

CITY OF GOODELL, 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	\$8.37000	\$17,398	\$0	\$17,398	
2026-27	\$6.72800	\$17,746	\$254	\$18,001	3.5%
2027-28	\$6.82447	\$18,181	\$258	\$18,439	2.4%
2028-29	\$6.55295	\$18,808	\$248	\$19,056	3.3%
2029-30	\$6.63930	\$19,251	\$251	\$19,502	2.3%
2030-31	\$6.37773	\$19,892	\$241	\$20,134	3.2%
2031-32	\$6.45506	\$20,323	\$244	\$20,567	2.2%
2032-33	\$6.20913	\$20,979	\$235	\$21,214	3.1%
2033-34	\$6.27863	\$21,398	\$237	\$21,636	2.0%
2034-35	\$6.04673	\$22,069	\$229	\$22,297	3.1%
2035-36	\$6.10939	\$22,477	\$231	\$22,708	1.8%

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	\$5,220,613	\$2,078,667	\$0	\$2,078,667
2026-27	\$3,713,057	\$2,675,516	\$0	\$2,675,516
2027-28	\$3,739,473	\$2,701,932	\$0	\$2,701,932
2028-29	\$3,945,522	\$2,907,981	\$0	\$2,907,981
2029-30	\$3,974,938	\$2,937,397	\$0	\$2,937,397
2030-31	\$4,194,385	\$3,156,844	\$0	\$3,156,844
2031-32	\$4,223,801	\$3,186,260	\$0	\$3,186,260
2032-33	\$4,454,072	\$3,416,531	\$0	\$3,416,531
2033-34	\$4,483,487	\$3,445,946	\$0	\$3,445,946
2034-35	\$4,725,024	\$3,687,483	\$0	\$3,687,483
2035-36	\$4,754,439	\$3,716,898	\$0	\$3,716,898

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.65%	-4.64%	78.01%	7.61%	0.00%	4.44%
2026-27	148.98%	-76.12%	72.85%	13.97%	0.00%	3.45%
2027-28	148.92%	-75.80%	73.12%	13.83%	0.00%	3.42%
2028-29	145.20%	-70.75%	74.45%	13.49%	0.00%	3.18%
2029-30	145.04%	-70.32%	74.71%	13.36%	0.00%	3.15%
2030-31	141.55%	-65.65%	75.90%	13.05%	0.00%	2.93%
2031-32	141.43%	-65.30%	76.13%	12.93%	0.00%	2.90%
2032-33	138.28%	-61.10%	77.18%	12.66%	0.00%	2.70%
2033-34	138.20%	-60.82%	77.38%	12.56%	0.00%	2.68%
2034-35	135.34%	-57.02%	78.31%	12.32%	0.00%	2.51%
2035-36	135.28%	-56.80%	78.49%	12.22%	0.00%	2.49%

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 GOODELL, 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	\$2,078,667	\$8.37000	\$17,398
2026-27	\$2,675,516	\$6.72800	\$18,001
2027-28	\$2,701,932	\$6.82447	\$18,439
2028-29	\$2,907,981	\$6.55295	\$19,056
2029-30	\$2,937,397	\$6.63930	\$19,502
2030-31	\$3,156,844	\$6.37773	\$20,134
2031-32	\$3,186,260	\$6.45506	\$20,567
2032-33	\$3,416,531	\$6.20913	\$21,214
2033-34	\$3,445,946	\$6.27863	\$21,636
2034-35	\$3,687,483	\$6.04673	\$22,297
2035-36	\$3,716,898	\$6.10939	\$22,708

CITY OF GOODELL, 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	\$2,078,667	\$8.37000	\$17,398
2026-27	\$2,111,893	\$8.37000	\$17,677
2027-28	\$2,166,066	\$8.37000	\$18,130
2028-29	\$2,245,080	\$8.10000	\$18,185
2029-30	\$2,302,140	\$8.10000	\$18,647
2030-31	\$2,385,610	\$8.10000	\$19,323
2031-32	\$2,445,702	\$8.10000	\$19,810
2032-33	\$2,533,863	\$8.10000	\$20,524
2033-34	\$2,597,154	\$8.10000	\$21,037
2034-35	\$2,690,256	\$8.10000	\$21,791
2035-36	\$2,756,907	\$8.10000	\$22,331

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	\$563,623	(\$1.64200)	\$324
2027-28	\$535,865	(\$1.54553)	\$309
2028-29	\$662,901	(\$1.54705)	\$871
2029-30	\$635,257	(\$1.46070)	\$855
2030-31	\$771,234	(\$1.72227)	\$810
2031-32	\$740,558	(\$1.64494)	\$757
2032-33	\$882,668	(\$1.89087)	\$689
2033-34	\$848,793	(\$1.82137)	\$599
2034-35	\$997,227	(\$2.05327)	\$506
2035-36	\$959,991	(\$1.99061)	\$377

CITY OF GOODELL, 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	\$199	\$394	\$50,000	\$51,515	\$199	\$329	\$50,000	\$58,947	\$179	\$57	\$153	\$57	\$199	\$376
\$100,000	\$123,480	\$397	\$788	\$100,000	\$103,030	\$397	\$657	\$100,000	\$117,894	\$378	\$433	\$352	\$433	\$397	\$752
\$150,000	\$185,220	\$596	\$1,181	\$150,000	\$154,545	\$596	\$986	\$150,000	\$176,842	\$576	\$809	\$550	\$809	\$596	\$1,128
\$200,000	\$246,960	\$972	\$1,575	\$200,000	\$206,060	\$972	\$1,314	\$200,000	\$235,789	\$775	\$1,185	\$749	\$1,185	\$794	\$1,504
\$250,000	\$308,700	\$1,349	\$1,969	\$250,000	\$257,575	\$1,349	\$1,643	\$250,000	\$294,736	\$973	\$1,561	\$947	\$1,561	\$993	\$1,880
\$300,000	\$370,440	\$1,725	\$2,363	\$300,000	\$309,090	\$1,725	\$1,971	\$300,000	\$353,683	\$1,172	\$1,937	\$1,146	\$1,937	\$1,191	\$2,256
\$400,000	\$493,920	\$2,479	\$3,150	\$400,000	\$412,120	\$2,479	\$2,628	\$400,000	\$471,578	\$1,569	\$2,689	\$1,543	\$2,689	\$1,588	\$3,008
\$500,000	\$617,400	\$3,232	\$3,938	\$500,000	\$515,151	\$3,232	\$3,285	\$500,000	\$589,472	\$1,966	\$3,441	\$1,940	\$3,441	\$1,985	\$3,759
\$600,000	\$740,880	\$3,985	\$4,725	\$600,000	\$618,181	\$3,985	\$3,943	\$600,000	\$707,366	\$2,363	\$4,193	\$2,337	\$4,193	\$2,382	\$4,511
\$700,000	\$864,360	\$4,739	\$5,513	\$700,000	\$721,211	\$4,739	\$4,600	\$700,000	\$825,261	\$2,760	\$4,944	\$2,734	\$4,944	\$2,779	\$5,263
\$800,000	\$987,840	\$5,492	\$6,300	\$800,000	\$824,241	\$5,492	\$5,257	\$800,000	\$943,155	\$3,157	\$5,696	\$3,131	\$5,696	\$3,176	\$6,015
\$900,000	\$1,111,320	\$6,245	\$7,088	\$900,000	\$927,271	\$6,245	\$5,914	\$900,000	\$1,061,050	\$3,554	\$6,448	\$3,528	\$6,448	\$3,573	\$6,767
\$1,000,000	\$1,234,800	\$6,999	\$7,875	\$1,000,000	\$1,030,301	\$6,999	\$6,571	\$1,000,000	\$1,178,944	\$3,951	\$7,200	\$3,925	\$7,200	\$3,970	\$7,519
\$2,000,000	\$2,469,600	\$14,532	\$15,750	\$2,000,000	\$2,060,602	\$14,532	\$13,142	\$2,000,000	\$2,357,888	\$7,921	\$14,719	\$7,895	\$14,719	\$7,940	\$15,038
\$3,000,000	\$3,704,400	\$22,065	\$23,626	\$3,000,000	\$3,090,903	\$22,065	\$19,713	\$3,000,000	\$3,536,832	\$11,891	\$22,238	\$11,865	\$22,238	\$11,910	\$22,557
\$4,000,000	\$4,939,200	\$29,598	\$31,501	\$4,000,000	\$4,121,204	\$29,598	\$26,284	\$4,000,000	\$4,715,776	\$15,861	\$29,757	\$15,835	\$29,757	\$15,880	\$30,076
\$5,000,000	\$6,174,000	\$37,131	\$39,376	\$5,000,000	\$5,151,505	\$37,131	\$32,855	\$5,000,000	\$5,894,720	\$19,831	\$37,276	\$19,805	\$37,276	\$19,850	\$37,595
\$6,000,000	\$7,408,800	\$44,664	\$47,251	\$6,000,000	\$6,181,806	\$44,664	\$39,426	\$6,000,000	\$7,073,664	\$23,801	\$44,795	\$23,775	\$44,795	\$23,820	\$45,114
\$7,000,000	\$8,643,600	\$52,197	\$55,127	\$7,000,000	\$7,212,107	\$52,197	\$45,997	\$7,000,000	\$8,252,608	\$27,771	\$52,314	\$27,745	\$52,314	\$27,790	\$52,633
\$8,000,000	\$9,878,400	\$59,730	\$63,002	\$8,000,000	\$8,242,408	\$59,730	\$52,568	\$8,000,000	\$9,431,552	\$31,741	\$59,833	\$31,715	\$59,833	\$31,760	\$60,152
\$9,000,000	\$11,113,200	\$67,263	\$70,877	\$9,000,000	\$9,272,709	\$67,263	\$59,139	\$9,000,000	\$10,610,496	\$35,711	\$67,352	\$35,685	\$67,352	\$35,730	\$67,671
\$10,000,000	\$12,348,000	\$74,796	\$78,752	\$10,000,000	\$10,303,010	\$74,796	\$65,710	\$10,000,000	\$11,789,440	\$39,681	\$74,871	\$39,655	\$74,871	\$39,700	\$75,190
\$15,000,000	\$18,522,000	\$112,461	\$118,128	\$15,000,000	\$15,454,515	\$112,461	\$98,565	\$15,000,000	\$17,684,160	\$59,531	\$112,466	\$59,505	\$112,466	\$59,550	\$112,785
\$20,000,000	\$24,696,000	\$150,126	\$157,504	\$20,000,000	\$20,606,020	\$150,126	\$131,420	\$20,000,000	\$23,578,880	\$79,381	\$150,061	\$79,355	\$150,061	\$79,400	\$150,380
\$25,000,000	\$30,870,000	\$187,791	\$196,881	\$25,000,000	\$25,757,525	\$187,791	\$164,275	\$25,000,000	\$29,473,600	\$99,231	\$187,656	\$99,206	\$187,656	\$99,251	\$187,975
\$30,000,000	\$37,044,000	\$225,456	\$236,257	\$30,000,000	\$30,909,030	\$225,456	\$197,129	\$30,000,000	\$35,368,320	\$119,081	\$225,251	\$119,056	\$225,251	\$119,101	\$225,570
\$35,000,000	\$43,218,000	\$263,121	\$275,633	\$35,000,000	\$36,060,535	\$263,121	\$229,984	\$35,000,000	\$41,263,040	\$138,932	\$262,846	\$138,906	\$262,846	\$138,951	\$263,165
\$40,000,000	\$49,392,000	\$300,786	\$315,009	\$40,000,000	\$41,212,040	\$300,786	\$262,839	\$40,000,000	\$47,157,760	\$158,782	\$300,441	\$158,756	\$300,441	\$158,801	\$300,759
\$45,000,000	\$55,566,000	\$338,451	\$354,385	\$45,000,000	\$46,363,545	\$338,451	\$295,694	\$45,000,000	\$53,052,480	\$178,632	\$338,036	\$178,606	\$338,036	\$178,651	\$338,354
\$50,000,000	\$61,740,000	\$376,116	\$393,761	\$50,000,000	\$51,515,050	\$376,116	\$328,549	\$50,000,000	\$58,947,200	\$198,482	\$375,630	\$198,456	\$375,630	\$198,501	\$375,949

CITY OF GOODELL, 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	\$195	98.37%	\$130	65.51%	(\$122)	(68.17%)	(\$96)	(62.81%)	\$177	89.39%
\$100,000	\$391	98.37%	\$260	65.51%	\$55	14.63%	\$81	23.03%	\$355	89.39%
\$150,000	\$586	98.37%	\$390	65.51%	\$233	40.38%	\$259	46.97%	\$532	89.39%
\$200,000	\$603	62.02%	\$342	35.18%	\$410	52.94%	\$436	58.21%	\$710	89.39%
\$250,000	\$620	45.97%	\$294	21.79%	\$588	60.38%	\$613	64.74%	\$887	89.39%
\$300,000	\$637	36.92%	\$246	14.25%	\$765	65.29%	\$791	69.01%	\$1,065	89.39%
\$400,000	\$671	27.08%	\$150	6.04%	\$1,120	71.39%	\$1,146	74.26%	\$1,420	89.39%
\$500,000	\$706	21.83%	\$53	1.65%	\$1,475	75.03%	\$1,501	77.36%	\$1,774	89.39%
\$600,000	\$740	18.56%	(\$43)	(1.07%)	\$1,830	77.44%	\$1,856	79.40%	\$2,129	89.39%
\$700,000	\$774	16.33%	(\$139)	(2.93%)	\$2,185	79.16%	\$2,210	80.85%	\$2,484	89.39%
\$800,000	\$808	14.72%	(\$235)	(4.28%)	\$2,540	80.45%	\$2,565	81.93%	\$2,839	89.39%
\$900,000	\$842	13.49%	(\$331)	(5.31%)	\$2,894	81.45%	\$2,920	82.77%	\$3,194	89.39%
\$1,000,000	\$877	12.53%	(\$428)	(6.11%)	\$3,249	82.25%	\$3,275	83.44%	\$3,549	89.39%
\$2,000,000	\$1,219	8.39%	(\$1,390)	(9.56%)	\$6,798	85.83%	\$6,824	86.44%	\$7,098	89.39%
\$3,000,000	\$1,561	7.08%	(\$2,352)	(10.66%)	\$10,347	87.02%	\$10,373	87.43%	\$10,647	89.39%
\$4,000,000	\$1,903	6.43%	(\$3,314)	(11.20%)	\$13,896	87.61%	\$13,922	87.92%	\$14,196	89.39%
\$5,000,000	\$2,246	6.05%	(\$4,276)	(11.52%)	\$17,445	87.97%	\$17,471	88.21%	\$17,745	89.39%
\$6,000,000	\$2,588	5.79%	(\$5,238)	(11.73%)	\$20,994	88.21%	\$21,020	88.41%	\$21,294	89.39%
\$7,000,000	\$2,930	5.61%	(\$6,200)	(11.88%)	\$24,543	88.38%	\$24,569	88.55%	\$24,843	89.39%
\$8,000,000	\$3,272	5.48%	(\$7,162)	(11.99%)	\$28,092	88.50%	\$28,118	88.66%	\$28,392	89.39%
\$9,000,000	\$3,614	5.37%	(\$8,124)	(12.08%)	\$31,641	88.60%	\$31,667	88.74%	\$31,941	89.39%
\$10,000,000	\$3,957	5.29%	(\$9,086)	(12.15%)	\$35,190	88.68%	\$35,216	88.80%	\$35,490	89.39%
\$15,000,000	\$5,668	5.04%	(\$13,896)	(12.36%)	\$52,935	88.92%	\$52,961	89.00%	\$53,234	89.39%
\$20,000,000	\$7,379	4.92%	(\$18,706)	(12.46%)	\$70,680	89.04%	\$70,705	89.10%	\$70,979	89.39%
\$25,000,000	\$9,090	4.84%	(\$23,516)	(12.52%)	\$88,424	89.11%	\$88,450	89.16%	\$88,724	89.39%
\$30,000,000	\$10,801	4.79%	(\$28,326)	(12.56%)	\$106,169	89.16%	\$106,195	89.20%	\$106,469	89.39%
\$35,000,000	\$12,512	4.76%	(\$33,136)	(12.59%)	\$123,914	89.19%	\$123,940	89.23%	\$124,214	89.39%
\$40,000,000	\$14,223	4.73%	(\$37,946)	(12.62%)	\$141,659	89.22%	\$141,685	89.25%	\$141,958	89.39%
\$45,000,000	\$15,934	4.71%	(\$42,756)	(12.63%)	\$159,404	89.24%	\$159,429	89.26%	\$159,703	89.39%
\$50,000,000	\$17,645	4.69%	(\$47,566)	(12.65%)	\$177,148	89.25%	\$177,174	89.28%	\$177,448	89.39%