

CITY OF GLIDDEN, 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	\$8.09539	\$292,925	\$0	\$292,925	
2026-27	\$4.32970	\$298,784	\$3,662	\$302,446	3.3%
2027-28	\$4.38276	\$305,116	\$3,707	\$308,822	2.1%
2028-29	\$4.27406	\$314,999	\$3,615	\$318,613	3.2%
2029-30	\$4.32310	\$321,433	\$3,656	\$325,089	2.0%
2030-31	\$4.21399	\$331,590	\$3,564	\$335,154	3.1%
2031-32	\$4.25928	\$337,932	\$3,602	\$341,534	1.9%
2032-33	\$4.15244	\$348,365	\$3,512	\$351,877	3.0%
2033-34	\$4.19430	\$354,613	\$3,547	\$358,160	1.8%
2034-35	\$4.08971	\$365,323	\$3,459	\$368,782	3.0%
2035-36	\$4.12843	\$371,475	\$3,491	\$374,966	1.7%

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	\$84,041,893	\$36,184,217	\$6,553,967	\$42,738,184
2026-27	\$78,166,462	\$69,853,758	\$7,477,229	\$77,330,987
2027-28	\$78,844,111	\$70,463,014	\$7,545,622	\$78,008,636
2028-29	\$83,369,204	\$74,545,853	\$7,987,876	\$82,533,729
2029-30	\$84,089,853	\$75,198,109	\$8,056,269	\$83,254,378
2030-31	\$88,893,224	\$79,533,693	\$8,524,056	\$88,057,749
2031-32	\$89,613,873	\$80,185,949	\$8,592,449	\$88,778,398
2032-33	\$94,662,347	\$84,739,826	\$9,087,045	\$93,826,872
2033-34	\$95,382,995	\$85,392,082	\$9,155,438	\$94,547,520
2034-35	\$100,686,808	\$90,173,149	\$9,678,183	\$99,851,333
2035-36	\$101,407,457	\$90,825,405	\$9,746,576	\$100,571,982

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	77.37%	-2.39%	74.99%	22.05%	0.00%	0.10%
2026-27	99.39%	-20.49%	78.91%	19.03%	0.00%	0.06%
2027-28	99.65%	-20.61%	79.03%	18.92%	0.00%	0.06%
2028-29	99.01%	-19.76%	79.24%	18.83%	0.00%	0.05%
2029-30	99.19%	-19.82%	79.37%	18.72%	0.00%	0.05%
2030-31	98.52%	-18.95%	79.57%	18.64%	0.00%	0.05%
2031-32	98.70%	-19.02%	79.69%	18.53%	0.00%	0.05%
2032-33	98.06%	-18.19%	79.86%	18.46%	0.00%	0.05%
2033-34	98.23%	-18.26%	79.97%	18.36%	0.00%	0.05%
2034-35	97.61%	-17.48%	80.13%	18.30%	0.00%	0.04%
2035-36	97.77%	-17.54%	80.23%	18.21%	0.00%	0.04%

**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 GLIDDEN, 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	\$36,184,217	\$8.09539	\$292,925
2026-27	\$69,853,758	\$4.32970	\$302,446
2027-28	\$70,463,014	\$4.38276	\$308,822
2028-29	\$74,545,853	\$4.27406	\$318,613
2029-30	\$75,198,109	\$4.32310	\$325,089
2030-31	\$79,533,693	\$4.21399	\$335,154
2031-32	\$80,185,949	\$4.25928	\$341,534
2032-33	\$84,739,826	\$4.15244	\$351,877
2033-34	\$85,392,082	\$4.19430	\$358,160
2034-35	\$90,173,149	\$4.08971	\$368,782
2035-36	\$90,825,405	\$4.12843	\$374,966

## CITY OF GLIDDEN, 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	\$36,184,217	\$8.09539	\$292,925
2026-27	\$36,795,253	\$8.09539	\$297,872
2027-28	\$37,797,111	\$8.09539	\$305,982
2028-29	\$39,333,669	\$8.09539	\$318,421
2029-30	\$40,463,054	\$8.09539	\$327,564
2030-31	\$42,085,777	\$8.09539	\$340,701
2031-32	\$43,277,289	\$8.09539	\$350,347
2032-33	\$44,990,727	\$8.09539	\$364,218
2033-34	\$46,247,777	\$8.09539	\$374,394
2034-35	\$48,056,816	\$8.09539	\$389,039
2035-36	\$49,382,718	\$8.09539	\$399,772

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	\$33,058,505	(\$3.76569)	\$4,574
2027-28	\$32,665,903	(\$3.71263)	\$2,840
2028-29	\$35,212,184	(\$3.82133)	\$192
2029-30	\$34,735,055	(\$3.77229)	-\$2,475
2030-31	\$37,447,916	(\$3.88140)	-\$5,547
2031-32	\$36,908,660	(\$3.83611)	-\$8,812
2032-33	\$39,749,099	(\$3.94295)	-\$12,341
2033-34	\$39,144,305	(\$3.90109)	-\$16,234
2034-35	\$42,116,333	(\$4.00568)	-\$20,257
2035-36	\$41,442,687	(\$3.96696)	-\$24,806

CITY OF GLIDDEN, 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	\$260	\$50,000	\$51,515	\$192	\$217	\$50,000	\$58,947	\$173	\$38	\$148	\$38	\$192	\$248
\$100,000	\$123,480	\$384	\$520	\$100,000	\$103,030	\$384	\$434	\$100,000	\$117,894	\$365	\$286	\$340	\$286	\$384	\$497
\$150,000	\$185,220	\$576	\$781	\$150,000	\$154,545	\$576	\$651	\$150,000	\$176,842	\$557	\$535	\$532	\$535	\$576	\$745
\$200,000	\$246,960	\$940	\$1,041	\$200,000	\$206,060	\$940	\$868	\$200,000	\$235,789	\$749	\$783	\$724	\$783	\$768	\$994
\$250,000	\$308,700	\$1,305	\$1,301	\$250,000	\$257,575	\$1,305	\$1,085	\$250,000	\$294,736	\$941	\$1,031	\$916	\$1,031	\$960	\$1,242
\$300,000	\$370,440	\$1,669	\$1,561	\$300,000	\$309,090	\$1,669	\$1,303	\$300,000	\$353,683	\$1,133	\$1,280	\$1,108	\$1,280	\$1,152	\$1,490
\$400,000	\$493,920	\$2,397	\$2,081	\$400,000	\$412,120	\$2,397	\$1,737	\$400,000	\$471,578	\$1,517	\$1,777	\$1,492	\$1,777	\$1,536	\$1,987
\$500,000	\$617,400	\$3,126	\$2,602	\$500,000	\$515,151	\$3,126	\$2,171	\$500,000	\$589,472	\$1,901	\$2,273	\$1,876	\$2,273	\$1,920	\$2,484
\$600,000	\$740,880	\$3,855	\$3,122	\$600,000	\$618,181	\$3,855	\$2,605	\$600,000	\$707,366	\$2,285	\$2,770	\$2,260	\$2,770	\$2,304	\$2,981
\$700,000	\$864,360	\$4,583	\$3,642	\$700,000	\$721,211	\$4,583	\$3,039	\$700,000	\$825,261	\$2,669	\$3,267	\$2,644	\$3,267	\$2,688	\$3,478
\$800,000	\$987,840	\$5,312	\$4,163	\$800,000	\$824,241	\$5,312	\$3,473	\$800,000	\$943,155	\$3,053	\$3,764	\$3,028	\$3,764	\$3,072	\$3,974
\$900,000	\$1,111,320	\$6,040	\$4,683	\$900,000	\$927,271	\$6,040	\$3,908	\$900,000	\$1,061,050	\$3,437	\$4,261	\$3,412	\$4,261	\$3,456	\$4,471
\$1,000,000	\$1,234,800	\$6,769	\$5,203	\$1,000,000	\$1,030,301	\$6,769	\$4,342	\$1,000,000	\$1,178,944	\$3,821	\$4,757	\$3,796	\$4,757	\$3,840	\$4,968
\$2,000,000	\$2,469,600	\$14,055	\$10,407	\$2,000,000	\$2,060,602	\$14,055	\$8,683	\$2,000,000	\$2,357,888	\$7,661	\$9,725	\$7,636	\$9,725	\$7,680	\$9,936
\$3,000,000	\$3,704,400	\$21,341	\$15,610	\$3,000,000	\$3,090,903	\$21,341	\$13,025	\$3,000,000	\$3,536,832	\$11,501	\$14,693	\$11,476	\$14,693	\$11,519	\$14,904
\$4,000,000	\$4,939,200	\$28,626	\$20,814	\$4,000,000	\$4,121,204	\$28,626	\$17,367	\$4,000,000	\$4,715,776	\$15,340	\$19,662	\$15,316	\$19,662	\$15,359	\$19,872
\$5,000,000	\$6,174,000	\$35,912	\$26,017	\$5,000,000	\$5,151,505	\$35,912	\$21,708	\$5,000,000	\$5,894,720	\$19,180	\$24,630	\$19,155	\$24,630	\$19,199	\$24,840
\$6,000,000	\$7,408,800	\$43,198	\$31,221	\$6,000,000	\$6,181,806	\$43,198	\$26,050	\$6,000,000	\$7,073,664	\$23,020	\$29,598	\$22,995	\$29,598	\$23,039	\$29,808
\$7,000,000	\$8,643,600	\$50,484	\$36,424	\$7,000,000	\$7,212,107	\$50,484	\$30,392	\$7,000,000	\$8,252,608	\$26,860	\$34,566	\$26,835	\$34,566	\$26,878	\$34,776
\$8,000,000	\$9,878,400	\$57,770	\$41,627	\$8,000,000	\$8,242,408	\$57,770	\$34,733	\$8,000,000	\$9,431,552	\$30,700	\$39,534	\$30,675	\$39,534	\$30,718	\$39,744
\$9,000,000	\$11,113,200	\$65,056	\$46,831	\$9,000,000	\$9,272,709	\$65,056	\$39,075	\$9,000,000	\$10,610,496	\$34,539	\$44,502	\$34,514	\$44,502	\$34,558	\$44,713
\$10,000,000	\$12,348,000	\$72,342	\$52,034	\$10,000,000	\$10,303,010	\$72,342	\$43,417	\$10,000,000	\$11,789,440	\$38,379	\$49,470	\$38,354	\$49,470	\$38,398	\$49,681
\$15,000,000	\$18,522,000	\$108,771	\$78,052	\$15,000,000	\$15,454,515	\$108,771	\$65,125	\$15,000,000	\$17,684,160	\$57,578	\$74,310	\$57,553	\$74,310	\$57,597	\$74,521
\$20,000,000	\$24,696,000	\$145,200	\$104,069	\$20,000,000	\$20,606,020	\$145,200	\$86,834	\$20,000,000	\$23,578,880	\$76,777	\$99,150	\$76,752	\$99,150	\$76,795	\$99,361
\$25,000,000	\$30,870,000	\$181,629	\$130,086	\$25,000,000	\$25,757,525	\$181,629	\$108,542	\$25,000,000	\$29,473,600	\$95,976	\$123,991	\$95,951	\$123,991	\$95,994	\$124,201
\$30,000,000	\$37,044,000	\$218,059	\$156,103	\$30,000,000	\$30,909,030	\$218,059	\$130,250	\$30,000,000	\$35,368,320	\$115,175	\$148,831	\$115,150	\$148,831	\$115,193	\$149,042
\$35,000,000	\$43,218,000	\$254,488	\$182,120	\$35,000,000	\$36,060,535	\$254,488	\$151,959	\$35,000,000	\$41,263,040	\$134,373	\$173,671	\$134,349	\$173,671	\$134,392	\$173,882
\$40,000,000	\$49,392,000	\$290,917	\$208,137	\$40,000,000	\$41,212,040	\$290,917	\$173,667	\$40,000,000	\$47,157,760	\$153,572	\$198,512	\$153,547	\$198,512	\$153,591	\$198,722
\$45,000,000	\$55,566,000	\$327,346	\$234,155	\$45,000,000	\$46,363,545	\$327,346	\$195,376	\$45,000,000	\$53,052,480	\$172,771	\$223,352	\$172,746	\$223,352	\$172,790	\$223,563
\$50,000,000	\$61,740,000	\$363,776	\$260,172	\$50,000,000	\$51,515,050	\$363,776	\$217,084	\$50,000,000	\$58,947,200	\$191,970	\$248,192	\$191,945	\$248,192	\$191,989	\$248,403

CITY OF            GLIDDEN, 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	\$68	35.51%	\$25	13.07%	(\$136)	(78.25%)	(\$111)	(74.59%)	\$56	29.38%
\$100,000	\$136	35.51%	\$50	13.07%	(\$79)	(21.69%)	(\$54)	(15.95%)	\$113	29.38%
\$150,000	\$205	35.51%	\$75	13.07%	(\$23)	(4.10%)	\$2	0.40%	\$169	29.38%
\$200,000	\$100	10.68%	(\$72)	(7.65%)	\$34	4.48%	\$59	8.08%	\$226	29.38%
\$250,000	(\$4)	(0.28%)	(\$219)	(16.80%)	\$90	9.56%	\$115	12.54%	\$282	29.38%
\$300,000	(\$108)	(6.46%)	(\$366)	(21.95%)	\$146	12.92%	\$171	15.46%	\$338	29.38%
\$400,000	(\$316)	(13.18%)	(\$661)	(27.56%)	\$259	17.09%	\$284	19.04%	\$451	29.38%
\$500,000	(\$524)	(16.77%)	(\$955)	(30.56%)	\$372	19.57%	\$397	21.16%	\$564	29.38%
\$600,000	(\$733)	(19.00%)	(\$1,250)	(32.42%)	\$485	21.22%	\$510	22.56%	\$677	29.38%
\$700,000	(\$941)	(20.53%)	(\$1,544)	(33.69%)	\$598	22.39%	\$623	23.55%	\$790	29.38%
\$800,000	(\$1,149)	(21.63%)	(\$1,838)	(34.61%)	\$711	23.27%	\$736	24.29%	\$903	29.38%
\$900,000	(\$1,357)	(22.47%)	(\$2,133)	(35.31%)	\$823	23.96%	\$848	24.86%	\$1,015	29.38%
\$1,000,000	(\$1,566)	(23.13%)	(\$2,427)	(35.86%)	\$936	24.50%	\$961	25.32%	\$1,128	29.38%
\$2,000,000	(\$3,648)	(25.96%)	(\$5,371)	(38.22%)	\$2,064	26.95%	\$2,089	27.36%	\$2,257	29.38%
\$3,000,000	(\$5,730)	(26.85%)	(\$8,316)	(38.97%)	\$3,193	27.76%	\$3,218	28.04%	\$3,385	29.38%
\$4,000,000	(\$7,813)	(27.29%)	(\$11,260)	(39.33%)	\$4,321	28.17%	\$4,346	28.38%	\$4,513	29.38%
\$5,000,000	(\$9,895)	(27.55%)	(\$14,204)	(39.55%)	\$5,449	28.41%	\$5,474	28.58%	\$5,641	29.38%
\$6,000,000	(\$11,978)	(27.73%)	(\$17,148)	(39.70%)	\$6,578	28.57%	\$6,603	28.71%	\$6,770	29.38%
\$7,000,000	(\$14,060)	(27.85%)	(\$20,092)	(39.80%)	\$7,706	28.69%	\$7,731	28.81%	\$7,898	29.38%
\$8,000,000	(\$16,142)	(27.94%)	(\$23,036)	(39.88%)	\$8,834	28.78%	\$8,859	28.88%	\$9,026	29.38%
\$9,000,000	(\$18,225)	(28.01%)	(\$25,981)	(39.94%)	\$9,962	28.84%	\$9,987	28.94%	\$10,155	29.38%
\$10,000,000	(\$20,307)	(28.07%)	(\$28,925)	(39.98%)	\$11,091	28.90%	\$11,116	28.98%	\$11,283	29.38%
\$15,000,000	(\$30,719)	(28.24%)	(\$43,646)	(40.13%)	\$16,732	29.06%	\$16,757	29.12%	\$16,924	29.38%
\$20,000,000	(\$41,131)	(28.33%)	(\$58,367)	(40.20%)	\$22,374	29.14%	\$22,399	29.18%	\$22,566	29.38%
\$25,000,000	(\$51,544)	(28.38%)	(\$73,087)	(40.24%)	\$28,015	29.19%	\$28,040	29.22%	\$28,207	29.38%
\$30,000,000	(\$61,956)	(28.41%)	(\$87,808)	(40.27%)	\$33,656	29.22%	\$33,681	29.25%	\$33,849	29.38%
\$35,000,000	(\$72,368)	(28.44%)	(\$102,529)	(40.29%)	\$39,298	29.25%	\$39,323	29.27%	\$39,490	29.38%
\$40,000,000	(\$82,780)	(28.45%)	(\$117,250)	(40.30%)	\$44,939	29.26%	\$44,964	29.28%	\$45,131	29.38%
\$45,000,000	(\$93,192)	(28.47%)	(\$131,971)	(40.32%)	\$50,581	29.28%	\$50,606	29.29%	\$50,773	29.38%
\$50,000,000	(\$103,604)	(28.48%)	(\$146,692)	(40.32%)	\$56,222	29.29%	\$56,247	29.30%	\$56,414	29.38%