	0.00%
2033-34	108.66%	-17.86%	90.80%	8.71%	0.12%	0.00%
2034-35	107.91%	-17.12%	90.79%	8.75%	0.12%	0.00%
2035-36	107.98%	-17.21%	90.77%	8.77%	0.12%	0.00%

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 FAIRBANK, 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	\$41,388,567	\$7.78622	\$322,260
2026-27	\$83,846,020	\$3.98938	\$334,493
2027-28	\$84,943,955	\$4.05962	\$344,840
2028-29	\$90,167,352	\$3.96473	\$357,489
2029-30	\$91,316,287	\$4.02957	\$367,965
2030-31	\$96,875,324	\$3.93321	\$381,031
2031-32	\$98,024,259	\$3.99301	\$391,412
2032-33	\$103,879,501	\$3.89774	\$404,895
2033-34	\$105,028,436	\$3.95295	\$415,172
2034-35	\$111,191,920	\$3.85886	\$429,074
2035-36	\$112,340,855	\$3.90987	\$439,238

CITY OF FAIRBANK, 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	\$41,388,567	\$7.78622	\$322,260
2026-27	\$41,980,445	\$7.78622	\$326,869
2027-28	\$43,499,598	\$7.70913	\$335,344
2028-29	\$45,477,799	\$7.70913	\$350,594
2029-30	\$47,116,197	\$7.70913	\$363,225
2030-31	\$49,212,114	\$7.70913	\$379,382
2031-32	\$50,935,832	\$7.70913	\$392,671
2032-33	\$53,155,701	\$7.70913	\$409,784
2033-34	\$54,969,413	\$7.70913	\$423,766
2034-35	\$57,319,925	\$7.70913	\$441,887
2035-36	\$59,228,196	\$7.70913	\$456,598

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	\$41,865,575	(\$3.79684)	\$7,624
2027-28	\$41,444,358	(\$3.64951)	\$9,496
2028-29	\$44,689,553	(\$3.74440)	\$6,895
2029-30	\$44,200,090	(\$3.67956)	\$4,741
2030-31	\$47,663,210	(\$3.77592)	\$1,649
2031-32	\$47,088,427	(\$3.71612)	-\$1,259
2032-33	\$50,723,800	(\$3.81139)	-\$4,889
2033-34	\$50,059,023	(\$3.75618)	-\$8,594
2034-35	\$53,871,995	(\$3.85027)	-\$12,813
2035-36	\$53,112,660	(\$3.79926)	-\$17,360

CITY OF FAIRBANK, 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	\$185	\$243	\$50,000	\$51,515	\$185	\$203	\$50,000	\$58,947	\$167	\$35	\$143	\$35	\$185	\$232
\$100,000	\$123,480	\$369	\$486	\$100,000	\$103,030	\$369	\$405	\$100,000	\$117,894	\$351	\$267	\$327	\$267	\$369	\$464
\$150,000	\$185,220	\$554	\$729	\$150,000	\$154,545	\$554	\$608	\$150,000	\$176,842	\$536	\$499	\$512	\$499	\$554	\$696
\$200,000	\$246,960	\$904	\$971	\$200,000	\$206,060	\$904	\$810	\$200,000	\$235,789	\$721	\$731	\$697	\$731	\$739	\$927
\$250,000	\$308,700	\$1,255	\$1,214	\$250,000	\$257,575	\$1,255	\$1,013	\$250,000	\$294,736	\$905	\$963	\$881	\$963	\$923	\$1,159
\$300,000	\$370,440	\$1,605	\$1,457	\$300,000	\$309,090	\$1,605	\$1,216	\$300,000	\$353,683	\$1,090	\$1,194	\$1,066	\$1,194	\$1,108	\$1,391
\$400,000	\$493,920	\$2,306	\$1,943	\$400,000	\$412,120	\$2,306	\$1,621	\$400,000	\$471,578	\$1,459	\$1,658	\$1,435	\$1,658	\$1,477	\$1,855
\$500,000	\$617,400	\$3,007	\$2,428	\$500,000	\$515,151	\$3,007	\$2,026	\$500,000	\$589,472	\$1,829	\$2,122	\$1,805	\$2,122	\$1,847	\$2,319
\$600,000	\$740,880	\$3,707	\$2,914	\$600,000	\$618,181	\$3,707	\$2,431	\$600,000	\$707,366	\$2,198	\$2,586	\$2,174	\$2,586	\$2,216	\$2,782
\$700,000	\$864,360	\$4,408	\$3,400	\$700,000	\$721,211	\$4,408	\$2,837	\$700,000	\$825,261	\$2,567	\$3,049	\$2,543	\$3,049	\$2,585	\$3,246
\$800,000	\$987,840	\$5,109	\$3,885	\$800,000	\$824,241	\$5,109	\$3,242	\$800,000	\$943,155	\$2,937	\$3,513	\$2,913	\$3,513	\$2,955	\$3,710
\$900,000	\$1,111,320	\$5,810	\$4,371	\$900,000	\$927,271	\$5,810	\$3,647	\$900,000	\$1,061,050	\$3,306	\$3,977	\$3,282	\$3,977	\$3,324	\$4,173
\$1,000,000	\$1,234,800	\$6,510	\$4,857	\$1,000,000	\$1,030,301	\$6,510	\$4,052	\$1,000,000	\$1,178,944	\$3,675	\$4,440	\$3,651	\$4,440	\$3,693	\$4,637
\$2,000,000	\$2,469,600	\$13,518	\$9,713	\$2,000,000	\$2,060,602	\$13,518	\$8,105	\$2,000,000	\$2,357,888	\$7,368	\$9,077	\$7,344	\$9,077	\$7,386	\$9,274
\$3,000,000	\$3,704,400	\$20,526	\$14,570	\$3,000,000	\$3,090,903	\$20,526	\$12,157	\$3,000,000	\$3,536,832	\$11,061	\$13,714	\$11,037	\$13,714	\$11,079	\$13,911
\$4,000,000	\$4,939,200	\$27,533	\$19,427	\$4,000,000	\$4,121,204	\$27,533	\$16,210	\$4,000,000	\$4,715,776	\$14,755	\$18,351	\$14,731	\$18,351	\$14,773	\$18,548
\$5,000,000	\$6,174,000	\$34,541	\$24,284	\$5,000,000	\$5,151,505	\$34,541	\$20,262	\$5,000,000	\$5,894,720	\$18,448	\$22,989	\$18,424	\$22,989	\$18,466	\$23,185
\$6,000,000	\$7,408,800	\$41,548	\$29,140	\$6,000,000	\$6,181,806	\$41,548	\$24,314	\$6,000,000	\$7,073,664	\$22,141	\$27,626	\$22,117	\$27,626	\$22,159	\$27,822
\$7,000,000	\$8,643,600	\$48,556	\$33,997	\$7,000,000	\$7,212,107	\$48,556	\$28,367	\$7,000,000	\$8,252,608	\$25,834	\$32,263	\$25,810	\$32,263	\$25,852	\$32,459
\$8,000,000	\$9,878,400	\$55,564	\$38,854	\$8,000,000	\$8,242,408	\$55,564	\$32,419	\$8,000,000	\$9,431,552	\$29,527	\$36,900	\$29,503	\$36,900	\$29,545	\$37,096
\$9,000,000	\$11,113,200	\$62,571	\$43,711	\$9,000,000	\$9,272,709	\$62,571	\$36,472	\$9,000,000	\$10,610,496	\$33,220	\$41,537	\$33,196	\$41,537	\$33,238	\$41,733
\$10,000,000	\$12,348,000	\$69,579	\$48,567	\$10,000,000	\$10,303,010	\$69,579	\$40,524	\$10,000,000	\$11,789,440	\$36,913	\$46,174	\$36,889	\$46,174	\$36,931	\$46,370
\$15,000,000	\$18,522,000	\$104,617	\$72,851	\$15,000,000	\$15,454,515	\$104,617	\$60,786	\$15,000,000	\$17,684,160	\$55,379	\$69,359	\$55,355	\$69,359	\$55,397	\$69,556
\$20,000,000	\$24,696,000	\$139,655	\$97,135	\$20,000,000	\$20,606,020	\$139,655	\$81,048	\$20,000,000	\$23,578,880	\$73,845	\$92,544	\$73,821	\$92,544	\$73,863	\$92,741
\$25,000,000	\$30,870,000	\$174,693	\$121,418	\$25,000,000	\$25,757,525	\$174,693	\$101,310	\$25,000,000	\$29,473,600	\$92,310	\$115,729	\$92,286	\$115,729	\$92,328	\$115,926
\$30,000,000	\$37,044,000	\$209,731	\$145,702	\$30,000,000	\$30,909,030	\$209,731	\$121,572	\$30,000,000	\$35,368,320	\$110,776	\$138,914	\$110,752	\$138,914	\$110,794	\$139,111
\$35,000,000	\$43,218,000	\$244,769	\$169,985	\$35,000,000	\$36,060,535	\$244,769	\$141,834	\$35,000,000	\$41,263,040	\$129,242	\$162,100	\$129,218	\$162,100	\$129,259	\$162,296
\$40,000,000	\$49,392,000	\$279,807	\$194,269	\$40,000,000	\$41,212,040	\$279,807	\$162,096	\$40,000,000	\$47,157,760	\$147,707	\$185,285	\$147,683	\$185,285	\$147,725	\$185,481
\$45,000,000	\$55,566,000	\$314,845	\$218,553	\$45,000,000	\$46,363,545	\$314,845	\$182,358	\$45,000,000	\$53,052,480	\$166,173	\$208,470	\$166,149	\$208,470	\$166,191	\$208,667
\$50,000,000	\$61,740,000	\$349,883	\$242,836	\$50,000,000	\$51,515,050	\$349,883	\$202,620	\$50,000,000	\$58,947,200	\$184,638	\$231,655	\$184,614	\$231,655	\$184,656	\$231,852

CITY OF FAIRBANK, 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	31.51%	\$18	9.73%	(\$132)	(78.90%)	(\$108)	(75.35%)	\$47	25.56%
\$100,000	\$116	31.51%	\$36	9.73%	(\$84)	(24.01%)	(\$60)	(18.43%)	\$94	25.56%
\$150,000	\$175	31.51%	\$54	9.73%	(\$37)	(6.93%)	(\$13)	(2.57%)	\$142	25.56%
\$200,000	\$67	7.41%	(\$94)	(10.38%)	\$10	1.39%	\$34	4.89%	\$189	25.56%
\$250,000	(\$41)	(3.23%)	(\$242)	(19.26%)	\$57	6.32%	\$81	9.22%	\$236	25.56%
\$300,000	(\$148)	(9.23%)	(\$389)	(24.26%)	\$104	9.58%	\$128	12.05%	\$283	25.56%
\$400,000	(\$363)	(15.75%)	(\$685)	(29.70%)	\$199	13.62%	\$223	15.52%	\$378	25.56%
\$500,000	(\$578)	(19.23%)	(\$980)	(32.61%)	\$293	16.03%	\$317	17.58%	\$472	25.56%
\$600,000	(\$793)	(21.40%)	(\$1,276)	(34.42%)	\$388	17.63%	\$412	18.93%	\$566	25.56%
\$700,000	(\$1,008)	(22.88%)	(\$1,571)	(35.65%)	\$482	18.77%	\$506	19.90%	\$661	25.56%
\$800,000	(\$1,224)	(23.95%)	(\$1,867)	(36.54%)	\$576	19.63%	\$600	20.61%	\$755	25.56%
\$900,000	(\$1,439)	(24.76%)	(\$2,163)	(37.22%)	\$671	20.29%	\$695	21.17%	\$850	25.56%
\$1,000,000	(\$1,654)	(25.40%)	(\$2,458)	(37.76%)	\$765	20.82%	\$789	21.61%	\$944	25.56%
\$2,000,000	(\$3,805)	(28.14%)	(\$5,413)	(40.04%)	\$1,709	23.19%	\$1,733	23.60%	\$1,888	25.56%
\$3,000,000	(\$5,955)	(29.01%)	(\$8,368)	(40.77%)	\$2,653	23.98%	\$2,677	24.25%	\$2,832	25.56%
\$4,000,000	(\$8,106)	(29.44%)	(\$11,324)	(41.13%)	\$3,597	24.38%	\$3,621	24.58%	\$3,776	25.56%
\$5,000,000	(\$10,257)	(29.70%)	(\$14,279)	(41.34%)	\$4,541	24.61%	\$4,565	24.78%	\$4,720	25.56%
\$6,000,000	(\$12,408)	(29.86%)	(\$17,234)	(41.48%)	\$5,485	24.77%	\$5,509	24.91%	\$5,663	25.56%
\$7,000,000	(\$14,559)	(29.98%)	(\$20,189)	(41.58%)	\$6,429	24.88%	\$6,453	25.00%	\$6,607	25.56%
\$8,000,000	(\$16,710)	(30.07%)	(\$23,144)	(41.65%)	\$7,373	24.97%	\$7,397	25.07%	\$7,551	25.56%
\$9,000,000	(\$18,861)	(30.14%)	(\$26,100)	(41.71%)	\$8,316	25.03%	\$8,340	25.12%	\$8,495	25.56%
\$10,000,000	(\$21,012)	(30.20%)	(\$29,055)	(41.76%)	\$9,260	25.09%	\$9,284	25.17%	\$9,439	25.56%
\$15,000,000	(\$31,766)	(30.36%)	(\$43,831)	(41.90%)	\$13,980	25.24%	\$14,004	25.30%	\$14,159	25.56%
\$20,000,000	(\$42,520)	(30.45%)	(\$58,607)	(41.97%)	\$18,699	25.32%	\$18,723	25.36%	\$18,878	25.56%
\$25,000,000	(\$53,275)	(30.50%)	(\$73,383)	(42.01%)	\$23,419	25.37%	\$23,443	25.40%	\$23,598	25.56%
\$30,000,000	(\$64,029)	(30.53%)	(\$88,159)	(42.03%)	\$28,138	25.40%	\$28,162	25.43%	\$28,317	25.56%
\$35,000,000	(\$74,783)	(30.55%)	(\$102,935)	(42.05%)	\$32,858	25.42%	\$32,882	25.45%	\$33,037	25.56%
\$40,000,000	(\$85,538)	(30.57%)	(\$117,711)	(42.07%)	\$37,578	25.44%	\$37,602	25.46%	\$37,756	25.56%
\$45,000,000	(\$96,292)	(30.58%)	(\$132,487)	(42.08%)	\$42,297	25.45%	\$42,321	25.47%	\$42,476	25.56%
\$50,000,000	(\$107,046)	(30.59%)	(\$147,263)	(42.09%)	\$47,017	25.46%	\$47,041	25.48%	\$47,195	25.56%