

CITY OF FOSTORIA, 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	\$8.10000	\$98,643	\$0	\$98,643	
2026-27	\$4.95092	\$100,615	\$750	\$101,366	2.8%
2027-28	\$4.98784	\$101,909	\$756	\$102,665	1.3%
2028-29	\$4.85277	\$104,718	\$735	\$105,454	2.7%
2029-30	\$4.88685	\$106,030	\$741	\$106,770	1.2%
2030-31	\$4.75351	\$108,906	\$720	\$109,626	2.7%
2031-32	\$4.78496	\$110,190	\$725	\$110,916	1.2%
2032-33	\$4.65540	\$113,134	\$706	\$113,839	2.6%
2033-34	\$4.68513	\$114,409	\$710	\$115,119	1.1%
2034-35	\$4.55920	\$117,421	\$691	\$118,112	2.6%
2035-36	\$4.58796	\$118,703	\$695	\$119,398	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	\$22,587,126	\$12,178,099	\$0	\$12,178,099
2026-27	\$21,291,764	\$20,474,145	\$0	\$20,474,145
2027-28	\$21,400,644	\$20,583,025	\$0	\$20,583,025
2028-29	\$22,548,240	\$21,730,621	\$0	\$21,730,621
2029-30	\$22,666,120	\$21,848,501	\$0	\$21,848,501
2030-31	\$23,879,778	\$23,062,159	\$0	\$23,062,159
2031-32	\$23,997,658	\$23,180,039	\$0	\$23,180,039
2032-33	\$25,270,830	\$24,453,211	\$0	\$24,453,211
2033-34	\$25,388,710	\$24,571,091	\$0	\$24,571,091
2034-35	\$26,723,954	\$25,906,335	\$0	\$25,906,335
2035-36	\$26,841,834	\$26,024,215	\$0	\$26,024,215

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	61.44%	-1.31%	60.13%	39.02%	0.00%	0.86%
2026-27	84.72%	-18.46%	66.25%	33.10%	0.00%	0.51%
2027-28	85.00%	-18.57%	66.43%	32.93%	0.00%	0.51%
2028-29	84.43%	-17.78%	66.65%	32.75%	0.00%	0.48%
2029-30	84.67%	-17.84%	66.83%	32.57%	0.00%	0.48%
2030-31	84.08%	-17.04%	67.04%	32.40%	0.00%	0.45%
2031-32	84.31%	-17.10%	67.20%	32.23%	0.00%	0.45%
2032-33	83.73%	-16.35%	67.39%	32.08%	0.00%	0.43%
2033-34	83.95%	-16.40%	67.54%	31.93%	0.00%	0.42%
2034-35	83.39%	-15.68%	67.71%	31.80%	0.00%	0.40%
2035-36	83.60%	-15.74%	67.85%	31.65%	0.00%	0.40%

**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 FOSTORIA, 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	\$12,178,099	\$8.10000	\$98,643
2026-27	\$20,474,145	\$4.95092	\$101,366
2027-28	\$20,583,025	\$4.98784	\$102,665
2028-29	\$21,730,621	\$4.85277	\$105,454
2029-30	\$21,848,501	\$4.88685	\$106,770
2030-31	\$23,062,159	\$4.75351	\$109,626
2031-32	\$23,180,039	\$4.78496	\$110,916
2032-33	\$24,453,211	\$4.65540	\$113,839
2033-34	\$24,571,091	\$4.68513	\$115,119
2034-35	\$25,906,335	\$4.55920	\$118,112
2035-36	\$26,024,215	\$4.58796	\$119,398

CITY OF FOSTORIA, 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	\$12,178,099	\$8.10000	\$98,643
2026-27	\$12,796,779	\$7.94118	\$101,621
2027-28	\$13,026,746	\$7.94118	\$103,448
2028-29	\$13,592,211	\$7.94118	\$107,938
2029-30	\$13,834,418	\$7.94118	\$109,862
2030-31	\$14,430,224	\$7.94118	\$114,593
2031-32	\$14,685,288	\$7.94118	\$116,618
2032-33	\$15,313,000	\$7.94118	\$121,603
2033-34	\$15,581,629	\$7.94118	\$123,736
2034-35	\$16,242,912	\$7.94118	\$128,988
2035-36	\$16,525,790	\$7.94118	\$131,234

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	\$7,677,365	(\$2.99026)	-\$256
2027-28	\$7,556,278	(\$2.95334)	-\$783
2028-29	\$8,138,410	(\$3.08841)	-\$2,484
2029-30	\$8,014,083	(\$3.05433)	-\$3,091
2030-31	\$8,631,935	(\$3.18767)	-\$4,967
2031-32	\$8,494,750	(\$3.15622)	-\$5,703
2032-33	\$9,140,211	(\$3.28578)	-\$7,764
2033-34	\$8,989,461	(\$3.25605)	-\$8,618
2034-35	\$9,663,423	(\$3.38198)	-\$10,876
2035-36	\$9,498,425	(\$3.35322)	-\$11,836

CITY OF FOSTORIA, 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	\$192	\$293	\$50,000	\$51,515	\$192	\$245	\$50,000	\$58,947	\$173	\$43	\$148	\$43	\$192	\$280
\$100,000	\$123,480	\$384	\$587	\$100,000	\$103,030	\$384	\$490	\$100,000	\$117,894	\$366	\$323	\$341	\$323	\$384	\$560
\$150,000	\$185,220	\$576	\$880	\$150,000	\$154,545	\$576	\$735	\$150,000	\$176,842	\$558	\$603	\$533	\$603	\$576	\$841
\$200,000	\$246,960	\$941	\$1,174	\$200,000	\$206,060	\$941	\$980	\$200,000	\$235,789	\$750	\$883	\$725	\$883	\$768	\$1,121
\$250,000	\$308,700	\$1,305	\$1,467	\$250,000	\$257,575	\$1,305	\$1,224	\$250,000	\$294,736	\$942	\$1,163	\$917	\$1,163	\$960	\$1,401
\$300,000	\$370,440	\$1,670	\$1,761	\$300,000	\$309,090	\$1,670	\$1,469	\$300,000	\$353,683	\$1,134	\$1,444	\$1,109	\$1,444	\$1,153	\$1,681
\$400,000	\$493,920	\$2,399	\$2,348	\$400,000	\$412,120	\$2,399	\$1,959	\$400,000	\$471,578	\$1,518	\$2,004	\$1,493	\$2,004	\$1,537	\$2,242
\$500,000	\$617,400	\$3,128	\$2,935	\$500,000	\$515,151	\$3,128	\$2,449	\$500,000	\$589,472	\$1,902	\$2,564	\$1,877	\$2,564	\$1,921	\$2,802
\$600,000	\$740,880	\$3,857	\$3,522	\$600,000	\$618,181	\$3,857	\$2,939	\$600,000	\$707,366	\$2,287	\$3,125	\$2,262	\$3,125	\$2,305	\$3,362
\$700,000	\$864,360	\$4,586	\$4,109	\$700,000	\$721,211	\$4,586	\$3,428	\$700,000	\$825,261	\$2,671	\$3,685	\$2,646	\$3,685	\$2,689	\$3,923
\$800,000	\$987,840	\$5,315	\$4,696	\$800,000	\$824,241	\$5,315	\$3,918	\$800,000	\$943,155	\$3,055	\$4,246	\$3,030	\$4,246	\$3,074	\$4,483
\$900,000	\$1,111,320	\$6,044	\$5,283	\$900,000	\$927,271	\$6,044	\$4,408	\$900,000	\$1,061,050	\$3,439	\$4,806	\$3,414	\$4,806	\$3,458	\$5,044
\$1,000,000	\$1,234,800	\$6,773	\$5,870	\$1,000,000	\$1,030,301	\$6,773	\$4,898	\$1,000,000	\$1,178,944	\$3,823	\$5,366	\$3,798	\$5,366	\$3,842	\$5,604
\$2,000,000	\$2,469,600	\$14,063	\$11,739	\$2,000,000	\$2,060,602	\$14,063	\$9,795	\$2,000,000	\$2,357,888	\$7,665	\$10,971	\$7,640	\$10,971	\$7,684	\$11,208
\$3,000,000	\$3,704,400	\$21,353	\$17,609	\$3,000,000	\$3,090,903	\$21,353	\$14,693	\$3,000,000	\$3,536,832	\$11,507	\$16,575	\$11,482	\$16,575	\$11,526	\$16,812
\$4,000,000	\$4,939,200	\$28,643	\$23,479	\$4,000,000	\$4,121,204	\$28,643	\$19,590	\$4,000,000	\$4,715,776	\$15,349	\$22,179	\$15,324	\$22,179	\$15,368	\$22,416
\$5,000,000	\$6,174,000	\$35,933	\$29,348	\$5,000,000	\$5,151,505	\$35,933	\$24,488	\$5,000,000	\$5,894,720	\$19,191	\$27,783	\$19,166	\$27,783	\$19,210	\$28,021
\$6,000,000	\$7,408,800	\$43,223	\$35,218	\$6,000,000	\$6,181,806	\$43,223	\$29,385	\$6,000,000	\$7,073,664	\$23,033	\$33,387	\$23,008	\$33,387	\$23,052	\$33,625
\$7,000,000	\$8,643,600	\$50,513	\$41,087	\$7,000,000	\$7,212,107	\$50,513	\$34,283	\$7,000,000	\$8,252,608	\$26,875	\$38,991	\$26,850	\$38,991	\$26,894	\$39,229
\$8,000,000	\$9,878,400	\$57,803	\$46,957	\$8,000,000	\$8,242,408	\$57,803	\$39,180	\$8,000,000	\$9,431,552	\$30,717	\$44,595	\$30,692	\$44,595	\$30,736	\$44,833
\$9,000,000	\$11,113,200	\$65,093	\$52,827	\$9,000,000	\$9,272,709	\$65,093	\$44,078	\$9,000,000	\$10,610,496	\$34,559	\$50,199	\$34,534	\$50,199	\$34,578	\$50,437
\$10,000,000	\$12,348,000	\$72,383	\$58,696	\$10,000,000	\$10,303,010	\$72,383	\$48,975	\$10,000,000	\$11,789,440	\$38,401	\$55,804	\$38,376	\$55,804	\$38,420	\$56,041
\$15,000,000	\$18,522,000	\$108,833	\$88,045	\$15,000,000	\$15,454,515	\$108,833	\$73,463	\$15,000,000	\$17,684,160	\$57,611	\$83,824	\$57,586	\$83,824	\$57,629	\$84,062
\$20,000,000	\$24,696,000	\$145,283	\$117,393	\$20,000,000	\$20,606,020	\$145,283	\$97,951	\$20,000,000	\$23,578,880	\$76,821	\$111,845	\$76,796	\$111,845	\$76,839	\$112,082
\$25,000,000	\$30,870,000	\$181,733	\$146,741	\$25,000,000	\$25,757,525	\$181,733	\$122,439	\$25,000,000	\$29,473,600	\$96,030	\$139,865	\$96,005	\$139,865	\$96,049	\$140,103
\$30,000,000	\$37,044,000	\$218,183	\$176,089	\$30,000,000	\$30,909,030	\$218,183	\$146,926	\$30,000,000	\$35,368,320	\$115,240	\$167,886	\$115,215	\$167,886	\$115,259	\$168,124
\$35,000,000	\$43,218,000	\$254,633	\$205,437	\$35,000,000	\$36,060,535	\$254,633	\$171,414	\$35,000,000	\$41,263,040	\$134,450	\$195,907	\$134,425	\$195,907	\$134,469	\$196,144
\$40,000,000	\$49,392,000	\$291,083	\$234,785	\$40,000,000	\$41,212,040	\$291,083	\$195,902	\$40,000,000	\$47,157,760	\$153,660	\$223,927	\$153,635	\$223,927	\$153,678	\$224,165
\$45,000,000	\$55,566,000	\$327,533	\$264,134	\$45,000,000	\$46,363,545	\$327,533	\$220,390	\$45,000,000	\$53,052,480	\$172,870	\$251,948	\$172,845	\$251,948	\$172,888	\$252,185
\$50,000,000	\$61,740,000	\$363,983	\$293,482	\$50,000,000	\$51,515,050	\$363,983	\$244,877	\$50,000,000	\$58,947,200	\$192,079	\$279,968	\$192,054	\$279,968	\$192,098	\$280,206

CITY OF FOSTORIA, 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	\$101	52.78%	\$53	27.48%	(\$131)	(75.48%)	(\$106)	(71.36%)	\$88	45.87%
\$100,000	\$203	52.78%	\$106	27.48%	(\$43)	(11.72%)	(\$18)	(5.24%)	\$176	45.87%
\$150,000	\$304	52.78%	\$158	27.48%	\$45	8.12%	\$70	13.19%	\$264	45.87%
\$200,000	\$233	24.78%	\$39	4.12%	\$133	17.79%	\$158	21.85%	\$352	45.87%
\$250,000	\$162	12.42%	(\$81)	(6.20%)	\$221	23.52%	\$246	26.88%	\$441	45.87%
\$300,000	\$91	5.46%	(\$201)	(12.01%)	\$310	27.30%	\$335	30.17%	\$529	45.87%
\$400,000	(\$51)	(2.12%)	(\$440)	(18.33%)	\$486	32.00%	\$511	34.21%	\$705	45.87%
\$500,000	(\$193)	(6.17%)	(\$679)	(21.71%)	\$662	34.80%	\$687	36.59%	\$881	45.87%
\$600,000	(\$335)	(8.69%)	(\$918)	(23.81%)	\$838	36.66%	\$863	38.17%	\$1,057	45.87%
\$700,000	(\$477)	(10.40%)	(\$1,158)	(25.24%)	\$1,014	37.98%	\$1,039	39.29%	\$1,234	45.87%
\$800,000	(\$619)	(11.65%)	(\$1,397)	(26.28%)	\$1,191	38.98%	\$1,216	40.12%	\$1,410	45.87%
\$900,000	(\$761)	(12.59%)	(\$1,636)	(27.07%)	\$1,367	39.75%	\$1,392	40.77%	\$1,586	45.87%
\$1,000,000	(\$903)	(13.34%)	(\$1,875)	(27.69%)	\$1,543	40.36%	\$1,568	41.28%	\$1,762	45.87%
\$2,000,000	(\$2,324)	(16.52%)	(\$4,268)	(30.35%)	\$3,305	43.12%	\$3,330	43.59%	\$3,524	45.87%
\$3,000,000	(\$3,744)	(17.53%)	(\$6,660)	(31.19%)	\$5,067	44.04%	\$5,092	44.35%	\$5,286	45.87%
\$4,000,000	(\$5,164)	(18.03%)	(\$9,053)	(31.61%)	\$6,830	44.49%	\$6,855	44.73%	\$7,049	45.87%
\$5,000,000	(\$6,585)	(18.32%)	(\$11,445)	(31.85%)	\$8,592	44.77%	\$8,617	44.96%	\$8,811	45.87%
\$6,000,000	(\$8,005)	(18.52%)	(\$13,838)	(32.01%)	\$10,354	44.95%	\$10,379	45.11%	\$10,573	45.87%
\$7,000,000	(\$9,425)	(18.66%)	(\$16,230)	(32.13%)	\$12,116	45.08%	\$12,141	45.22%	\$12,335	45.87%
\$8,000,000	(\$10,846)	(18.76%)	(\$18,622)	(32.22%)	\$13,878	45.18%	\$13,903	45.30%	\$14,097	45.87%
\$9,000,000	(\$12,266)	(18.84%)	(\$21,015)	(32.28%)	\$15,640	45.26%	\$15,665	45.36%	\$15,859	45.87%
\$10,000,000	(\$13,686)	(18.91%)	(\$23,407)	(32.34%)	\$17,403	45.32%	\$17,428	45.41%	\$17,622	45.87%
\$15,000,000	(\$20,788)	(19.10%)	(\$35,370)	(32.50%)	\$26,213	45.50%	\$26,238	45.56%	\$26,432	45.87%
\$20,000,000	(\$27,890)	(19.20%)	(\$47,332)	(32.58%)	\$35,024	45.59%	\$35,049	45.64%	\$35,243	45.87%
\$25,000,000	(\$34,992)	(19.25%)	(\$59,294)	(32.63%)	\$43,835	45.65%	\$43,860	45.68%	\$44,054	45.87%
\$30,000,000	(\$42,094)	(19.29%)	(\$71,256)	(32.66%)	\$52,646	45.68%	\$52,671	45.72%	\$52,865	45.87%
\$35,000,000	(\$49,196)	(19.32%)	(\$83,219)	(32.68%)	\$61,457	45.71%	\$61,482	45.74%	\$61,676	45.87%
\$40,000,000	(\$56,297)	(19.34%)	(\$95,181)	(32.70%)	\$70,267	45.73%	\$70,292	45.75%	\$70,486	45.87%
\$45,000,000	(\$63,399)	(19.36%)	(\$107,143)	(32.71%)	\$79,078	45.74%	\$79,103	45.77%	\$79,297	45.87%
\$50,000,000	(\$70,501)	(19.37%)	(\$119,105)	(32.72%)	\$87,889	45.76%	\$87,914	45.78%	\$88,108	45.87%