

CITY OF FOREST CITY, 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	\$7.94118	\$1,158,592	\$0	\$1,158,592	
2026-27	\$4.67363	\$1,181,764	\$3,358	\$1,185,121	2.3%
2027-28	\$4.70169	\$1,191,046	\$3,378	\$1,194,424	0.8%
2028-29	\$4.58588	\$1,218,312	\$3,294	\$1,221,607	2.3%
2029-30	\$4.61091	\$1,227,716	\$3,312	\$1,231,028	0.8%
2030-31	\$4.49593	\$1,255,648	\$3,230	\$1,258,878	2.3%
2031-32	\$4.52037	\$1,265,173	\$3,247	\$1,268,421	0.8%
2032-33	\$4.40852	\$1,293,790	\$3,167	\$1,296,957	2.2%
2033-34	\$4.43239	\$1,303,443	\$3,184	\$1,306,627	0.7%
2034-35	\$4.32351	\$1,332,759	\$3,106	\$1,335,865	2.2%
2035-36	\$4.34683	\$1,342,544	\$3,123	\$1,345,666	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	\$296,235,126	\$145,896,665	\$15,476,760	\$161,373,425
2026-27	\$273,916,684	\$253,576,059	\$17,367,679	\$270,943,738
2027-28	\$274,398,799	\$254,041,319	\$17,384,533	\$271,425,853
2028-29	\$287,627,080	\$266,384,363	\$18,269,771	\$284,654,134
2029-30	\$288,241,195	\$266,981,623	\$18,286,625	\$285,268,249
2030-31	\$302,193,757	\$280,003,844	\$19,216,968	\$299,220,811
2031-32	\$302,807,872	\$280,601,104	\$19,233,822	\$299,834,926
2032-33	\$317,377,871	\$294,193,401	\$20,211,524	\$314,404,925
2033-34	\$317,991,986	\$294,790,662	\$20,228,378	\$315,019,040
2034-35	\$333,205,660	\$308,976,905	\$21,255,808	\$330,232,714
2035-36	\$333,819,774	\$309,574,166	\$21,272,662	\$330,846,828

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	65.90%	-1.72%	64.18%	22.76%	12.21%	0.35%
2026-27	90.41%	-19.24%	71.17%	19.86%	8.38%	0.21%
2027-28	90.45%	-19.30%	71.15%	19.89%	8.36%	0.21%
2028-29	89.88%	-18.49%	71.40%	19.98%	8.06%	0.20%
2029-30	89.88%	-18.49%	71.39%	20.00%	8.04%	0.20%
2030-31	89.30%	-17.67%	71.63%	20.08%	7.74%	0.19%
2031-32	89.30%	-17.67%	71.63%	20.11%	7.73%	0.19%
2032-33	88.74%	-16.89%	71.85%	20.19%	7.45%	0.18%
2033-34	88.74%	-16.90%	71.85%	20.21%	7.43%	0.18%
2034-35	88.20%	-16.15%	72.05%	20.30%	7.16%	0.17%
2035-36	88.20%	-16.16%	72.05%	20.32%	7.15%	0.17%

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 FOREST CITY, 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	\$145,896,665	\$7.94118	\$1,158,592
2026-27	\$253,576,059	\$4.67363	\$1,185,121
2027-28	\$254,041,319	\$4.70169	\$1,194,424
2028-29	\$266,384,363	\$4.58588	\$1,221,607
2029-30	\$266,981,623	\$4.61091	\$1,231,028
2030-31	\$280,003,844	\$4.49593	\$1,258,878
2031-32	\$280,601,104	\$4.52037	\$1,268,421
2032-33	\$294,193,401	\$4.40852	\$1,296,957
2033-34	\$294,790,662	\$4.43239	\$1,306,627
2034-35	\$308,976,905	\$4.32351	\$1,335,865
2035-36	\$309,574,166	\$4.34683	\$1,345,666

CITY OF FOREST CITY, 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	\$145,896,665	\$7.94118	\$1,158,592
2026-27	\$148,836,361	\$7.94118	\$1,181,936
2027-28	\$151,489,172	\$7.94118	\$1,203,003
2028-29	\$156,526,472	\$7.94118	\$1,243,005
2029-30	\$159,329,757	\$7.94118	\$1,265,266
2030-31	\$164,630,097	\$7.94118	\$1,307,357
2031-32	\$167,573,648	\$7.94118	\$1,330,733
2032-33	\$173,150,464	\$7.94118	\$1,375,019
2033-34	\$176,242,081	\$7.94118	\$1,399,570
2034-35	\$182,109,801	\$7.94118	\$1,446,167
2035-36	\$185,356,850	\$7.94118	\$1,471,952

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	\$104,739,698	(\$3.26755)	\$3,185
2027-28	\$102,552,148	(\$3.23949)	-\$8,579
2028-29	\$109,857,891	(\$3.35530)	-\$21,398
2029-30	\$107,651,867	(\$3.33027)	-\$34,238
2030-31	\$115,373,746	(\$3.44525)	-\$48,480
2031-32	\$113,027,456	(\$3.42081)	-\$62,312
2032-33	\$121,042,937	(\$3.53266)	-\$78,062
2033-34	\$118,548,581	(\$3.50879)	-\$92,943
2034-35	\$126,867,104	(\$3.61767)	-\$110,302
2035-36	\$124,217,316	(\$3.59435)	-\$126,286

CITY OF FOREST CITY, 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	\$188	\$278	\$50,000	\$51,515	\$188	\$232	\$50,000	\$58,947	\$170	\$40	\$146	\$40	\$188	\$265
\$100,000	\$123,480	\$377	\$555	\$100,000	\$103,030	\$377	\$463	\$100,000	\$117,894	\$358	\$305	\$334	\$305	\$377	\$530
\$150,000	\$185,220	\$565	\$833	\$150,000	\$154,545	\$565	\$695	\$150,000	\$176,842	\$547	\$570	\$522	\$570	\$565	\$795
\$200,000	\$246,960	\$922	\$1,110	\$200,000	\$206,060	\$922	\$926	\$200,000	\$235,789	\$735	\$835	\$711	\$835	\$753	\$1,060
\$250,000	\$308,700	\$1,280	\$1,388	\$250,000	\$257,575	\$1,280	\$1,158	\$250,000	\$294,736	\$923	\$1,100	\$899	\$1,100	\$942	\$1,325
\$300,000	\$370,440	\$1,637	\$1,665	\$300,000	\$309,090	\$1,637	\$1,390	\$300,000	\$353,683	\$1,112	\$1,365	\$1,087	\$1,365	\$1,130	\$1,590
\$400,000	\$493,920	\$2,352	\$2,221	\$400,000	\$412,120	\$2,352	\$1,853	\$400,000	\$471,578	\$1,488	\$1,895	\$1,464	\$1,895	\$1,507	\$2,120
\$500,000	\$617,400	\$3,066	\$2,776	\$500,000	\$515,151	\$3,066	\$2,316	\$500,000	\$589,472	\$1,865	\$2,425	\$1,841	\$2,425	\$1,883	\$2,650
\$600,000	\$740,880	\$3,781	\$3,331	\$600,000	\$618,181	\$3,781	\$2,779	\$600,000	\$707,366	\$2,242	\$2,955	\$2,217	\$2,955	\$2,260	\$3,180
\$700,000	\$864,360	\$4,496	\$3,886	\$700,000	\$721,211	\$4,496	\$3,243	\$700,000	\$825,261	\$2,618	\$3,486	\$2,594	\$3,486	\$2,637	\$3,710
\$800,000	\$987,840	\$5,211	\$4,441	\$800,000	\$824,241	\$5,211	\$3,706	\$800,000	\$943,155	\$2,995	\$4,016	\$2,971	\$4,016	\$3,013	\$4,240
\$900,000	\$1,111,320	\$5,925	\$4,996	\$900,000	\$927,271	\$5,925	\$4,169	\$900,000	\$1,061,050	\$3,372	\$4,546	\$3,347	\$4,546	\$3,390	\$4,770
\$1,000,000	\$1,234,800	\$6,640	\$5,552	\$1,000,000	\$1,030,301	\$6,640	\$4,632	\$1,000,000	\$1,178,944	\$3,748	\$5,076	\$3,724	\$5,076	\$3,767	\$5,300
\$2,000,000	\$2,469,600	\$13,787	\$11,103	\$2,000,000	\$2,060,602	\$13,787	\$9,264	\$2,000,000	\$2,357,888	\$7,515	\$10,376	\$7,491	\$10,376	\$7,533	\$10,601
\$3,000,000	\$3,704,400	\$20,934	\$16,655	\$3,000,000	\$3,090,903	\$20,934	\$13,896	\$3,000,000	\$3,536,832	\$11,282	\$15,677	\$11,257	\$15,677	\$11,300	\$15,901
\$4,000,000	\$4,939,200	\$28,081	\$22,206	\$4,000,000	\$4,121,204	\$28,081	\$18,529	\$4,000,000	\$4,715,776	\$15,048	\$20,977	\$15,024	\$20,977	\$15,067	\$21,202
\$5,000,000	\$6,174,000	\$35,228	\$27,758	\$5,000,000	\$5,151,505	\$35,228	\$23,161	\$5,000,000	\$5,894,720	\$18,815	\$26,277	\$18,790	\$26,277	\$18,833	\$26,502
\$6,000,000	\$7,408,800	\$42,375	\$33,309	\$6,000,000	\$6,181,806	\$42,375	\$27,793	\$6,000,000	\$7,073,664	\$22,582	\$31,578	\$22,557	\$31,578	\$22,600	\$31,803
\$7,000,000	\$8,643,600	\$49,522	\$38,861	\$7,000,000	\$7,212,107	\$49,522	\$32,425	\$7,000,000	\$8,252,608	\$26,348	\$36,878	\$26,324	\$36,878	\$26,366	\$37,103
\$8,000,000	\$9,878,400	\$56,669	\$44,413	\$8,000,000	\$8,242,408	\$56,669	\$37,057	\$8,000,000	\$9,431,552	\$30,115	\$42,179	\$30,090	\$42,179	\$30,133	\$42,404
\$9,000,000	\$11,113,200	\$63,816	\$49,964	\$9,000,000	\$9,272,709	\$63,816	\$41,689	\$9,000,000	\$10,610,496	\$33,881	\$47,479	\$33,857	\$47,479	\$33,900	\$47,704
\$10,000,000	\$12,348,000	\$70,964	\$55,516	\$10,000,000	\$10,303,010	\$70,964	\$46,322	\$10,000,000	\$11,789,440	\$37,648	\$52,780	\$37,624	\$52,780	\$37,666	\$53,004
\$15,000,000	\$18,522,000	\$106,699	\$83,274	\$15,000,000	\$15,454,515	\$106,699	\$69,482	\$15,000,000	\$17,684,160	\$56,481	\$79,282	\$56,457	\$79,282	\$56,499	\$79,507
\$20,000,000	\$24,696,000	\$142,434	\$111,031	\$20,000,000	\$20,606,020	\$142,434	\$92,643	\$20,000,000	\$23,578,880	\$75,314	\$105,784	\$75,290	\$105,784	\$75,333	\$106,009
\$25,000,000	\$30,870,000	\$178,169	\$138,789	\$25,000,000	\$25,757,525	\$178,169	\$115,804	\$25,000,000	\$29,473,600	\$94,147	\$132,286	\$94,123	\$132,286	\$94,166	\$132,511
\$30,000,000	\$37,044,000	\$213,905	\$166,547	\$30,000,000	\$30,909,030	\$213,905	\$138,965	\$30,000,000	\$35,368,320	\$112,981	\$158,789	\$112,956	\$158,789	\$112,999	\$159,013
\$35,000,000	\$43,218,000	\$249,640	\$194,305	\$35,000,000	\$36,060,535	\$249,640	\$162,126	\$35,000,000	\$41,263,040	\$131,814	\$185,291	\$131,789	\$185,291	\$131,832	\$185,516
\$40,000,000	\$49,392,000	\$285,375	\$222,063	\$40,000,000	\$41,212,040	\$285,375	\$185,286	\$40,000,000	\$47,157,760	\$150,647	\$211,793	\$150,622	\$211,793	\$150,665	\$212,018
\$45,000,000	\$55,566,000	\$321,111	\$249,821	\$45,000,000	\$46,363,545	\$321,111	\$208,447	\$45,000,000	\$53,052,480	\$169,480	\$238,295	\$169,456	\$238,295	\$169,498	\$238,520
\$50,000,000	\$61,740,000	\$356,846	\$277,579	\$50,000,000	\$51,515,050	\$356,846	\$231,608	\$50,000,000	\$58,947,200	\$188,313	\$264,798	\$188,289	\$264,798	\$188,331	\$265,022

CITY OF FOREST CITY, 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	47.39%	\$43	22.98%	(\$130)	(76.35%)	(\$105)	(72.37%)	\$77	40.72%
\$100,000	\$178	47.39%	\$87	22.98%	(\$53)	(14.83%)	(\$29)	(8.58%)	\$153	40.72%
\$150,000	\$268	47.39%	\$130	22.98%	\$24	4.31%	\$48	9.20%	\$230	40.72%
\$200,000	\$188	20.38%	\$4	0.44%	\$100	13.64%	\$125	17.55%	\$307	40.72%
\$250,000	\$108	8.45%	(\$122)	(9.51%)	\$177	19.16%	\$201	22.41%	\$383	40.72%
\$300,000	\$28	1.74%	(\$247)	(15.11%)	\$254	22.81%	\$278	25.58%	\$460	40.72%
\$400,000	(\$131)	(5.58%)	(\$499)	(21.21%)	\$407	27.35%	\$431	29.47%	\$614	40.72%
\$500,000	(\$291)	(9.48%)	(\$750)	(24.47%)	\$560	30.05%	\$585	31.78%	\$767	40.72%
\$600,000	(\$450)	(11.91%)	(\$1,002)	(26.50%)	\$714	31.84%	\$738	33.30%	\$920	40.72%
\$700,000	(\$610)	(13.56%)	(\$1,253)	(27.88%)	\$867	33.12%	\$892	34.37%	\$1,074	40.72%
\$800,000	(\$769)	(14.76%)	(\$1,505)	(28.88%)	\$1,021	34.07%	\$1,045	35.18%	\$1,227	40.72%
\$900,000	(\$929)	(15.68%)	(\$1,756)	(29.64%)	\$1,174	34.82%	\$1,198	35.80%	\$1,380	40.72%
\$1,000,000	(\$1,088)	(16.39%)	(\$2,008)	(30.24%)	\$1,327	35.41%	\$1,352	36.30%	\$1,534	40.72%
\$2,000,000	(\$2,684)	(19.47%)	(\$4,523)	(32.80%)	\$2,861	38.07%	\$2,886	38.52%	\$3,068	40.72%
\$3,000,000	(\$4,279)	(20.44%)	(\$7,038)	(33.62%)	\$4,395	38.96%	\$4,419	39.26%	\$4,601	40.72%
\$4,000,000	(\$5,875)	(20.92%)	(\$9,553)	(34.02%)	\$5,929	39.40%	\$5,953	39.63%	\$6,135	40.72%
\$5,000,000	(\$7,470)	(21.21%)	(\$12,067)	(34.26%)	\$7,463	39.66%	\$7,487	39.85%	\$7,669	40.72%
\$6,000,000	(\$9,066)	(21.39%)	(\$14,582)	(34.41%)	\$8,996	39.84%	\$9,021	39.99%	\$9,203	40.72%
\$7,000,000	(\$10,661)	(21.53%)	(\$17,097)	(34.52%)	\$10,530	39.97%	\$10,555	40.10%	\$10,737	40.72%
\$8,000,000	(\$12,257)	(21.63%)	(\$19,612)	(34.61%)	\$12,064	40.06%	\$12,089	40.17%	\$12,271	40.72%
\$9,000,000	(\$13,852)	(21.71%)	(\$22,127)	(34.67%)	\$13,598	40.13%	\$13,622	40.24%	\$13,804	40.72%
\$10,000,000	(\$15,448)	(21.77%)	(\$24,642)	(34.72%)	\$15,132	40.19%	\$15,156	40.28%	\$15,338	40.72%
\$15,000,000	(\$23,425)	(21.95%)	(\$37,216)	(34.88%)	\$22,801	40.37%	\$22,825	40.43%	\$23,007	40.72%
\$20,000,000	(\$31,403)	(22.05%)	(\$49,791)	(34.96%)	\$30,470	40.46%	\$30,494	40.50%	\$30,676	40.72%
\$25,000,000	(\$39,380)	(22.10%)	(\$62,365)	(35.00%)	\$38,139	40.51%	\$38,163	40.55%	\$38,346	40.72%
\$30,000,000	(\$47,358)	(22.14%)	(\$74,940)	(35.03%)	\$45,808	40.55%	\$45,833	40.58%	\$46,015	40.72%
\$35,000,000	(\$55,335)	(22.17%)	(\$87,514)	(35.06%)	\$53,477	40.57%	\$53,502	40.60%	\$53,684	40.72%
\$40,000,000	(\$63,312)	(22.19%)	(\$100,089)	(35.07%)	\$61,146	40.59%	\$61,171	40.61%	\$61,353	40.72%
\$45,000,000	(\$71,290)	(22.20%)	(\$112,663)	(35.09%)	\$68,815	40.60%	\$68,840	40.62%	\$69,022	40.72%
\$50,000,000	(\$79,267)	(22.21%)	(\$125,238)	(35.10%)	\$76,485	40.62%	\$76,509	40.63%	\$76,691	40.72%