

CITY OF FREMONT, 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	\$121,120	\$0	\$121,120	
2026-27	\$4.74786	\$123,542	\$810	\$124,352	2.7%
2027-28	\$4.78268	\$124,974	\$816	\$125,790	1.2%
2028-29	\$4.64054	\$128,306	\$792	\$129,098	2.6%
2029-30	\$4.66990	\$129,744	\$797	\$130,541	1.1%
2030-31	\$4.52941	\$133,152	\$773	\$133,925	2.6%
2031-32	\$4.55771	\$134,594	\$778	\$135,372	1.1%
2032-33	\$4.42281	\$138,080	\$755	\$138,835	2.6%
2033-34	\$4.45013	\$139,529	\$760	\$140,288	1.0%
2034-35	\$4.32043	\$143,094	\$737	\$143,832	2.5%
2035-36	\$4.34682	\$144,551	\$742	\$145,293	1.0%

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	\$33,556,461	\$15,252,088	\$0	\$15,252,088
2026-27	\$28,457,279	\$26,191,236	\$0	\$26,191,236
2027-28	\$28,567,276	\$26,301,233	\$0	\$26,301,233
2028-29	\$30,085,715	\$27,819,672	\$0	\$27,819,672
2029-30	\$30,219,712	\$27,953,669	\$0	\$27,953,669
2030-31	\$31,833,842	\$29,567,799	\$0	\$29,567,799
2031-32	\$31,967,839	\$29,701,796	\$0	\$29,701,796
2032-33	\$33,656,614	\$31,390,571	\$0	\$31,390,571
2033-34	\$33,790,611	\$31,524,568	\$0	\$31,524,568
2034-35	\$35,557,107	\$33,291,064	\$0	\$33,291,064
2035-36	\$35,691,103	\$33,425,060	\$0	\$33,425,060

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.02%	-1.29%	86.73%	11.26%	0.29%	1.73%
2026-27	118.42%	-32.12%	86.30%	12.24%	0.24%	1.01%
2027-28	118.55%	-32.22%	86.33%	12.21%	0.24%	1.00%
2028-29	117.16%	-30.67%	86.49%	12.14%	0.23%	0.95%
2029-30	117.19%	-30.65%	86.54%	12.11%	0.23%	0.94%
2030-31	115.78%	-29.09%	86.69%	12.04%	0.22%	0.89%
2031-32	115.81%	-29.08%	86.73%	12.00%	0.22%	0.89%
2032-33	114.49%	-27.63%	86.86%	11.94%	0.21%	0.84%
2033-34	114.53%	-27.63%	86.90%	11.91%	0.21%	0.84%
2034-35	113.28%	-26.26%	87.02%	11.86%	0.20%	0.79%
2035-36	113.32%	-26.27%	87.05%	11.82%	0.20%	0.79%

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 FREMONT, 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	\$15,252,088	\$7.94118	\$121,120
2026-27	\$26,191,236	\$4.74786	\$124,352
2027-28	\$26,301,233	\$4.78268	\$125,790
2028-29	\$27,819,672	\$4.64054	\$129,098
2029-30	\$27,953,669	\$4.66990	\$130,541
2030-31	\$29,567,799	\$4.52941	\$133,925
2031-32	\$29,701,796	\$4.55771	\$135,372
2032-33	\$31,390,571	\$4.42281	\$138,835
2033-34	\$31,524,568	\$4.45013	\$140,288
2034-35	\$33,291,064	\$4.32043	\$143,832
2035-36	\$33,425,060	\$4.34682	\$145,293

CITY OF FREMONT, 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	\$15,252,088	\$7.94118	\$121,120
2026-27	\$15,502,505	\$7.94118	\$123,108
2027-28	\$15,870,100	\$7.94118	\$126,027
2028-29	\$16,457,774	\$7.94118	\$130,694
2029-30	\$16,844,652	\$7.94118	\$133,766
2030-31	\$17,464,480	\$7.94118	\$138,689
2031-32	\$17,871,607	\$7.94118	\$141,922
2032-33	\$18,525,262	\$7.94118	\$147,112
2033-34	\$18,953,757	\$7.94118	\$150,515
2034-35	\$19,643,036	\$7.94118	\$155,989
2035-36	\$20,093,970	\$7.94118	\$159,570

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	\$10,688,731	(\$3.19332)	\$1,244
2027-28	\$10,431,132	(\$3.15850)	-\$237
2028-29	\$11,361,898	(\$3.30064)	-\$1,596
2029-30	\$11,109,017	(\$3.27128)	-\$3,226
2030-31	\$12,103,319	(\$3.41177)	-\$4,764
2031-32	\$11,830,190	(\$3.38347)	-\$6,549
2032-33	\$12,865,309	(\$3.51837)	-\$8,278
2033-34	\$12,570,811	(\$3.49105)	-\$10,227
2034-35	\$13,648,028	(\$3.62075)	-\$12,157
2035-36	\$13,331,090	(\$3.59436)	-\$14,277

CITY OF FREMONT, 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	\$280	\$50,000	\$51,515	\$188	\$233	\$50,000	\$58,947	\$170	\$41	\$146	\$41	\$188	\$267
\$100,000	\$123,480	\$377	\$559	\$100,000	\$103,030	\$377	\$467	\$100,000	\$117,894	\$358	\$308	\$334	\$308	\$377	\$534
\$150,000	\$185,220	\$565	\$839	\$150,000	\$154,545	\$565	\$700	\$150,000	\$176,842	\$547	\$575	\$522	\$575	\$565	\$801
\$200,000	\$246,960	\$922	\$1,119	\$200,000	\$206,060	\$922	\$933	\$200,000	\$235,789	\$735	\$842	\$711	\$842	\$753	\$1,068
\$250,000	\$308,700	\$1,280	\$1,398	\$250,000	\$257,575	\$1,280	\$1,167	\$250,000	\$294,736	\$923	\$1,109	\$899	\$1,109	\$942	\$1,335
\$300,000	\$370,440	\$1,637	\$1,678	\$300,000	\$309,090	\$1,637	\$1,400	\$300,000	\$353,683	\$1,112	\$1,376	\$1,087	\$1,376	\$1,130	\$1,602
\$400,000	\$493,920	\$2,352	\$2,237	\$400,000	\$412,120	\$2,352	\$1,867	\$400,000	\$471,578	\$1,488	\$1,909	\$1,464	\$1,909	\$1,507	\$2,136
\$500,000	\$617,400	\$3,066	\$2,796	\$500,000	\$515,151	\$3,066	\$2,333	\$500,000	\$589,472	\$1,865	\$2,443	\$1,841	\$2,443	\$1,883	\$2,670
\$600,000	\$740,880	\$3,781	\$3,356	\$600,000	\$618,181	\$3,781	\$2,800	\$600,000	\$707,366	\$2,242	\$2,977	\$2,217	\$2,977	\$2,260	\$3,204
\$700,000	\$864,360	\$4,496	\$3,915	\$700,000	\$721,211	\$4,496	\$3,267	\$700,000	\$825,261	\$2,618	\$3,511	\$2,594	\$3,511	\$2,637	\$3,738
\$800,000	\$987,840	\$5,211	\$4,474	\$800,000	\$824,241	\$5,211	\$3,733	\$800,000	\$943,155	\$2,995	\$4,045	\$2,971	\$4,045	\$3,013	\$4,272
\$900,000	\$1,111,320	\$5,925	\$5,034	\$900,000	\$927,271	\$5,925	\$4,200	\$900,000	\$1,061,050	\$3,372	\$4,579	\$3,347	\$4,579	\$3,390	\$4,806
\$1,000,000	\$1,234,800	\$6,640	\$5,593	\$1,000,000	\$1,030,301	\$6,640	\$4,667	\$1,000,000	\$1,178,944	\$3,748	\$5,113	\$3,724	\$5,113	\$3,767	\$5,340
\$2,000,000	\$2,469,600	\$13,787	\$11,186	\$2,000,000	\$2,060,602	\$13,787	\$9,333	\$2,000,000	\$2,357,888	\$7,515	\$10,453	\$7,491	\$10,453	\$7,533	\$10,680
\$3,000,000	\$3,704,400	\$20,934	\$16,779	\$3,000,000	\$3,090,903	\$20,934	\$14,000	\$3,000,000	\$3,536,832	\$11,282	\$15,793	\$11,257	\$15,793	\$11,300	\$16,020
\$4,000,000	\$4,939,200	\$28,081	\$22,372	\$4,000,000	\$4,121,204	\$28,081	\$18,667	\$4,000,000	\$4,715,776	\$15,048	\$21,133	\$15,024	\$21,133	\$15,067	\$21,360
\$5,000,000	\$6,174,000	\$35,228	\$27,965	\$5,000,000	\$5,151,505	\$35,228	\$23,333	\$5,000,000	\$5,894,720	\$18,815	\$26,473	\$18,790	\$26,473	\$18,833	\$26,700
\$6,000,000	\$7,408,800	\$42,375	\$33,557	\$6,000,000	\$6,181,806	\$42,375	\$28,000	\$6,000,000	\$7,073,664	\$22,582	\$31,813	\$22,557	\$31,813	\$22,600	\$32,040
\$7,000,000	\$8,643,600	\$49,522	\$39,150	\$7,000,000	\$7,212,107	\$49,522	\$32,667	\$7,000,000	\$8,252,608	\$26,348	\$37,153	\$26,324	\$37,153	\$26,366	\$37,379
\$8,000,000	\$9,878,400	\$56,669	\$44,743	\$8,000,000	\$8,242,408	\$56,669	\$37,333	\$8,000,000	\$9,431,552	\$30,115	\$42,493	\$30,090	\$42,493	\$30,133	\$42,719
\$9,000,000	\$11,113,200	\$63,816	\$50,336	\$9,000,000	\$9,272,709	\$63,816	\$42,000	\$9,000,000	\$10,610,496	\$33,881	\$47,833	\$33,857	\$47,833	\$33,900	\$48,059
\$10,000,000	\$12,348,000	\$70,964	\$55,929	\$10,000,000	\$10,303,010	\$70,964	\$46,667	\$10,000,000	\$11,789,440	\$37,648	\$53,173	\$37,624	\$53,173	\$37,666	\$53,399
\$15,000,000	\$18,522,000	\$106,699	\$83,894	\$15,000,000	\$15,454,515	\$106,699	\$70,000	\$15,000,000	\$17,684,160	\$56,481	\$79,872	\$56,457	\$79,872	\$56,499	\$80,099
\$20,000,000	\$24,696,000	\$142,434	\$111,858	\$20,000,000	\$20,606,020	\$142,434	\$93,333	\$20,000,000	\$23,578,880	\$75,314	\$106,572	\$75,290	\$106,572	\$75,333	\$106,798
\$25,000,000	\$30,870,000	\$178,169	\$139,823	\$25,000,000	\$25,757,525	\$178,169	\$116,666	\$25,000,000	\$29,473,600	\$94,147	\$133,272	\$94,123	\$133,272	\$94,166	\$133,498
\$30,000,000	\$37,044,000	\$213,905	\$167,787	\$30,000,000	\$30,909,030	\$213,905	\$140,000	\$30,000,000	\$35,368,320	\$112,981	\$159,971	\$112,956	\$159,971	\$112,999	\$160,198
\$35,000,000	\$43,218,000	\$249,640	\$195,752	\$35,000,000	\$36,060,535	\$249,640	\$163,333	\$35,000,000	\$41,263,040	\$131,814	\$186,671	\$131,789	\$186,671	\$131,832	\$186,897
\$40,000,000	\$49,392,000	\$285,375	\$223,717	\$40,000,000	\$41,212,040	\$285,375	\$186,666	\$40,000,000	\$47,157,760	\$150,647	\$213,370	\$150,622	\$213,370	\$150,665	\$213,597
\$45,000,000	\$55,566,000	\$321,111	\$251,681	\$45,000,000	\$46,363,545	\$321,111	\$210,000	\$45,000,000	\$53,052,480	\$169,480	\$240,070	\$169,456	\$240,070	\$169,498	\$240,296
\$50,000,000	\$61,740,000	\$356,846	\$279,646	\$50,000,000	\$51,515,050	\$356,846	\$233,333	\$50,000,000	\$58,947,200	\$188,313	\$266,770	\$188,289	\$266,770	\$188,331	\$266,996

CITY OF FREMONT, 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	\$91	48.49%	\$45	23.89%	(\$130)	(76.17%)	(\$105)	(72.16%)	\$79	41.77%
\$100,000	\$183	48.49%	\$90	23.89%	(\$51)	(14.19%)	(\$26)	(7.90%)	\$157	41.77%
\$150,000	\$274	48.49%	\$135	23.89%	\$28	5.08%	\$52	10.01%	\$236	41.77%
\$200,000	\$196	21.28%	\$11	1.19%	\$106	14.48%	\$131	18.43%	\$315	41.77%
\$250,000	\$119	9.26%	(\$113)	(8.83%)	\$185	20.05%	\$210	23.32%	\$393	41.77%
\$300,000	\$41	2.49%	(\$237)	(14.48%)	\$264	23.73%	\$288	26.51%	\$472	41.77%
\$400,000	(\$115)	(4.87%)	(\$485)	(20.63%)	\$421	28.29%	\$446	30.44%	\$629	41.77%
\$500,000	(\$270)	(8.81%)	(\$733)	(23.91%)	\$578	31.01%	\$603	32.76%	\$787	41.77%
\$600,000	(\$425)	(11.25%)	(\$981)	(25.95%)	\$736	32.82%	\$760	34.29%	\$944	41.77%
\$700,000	(\$581)	(12.92%)	(\$1,229)	(27.34%)	\$893	34.11%	\$918	35.37%	\$1,101	41.77%
\$800,000	(\$736)	(14.13%)	(\$1,477)	(28.35%)	\$1,050	35.07%	\$1,075	36.19%	\$1,259	41.77%
\$900,000	(\$892)	(15.05%)	(\$1,725)	(29.12%)	\$1,208	35.82%	\$1,232	36.81%	\$1,416	41.77%
\$1,000,000	(\$1,047)	(15.77%)	(\$1,973)	(29.72%)	\$1,365	36.42%	\$1,390	37.32%	\$1,573	41.77%
\$2,000,000	(\$2,601)	(18.87%)	(\$4,454)	(32.30%)	\$2,938	39.10%	\$2,963	39.55%	\$3,147	41.77%
\$3,000,000	(\$4,155)	(19.85%)	(\$6,934)	(33.12%)	\$4,512	39.99%	\$4,536	40.30%	\$4,720	41.77%
\$4,000,000	(\$5,710)	(20.33%)	(\$9,415)	(33.53%)	\$6,085	40.44%	\$6,109	40.67%	\$6,293	41.77%
\$5,000,000	(\$7,264)	(20.62%)	(\$11,895)	(33.77%)	\$7,658	40.70%	\$7,683	40.89%	\$7,866	41.77%
\$6,000,000	(\$8,818)	(20.81%)	(\$14,375)	(33.92%)	\$9,232	40.88%	\$9,256	41.03%	\$9,440	41.77%
\$7,000,000	(\$10,372)	(20.94%)	(\$16,856)	(34.04%)	\$10,805	41.01%	\$10,829	41.14%	\$11,013	41.77%
\$8,000,000	(\$11,926)	(21.05%)	(\$19,336)	(34.12%)	\$12,378	41.10%	\$12,403	41.22%	\$12,586	41.77%
\$9,000,000	(\$13,480)	(21.12%)	(\$21,817)	(34.19%)	\$13,951	41.18%	\$13,976	41.28%	\$14,160	41.77%
\$10,000,000	(\$15,034)	(21.19%)	(\$24,297)	(34.24%)	\$15,525	41.24%	\$15,549	41.33%	\$15,733	41.77%
\$15,000,000	(\$22,805)	(21.37%)	(\$36,699)	(34.39%)	\$23,391	41.41%	\$23,416	41.48%	\$23,599	41.77%
\$20,000,000	(\$30,576)	(21.47%)	(\$49,101)	(34.47%)	\$31,258	41.50%	\$31,282	41.55%	\$31,466	41.77%
\$25,000,000	(\$38,347)	(21.52%)	(\$61,503)	(34.52%)	\$39,124	41.56%	\$39,149	41.59%	\$39,332	41.77%
\$30,000,000	(\$46,117)	(21.56%)	(\$73,905)	(34.55%)	\$46,991	41.59%	\$47,015	41.62%	\$47,199	41.77%
\$35,000,000	(\$53,888)	(21.59%)	(\$86,307)	(34.57%)	\$54,857	41.62%	\$54,882	41.64%	\$55,065	41.77%
\$40,000,000	(\$61,659)	(21.61%)	(\$98,709)	(34.59%)	\$62,723	41.64%	\$62,748	41.66%	\$62,932	41.77%
\$45,000,000	(\$69,430)	(21.62%)	(\$111,111)	(34.60%)	\$70,590	41.65%	\$70,614	41.67%	\$70,798	41.77%
\$50,000,000	(\$77,200)	(21.63%)	(\$123,513)	(34.61%)	\$78,456	41.66%	\$78,481	41.68%	\$78,665	41.77%