

CITY OF HAMILTON, 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	\$8.11145	\$24,528	\$0	\$24,528	
2026-27	\$6.03443	\$25,019	\$46	\$25,065	2.2%
2027-28	\$6.07441	\$25,190	\$47	\$25,237	0.7%
2028-29	\$5.95046	\$25,742	\$46	\$25,787	2.2%
2029-30	\$5.98257	\$25,916	\$46	\$25,962	0.7%
2030-31	\$5.85387	\$26,481	\$45	\$26,526	2.2%
2031-32	\$5.88535	\$26,659	\$45	\$26,704	0.7%
2032-33	\$5.75916	\$27,238	\$44	\$27,282	2.2%
2033-34	\$5.79004	\$27,419	\$44	\$27,463	0.7%
2034-35	\$5.66628	\$28,012	\$43	\$28,056	2.2%
2035-36	\$5.69657	\$28,196	\$44	\$28,240	0.7%

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	\$5,606,740	\$3,023,894	\$0	\$3,023,894
2026-27	\$4,474,053	\$4,153,668	\$0	\$4,153,668
2027-28	\$4,475,019	\$4,154,634	\$0	\$4,154,634
2028-29	\$4,654,056	\$4,333,671	\$0	\$4,333,671
2029-30	\$4,660,022	\$4,339,637	\$0	\$4,339,637
2030-31	\$4,851,800	\$4,531,415	\$0	\$4,531,415
2031-32	\$4,857,766	\$4,537,381	\$0	\$4,537,381
2032-33	\$5,057,595	\$4,737,210	\$0	\$4,737,210
2033-34	\$5,063,560	\$4,743,175	\$0	\$4,743,175
2034-35	\$5,271,762	\$4,951,377	\$0	\$4,951,377
2035-36	\$5,277,728	\$4,957,343	\$0	\$4,957,343

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	63.69%	-1.74%	61.95%	0.12%	0.00%	1.60%
2026-27	106.73%	-37.61%	69.12%	0.21%	0.00%	1.16%
2027-28	106.89%	-37.76%	69.13%	0.21%	0.00%	1.16%
2028-29	106.75%	-36.35%	70.40%	0.21%	0.00%	1.11%
2029-30	106.78%	-36.34%	70.44%	0.21%	0.00%	1.11%
2030-31	106.52%	-34.84%	71.68%	0.21%	0.00%	1.06%
2031-32	106.55%	-34.83%	71.72%	0.21%	0.00%	1.06%
2032-33	106.30%	-33.40%	72.91%	0.21%	0.00%	1.02%
2033-34	106.33%	-33.39%	72.94%	0.21%	0.00%	1.02%
2034-35	106.09%	-32.02%	74.07%	0.21%	0.00%	0.97%
2035-36	106.11%	-32.01%	74.10%	0.21%	0.00%	0.97%

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 HAMILTON, 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	\$3,023,894	\$8.11145	\$24,528
2026-27	\$4,153,668	\$6.03443	\$25,065
2027-28	\$4,154,634	\$6.07441	\$25,237
2028-29	\$4,333,671	\$5.95046	\$25,787
2029-30	\$4,339,637	\$5.98257	\$25,962
2030-31	\$4,531,415	\$5.85387	\$26,526
2031-32	\$4,537,381	\$5.88535	\$26,704
2032-33	\$4,737,210	\$5.75916	\$27,282
2033-34	\$4,743,175	\$5.79004	\$27,463
2034-35	\$4,951,377	\$5.66628	\$28,056
2035-36	\$4,957,343	\$5.69657	\$28,240

CITY OF HAMILTON, 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	\$3,023,894	\$8.11145	\$24,528
2026-27	\$3,024,950	\$8.11145	\$24,537
2027-28	\$3,069,949	\$8.11145	\$24,902
2028-29	\$3,132,614	\$8.10000	\$25,374
2029-30	\$3,179,977	\$8.10000	\$25,758
2030-31	\$3,245,987	\$8.10000	\$26,292
2031-32	\$3,295,833	\$8.10000	\$26,696
2032-33	\$3,365,362	\$8.10000	\$27,259
2033-34	\$3,417,827	\$8.10000	\$27,684
2034-35	\$3,491,065	\$8.10000	\$28,278
2035-36	\$3,546,280	\$8.10000	\$28,725

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	\$1,128,718	(\$2.07702)	\$528
2027-28	\$1,084,684	(\$2.03704)	\$335
2028-29	\$1,201,058	(\$2.14954)	\$413
2029-30	\$1,159,660	(\$2.11743)	\$204
2030-31	\$1,285,428	(\$2.24613)	\$234
2031-32	\$1,241,548	(\$2.21465)	\$8
2032-33	\$1,371,847	(\$2.34084)	\$23
2033-34	\$1,325,348	(\$2.30996)	-\$221
2034-35	\$1,460,313	(\$2.43372)	-\$222
2035-36	\$1,411,063	(\$2.40343)	-\$485

CITY OF HAMILTON, 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	\$361	\$50,000	\$51,515	\$192	\$302	\$50,000	\$58,947	\$174	\$52	\$149	\$52	\$192	\$345
\$100,000	\$123,480	\$385	\$723	\$100,000	\$103,030	\$385	\$603	\$100,000	\$117,894	\$366	\$397	\$341	\$397	\$385	\$690
\$150,000	\$185,220	\$577	\$1,084	\$150,000	\$154,545	\$577	\$905	\$150,000	\$176,842	\$558	\$743	\$533	\$743	\$577	\$1,035
\$200,000	\$246,960	\$942	\$1,446	\$200,000	\$206,060	\$942	\$1,206	\$200,000	\$235,789	\$751	\$1,088	\$726	\$1,088	\$769	\$1,380
\$250,000	\$308,700	\$1,307	\$1,807	\$250,000	\$257,575	\$1,307	\$1,508	\$250,000	\$294,736	\$943	\$1,433	\$918	\$1,433	\$962	\$1,725
\$300,000	\$370,440	\$1,672	\$2,169	\$300,000	\$309,090	\$1,672	\$1,809	\$300,000	\$353,683	\$1,136	\$1,778	\$1,111	\$1,778	\$1,154	\$2,070
\$400,000	\$493,920	\$2,402	\$2,891	\$400,000	\$412,120	\$2,402	\$2,412	\$400,000	\$471,578	\$1,520	\$2,468	\$1,495	\$2,468	\$1,539	\$2,761
\$500,000	\$617,400	\$3,132	\$3,614	\$500,000	\$515,151	\$3,132	\$3,016	\$500,000	\$589,472	\$1,905	\$3,158	\$1,880	\$3,158	\$1,924	\$3,451
\$600,000	\$740,880	\$3,862	\$4,337	\$600,000	\$618,181	\$3,862	\$3,619	\$600,000	\$707,366	\$2,290	\$3,848	\$2,265	\$3,848	\$2,308	\$4,141
\$700,000	\$864,360	\$4,592	\$5,060	\$700,000	\$721,211	\$4,592	\$4,222	\$700,000	\$825,261	\$2,675	\$4,538	\$2,650	\$4,538	\$2,693	\$4,831
\$800,000	\$987,840	\$5,322	\$5,783	\$800,000	\$824,241	\$5,322	\$4,825	\$800,000	\$943,155	\$3,059	\$5,228	\$3,034	\$5,228	\$3,078	\$5,521
\$900,000	\$1,111,320	\$6,052	\$6,506	\$900,000	\$927,271	\$6,052	\$5,428	\$900,000	\$1,061,050	\$3,444	\$5,919	\$3,419	\$5,919	\$3,463	\$6,211
\$1,000,000	\$1,234,800	\$6,782	\$7,228	\$1,000,000	\$1,030,301	\$6,782	\$6,031	\$1,000,000	\$1,178,944	\$3,829	\$6,609	\$3,804	\$6,609	\$3,847	\$6,901
\$2,000,000	\$2,469,600	\$14,083	\$14,457	\$2,000,000	\$2,060,602	\$14,083	\$12,062	\$2,000,000	\$2,357,888	\$7,676	\$13,510	\$7,651	\$13,510	\$7,695	\$13,803
\$3,000,000	\$3,704,400	\$21,383	\$21,685	\$3,000,000	\$3,090,903	\$21,383	\$18,094	\$3,000,000	\$3,536,832	\$11,524	\$20,411	\$11,499	\$20,411	\$11,542	\$20,704
\$4,000,000	\$4,939,200	\$28,683	\$28,913	\$4,000,000	\$4,121,204	\$28,683	\$24,125	\$4,000,000	\$4,715,776	\$15,371	\$27,313	\$15,346	\$27,313	\$15,390	\$27,606
\$5,000,000	\$6,174,000	\$35,984	\$36,142	\$5,000,000	\$5,151,505	\$35,984	\$30,156	\$5,000,000	\$5,894,720	\$19,218	\$34,214	\$19,193	\$34,214	\$19,237	\$34,507
\$6,000,000	\$7,408,800	\$43,284	\$43,370	\$6,000,000	\$6,181,806	\$43,284	\$36,187	\$6,000,000	\$7,073,664	\$23,066	\$41,116	\$23,041	\$41,116	\$23,084	\$41,408
\$7,000,000	\$8,643,600	\$50,584	\$50,599	\$7,000,000	\$7,212,107	\$50,584	\$42,219	\$7,000,000	\$8,252,608	\$26,913	\$48,017	\$26,888	\$48,017	\$26,932	\$48,310
\$8,000,000	\$9,878,400	\$57,885	\$57,827	\$8,000,000	\$8,242,408	\$57,885	\$48,250	\$8,000,000	\$9,431,552	\$30,760	\$54,918	\$30,735	\$54,918	\$30,779	\$55,211
\$9,000,000	\$11,113,200	\$65,185	\$65,055	\$9,000,000	\$9,272,709	\$65,185	\$54,281	\$9,000,000	\$10,610,496	\$34,608	\$61,820	\$34,583	\$61,820	\$34,627	\$62,112
\$10,000,000	\$12,348,000	\$72,485	\$72,284	\$10,000,000	\$10,303,010	\$72,485	\$60,312	\$10,000,000	\$11,789,440	\$38,455	\$68,721	\$38,430	\$68,721	\$38,474	\$69,014
\$15,000,000	\$18,522,000	\$108,987	\$108,425	\$15,000,000	\$15,454,515	\$108,987	\$90,469	\$15,000,000	\$17,684,160	\$57,692	\$103,228	\$57,667	\$103,228	\$57,711	\$103,521
\$20,000,000	\$24,696,000	\$145,488	\$144,567	\$20,000,000	\$20,606,020	\$145,488	\$120,625	\$20,000,000	\$23,578,880	\$76,929	\$137,735	\$76,904	\$137,735	\$76,948	\$138,028
\$25,000,000	\$30,870,000	\$181,990	\$180,709	\$25,000,000	\$25,757,525	\$181,990	\$150,781	\$25,000,000	\$29,473,600	\$96,166	\$172,242	\$96,141	\$172,242	\$96,185	\$172,535
\$30,000,000	\$37,044,000	\$218,491	\$216,851	\$30,000,000	\$30,909,030	\$218,491	\$180,937	\$30,000,000	\$35,368,320	\$115,403	\$206,749	\$115,378	\$206,749	\$115,422	\$207,042
\$35,000,000	\$43,218,000	\$254,993	\$252,993	\$35,000,000	\$36,060,535	\$254,993	\$211,094	\$35,000,000	\$41,263,040	\$134,640	\$241,256	\$134,615	\$241,256	\$134,659	\$241,548
\$40,000,000	\$49,392,000	\$291,494	\$289,134	\$40,000,000	\$41,212,040	\$291,494	\$241,250	\$40,000,000	\$47,157,760	\$153,877	\$275,763	\$153,852	\$275,763	\$153,896	\$276,055
\$45,000,000	\$55,566,000	\$327,996	\$325,276	\$45,000,000	\$46,363,545	\$327,996	\$271,406	\$45,000,000	\$53,052,480	\$173,114	\$310,270	\$173,089	\$310,270	\$173,133	\$310,562
\$50,000,000	\$61,740,000	\$364,497	\$361,418	\$50,000,000	\$51,515,050	\$364,497	\$301,562	\$50,000,000	\$58,947,200	\$192,351	\$344,777	\$192,326	\$344,777	\$192,370	\$345,069

CITY OF HAMILTON, 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	\$169	87.88%	\$109	56.76%	(\$121)	(69.85%)	(\$96)	(64.78%)	\$153	79.38%
\$100,000	\$338	87.88%	\$218	56.76%	\$31	8.57%	\$56	16.53%	\$305	79.38%
\$150,000	\$507	87.88%	\$328	56.76%	\$184	32.96%	\$209	39.19%	\$458	79.38%
\$200,000	\$504	53.45%	\$264	28.04%	\$337	44.85%	\$362	49.84%	\$611	79.38%
\$250,000	\$500	38.25%	\$201	15.35%	\$489	51.89%	\$514	56.03%	\$763	79.38%
\$300,000	\$496	29.68%	\$137	8.21%	\$642	56.55%	\$667	60.08%	\$916	79.38%
\$400,000	\$489	20.36%	\$10	0.43%	\$948	62.33%	\$973	65.04%	\$1,222	79.38%
\$500,000	\$482	15.39%	(\$117)	(3.72%)	\$1,253	65.77%	\$1,278	67.98%	\$1,527	79.38%
\$600,000	\$475	12.29%	(\$243)	(6.30%)	\$1,558	68.06%	\$1,583	69.91%	\$1,832	79.38%
\$700,000	\$468	10.18%	(\$370)	(8.07%)	\$1,864	69.69%	\$1,889	71.29%	\$2,138	79.38%
\$800,000	\$460	8.65%	(\$497)	(9.34%)	\$2,169	70.90%	\$2,194	72.31%	\$2,443	79.38%
\$900,000	\$453	7.49%	(\$624)	(10.31%)	\$2,475	71.85%	\$2,500	73.11%	\$2,749	79.38%
\$1,000,000	\$446	6.58%	(\$751)	(11.07%)	\$2,780	72.61%	\$2,805	73.74%	\$3,054	79.38%
\$2,000,000	\$374	2.66%	(\$2,020)	(14.35%)	\$5,834	76.00%	\$5,859	76.58%	\$6,108	79.38%
\$3,000,000	\$302	1.41%	(\$3,289)	(15.38%)	\$8,888	77.13%	\$8,913	77.51%	\$9,162	79.38%
\$4,000,000	\$230	0.80%	(\$4,558)	(15.89%)	\$11,942	77.69%	\$11,967	77.98%	\$12,216	79.38%
\$5,000,000	\$158	0.44%	(\$5,827)	(16.19%)	\$14,996	78.03%	\$15,021	78.26%	\$15,270	79.38%
\$6,000,000	\$86	0.20%	(\$7,096)	(16.40%)	\$18,050	78.25%	\$18,075	78.45%	\$18,324	79.38%
\$7,000,000	\$14	0.03%	(\$8,365)	(16.54%)	\$21,104	78.42%	\$21,129	78.58%	\$21,378	79.38%
\$8,000,000	(\$58)	(0.10%)	(\$9,635)	(16.64%)	\$24,158	78.54%	\$24,183	78.68%	\$24,432	79.38%
\$9,000,000	(\$130)	(0.20%)	(\$10,904)	(16.73%)	\$27,212	78.63%	\$27,237	78.76%	\$27,486	79.38%
\$10,000,000	(\$202)	(0.28%)	(\$12,173)	(16.79%)	\$30,266	78.70%	\$30,291	78.82%	\$30,540	79.38%
\$15,000,000	(\$561)	(0.51%)	(\$18,518)	(16.99%)	\$45,536	78.93%	\$45,561	79.01%	\$45,810	79.38%
\$20,000,000	(\$921)	(0.63%)	(\$24,863)	(17.09%)	\$60,806	79.04%	\$60,831	79.10%	\$61,080	79.38%
\$25,000,000	(\$1,281)	(0.70%)	(\$31,208)	(17.15%)	\$76,076	79.11%	\$76,101	79.16%	\$76,350	79.38%
\$30,000,000	(\$1,640)	(0.75%)	(\$37,554)	(17.19%)	\$91,346	79.15%	\$91,371	79.19%	\$91,620	79.38%
\$35,000,000	(\$2,000)	(0.78%)	(\$43,899)	(17.22%)	\$106,616	79.19%	\$106,641	79.22%	\$106,890	79.38%
\$40,000,000	(\$2,360)	(0.81%)	(\$50,244)	(17.24%)	\$121,886	79.21%	\$121,911	79.24%	\$122,160	79.38%
\$45,000,000	(\$2,720)	(0.83%)	(\$56,590)	(17.25%)	\$137,156	79.23%	\$137,181	79.25%	\$137,430	79.38%
\$50,000,000	(\$3,079)	(0.84%)	(\$62,935)	(17.27%)	\$152,426	79.24%	\$152,451	79.27%	\$152,700	79.38%