

CITY OF FARRAGUT, 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	\$8.20598	\$94,643	\$0	\$94,643	
2026-27	\$4.81931	\$96,536	\$287	\$96,823	2.3%
2027-28	\$4.85312	\$97,308	\$289	\$97,597	0.8%
2028-29	\$4.70950	\$99,549	\$281	\$99,829	2.3%
2029-30	\$4.73601	\$100,328	\$282	\$100,611	0.8%
2030-31	\$4.59228	\$102,623	\$274	\$102,896	2.3%
2031-32	\$4.61797	\$103,411	\$275	\$103,686	0.8%
2032-33	\$4.48019	\$105,759	\$267	\$106,026	2.3%
2033-34	\$4.50511	\$106,557	\$268	\$106,825	0.8%
2034-35	\$4.37287	\$108,962	\$261	\$109,222	2.2%
2035-36	\$4.39707	\$109,768	\$262	\$110,030	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	\$24,668,548	\$11,533,474	\$0	\$11,533,474
2026-27	\$20,787,647	\$20,090,751	\$0	\$20,090,751
2027-28	\$20,806,987	\$20,110,091	\$0	\$20,110,091
2028-29	\$21,894,291	\$21,197,395	\$0	\$21,197,395
2029-30	\$21,940,631	\$21,243,735	\$0	\$21,243,735
2030-31	\$23,103,251	\$22,406,355	\$0	\$22,406,355
2031-32	\$23,149,591	\$22,452,695	\$0	\$22,452,695
2032-33	\$24,362,501	\$23,665,605	\$0	\$23,665,605
2033-34	\$24,408,841	\$23,711,945	\$0	\$23,711,945
2034-35	\$25,674,099	\$24,977,203	\$0	\$24,977,203
2035-36	\$25,720,439	\$25,023,543	\$0	\$25,023,543

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	91.81%	-2.57%	89.24%	8.26%	0.78%	1.73%
2026-27	121.41%	-32.13%	89.28%	8.77%	0.86%	0.99%
2027-28	121.59%	-32.30%	89.29%	8.77%	0.86%	0.99%
2028-29	120.25%	-30.83%	89.42%	8.73%	0.82%	0.94%
2029-30	120.27%	-30.83%	89.44%	8.71%	0.82%	0.94%
2030-31	118.86%	-29.28%	89.57%	8.67%	0.78%	0.89%
2031-32	118.88%	-29.28%	89.59%	8.66%	0.78%	0.89%
2032-33	117.55%	-27.83%	89.71%	8.62%	0.75%	0.84%
2033-34	117.57%	-27.83%	89.73%	8.61%	0.75%	0.84%
2034-35	116.32%	-26.47%	89.84%	8.58%	0.72%	0.80%
2035-36	116.34%	-26.48%	89.86%	8.56%	0.72%	0.80%

**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 FARRAGUT, 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	\$11,533,474	\$8.20598	\$94,643
2026-27	\$20,090,751	\$4.81931	\$96,823
2027-28	\$20,110,091	\$4.85312	\$97,597
2028-29	\$21,197,395	\$4.70950	\$99,829
2029-30	\$21,243,735	\$4.73601	\$100,611
2030-31	\$22,406,355	\$4.59228	\$102,896
2031-32	\$22,452,695	\$4.61797	\$103,686
2032-33	\$23,665,605	\$4.48019	\$106,026
2033-34	\$23,711,945	\$4.50511	\$106,825
2034-35	\$24,977,203	\$4.37287	\$109,222
2035-36	\$25,023,543	\$4.39707	\$110,030

CITY OF FARRAGUT, 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	\$11,533,474	\$8.20598	\$94,643
2026-27	\$11,649,990	\$8.20598	\$95,600
2027-28	\$11,905,294	\$8.20598	\$97,695
2028-29	\$12,311,043	\$8.10000	\$99,719
2029-30	\$12,579,783	\$8.10000	\$101,896
2030-31	\$13,007,130	\$8.10000	\$105,358
2031-32	\$13,289,976	\$8.10000	\$107,649
2032-33	\$13,740,039	\$8.10000	\$111,294
2033-34	\$14,037,773	\$8.10000	\$113,706
2034-35	\$14,511,757	\$8.10000	\$117,545
2035-36	\$14,825,123	\$8.10000	\$120,083

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	\$8,440,761	(\$3.38667)	\$1,224
2027-28	\$8,204,797	(\$3.35286)	-\$98
2028-29	\$8,886,353	(\$3.39050)	\$110
2029-30	\$8,663,953	(\$3.36399)	-\$1,286
2030-31	\$9,399,224	(\$3.50772)	-\$2,462
2031-32	\$9,162,719	(\$3.48203)	-\$3,963
2032-33	\$9,925,566	(\$3.61981)	-\$5,268
2033-34	\$9,674,171	(\$3.59489)	-\$6,881
2034-35	\$10,465,446	(\$3.72713)	-\$8,323
2035-36	\$10,198,421	(\$3.70293)	-\$10,053

CITY OF FARRAGUT, 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	\$195	\$284	\$50,000	\$51,515	\$195	\$237	\$50,000	\$58,947	\$176	\$41	\$150	\$41	\$195	\$271
\$100,000	\$123,480	\$389	\$567	\$100,000	\$103,030	\$389	\$473	\$100,000	\$117,894	\$370	\$312	\$345	\$312	\$389	\$541
\$150,000	\$185,220	\$584	\$851	\$150,000	\$154,545	\$584	\$710	\$150,000	\$176,842	\$565	\$582	\$540	\$582	\$584	\$812
\$200,000	\$246,960	\$953	\$1,134	\$200,000	\$206,060	\$953	\$946	\$200,000	\$235,789	\$760	\$853	\$734	\$853	\$778	\$1,083
\$250,000	\$308,700	\$1,322	\$1,418	\$250,000	\$257,575	\$1,322	\$1,183	\$250,000	\$294,736	\$954	\$1,124	\$929	\$1,124	\$973	\$1,354
\$300,000	\$370,440	\$1,692	\$1,701	\$300,000	\$309,090	\$1,692	\$1,419	\$300,000	\$353,683	\$1,149	\$1,395	\$1,123	\$1,395	\$1,168	\$1,624
\$400,000	\$493,920	\$2,430	\$2,268	\$400,000	\$412,120	\$2,430	\$1,893	\$400,000	\$471,578	\$1,538	\$1,936	\$1,513	\$1,936	\$1,557	\$2,166
\$500,000	\$617,400	\$3,169	\$2,835	\$500,000	\$515,151	\$3,169	\$2,366	\$500,000	\$589,472	\$1,927	\$2,477	\$1,902	\$2,477	\$1,946	\$2,707
\$600,000	\$740,880	\$3,907	\$3,402	\$600,000	\$618,181	\$3,907	\$2,839	\$600,000	\$707,366	\$2,316	\$3,019	\$2,291	\$3,019	\$2,335	\$3,248
\$700,000	\$864,360	\$4,646	\$3,969	\$700,000	\$721,211	\$4,646	\$3,312	\$700,000	\$825,261	\$2,706	\$3,560	\$2,680	\$3,560	\$2,725	\$3,790
\$800,000	\$987,840	\$5,384	\$4,536	\$800,000	\$824,241	\$5,384	\$3,785	\$800,000	\$943,155	\$3,095	\$4,102	\$3,070	\$4,102	\$3,114	\$4,331
\$900,000	\$1,111,320	\$6,123	\$5,103	\$900,000	\$927,271	\$6,123	\$4,258	\$900,000	\$1,061,050	\$3,484	\$4,643	\$3,459	\$4,643	\$3,503	\$4,873
\$1,000,000	\$1,234,800	\$6,861	\$5,671	\$1,000,000	\$1,030,301	\$6,861	\$4,731	\$1,000,000	\$1,178,944	\$3,873	\$5,184	\$3,848	\$5,184	\$3,892	\$5,414
\$2,000,000	\$2,469,600	\$14,247	\$11,341	\$2,000,000	\$2,060,602	\$14,247	\$9,463	\$2,000,000	\$2,357,888	\$7,766	\$10,598	\$7,740	\$10,598	\$7,784	\$10,828
\$3,000,000	\$3,704,400	\$21,632	\$17,012	\$3,000,000	\$3,090,903	\$21,632	\$14,194	\$3,000,000	\$3,536,832	\$11,658	\$16,013	\$11,633	\$16,013	\$11,677	\$16,242
\$4,000,000	\$4,939,200	\$29,018	\$22,682	\$4,000,000	\$4,121,204	\$29,018	\$18,926	\$4,000,000	\$4,715,776	\$15,550	\$21,427	\$15,525	\$21,427	\$15,569	\$21,656
\$5,000,000	\$6,174,000	\$36,403	\$28,353	\$5,000,000	\$5,151,505	\$36,403	\$23,657	\$5,000,000	\$5,894,720	\$19,442	\$26,841	\$19,417	\$26,841	\$19,461	\$27,070
\$6,000,000	\$7,408,800	\$43,788	\$34,023	\$6,000,000	\$6,181,806	\$43,788	\$28,389	\$6,000,000	\$7,073,664	\$23,334	\$32,255	\$23,309	\$32,255	\$23,353	\$32,484
\$7,000,000	\$8,643,600	\$51,174	\$39,694	\$7,000,000	\$7,212,107	\$51,174	\$33,120	\$7,000,000	\$8,252,608	\$27,227	\$37,669	\$27,201	\$37,669	\$27,246	\$37,898
\$8,000,000	\$9,878,400	\$58,559	\$45,364	\$8,000,000	\$8,242,408	\$58,559	\$37,851	\$8,000,000	\$9,431,552	\$31,119	\$43,083	\$31,094	\$43,083	\$31,138	\$43,312
\$9,000,000	\$11,113,200	\$65,944	\$51,035	\$9,000,000	\$9,272,709	\$65,944	\$42,583	\$9,000,000	\$10,610,496	\$35,011	\$48,497	\$34,986	\$48,497	\$35,030	\$48,726
\$10,000,000	\$12,348,000	\$73,330	\$56,705	\$10,000,000	\$10,303,010	\$73,330	\$47,314	\$10,000,000	\$11,789,440	\$38,903	\$53,911	\$38,878	\$53,911	\$38,922	\$54,140
\$15,000,000	\$18,522,000	\$110,257	\$85,058	\$15,000,000	\$15,454,515	\$110,257	\$70,971	\$15,000,000	\$17,684,160	\$58,365	\$80,981	\$58,339	\$80,981	\$58,383	\$81,211
\$20,000,000	\$24,696,000	\$147,184	\$113,411	\$20,000,000	\$20,606,020	\$147,184	\$94,629	\$20,000,000	\$23,578,880	\$77,826	\$108,051	\$77,800	\$108,051	\$77,845	\$108,281
\$25,000,000	\$30,870,000	\$184,111	\$141,764	\$25,000,000	\$25,757,525	\$184,111	\$118,286	\$25,000,000	\$29,473,600	\$97,287	\$135,121	\$97,262	\$135,121	\$97,306	\$135,351
\$30,000,000	\$37,044,000	\$221,037	\$170,116	\$30,000,000	\$30,909,030	\$221,037	\$141,943	\$30,000,000	\$35,368,320	\$116,748	\$162,192	\$116,723	\$162,192	\$116,767	\$162,421
\$35,000,000	\$43,218,000	\$257,964	\$198,469	\$35,000,000	\$36,060,535	\$257,964	\$165,600	\$35,000,000	\$41,263,040	\$136,209	\$189,262	\$136,184	\$189,262	\$136,228	\$189,491
\$40,000,000	\$49,392,000	\$294,891	\$226,822	\$40,000,000	\$41,212,040	\$294,891	\$189,257	\$40,000,000	\$47,157,760	\$155,670	\$216,332	\$155,645	\$216,332	\$155,689	\$216,562
\$45,000,000	\$55,566,000	\$331,818	\$255,175	\$45,000,000	\$46,363,545	\$331,818	\$212,914	\$45,000,000	\$53,052,480	\$175,131	\$243,402	\$175,106	\$243,402	\$175,150	\$243,632
\$50,000,000	\$61,740,000	\$368,745	\$283,527	\$50,000,000	\$51,515,050	\$368,745	\$236,572	\$50,000,000	\$58,947,200	\$194,593	\$270,472	\$194,567	\$270,472	\$194,611	\$270,702

CITY OF FARRAGUT, 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	\$89	45.69%	\$42	21.56%	(\$135)	(76.62%)	(\$109)	(72.69%)	\$76	39.10%
\$100,000	\$178	45.69%	\$84	21.56%	(\$59)	(15.81%)	(\$33)	(9.64%)	\$152	39.10%
\$150,000	\$267	45.69%	\$126	21.56%	\$18	3.10%	\$43	7.94%	\$228	39.10%
\$200,000	\$181	18.99%	(\$7)	(0.72%)	\$94	12.33%	\$119	16.20%	\$304	39.10%
\$250,000	\$95	7.20%	(\$140)	(10.55%)	\$170	17.79%	\$195	20.99%	\$380	39.10%
\$300,000	\$10	0.56%	(\$272)	(16.09%)	\$246	21.40%	\$271	24.13%	\$457	39.10%
\$400,000	(\$162)	(6.66%)	(\$538)	(22.12%)	\$398	25.88%	\$423	27.98%	\$609	39.10%
\$500,000	(\$333)	(10.52%)	(\$803)	(25.34%)	\$550	28.55%	\$575	30.26%	\$761	39.10%
\$600,000	(\$505)	(12.92%)	(\$1,068)	(27.34%)	\$702	30.32%	\$728	31.76%	\$913	39.10%
\$700,000	(\$676)	(14.56%)	(\$1,334)	(28.71%)	\$855	31.58%	\$880	32.82%	\$1,065	39.10%
\$800,000	(\$848)	(15.75%)	(\$1,599)	(29.70%)	\$1,007	32.53%	\$1,032	33.62%	\$1,217	39.10%
\$900,000	(\$1,019)	(16.65%)	(\$1,865)	(30.45%)	\$1,159	33.26%	\$1,184	34.24%	\$1,370	39.10%
\$1,000,000	(\$1,191)	(17.36%)	(\$2,130)	(31.04%)	\$1,311	33.85%	\$1,336	34.73%	\$1,522	39.10%
\$2,000,000	(\$2,906)	(20.40%)	(\$4,784)	(33.58%)	\$2,833	36.48%	\$2,858	36.93%	\$3,044	39.10%
\$3,000,000	(\$4,621)	(21.36%)	(\$7,438)	(34.38%)	\$4,355	37.35%	\$4,380	37.65%	\$4,565	39.10%
\$4,000,000	(\$6,335)	(21.83%)	(\$10,092)	(34.78%)	\$5,877	37.79%	\$5,902	38.02%	\$6,087	39.10%
\$5,000,000	(\$8,050)	(22.11%)	(\$12,746)	(35.01%)	\$7,398	38.05%	\$7,424	38.23%	\$7,609	39.10%
\$6,000,000	(\$9,765)	(22.30%)	(\$15,400)	(35.17%)	\$8,920	38.23%	\$8,945	38.38%	\$9,131	39.10%
\$7,000,000	(\$11,480)	(22.43%)	(\$18,054)	(35.28%)	\$10,442	38.35%	\$10,467	38.48%	\$10,653	39.10%
\$8,000,000	(\$13,195)	(22.53%)	(\$20,708)	(35.36%)	\$11,964	38.45%	\$11,989	38.56%	\$12,175	39.10%
\$9,000,000	(\$14,910)	(22.61%)	(\$23,362)	(35.43%)	\$13,486	38.52%	\$13,511	38.62%	\$13,696	39.10%
\$10,000,000	(\$16,624)	(22.67%)	(\$26,016)	(35.48%)	\$15,007	38.58%	\$15,033	38.67%	\$15,218	39.10%
\$15,000,000	(\$25,199)	(22.85%)	(\$39,285)	(35.63%)	\$22,616	38.75%	\$22,642	38.81%	\$22,827	39.10%
\$20,000,000	(\$33,773)	(22.95%)	(\$52,555)	(35.71%)	\$30,226	38.84%	\$30,251	38.88%	\$30,436	39.10%
\$25,000,000	(\$42,347)	(23.00%)	(\$65,825)	(35.75%)	\$37,835	38.89%	\$37,860	38.93%	\$38,045	39.10%
\$30,000,000	(\$50,921)	(23.04%)	(\$79,095)	(35.78%)	\$45,444	38.92%	\$45,469	38.95%	\$45,654	39.10%
\$35,000,000	(\$59,495)	(23.06%)	(\$92,364)	(35.81%)	\$53,053	38.95%	\$53,078	38.98%	\$53,263	39.10%
\$40,000,000	(\$68,069)	(23.08%)	(\$105,634)	(35.82%)	\$60,662	38.97%	\$60,687	38.99%	\$60,873	39.10%
\$45,000,000	(\$76,644)	(23.10%)	(\$118,904)	(35.83%)	\$68,271	38.98%	\$68,296	39.00%	\$68,482	39.10%
\$50,000,000	(\$85,218)	(23.11%)	(\$132,174)	(35.84%)	\$75,880	38.99%	\$75,905	39.01%	\$76,091	39.10%