

CITY OF FORT ATKINSON, 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	\$8.50500	\$100,701	\$0	\$100,701	
2026-27	\$4.91752	\$102,715	\$783	\$103,498	2.8%
2027-28	\$4.95501	\$104,037	\$789	\$104,826	1.3%
2028-29	\$4.81869	\$106,923	\$767	\$107,690	2.7%
2029-30	\$4.85327	\$108,291	\$773	\$109,064	1.3%
2030-31	\$4.71809	\$111,246	\$751	\$111,997	2.7%
2031-32	\$4.74996	\$112,585	\$756	\$113,342	1.2%
2032-33	\$4.61920	\$115,609	\$736	\$116,344	2.6%
2033-34	\$4.64883	\$116,926	\$740	\$117,666	1.1%
2034-35	\$4.52228	\$120,020	\$720	\$120,740	2.6%
2035-36	\$4.55092	\$121,343	\$725	\$122,068	1.1%

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	\$24,638,610	\$11,840,170	\$0	\$11,840,170
2026-27	\$21,820,698	\$21,046,752	\$0	\$21,046,752
2027-28	\$21,929,559	\$21,155,613	\$0	\$21,155,613
2028-29	\$23,122,392	\$22,348,446	\$0	\$22,348,446
2029-30	\$23,246,253	\$22,472,307	\$0	\$22,472,307
2030-31	\$24,511,707	\$23,737,761	\$0	\$23,737,761
2031-32	\$24,635,568	\$23,861,622	\$0	\$23,861,622
2032-33	\$25,961,023	\$25,187,077	\$0	\$25,187,077
2033-34	\$26,084,884	\$25,310,938	\$0	\$25,310,938
2034-35	\$27,472,822	\$26,698,876	\$0	\$26,698,876
2035-36	\$27,596,683	\$26,822,737	\$0	\$26,822,737

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.44%	-2.21%	82.23%	15.17%	0.00%	1.04%
2026-27	109.92%	-26.15%	83.77%	14.46%	0.00%	0.58%
2027-28	110.11%	-26.25%	83.85%	14.39%	0.00%	0.58%
2028-29	109.11%	-25.07%	84.04%	14.30%	0.00%	0.55%
2029-30	109.22%	-25.09%	84.13%	14.22%	0.00%	0.55%
2030-31	108.20%	-23.89%	84.31%	14.14%	0.00%	0.52%
2031-32	108.31%	-23.92%	84.39%	14.07%	0.00%	0.52%
2032-33	107.35%	-22.79%	84.56%	13.99%	0.00%	0.49%
2033-34	107.45%	-22.82%	84.63%	13.92%	0.00%	0.49%
2034-35	106.54%	-21.76%	84.78%	13.86%	0.00%	0.46%
2035-36	106.64%	-21.79%	84.85%	13.80%	0.00%	0.46%

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 FORT ATKINSON, 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	\$11,840,170	\$8.50500	\$100,701
2026-27	\$21,046,752	\$4.91752	\$103,498
2027-28	\$21,155,613	\$4.95501	\$104,826
2028-29	\$22,348,446	\$4.81869	\$107,690
2029-30	\$22,472,307	\$4.85327	\$109,064
2030-31	\$23,737,761	\$4.71809	\$111,997
2031-32	\$23,861,622	\$4.74996	\$113,342
2032-33	\$25,187,077	\$4.61920	\$116,344
2033-34	\$25,310,938	\$4.64883	\$117,666
2034-35	\$26,698,876	\$4.52228	\$120,740
2035-36	\$26,822,737	\$4.55092	\$122,068

CITY OF FORT ATKINSON, 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	\$11,840,170	\$8.50500	\$100,701
2026-27	\$12,103,119	\$8.50500	\$102,937
2027-28	\$12,390,825	\$8.50500	\$105,384
2028-29	\$12,871,305	\$8.10000	\$104,258
2029-30	\$13,174,281	\$8.10000	\$106,712
2030-31	\$13,681,109	\$8.10000	\$110,817
2031-32	\$14,000,123	\$8.10000	\$113,401
2032-33	\$14,534,669	\$8.10000	\$117,731
2033-34	\$14,870,607	\$8.10000	\$120,452
2034-35	\$15,434,342	\$8.10000	\$125,018
2035-36	\$15,788,054	\$8.10000	\$127,883

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	\$8,943,633	(\$3.58748)	\$561
2027-28	\$8,764,788	(\$3.54999)	-\$558
2028-29	\$9,477,141	(\$3.28131)	\$3,433
2029-30	\$9,298,026	(\$3.24673)	\$2,352
2030-31	\$10,056,652	(\$3.38191)	\$1,180
2031-32	\$9,861,499	(\$3.35004)	-\$59
2032-33	\$10,652,408	(\$3.48080)	-\$1,387
2033-34	\$10,440,332	(\$3.45117)	-\$2,786
2034-35	\$11,264,534	(\$3.57772)	-\$4,278
2035-36	\$11,034,683	(\$3.54908)	-\$5,815

CITY OF FORT ATKINSON, 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	\$202	\$291	\$50,000	\$51,515	\$202	\$243	\$50,000	\$58,947	\$182	\$42	\$156	\$42	\$202	\$278
\$100,000	\$123,480	\$403	\$583	\$100,000	\$103,030	\$403	\$486	\$100,000	\$117,894	\$384	\$320	\$358	\$320	\$403	\$556
\$150,000	\$185,220	\$605	\$874	\$150,000	\$154,545	\$605	\$729	\$150,000	\$176,842	\$586	\$598	\$559	\$598	\$605	\$834
\$200,000	\$246,960	\$988	\$1,165	\$200,000	\$206,060	\$988	\$972	\$200,000	\$235,789	\$787	\$877	\$761	\$877	\$807	\$1,112
\$250,000	\$308,700	\$1,371	\$1,456	\$250,000	\$257,575	\$1,371	\$1,215	\$250,000	\$294,736	\$989	\$1,155	\$963	\$1,155	\$1,009	\$1,391
\$300,000	\$370,440	\$1,753	\$1,748	\$300,000	\$309,090	\$1,753	\$1,458	\$300,000	\$353,683	\$1,191	\$1,433	\$1,164	\$1,433	\$1,210	\$1,669
\$400,000	\$493,920	\$2,519	\$2,330	\$400,000	\$412,120	\$2,519	\$1,944	\$400,000	\$471,578	\$1,594	\$1,989	\$1,568	\$1,989	\$1,614	\$2,225
\$500,000	\$617,400	\$3,284	\$2,913	\$500,000	\$515,151	\$3,284	\$2,431	\$500,000	\$589,472	\$1,997	\$2,545	\$1,971	\$2,545	\$2,017	\$2,781
\$600,000	\$740,880	\$4,050	\$3,496	\$600,000	\$618,181	\$4,050	\$2,917	\$600,000	\$707,366	\$2,401	\$3,102	\$2,375	\$3,102	\$2,420	\$3,337
\$700,000	\$864,360	\$4,815	\$4,078	\$700,000	\$721,211	\$4,815	\$3,403	\$700,000	\$825,261	\$2,804	\$3,658	\$2,778	\$3,658	\$2,824	\$3,894
\$800,000	\$987,840	\$5,581	\$4,661	\$800,000	\$824,241	\$5,581	\$3,889	\$800,000	\$943,155	\$3,208	\$4,214	\$3,181	\$4,214	\$3,227	\$4,450
\$900,000	\$1,111,320	\$6,346	\$5,243	\$900,000	\$927,271	\$6,346	\$4,375	\$900,000	\$1,061,050	\$3,611	\$4,770	\$3,585	\$4,770	\$3,631	\$5,006
\$1,000,000	\$1,234,800	\$7,111	\$5,826	\$1,000,000	\$1,030,301	\$7,111	\$4,861	\$1,000,000	\$1,178,944	\$4,014	\$5,326	\$3,988	\$5,326	\$4,034	\$5,562
\$2,000,000	\$2,469,600	\$14,766	\$11,652	\$2,000,000	\$2,060,602	\$14,766	\$9,722	\$2,000,000	\$2,357,888	\$8,049	\$10,889	\$8,022	\$10,889	\$8,068	\$11,125
\$3,000,000	\$3,704,400	\$22,420	\$17,478	\$3,000,000	\$3,090,903	\$22,420	\$14,583	\$3,000,000	\$3,536,832	\$12,083	\$16,451	\$12,056	\$16,451	\$12,102	\$16,687
\$4,000,000	\$4,939,200	\$30,075	\$23,304	\$4,000,000	\$4,121,204	\$30,075	\$19,444	\$4,000,000	\$4,715,776	\$16,117	\$22,014	\$16,090	\$22,014	\$16,136	\$22,249
\$5,000,000	\$6,174,000	\$37,729	\$29,129	\$5,000,000	\$5,151,505	\$37,729	\$24,305	\$5,000,000	\$5,894,720	\$20,151	\$27,576	\$20,125	\$27,576	\$20,170	\$27,812
\$6,000,000	\$7,408,800	\$45,384	\$34,955	\$6,000,000	\$6,181,806	\$45,384	\$29,166	\$6,000,000	\$7,073,664	\$24,185	\$33,138	\$24,159	\$33,138	\$24,204	\$33,374
\$7,000,000	\$8,643,600	\$53,038	\$40,781	\$7,000,000	\$7,212,107	\$53,038	\$34,027	\$7,000,000	\$8,252,608	\$28,219	\$38,701	\$28,193	\$38,701	\$28,238	\$38,937
\$8,000,000	\$9,878,400	\$60,693	\$46,607	\$8,000,000	\$8,242,408	\$60,693	\$38,888	\$8,000,000	\$9,431,552	\$32,253	\$44,263	\$32,227	\$44,263	\$32,272	\$44,499
\$9,000,000	\$11,113,200	\$68,347	\$52,433	\$9,000,000	\$9,272,709	\$68,347	\$43,749	\$9,000,000	\$10,610,496	\$36,287	\$49,825	\$36,261	\$49,825	\$36,307	\$50,061
\$10,000,000	\$12,348,000	\$76,002	\$58,259	\$10,000,000	\$10,303,010	\$76,002	\$48,611	\$10,000,000	\$11,789,440	\$40,321	\$55,388	\$40,295	\$55,388	\$40,341	\$55,624
\$15,000,000	\$18,522,000	\$114,274	\$87,388	\$15,000,000	\$15,454,515	\$114,274	\$72,916	\$15,000,000	\$17,684,160	\$60,491	\$83,200	\$60,465	\$83,200	\$60,511	\$83,435
\$20,000,000	\$24,696,000	\$152,547	\$116,518	\$20,000,000	\$20,606,020	\$152,547	\$97,221	\$20,000,000	\$23,578,880	\$80,662	\$111,011	\$80,635	\$111,011	\$80,681	\$111,247
\$25,000,000	\$30,870,000	\$190,819	\$145,647	\$25,000,000	\$25,757,525	\$190,819	\$121,526	\$25,000,000	\$29,473,600	\$100,832	\$138,823	\$100,806	\$138,823	\$100,851	\$139,059
\$30,000,000	\$37,044,000	\$229,092	\$174,777	\$30,000,000	\$30,909,030	\$229,092	\$145,832	\$30,000,000	\$35,368,320	\$121,002	\$166,635	\$120,976	\$166,635	\$121,022	\$166,871
\$35,000,000	\$43,218,000	\$267,364	\$203,906	\$35,000,000	\$36,060,535	\$267,364	\$170,137	\$35,000,000	\$41,263,040	\$141,172	\$194,447	\$141,146	\$194,447	\$141,192	\$194,683
\$40,000,000	\$49,392,000	\$305,637	\$233,036	\$40,000,000	\$41,212,040	\$305,637	\$194,442	\$40,000,000	\$47,157,760	\$161,343	\$222,259	\$161,317	\$222,259	\$161,362	\$222,495
\$45,000,000	\$55,566,000	\$343,909	\$262,165	\$45,000,000	\$46,363,545	\$343,909	\$218,747	\$45,000,000	\$53,052,480	\$181,513	\$250,070	\$181,487	\$250,070	\$181,533	\$250,306
\$50,000,000	\$61,740,000	\$382,182	\$291,295	\$50,000,000	\$51,515,050	\$382,182	\$243,053	\$50,000,000	\$58,947,200	\$201,683	\$277,882	\$201,657	\$277,882	\$201,703	\$278,118

CITY OF FORT ATKINSON, 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	\$90	44.42%	\$41	20.50%	(\$140)	(76.82%)	(\$114)	(72.93%)	\$76	37.89%
\$100,000	\$179	44.42%	\$83	20.50%	(\$64)	(16.55%)	(\$37)	(10.43%)	\$153	37.89%
\$150,000	\$269	44.42%	\$124	20.50%	\$13	2.20%	\$39	7.00%	\$229	37.89%
\$200,000	\$177	17.95%	(\$16)	(1.58%)	\$89	11.35%	\$116	15.18%	\$306	37.89%
\$250,000	\$86	6.27%	(\$155)	(11.33%)	\$166	16.76%	\$192	19.94%	\$382	37.89%
\$300,000	(\$6)	(0.31%)	(\$295)	(16.82%)	\$242	20.34%	\$268	23.05%	\$458	37.89%
\$400,000	(\$188)	(7.48%)	(\$574)	(22.80%)	\$395	24.78%	\$421	26.87%	\$611	37.89%
\$500,000	(\$371)	(11.30%)	(\$854)	(25.99%)	\$548	27.43%	\$574	29.12%	\$764	37.89%
\$600,000	(\$554)	(13.68%)	(\$1,133)	(27.98%)	\$701	29.18%	\$727	30.61%	\$917	37.89%
\$700,000	(\$737)	(15.31%)	(\$1,412)	(29.33%)	\$853	30.43%	\$880	31.67%	\$1,070	37.89%
\$800,000	(\$920)	(16.48%)	(\$1,692)	(30.31%)	\$1,006	31.37%	\$1,033	32.45%	\$1,223	37.89%
\$900,000	(\$1,103)	(17.38%)	(\$1,971)	(31.06%)	\$1,159	32.10%	\$1,185	33.07%	\$1,375	37.89%
\$1,000,000	(\$1,286)	(18.08%)	(\$2,250)	(31.64%)	\$1,312	32.68%	\$1,338	33.55%	\$1,528	37.89%
\$2,000,000	(\$3,114)	(21.09%)	(\$5,044)	(34.16%)	\$2,840	35.29%	\$2,866	35.73%	\$3,057	37.89%
\$3,000,000	(\$4,943)	(22.05%)	(\$7,837)	(34.96%)	\$4,369	36.16%	\$4,395	36.45%	\$4,585	37.89%
\$4,000,000	(\$6,771)	(22.51%)	(\$10,631)	(35.35%)	\$5,897	36.59%	\$5,923	36.81%	\$6,113	37.89%
\$5,000,000	(\$8,600)	(22.79%)	(\$13,424)	(35.58%)	\$7,425	36.85%	\$7,451	37.03%	\$7,642	37.89%
\$6,000,000	(\$10,429)	(22.98%)	(\$16,218)	(35.73%)	\$8,953	37.02%	\$8,980	37.17%	\$9,170	37.89%
\$7,000,000	(\$12,257)	(23.11%)	(\$19,011)	(35.84%)	\$10,482	37.14%	\$10,508	37.27%	\$10,698	37.89%
\$8,000,000	(\$14,086)	(23.21%)	(\$21,805)	(35.93%)	\$12,010	37.24%	\$12,036	37.35%	\$12,226	37.89%
\$9,000,000	(\$15,914)	(23.28%)	(\$24,598)	(35.99%)	\$13,538	37.31%	\$13,565	37.41%	\$13,755	37.89%
\$10,000,000	(\$17,743)	(23.35%)	(\$27,391)	(36.04%)	\$15,067	37.37%	\$15,093	37.46%	\$15,283	37.89%
\$15,000,000	(\$26,886)	(23.53%)	(\$41,359)	(36.19%)	\$22,708	37.54%	\$22,734	37.60%	\$22,925	37.89%
\$20,000,000	(\$36,029)	(23.62%)	(\$55,326)	(36.27%)	\$30,350	37.63%	\$30,376	37.67%	\$30,566	37.89%
\$25,000,000	(\$45,172)	(23.67%)	(\$69,293)	(36.31%)	\$37,991	37.68%	\$38,018	37.71%	\$38,208	37.89%
\$30,000,000	(\$54,315)	(23.71%)	(\$83,260)	(36.34%)	\$45,633	37.71%	\$45,659	37.74%	\$45,849	37.89%
\$35,000,000	(\$63,458)	(23.73%)	(\$97,228)	(36.37%)	\$53,274	37.74%	\$53,301	37.76%	\$53,491	37.89%
\$40,000,000	(\$72,601)	(23.75%)	(\$111,195)	(36.38%)	\$60,916	37.76%	\$60,942	37.78%	\$61,132	37.89%
\$45,000,000	(\$81,744)	(23.77%)	(\$125,162)	(36.39%)	\$68,557	37.77%	\$68,584	37.79%	\$68,774	37.89%
\$50,000,000	(\$90,887)	(23.78%)	(\$139,129)	(36.40%)	\$76,199	37.78%	\$76,225	37.80%	\$76,415	37.89%