

CITY OF GLADBROOK, 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	\$8.40441	\$200,932	\$0	\$200,932	
2026-27	\$4.95719	\$204,951	\$4,399	\$209,350	4.2%
2027-28	\$5.06360	\$213,481	\$4,494	\$217,975	4.1%
2028-29	\$4.91145	\$222,334	\$4,359	\$226,693	4.0%
2029-30	\$5.00774	\$231,039	\$4,444	\$235,483	3.9%
2030-31	\$4.85453	\$240,193	\$4,308	\$244,501	3.8%
2031-32	\$4.94160	\$248,789	\$4,385	\$253,175	3.5%
2032-33	\$4.79312	\$258,238	\$4,254	\$262,492	3.7%
2033-34	\$4.87207	\$266,720	\$4,324	\$271,044	3.3%
2034-35	\$4.72804	\$276,464	\$4,196	\$280,660	3.5%
2035-36	\$4.79980	\$284,826	\$4,260	\$289,086	3.0%

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	\$52,787,509	\$23,907,912	\$0	\$23,907,912
2026-27	\$45,264,394	\$42,231,542	\$0	\$42,231,542
2027-28	\$46,080,219	\$43,047,367	\$0	\$43,047,367
2028-29	\$49,188,882	\$46,156,030	\$0	\$46,156,030
2029-30	\$50,056,706	\$47,023,854	\$0	\$47,023,854
2030-31	\$53,398,420	\$50,365,568	\$0	\$50,365,568
2031-32	\$54,266,244	\$51,233,392	\$0	\$51,233,392
2032-33	\$57,797,175	\$54,764,323	\$0	\$54,764,323
2033-34	\$58,664,999	\$55,632,147	\$0	\$55,632,147
2034-35	\$62,393,684	\$59,360,832	\$0	\$59,360,832
2035-36	\$63,261,509	\$60,228,657	\$0	\$60,228,657

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.28%	-3.59%	88.69%	7.53%	1.77%	2.00%
2026-27	120.26%	-33.45%	86.81%	10.05%	1.29%	1.13%
2027-28	118.19%	-32.97%	85.22%	11.72%	1.27%	1.11%
2028-29	114.83%	-30.87%	83.96%	13.21%	1.20%	1.04%
2029-30	112.90%	-30.33%	82.57%	14.66%	1.17%	1.02%
2030-31	109.80%	-28.32%	81.48%	15.96%	1.11%	0.95%
2031-32	108.11%	-27.87%	80.24%	17.25%	1.09%	0.93%
2032-33	105.35%	-26.08%	79.27%	18.41%	1.03%	0.87%
2033-34	103.86%	-25.70%	78.16%	19.55%	1.01%	0.86%
2034-35	101.38%	-24.10%	77.29%	20.59%	0.96%	0.81%
2035-36	100.07%	-23.78%	76.29%	21.62%	0.94%	0.80%

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 GLADBROOK, 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	\$23,907,912	\$8.40441	\$200,932
2026-27	\$42,231,542	\$4.95719	\$209,350
2027-28	\$43,047,367	\$5.06360	\$217,975
2028-29	\$46,156,030	\$4.91145	\$226,693
2029-30	\$47,023,854	\$5.00774	\$235,483
2030-31	\$50,365,568	\$4.85453	\$244,501
2031-32	\$51,233,392	\$4.94160	\$253,175
2032-33	\$54,764,323	\$4.79312	\$262,492
2033-34	\$55,632,147	\$4.87207	\$271,044
2034-35	\$59,360,832	\$4.72804	\$280,660
2035-36	\$60,228,657	\$4.79980	\$289,086

CITY OF GLADBROOK, 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	\$23,907,912	\$8.40441	\$200,932
2026-27	\$24,583,112	\$8.32120	\$204,561
2027-28	\$25,566,461	\$8.15804	\$208,572
2028-29	\$26,901,720	\$8.10000	\$217,904
2029-30	\$27,912,168	\$8.10000	\$226,089
2030-31	\$29,339,841	\$8.10000	\$237,653
2031-32	\$30,378,734	\$8.10000	\$246,068
2032-33	\$31,903,512	\$8.10000	\$258,418
2033-34	\$32,972,433	\$8.10000	\$267,077
2034-35	\$34,599,307	\$8.10000	\$280,254
2035-36	\$35,699,749	\$8.10000	\$289,168

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	\$17,648,431	(\$3.36401)	\$4,789
2027-28	\$17,480,905	(\$3.09444)	\$9,402
2028-29	\$19,254,310	(\$3.18855)	\$8,789
2029-30	\$19,111,686	(\$3.09226)	\$9,395
2030-31	\$21,025,727	(\$3.24547)	\$6,848
2031-32	\$20,854,658	(\$3.15840)	\$7,107
2032-33	\$22,860,811	(\$3.30688)	\$4,074
2033-34	\$22,659,714	(\$3.22793)	\$3,967
2034-35	\$24,761,525	(\$3.37196)	\$406
2035-36	\$24,528,908	(\$3.30020)	-\$82

CITY OF GLADBROOK, 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	\$300	\$50,000	\$51,515	\$199	\$250	\$50,000	\$58,947	\$180	\$43	\$154	\$43	\$199	\$286
\$100,000	\$123,480	\$399	\$599	\$100,000	\$103,030	\$399	\$500	\$100,000	\$117,894	\$379	\$330	\$353	\$330	\$399	\$572
\$150,000	\$185,220	\$598	\$899	\$150,000	\$154,545	\$598	\$750	\$150,000	\$176,842	\$579	\$616	\$553	\$616	\$598	\$858
\$200,000	\$246,960	\$976	\$1,199	\$200,000	\$206,060	\$976	\$1,000	\$200,000	\$235,789	\$778	\$902	\$752	\$902	\$797	\$1,145
\$250,000	\$308,700	\$1,354	\$1,499	\$250,000	\$257,575	\$1,354	\$1,250	\$250,000	\$294,736	\$977	\$1,188	\$951	\$1,188	\$997	\$1,431
\$300,000	\$370,440	\$1,733	\$1,798	\$300,000	\$309,090	\$1,733	\$1,500	\$300,000	\$353,683	\$1,177	\$1,474	\$1,151	\$1,474	\$1,196	\$1,717
\$400,000	\$493,920	\$2,489	\$2,398	\$400,000	\$412,120	\$2,489	\$2,001	\$400,000	\$471,578	\$1,575	\$2,047	\$1,549	\$2,047	\$1,595	\$2,289
\$500,000	\$617,400	\$3,245	\$2,997	\$500,000	\$515,151	\$3,245	\$2,501	\$500,000	\$589,472	\$1,974	\$2,619	\$1,948	\$2,619	\$1,993	\$2,862
\$600,000	\$740,880	\$4,002	\$3,597	\$600,000	\$618,181	\$4,002	\$3,001	\$600,000	\$707,366	\$2,372	\$3,191	\$2,347	\$3,191	\$2,392	\$3,434
\$700,000	\$864,360	\$4,758	\$4,196	\$700,000	\$721,211	\$4,758	\$3,501	\$700,000	\$825,261	\$2,771	\$3,764	\$2,745	\$3,764	\$2,790	\$4,006
\$800,000	\$987,840	\$5,515	\$4,795	\$800,000	\$824,241	\$5,515	\$4,001	\$800,000	\$943,155	\$3,170	\$4,336	\$3,144	\$4,336	\$3,189	\$4,579
\$900,000	\$1,111,320	\$6,271	\$5,395	\$900,000	\$927,271	\$6,271	\$4,501	\$900,000	\$1,061,050	\$3,568	\$4,908	\$3,542	\$4,908	\$3,588	\$5,151
\$1,000,000	\$1,234,800	\$7,027	\$5,994	\$1,000,000	\$1,030,301	\$7,027	\$5,002	\$1,000,000	\$1,178,944	\$3,967	\$5,480	\$3,941	\$5,480	\$3,986	\$5,723
\$2,000,000	\$2,469,600	\$14,591	\$11,989	\$2,000,000	\$2,060,602	\$14,591	\$10,003	\$2,000,000	\$2,357,888	\$7,953	\$11,204	\$7,927	\$11,204	\$7,973	\$11,446
\$3,000,000	\$3,704,400	\$22,155	\$17,983	\$3,000,000	\$3,090,903	\$22,155	\$15,005	\$3,000,000	\$3,536,832	\$11,940	\$16,927	\$11,914	\$16,927	\$11,959	\$17,170
\$4,000,000	\$4,939,200	\$29,719	\$23,977	\$4,000,000	\$4,121,204	\$29,719	\$20,007	\$4,000,000	\$4,715,776	\$15,926	\$22,650	\$15,900	\$22,650	\$15,945	\$22,893
\$5,000,000	\$6,174,000	\$37,283	\$29,972	\$5,000,000	\$5,151,505	\$37,283	\$25,008	\$5,000,000	\$5,894,720	\$19,912	\$28,373	\$19,886	\$28,373	\$19,932	\$28,616
\$6,000,000	\$7,408,800	\$44,847	\$35,966	\$6,000,000	\$6,181,806	\$44,847	\$30,010	\$6,000,000	\$7,073,664	\$23,899	\$34,097	\$23,873	\$34,097	\$23,918	\$34,339
\$7,000,000	\$8,643,600	\$52,411	\$41,961	\$7,000,000	\$7,212,107	\$52,411	\$35,011	\$7,000,000	\$8,252,608	\$27,885	\$39,820	\$27,859	\$39,820	\$27,904	\$40,063
\$8,000,000	\$9,878,400	\$59,975	\$47,955	\$8,000,000	\$8,242,408	\$59,975	\$40,013	\$8,000,000	\$9,431,552	\$31,871	\$45,543	\$31,846	\$45,543	\$31,891	\$45,786
\$9,000,000	\$11,113,200	\$67,539	\$53,949	\$9,000,000	\$9,272,709	\$67,539	\$45,015	\$9,000,000	\$10,610,496	\$35,858	\$51,266	\$35,832	\$51,266	\$35,877	\$51,509
\$10,000,000	\$12,348,000	\$75,103	\$59,944	\$10,000,000	\$10,303,010	\$75,103	\$50,016	\$10,000,000	\$11,789,440	\$39,844	\$56,989	\$39,818	\$56,989	\$39,863	\$57,232
\$15,000,000	\$18,522,000	\$112,923	\$89,916	\$15,000,000	\$15,454,515	\$112,923	\$75,024	\$15,000,000	\$17,684,160	\$59,776	\$85,606	\$59,750	\$85,606	\$59,795	\$85,848
\$20,000,000	\$24,696,000	\$150,743	\$119,887	\$20,000,000	\$20,606,020	\$150,743	\$100,033	\$20,000,000	\$23,578,880	\$79,708	\$114,222	\$79,682	\$114,222	\$79,727	\$114,464
\$25,000,000	\$30,870,000	\$188,563	\$149,859	\$25,000,000	\$25,757,525	\$188,563	\$125,041	\$25,000,000	\$29,473,600	\$99,639	\$142,838	\$99,613	\$142,838	\$99,659	\$143,080
\$30,000,000	\$37,044,000	\$226,382	\$179,831	\$30,000,000	\$30,909,030	\$226,382	\$150,049	\$30,000,000	\$35,368,320	\$119,571	\$171,454	\$119,545	\$171,454	\$119,590	\$171,697
\$35,000,000	\$43,218,000	\$264,202	\$209,803	\$35,000,000	\$36,060,535	\$264,202	\$175,057	\$35,000,000	\$41,263,040	\$139,503	\$200,070	\$139,477	\$200,070	\$139,522	\$200,313
\$40,000,000	\$49,392,000	\$302,022	\$239,775	\$40,000,000	\$41,212,040	\$302,022	\$200,065	\$40,000,000	\$47,157,760	\$159,435	\$228,686	\$159,409	\$228,686	\$159,454	\$228,929
\$45,000,000	\$55,566,000	\$339,842	\$269,747	\$45,000,000	\$46,363,545	\$339,842	\$225,073	\$45,000,000	\$53,052,480	\$179,366	\$257,302	\$179,340	\$257,302	\$179,386	\$257,545
\$50,000,000	\$61,740,000	\$377,662	\$299,719	\$50,000,000	\$51,515,050	\$377,662	\$250,081	\$50,000,000	\$58,947,200	\$199,298	\$285,918	\$199,272	\$285,918	\$199,317	\$286,161

CITY OF GLADBROOK, 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	\$100	50.37%	\$51	25.47%	(\$137)	(75.87%)	(\$111)	(71.81%)	\$87	43.57%
\$100,000	\$201	50.37%	\$102	25.47%	(\$50)	(13.10%)	(\$24)	(6.73%)	\$174	43.57%
\$150,000	\$301	50.37%	\$152	25.47%	\$37	6.42%	\$63	11.41%	\$261	43.57%
\$200,000	\$223	22.82%	\$24	2.48%	\$124	15.94%	\$150	19.93%	\$347	43.57%
\$250,000	\$144	10.65%	(\$104)	(7.67%)	\$211	21.57%	\$237	24.88%	\$434	43.57%
\$300,000	\$66	3.80%	(\$232)	(13.39%)	\$298	25.30%	\$324	28.12%	\$521	43.57%
\$400,000	(\$91)	(3.66%)	(\$488)	(19.62%)	\$471	29.92%	\$497	32.10%	\$695	43.57%
\$500,000	(\$248)	(7.65%)	(\$745)	(22.94%)	\$645	32.68%	\$671	34.44%	\$868	43.57%
\$600,000	(\$405)	(10.12%)	(\$1,001)	(25.01%)	\$819	34.51%	\$845	35.99%	\$1,042	43.57%
\$700,000	(\$562)	(11.81%)	(\$1,257)	(26.42%)	\$992	35.81%	\$1,018	37.09%	\$1,216	43.57%
\$800,000	(\$719)	(13.04%)	(\$1,513)	(27.44%)	\$1,166	36.79%	\$1,192	37.92%	\$1,389	43.57%
\$900,000	(\$876)	(13.97%)	(\$1,769)	(28.22%)	\$1,340	37.55%	\$1,366	38.55%	\$1,563	43.57%
\$1,000,000	(\$1,033)	(14.70%)	(\$2,026)	(28.83%)	\$1,513	38.15%	\$1,539	39.06%	\$1,737	43.57%
\$2,000,000	(\$2,603)	(17.84%)	(\$4,588)	(31.44%)	\$3,250	40.87%	\$3,276	41.33%	\$3,474	43.57%
\$3,000,000	(\$4,172)	(18.83%)	(\$7,150)	(32.27%)	\$4,987	41.77%	\$5,013	42.08%	\$5,211	43.57%
\$4,000,000	(\$5,742)	(19.32%)	(\$9,713)	(32.68%)	\$6,724	42.22%	\$6,750	42.45%	\$6,947	43.57%
\$5,000,000	(\$7,311)	(19.61%)	(\$12,275)	(32.92%)	\$8,461	42.49%	\$8,487	42.68%	\$8,684	43.57%
\$6,000,000	(\$8,881)	(19.80%)	(\$14,837)	(33.08%)	\$10,198	42.67%	\$10,224	42.83%	\$10,421	43.57%
\$7,000,000	(\$10,451)	(19.94%)	(\$17,400)	(33.20%)	\$11,935	42.80%	\$11,961	42.93%	\$12,158	43.57%
\$8,000,000	(\$12,020)	(20.04%)	(\$19,962)	(33.28%)	\$13,672	42.90%	\$13,697	43.01%	\$13,895	43.57%
\$9,000,000	(\$13,590)	(20.12%)	(\$22,524)	(33.35%)	\$15,408	42.97%	\$15,434	43.07%	\$15,632	43.57%
\$10,000,000	(\$15,159)	(20.18%)	(\$25,087)	(33.40%)	\$17,145	43.03%	\$17,171	43.12%	\$17,369	43.57%
\$15,000,000	(\$23,007)	(20.37%)	(\$37,899)	(33.56%)	\$25,830	43.21%	\$25,856	43.27%	\$26,053	43.57%
\$20,000,000	(\$30,855)	(20.47%)	(\$50,710)	(33.64%)	\$34,514	43.30%	\$34,540	43.35%	\$34,737	43.57%
\$25,000,000	(\$38,703)	(20.53%)	(\$63,522)	(33.69%)	\$43,198	43.35%	\$43,224	43.39%	\$43,422	43.57%
\$30,000,000	(\$46,551)	(20.56%)	(\$76,334)	(33.72%)	\$51,883	43.39%	\$51,909	43.42%	\$52,106	43.57%
\$35,000,000	(\$54,399)	(20.59%)	(\$89,145)	(33.74%)	\$60,567	43.42%	\$60,593	43.44%	\$60,791	43.57%
\$40,000,000	(\$62,247)	(20.61%)	(\$101,957)	(33.76%)	\$69,251	43.44%	\$69,277	43.46%	\$69,475	43.57%
\$45,000,000	(\$70,095)	(20.63%)	(\$114,769)	(33.77%)	\$77,936	43.45%	\$77,962	43.47%	\$78,159	43.57%
\$50,000,000	(\$77,943)	(20.64%)	(\$127,581)	(33.78%)	\$86,620	43.46%	\$86,646	43.48%	\$86,844	43.57%