

CITY OF FARNHAMVILLE, 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	\$7.86409	\$190,855	\$0	\$190,855	
2026-27	\$5.67730	\$194,672	\$1,027	\$195,699	2.5%
2027-28	\$5.71324	\$196,678	\$1,034	\$197,712	1.0%
2028-29	\$5.54568	\$201,666	\$1,004	\$202,670	2.5%
2029-30	\$5.57670	\$203,683	\$1,009	\$204,692	1.0%
2030-31	\$5.41081	\$208,786	\$979	\$209,765	2.5%
2031-32	\$5.44089	\$210,814	\$985	\$211,799	1.0%
2032-33	\$5.28033	\$216,035	\$956	\$216,991	2.5%
2033-34	\$5.30952	\$218,076	\$961	\$219,036	0.9%
2034-35	\$5.15401	\$223,417	\$933	\$224,350	2.4%
2035-36	\$5.18235	\$225,472	\$938	\$226,410	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	\$35,974,242	\$24,269,147	\$0	\$24,269,147
2026-27	\$35,032,318	\$34,470,471	\$0	\$34,470,471
2027-28	\$35,167,725	\$34,605,878	\$0	\$34,605,878
2028-29	\$37,107,343	\$36,545,496	\$0	\$36,545,496
2029-30	\$37,266,750	\$36,704,903	\$0	\$36,704,903
2030-31	\$39,329,691	\$38,767,844	\$0	\$38,767,844
2031-32	\$39,489,098	\$38,927,251	\$0	\$38,927,251
2032-33	\$41,655,976	\$41,094,129	\$0	\$41,094,129
2033-34	\$41,815,383	\$41,253,536	\$0	\$41,253,536
2034-35	\$44,091,027	\$43,529,180	\$0	\$43,529,180
2035-36	\$44,250,433	\$43,688,586	\$0	\$43,688,586

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	30.35%	-1.63%	28.72%	69.57%	1.53%	0.18%
2026-27	49.38%	-15.43%	33.95%	64.42%	1.42%	0.12%
2027-28	49.47%	-15.50%	33.97%	64.42%	1.41%	0.12%
2028-29	48.98%	-14.80%	34.18%	64.28%	1.35%	0.12%
2029-30	49.03%	-14.79%	34.24%	64.23%	1.35%	0.12%
2030-31	48.53%	-14.06%	34.47%	64.06%	1.29%	0.11%
2031-32	48.58%	-14.06%	34.53%	64.02%	1.28%	0.11%
2032-33	48.10%	-13.36%	34.73%	63.88%	1.23%	0.10%
2033-34	48.15%	-13.37%	34.78%	63.83%	1.22%	0.10%
2034-35	47.68%	-12.71%	34.96%	63.72%	1.17%	0.10%
2035-36	47.73%	-12.72%	35.01%	63.67%	1.17%	0.10%

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 FARNHAMVILLE, 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	\$24,269,147	\$7.86409	\$190,855
2026-27	\$34,470,471	\$5.67730	\$195,699
2027-28	\$34,605,878	\$5.71324	\$197,712
2028-29	\$36,545,496	\$5.54568	\$202,670
2029-30	\$36,704,903	\$5.57670	\$204,692
2030-31	\$38,767,844	\$5.41081	\$209,765
2031-32	\$38,927,251	\$5.44089	\$211,799
2032-33	\$41,094,129	\$5.28033	\$216,991
2033-34	\$41,253,536	\$5.30952	\$219,036
2034-35	\$43,529,180	\$5.15401	\$224,350
2035-36	\$43,688,586	\$5.18235	\$226,410

CITY OF FARNHAMVILLE, 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	\$24,269,147	\$7.86409	\$190,855
2026-27	\$26,395,840	\$7.63504	\$201,533
2027-28	\$26,670,327	\$7.63504	\$203,629
2028-29	\$27,968,929	\$7.63504	\$213,544
2029-30	\$28,254,157	\$7.63504	\$215,722
2030-31	\$29,622,629	\$7.63504	\$226,170
2031-32	\$29,919,138	\$7.63504	\$228,434
2032-33	\$31,361,008	\$7.63504	\$239,443
2033-34	\$31,669,421	\$7.63504	\$241,797
2034-35	\$33,188,417	\$7.63504	\$253,395
2035-36	\$33,509,330	\$7.63504	\$255,845

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	\$8,074,631	(\$1.95774)	-\$5,834
2027-28	\$7,935,551	(\$1.92180)	-\$5,917
2028-29	\$8,576,567	(\$2.08936)	-\$10,874
2029-30	\$8,450,745	(\$2.05834)	-\$11,029
2030-31	\$9,145,215	(\$2.22423)	-\$16,404
2031-32	\$9,008,113	(\$2.19415)	-\$16,635
2032-33	\$9,733,121	(\$2.35471)	-\$22,452
2033-34	\$9,584,115	(\$2.32552)	-\$22,761
2034-35	\$10,340,763	(\$2.48103)	-\$29,045
2035-36	\$10,179,257	(\$2.45269)	-\$29,435

CITY OF FARNHAMVILLE, 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	\$187	\$334	\$50,000	\$51,515	\$187	\$279	\$50,000	\$58,947	\$168	\$48	\$144	\$48	\$187	\$319
\$100,000	\$123,480	\$373	\$668	\$100,000	\$103,030	\$373	\$557	\$100,000	\$117,894	\$355	\$367	\$331	\$367	\$373	\$638
\$150,000	\$185,220	\$560	\$1,002	\$150,000	\$154,545	\$560	\$836	\$150,000	\$176,842	\$541	\$686	\$517	\$686	\$560	\$957
\$200,000	\$246,960	\$913	\$1,336	\$200,000	\$206,060	\$913	\$1,115	\$200,000	\$235,789	\$728	\$1,005	\$704	\$1,005	\$746	\$1,276
\$250,000	\$308,700	\$1,267	\$1,670	\$250,000	\$257,575	\$1,267	\$1,394	\$250,000	\$294,736	\$914	\$1,324	\$890	\$1,324	\$933	\$1,595
\$300,000	\$370,440	\$1,621	\$2,004	\$300,000	\$309,090	\$1,621	\$1,672	\$300,000	\$353,683	\$1,101	\$1,643	\$1,077	\$1,643	\$1,119	\$1,914
\$400,000	\$493,920	\$2,329	\$2,673	\$400,000	\$412,120	\$2,329	\$2,230	\$400,000	\$471,578	\$1,474	\$2,281	\$1,450	\$2,281	\$1,492	\$2,552
\$500,000	\$617,400	\$3,037	\$3,341	\$500,000	\$515,151	\$3,037	\$2,787	\$500,000	\$589,472	\$1,847	\$2,919	\$1,823	\$2,919	\$1,865	\$3,190
\$600,000	\$740,880	\$3,744	\$4,009	\$600,000	\$618,181	\$3,744	\$3,345	\$600,000	\$707,366	\$2,220	\$3,557	\$2,196	\$3,557	\$2,238	\$3,827
\$700,000	\$864,360	\$4,452	\$4,677	\$700,000	\$721,211	\$4,452	\$3,902	\$700,000	\$825,261	\$2,593	\$4,195	\$2,569	\$4,195	\$2,611	\$4,465
\$800,000	\$987,840	\$5,160	\$5,345	\$800,000	\$824,241	\$5,160	\$4,460	\$800,000	\$943,155	\$2,966	\$4,833	\$2,942	\$4,833	\$2,984	\$5,103
\$900,000	\$1,111,320	\$5,868	\$6,013	\$900,000	\$927,271	\$5,868	\$5,017	\$900,000	\$1,061,050	\$3,339	\$5,471	\$3,315	\$5,471	\$3,357	\$5,741
\$1,000,000	\$1,234,800	\$6,576	\$6,681	\$1,000,000	\$1,030,301	\$6,576	\$5,575	\$1,000,000	\$1,178,944	\$3,712	\$6,109	\$3,688	\$6,109	\$3,730	\$6,379
\$2,000,000	\$2,469,600	\$13,653	\$13,363	\$2,000,000	\$2,060,602	\$13,653	\$11,150	\$2,000,000	\$2,357,888	\$7,442	\$12,488	\$7,418	\$12,488	\$7,460	\$12,758
\$3,000,000	\$3,704,400	\$20,731	\$20,044	\$3,000,000	\$3,090,903	\$20,731	\$16,724	\$3,000,000	\$3,536,832	\$11,172	\$18,867	\$11,148	\$18,867	\$11,190	\$19,137
\$4,000,000	\$4,939,200	\$27,809	\$26,725	\$4,000,000	\$4,121,204	\$27,809	\$22,299	\$4,000,000	\$4,715,776	\$14,902	\$25,246	\$14,878	\$25,246	\$14,920	\$25,516
\$5,000,000	\$6,174,000	\$34,886	\$33,406	\$5,000,000	\$5,151,505	\$34,886	\$27,874	\$5,000,000	\$5,894,720	\$18,632	\$31,625	\$18,608	\$31,625	\$18,650	\$31,895
\$6,000,000	\$7,408,800	\$41,964	\$40,088	\$6,000,000	\$6,181,806	\$41,964	\$33,449	\$6,000,000	\$7,073,664	\$22,362	\$38,004	\$22,338	\$38,004	\$22,380	\$38,274
\$7,000,000	\$8,643,600	\$49,042	\$46,769	\$7,000,000	\$7,212,107	\$49,042	\$39,023	\$7,000,000	\$8,252,608	\$26,092	\$44,383	\$26,068	\$44,383	\$26,110	\$44,653
\$8,000,000	\$9,878,400	\$56,119	\$53,450	\$8,000,000	\$8,242,408	\$56,119	\$44,598	\$8,000,000	\$9,431,552	\$29,822	\$50,762	\$29,798	\$50,762	\$29,841	\$51,032
\$9,000,000	\$11,113,200	\$63,197	\$60,131	\$9,000,000	\$9,272,709	\$63,197	\$50,173	\$9,000,000	\$10,610,496	\$33,552	\$57,141	\$33,528	\$57,141	\$33,571	\$57,411
\$10,000,000	\$12,348,000	\$70,275	\$66,813	\$10,000,000	\$10,303,010	\$70,275	\$55,748	\$10,000,000	\$11,789,440	\$37,283	\$63,520	\$37,258	\$63,520	\$37,301	\$63,790
\$15,000,000	\$18,522,000	\$105,663	\$100,219	\$15,000,000	\$15,454,515	\$105,663	\$83,621	\$15,000,000	\$17,684,160	\$55,933	\$95,415	\$55,909	\$95,415	\$55,951	\$95,686
\$20,000,000	\$24,696,000	\$141,051	\$133,625	\$20,000,000	\$20,606,020	\$141,051	\$111,495	\$20,000,000	\$23,578,880	\$74,583	\$127,310	\$74,559	\$127,310	\$74,601	\$127,581
\$25,000,000	\$30,870,000	\$176,440	\$167,032	\$25,000,000	\$25,757,525	\$176,440	\$139,369	\$25,000,000	\$29,473,600	\$93,234	\$159,206	\$93,209	\$159,206	\$93,252	\$159,476
\$30,000,000	\$37,044,000	\$211,828	\$200,438	\$30,000,000	\$30,909,030	\$211,828	\$167,243	\$30,000,000	\$35,368,320	\$111,884	\$191,101	\$111,860	\$191,101	\$111,902	\$191,371
\$35,000,000	\$43,218,000	\$247,217	\$233,844	\$35,000,000	\$36,060,535	\$247,217	\$195,117	\$35,000,000	\$41,263,040	\$130,534	\$222,996	\$130,510	\$222,996	\$130,552	\$223,266
\$40,000,000	\$49,392,000	\$282,605	\$267,251	\$40,000,000	\$41,212,040	\$282,605	\$222,991	\$40,000,000	\$47,157,760	\$149,184	\$254,891	\$149,160	\$254,891	\$149,203	\$255,162
\$45,000,000	\$55,566,000	\$317,994	\$300,657	\$45,000,000	\$46,363,545	\$317,994	\$250,864	\$45,000,000	\$53,052,480	\$167,835	\$286,786	\$167,811	\$286,786	\$167,853	\$287,057
\$50,000,000	\$61,740,000	\$353,382	\$334,063	\$50,000,000	\$51,515,050	\$353,382	\$278,738	\$50,000,000	\$58,947,200	\$186,485	\$318,682	\$186,461	\$318,682	\$186,503	\$318,952

CITY OF FARNHAMVILLE, 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	\$148	79.12%	\$92	49.45%	(\$120)	(71.25%)	(\$96)	(66.42%)	\$132	71.02%
\$100,000	\$295	79.12%	\$184	49.45%	\$12	3.51%	\$37	11.10%	\$265	71.02%
\$150,000	\$443	79.12%	\$277	49.45%	\$145	26.76%	\$169	32.71%	\$397	71.02%
\$200,000	\$423	46.30%	\$202	22.07%	\$277	38.10%	\$302	42.86%	\$530	71.02%
\$250,000	\$403	31.80%	\$126	9.98%	\$410	44.81%	\$434	48.76%	\$662	71.02%
\$300,000	\$383	23.64%	\$51	3.16%	\$542	49.25%	\$566	52.61%	\$795	71.02%
\$400,000	\$344	14.75%	(\$99)	(4.25%)	\$807	54.76%	\$831	57.35%	\$1,060	71.02%
\$500,000	\$304	10.01%	(\$249)	(8.21%)	\$1,072	58.04%	\$1,096	60.15%	\$1,324	71.02%
\$600,000	\$264	7.06%	(\$400)	(10.67%)	\$1,337	60.22%	\$1,361	61.99%	\$1,589	71.02%
\$700,000	\$225	5.05%	(\$550)	(12.35%)	\$1,602	61.78%	\$1,626	63.30%	\$1,854	71.02%
\$800,000	\$185	3.59%	(\$700)	(13.57%)	\$1,867	62.94%	\$1,891	64.28%	\$2,119	71.02%
\$900,000	\$145	2.48%	(\$850)	(14.49%)	\$2,132	63.84%	\$2,156	65.04%	\$2,384	71.02%
\$1,000,000	\$106	1.61%	(\$1,001)	(15.22%)	\$2,397	64.56%	\$2,421	65.64%	\$2,649	71.02%
\$2,000,000	(\$291)	(2.13%)	(\$2,504)	(18.34%)	\$5,046	67.80%	\$5,070	68.35%	\$5,298	71.02%
\$3,000,000	(\$687)	(3.31%)	(\$4,007)	(19.33%)	\$7,694	68.87%	\$7,719	69.24%	\$7,947	71.02%
\$4,000,000	(\$1,084)	(3.90%)	(\$5,510)	(19.81%)	\$10,343	69.41%	\$10,368	69.69%	\$10,596	71.02%
\$5,000,000	(\$1,480)	(4.24%)	(\$7,012)	(20.10%)	\$12,992	69.73%	\$13,017	69.95%	\$13,245	71.02%
\$6,000,000	(\$1,876)	(4.47%)	(\$8,515)	(20.29%)	\$15,641	69.95%	\$15,666	70.13%	\$15,894	71.02%
\$7,000,000	(\$2,273)	(4.63%)	(\$10,018)	(20.43%)	\$18,290	70.10%	\$18,315	70.26%	\$18,543	71.02%
\$8,000,000	(\$2,669)	(4.76%)	(\$11,521)	(20.53%)	\$20,939	70.21%	\$20,964	70.35%	\$21,192	71.02%
\$9,000,000	(\$3,066)	(4.85%)	(\$13,024)	(20.61%)	\$23,588	70.30%	\$23,613	70.43%	\$23,841	71.02%
\$10,000,000	(\$3,462)	(4.93%)	(\$14,527)	(20.67%)	\$26,237	70.37%	\$26,262	70.49%	\$26,490	71.02%
\$15,000,000	(\$5,444)	(5.15%)	(\$22,042)	(20.86%)	\$39,482	70.59%	\$39,506	70.66%	\$39,735	71.02%
\$20,000,000	(\$7,426)	(5.26%)	(\$29,556)	(20.95%)	\$52,727	70.70%	\$52,751	70.75%	\$52,980	71.02%
\$25,000,000	(\$9,408)	(5.33%)	(\$37,071)	(21.01%)	\$65,972	70.76%	\$65,996	70.80%	\$66,224	71.02%
\$30,000,000	(\$11,390)	(5.38%)	(\$44,585)	(21.05%)	\$79,217	70.80%	\$79,241	70.84%	\$79,469	71.02%
\$35,000,000	(\$13,372)	(5.41%)	(\$52,100)	(21.07%)	\$92,462	70.83%	\$92,486	70.87%	\$92,714	71.02%
\$40,000,000	(\$15,354)	(5.43%)	(\$59,615)	(21.09%)	\$105,707	70.86%	\$105,731	70.88%	\$105,959	71.02%
\$45,000,000	(\$17,336)	(5.45%)	(\$67,129)	(21.11%)	\$118,952	70.87%	\$118,976	70.90%	\$119,204	71.02%
\$50,000,000	(\$19,318)	(5.47%)	(\$74,644)	(21.12%)	\$132,196	70.89%	\$132,221	70.91%	\$132,449	71.02%