

CITY OF FREDONIA, 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	\$6.77105	\$21,417	\$0	\$21,417	
2026-27	\$4.43816	\$21,846	\$98	\$21,944	2.5%
2027-28	\$4.47022	\$22,054	\$99	\$22,153	1.0%
2028-29	\$4.31575	\$22,596	\$96	\$22,692	2.4%
2029-30	\$4.34140	\$22,805	\$96	\$22,901	0.9%
2030-31	\$4.19036	\$23,359	\$93	\$23,452	2.4%
2031-32	\$4.21502	\$23,570	\$93	\$23,663	0.9%
2032-33	\$4.07201	\$24,136	\$90	\$24,227	2.4%
2033-34	\$4.09576	\$24,348	\$91	\$24,439	0.9%
2034-35	\$3.96007	\$24,927	\$88	\$25,015	2.4%
2035-36	\$3.98298	\$25,140	\$88	\$25,229	0.9%

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	\$7,013,633	\$3,163,095	\$0	\$3,163,095
2026-27	\$5,270,840	\$4,944,446	\$0	\$4,944,446
2027-28	\$5,282,083	\$4,955,689	\$0	\$4,955,689
2028-29	\$5,584,289	\$5,257,895	\$0	\$5,257,895
2029-30	\$5,601,532	\$5,275,138	\$0	\$5,275,138
2030-31	\$5,923,143	\$5,596,749	\$0	\$5,596,749
2031-32	\$5,940,386	\$5,613,992	\$0	\$5,613,992
2032-33	\$6,275,937	\$5,949,543	\$0	\$5,949,543
2033-34	\$6,293,181	\$5,966,787	\$0	\$5,966,787
2034-35	\$6,643,232	\$6,316,838	\$0	\$6,316,838
2035-36	\$6,660,475	\$6,334,081	\$0	\$6,334,081

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	98.23%	-2.20%	96.03%	0.67%	1.64%	1.67%
2026-27	144.85%	-49.38%	95.48%	1.01%	2.23%	1.07%
2027-28	144.97%	-49.49%	95.49%	1.00%	2.22%	1.07%
2028-29	142.53%	-46.84%	95.69%	0.99%	2.12%	1.00%
2029-30	142.48%	-46.78%	95.70%	0.99%	2.11%	1.00%
2030-31	140.06%	-44.17%	95.89%	0.98%	2.01%	0.94%
2031-32	140.03%	-44.12%	95.91%	0.98%	2.00%	0.94%
2032-33	137.79%	-41.70%	96.08%	0.97%	1.91%	0.89%
2033-34	137.76%	-41.67%	96.09%	0.97%	1.90%	0.89%
2034-35	135.68%	-39.43%	96.25%	0.96%	1.81%	0.84%
2035-36	135.66%	-39.40%	96.26%	0.96%	1.81%	0.83%

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 FREDONIA, 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	\$3,163,095	\$6.77105	\$21,417
2026-27	\$4,944,446	\$4.43816	\$21,944
2027-28	\$4,955,689	\$4.47022	\$22,153
2028-29	\$5,257,895	\$4.31575	\$22,692
2029-30	\$5,275,138	\$4.34140	\$22,901
2030-31	\$5,596,749	\$4.19036	\$23,452
2031-32	\$5,613,992	\$4.21502	\$23,663
2032-33	\$5,949,543	\$4.07201	\$24,227
2033-34	\$5,966,787	\$4.09576	\$24,439
2034-35	\$6,316,838	\$3.96007	\$25,015
2035-36	\$6,334,081	\$3.98298	\$25,229

CITY OF FREDONIA, 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	\$3,163,095	\$6.77105	\$21,417
2026-27	\$3,168,570	\$6.77105	\$21,455
2027-28	\$3,245,605	\$6.77105	\$21,976
2028-29	\$3,352,638	\$6.77105	\$22,701
2029-30	\$3,433,733	\$6.77105	\$23,250
2030-31	\$3,546,540	\$6.77105	\$24,014
2031-32	\$3,631,898	\$6.77105	\$24,592
2032-33	\$3,750,779	\$6.77105	\$25,397
2033-34	\$3,840,636	\$6.77105	\$26,005
2034-35	\$3,965,916	\$6.77105	\$26,853
2035-36	\$4,060,497	\$6.77105	\$27,494

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	\$1,775,876	(\$2.33289)	\$490
2027-28	\$1,710,084	(\$2.30083)	\$177
2028-29	\$1,905,257	(\$2.45530)	-\$9
2029-30	\$1,841,405	(\$2.42965)	-\$348
2030-31	\$2,050,209	(\$2.58069)	-\$561
2031-32	\$1,982,094	(\$2.55603)	-\$929
2032-33	\$2,198,765	(\$2.69904)	-\$1,170
2033-34	\$2,126,151	(\$2.67529)	-\$1,567
2034-35	\$2,350,922	(\$2.81098)	-\$1,838
2035-36	\$2,273,584	(\$2.78807)	-\$2,265

CITY OF FREDONIA, 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	\$161	\$259	\$50,000	\$51,515	\$161	\$216	\$50,000	\$58,947	\$145	\$37	\$124	\$37	\$161	\$247
\$100,000	\$123,480	\$321	\$517	\$100,000	\$103,030	\$321	\$432	\$100,000	\$117,894	\$306	\$285	\$285	\$285	\$321	\$494
\$150,000	\$185,220	\$482	\$776	\$150,000	\$154,545	\$482	\$648	\$150,000	\$176,842	\$466	\$532	\$445	\$532	\$482	\$741
\$200,000	\$246,960	\$786	\$1,035	\$200,000	\$206,060	\$786	\$863	\$200,000	\$235,789	\$627	\$779	\$606	\$779	\$642	\$988
\$250,000	\$308,700	\$1,091	\$1,294	\$250,000	\$257,575	\$1,091	\$1,079	\$250,000	\$294,736	\$787	\$1,026	\$766	\$1,026	\$803	\$1,235
\$300,000	\$370,440	\$1,396	\$1,552	\$300,000	\$309,090	\$1,396	\$1,295	\$300,000	\$353,683	\$948	\$1,273	\$927	\$1,273	\$963	\$1,482
\$400,000	\$493,920	\$2,005	\$2,070	\$400,000	\$412,120	\$2,005	\$1,727	\$400,000	\$471,578	\$1,269	\$1,767	\$1,248	\$1,767	\$1,285	\$1,976
\$500,000	\$617,400	\$2,615	\$2,587	\$500,000	\$515,151	\$2,615	\$2,159	\$500,000	\$589,472	\$1,590	\$2,261	\$1,569	\$2,261	\$1,606	\$2,470
\$600,000	\$740,880	\$3,224	\$3,105	\$600,000	\$618,181	\$3,224	\$2,590	\$600,000	\$707,366	\$1,911	\$2,755	\$1,891	\$2,755	\$1,927	\$2,964
\$700,000	\$864,360	\$3,833	\$3,622	\$700,000	\$721,211	\$3,833	\$3,022	\$700,000	\$825,261	\$2,233	\$3,249	\$2,212	\$3,249	\$2,248	\$3,458
\$800,000	\$987,840	\$4,443	\$4,139	\$800,000	\$824,241	\$4,443	\$3,454	\$800,000	\$943,155	\$2,554	\$3,743	\$2,533	\$3,743	\$2,569	\$3,952
\$900,000	\$1,111,320	\$5,052	\$4,657	\$900,000	\$927,271	\$5,052	\$3,886	\$900,000	\$1,061,050	\$2,875	\$4,237	\$2,854	\$4,237	\$2,890	\$4,446
\$1,000,000	\$1,234,800	\$5,662	\$5,174	\$1,000,000	\$1,030,301	\$5,662	\$4,317	\$1,000,000	\$1,178,944	\$3,196	\$4,731	\$3,175	\$4,731	\$3,212	\$4,940
\$2,000,000	\$2,469,600	\$11,756	\$10,349	\$2,000,000	\$2,060,602	\$11,756	\$8,635	\$2,000,000	\$2,357,888	\$6,408	\$9,671	\$6,387	\$9,671	\$6,423	\$9,880
\$3,000,000	\$3,704,400	\$17,849	\$15,523	\$3,000,000	\$3,090,903	\$17,849	\$12,952	\$3,000,000	\$3,536,832	\$9,619	\$14,611	\$9,598	\$14,611	\$9,635	\$14,821
\$4,000,000	\$4,939,200	\$23,943	\$20,697	\$4,000,000	\$4,121,204	\$23,943	\$17,269	\$4,000,000	\$4,715,776	\$12,831	\$19,551	\$12,810	\$19,551	\$12,846	\$19,761
\$5,000,000	\$6,174,000	\$30,037	\$25,871	\$5,000,000	\$5,151,505	\$30,037	\$21,587	\$5,000,000	\$5,894,720	\$16,043	\$24,491	\$16,022	\$24,491	\$16,058	\$24,701
\$6,000,000	\$7,408,800	\$36,131	\$31,046	\$6,000,000	\$6,181,806	\$36,131	\$25,904	\$6,000,000	\$7,073,664	\$19,254	\$29,432	\$19,233	\$29,432	\$19,270	\$29,641
\$7,000,000	\$8,643,600	\$42,225	\$36,220	\$7,000,000	\$7,212,107	\$42,225	\$30,221	\$7,000,000	\$8,252,608	\$22,466	\$34,372	\$22,445	\$34,372	\$22,481	\$34,581
\$8,000,000	\$9,878,400	\$48,319	\$41,394	\$8,000,000	\$8,242,408	\$48,319	\$34,539	\$8,000,000	\$9,431,552	\$25,677	\$39,312	\$25,656	\$39,312	\$25,693	\$39,522
\$9,000,000	\$11,113,200	\$54,413	\$46,568	\$9,000,000	\$9,272,709	\$54,413	\$38,856	\$9,000,000	\$10,610,496	\$28,889	\$44,252	\$28,868	\$44,252	\$28,905	\$44,462
\$10,000,000	\$12,348,000	\$60,507	\$51,743	\$10,000,000	\$10,303,010	\$60,507	\$43,173	\$10,000,000	\$11,789,440	\$32,101	\$49,192	\$32,080	\$49,192	\$32,116	\$49,402
\$15,000,000	\$18,522,000	\$90,977	\$77,614	\$15,000,000	\$15,454,515	\$90,977	\$64,760	\$15,000,000	\$17,684,160	\$48,159	\$73,893	\$48,138	\$73,893	\$48,174	\$74,103
\$20,000,000	\$24,696,000	\$121,447	\$103,485	\$20,000,000	\$20,606,020	\$121,447	\$86,347	\$20,000,000	\$23,578,880	\$64,217	\$98,594	\$64,196	\$98,594	\$64,232	\$98,804
\$25,000,000	\$30,870,000	\$151,916	\$129,356	\$25,000,000	\$25,757,525	\$151,916	\$107,933	\$25,000,000	\$29,473,600	\$80,275	\$123,295	\$80,254	\$123,295	\$80,290	\$123,505
\$30,000,000	\$37,044,000	\$182,386	\$155,228	\$30,000,000	\$30,909,030	\$182,386	\$129,520	\$30,000,000	\$35,368,320	\$96,333	\$147,996	\$96,312	\$147,996	\$96,349	\$148,206
\$35,000,000	\$43,218,000	\$212,856	\$181,099	\$35,000,000	\$36,060,535	\$212,856	\$151,107	\$35,000,000	\$41,263,040	\$112,391	\$172,697	\$112,370	\$172,697	\$112,407	\$172,907
\$40,000,000	\$49,392,000	\$243,325	\$206,970	\$40,000,000	\$41,212,040	\$243,325	\$172,693	\$40,000,000	\$47,157,760	\$128,449	\$197,398	\$128,428	\$197,398	\$128,465	\$197,608
\$45,000,000	\$55,566,000	\$273,795	\$232,842	\$45,000,000	\$46,363,545	\$273,795	\$194,280	\$45,000,000	\$53,052,480	\$144,507	\$222,099	\$144,486	\$222,099	\$144,523	\$222,309
\$50,000,000	\$61,740,000	\$304,265	\$258,713	\$50,000,000	\$51,515,050	\$304,265	\$215,867	\$50,000,000	\$58,947,200	\$160,565	\$246,800	\$160,544	\$246,800	\$160,581	\$247,010

CITY OF FREDONIA, 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	\$98	61.11%	\$55	34.43%	(\$108)	(74.14%)	(\$87)	(69.80%)	\$86	53.82%
\$100,000	\$196	61.11%	\$111	34.43%	(\$21)	(6.90%)	(\$0)	(0.07%)	\$173	53.82%
\$150,000	\$294	61.11%	\$166	34.43%	\$65	14.02%	\$86	19.36%	\$259	53.82%
\$200,000	\$248	31.59%	\$77	9.79%	\$152	24.22%	\$173	28.50%	\$346	53.82%
\$250,000	\$202	18.55%	(\$12)	(1.08%)	\$238	30.25%	\$259	33.80%	\$432	53.82%
\$300,000	\$156	11.21%	(\$101)	(7.21%)	\$325	34.25%	\$346	37.27%	\$519	53.82%
\$400,000	\$64	3.22%	(\$278)	(13.88%)	\$497	39.20%	\$518	41.53%	\$691	53.82%
\$500,000	(\$27)	(1.05%)	(\$456)	(17.44%)	\$670	42.15%	\$691	44.05%	\$864	53.82%
\$600,000	(\$119)	(3.71%)	(\$634)	(19.65%)	\$843	44.11%	\$864	45.71%	\$1,037	53.82%
\$700,000	(\$211)	(5.52%)	(\$811)	(21.16%)	\$1,016	45.51%	\$1,037	46.88%	\$1,210	53.82%
\$800,000	(\$303)	(6.83%)	(\$989)	(22.26%)	\$1,189	46.56%	\$1,210	47.76%	\$1,383	53.82%
\$900,000	(\$395)	(7.83%)	(\$1,167)	(23.09%)	\$1,362	47.37%	\$1,383	48.45%	\$1,556	53.82%
\$1,000,000	(\$487)	(8.61%)	(\$1,344)	(23.74%)	\$1,535	48.02%	\$1,556	48.99%	\$1,729	53.82%
\$2,000,000	(\$1,407)	(11.97%)	(\$3,121)	(26.55%)	\$3,263	50.93%	\$3,284	51.42%	\$3,457	53.82%
\$3,000,000	(\$2,327)	(13.04%)	(\$4,897)	(27.44%)	\$4,992	51.89%	\$5,013	52.22%	\$5,186	53.82%
\$4,000,000	(\$3,246)	(13.56%)	(\$6,674)	(27.87%)	\$6,720	52.38%	\$6,741	52.62%	\$6,914	53.82%
\$5,000,000	(\$4,166)	(13.87%)	(\$8,451)	(28.13%)	\$8,449	52.67%	\$8,470	52.87%	\$8,643	53.82%
\$6,000,000	(\$5,086)	(14.08%)	(\$10,227)	(28.31%)	\$10,178	52.86%	\$10,198	53.02%	\$10,371	53.82%
\$7,000,000	(\$6,005)	(14.22%)	(\$12,004)	(28.43%)	\$11,906	53.00%	\$11,927	53.14%	\$12,100	53.82%
\$8,000,000	(\$6,925)	(14.33%)	(\$13,781)	(28.52%)	\$13,635	53.10%	\$13,656	53.22%	\$13,829	53.82%
\$9,000,000	(\$7,845)	(14.42%)	(\$15,557)	(28.59%)	\$15,363	53.18%	\$15,384	53.29%	\$15,557	53.82%
\$10,000,000	(\$8,765)	(14.49%)	(\$17,334)	(28.65%)	\$17,092	53.24%	\$17,113	53.34%	\$17,286	53.82%
\$15,000,000	(\$13,363)	(14.69%)	(\$26,217)	(28.82%)	\$25,735	53.44%	\$25,756	53.50%	\$25,929	53.82%
\$20,000,000	(\$17,961)	(14.79%)	(\$35,100)	(28.90%)	\$34,378	53.53%	\$34,399	53.58%	\$34,572	53.82%
\$25,000,000	(\$22,560)	(14.85%)	(\$43,983)	(28.95%)	\$43,021	53.59%	\$43,041	53.63%	\$43,215	53.82%
\$30,000,000	(\$27,158)	(14.89%)	(\$52,866)	(28.99%)	\$51,664	53.63%	\$51,684	53.66%	\$51,857	53.82%
\$35,000,000	(\$31,757)	(14.92%)	(\$61,749)	(29.01%)	\$60,306	53.66%	\$60,327	53.69%	\$60,500	53.82%
\$40,000,000	(\$36,355)	(14.94%)	(\$70,632)	(29.03%)	\$68,949	53.68%	\$68,970	53.70%	\$69,143	53.82%
\$45,000,000	(\$40,954)	(14.96%)	(\$79,515)	(29.04%)	\$77,592	53.69%	\$77,613	53.72%	\$77,786	53.82%
\$50,000,000	(\$45,552)	(14.97%)	(\$88,398)	(29.05%)	\$86,235	53.71%	\$86,256	53.73%	\$86,429	53.82%