

CITY OF HAMBURG, 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	\$8.12622	\$318,500	\$0	\$318,500	
2026-27	\$5.42923	\$324,870	\$6,560	\$331,431	4.1%
2027-28	\$5.53887	\$337,406	\$6,693	\$344,099	3.8%
2028-29	\$5.41453	\$350,981	\$6,543	\$357,523	3.9%
2029-30	\$5.51546	\$363,688	\$6,665	\$370,353	3.6%
2030-31	\$5.39075	\$377,759	\$6,514	\$384,273	3.8%
2031-32	\$5.48371	\$390,403	\$6,626	\$397,029	3.3%
2032-33	\$5.36187	\$404,970	\$6,479	\$411,449	3.6%
2033-34	\$5.44765	\$417,538	\$6,583	\$424,120	3.1%
2034-35	\$5.32846	\$432,603	\$6,439	\$439,041	3.5%
2035-36	\$5.40777	\$445,086	\$6,535	\$451,621	2.9%

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	\$68,560,613	\$39,194,137	\$640,083	\$39,834,220
2026-27	\$64,790,982	\$61,045,644	\$1,655,813	\$62,701,457
2027-28	\$66,339,171	\$62,124,373	\$2,125,273	\$64,249,646
2028-29	\$70,797,392	\$66,030,344	\$2,677,524	\$68,707,867
2029-30	\$72,384,581	\$67,148,072	\$3,146,984	\$70,295,056
2030-31	\$77,123,654	\$71,283,809	\$3,750,320	\$75,034,129
2031-32	\$78,710,843	\$72,401,538	\$4,219,780	\$76,621,318
2032-33	\$83,702,359	\$76,736,078	\$4,876,756	\$81,612,834
2033-34	\$85,289,548	\$77,853,807	\$5,346,216	\$83,200,023
2034-35	\$90,544,584	\$82,395,546	\$6,059,514	\$88,455,059
2035-36	\$92,131,773	\$83,513,275	\$6,528,974	\$90,042,248

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	48.34%	-1.60%	46.74%	31.57%	20.40%	1.28%
2026-27	71.22%	-19.36%	51.86%	30.74%	16.07%	0.81%
2027-28	70.14%	-19.09%	51.05%	31.18%	16.48%	0.79%
2028-29	68.81%	-18.02%	50.79%	31.71%	16.31%	0.74%
2029-30	67.83%	-17.73%	50.10%	32.07%	16.67%	0.73%
2030-31	66.64%	-16.71%	49.93%	32.56%	16.46%	0.68%
2031-32	65.79%	-16.48%	49.31%	32.87%	16.79%	0.67%
2032-33	64.73%	-15.56%	49.17%	33.33%	16.55%	0.63%
2033-34	63.99%	-15.37%	48.62%	33.61%	16.85%	0.61%
2034-35	63.06%	-14.54%	48.51%	34.05%	16.58%	0.58%
2035-36	62.40%	-14.38%	48.01%	34.29%	16.86%	0.57%

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 HAMBURG, 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	\$39,194,137	\$8.12622	\$318,500
2026-27	\$61,045,644	\$5.42923	\$331,431
2027-28	\$62,124,373	\$5.53887	\$344,099
2028-29	\$66,030,344	\$5.41453	\$357,523
2029-30	\$67,148,072	\$5.51546	\$370,353
2030-31	\$71,283,809	\$5.39075	\$384,273
2031-32	\$72,401,538	\$5.48371	\$397,029
2032-33	\$76,736,078	\$5.36187	\$411,449
2033-34	\$77,853,807	\$5.44765	\$424,120
2034-35	\$82,395,546	\$5.32846	\$439,041
2035-36	\$83,513,275	\$5.40777	\$451,621

CITY OF HAMBURG, 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	\$39,194,137	\$8.12622	\$318,500
2026-27	\$41,387,135	\$7.96688	\$329,726
2027-28	\$42,064,336	\$7.96688	\$335,122
2028-29	\$44,159,902	\$7.96688	\$351,817
2029-30	\$45,338,511	\$7.96688	\$361,207
2030-31	\$47,532,860	\$7.96688	\$378,689
2031-32	\$48,745,029	\$7.96688	\$388,346
2032-33	\$51,042,834	\$7.96688	\$406,652
2033-34	\$52,290,410	\$7.96688	\$416,592
2034-35	\$54,696,636	\$7.96688	\$435,762
2035-36	\$55,981,405	\$7.96688	\$445,997

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	\$19,658,509	(\$2.53765)	\$1,704
2027-28	\$20,060,037	(\$2.42801)	\$8,977
2028-29	\$21,870,442	(\$2.55235)	\$5,707
2029-30	\$21,809,562	(\$2.45142)	\$9,146
2030-31	\$23,750,949	(\$2.57613)	\$5,584
2031-32	\$23,656,509	(\$2.48317)	\$8,683
2032-33	\$25,693,245	(\$2.60501)	\$4,797
2033-34	\$25,563,397	(\$2.51923)	\$7,529
2034-35	\$27,698,910	(\$2.63842)	\$3,280
2035-36	\$27,531,870	(\$2.55911)	\$5,623

CITY OF HAMBURG, 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	\$193	\$333	\$50,000	\$51,515	\$193	\$278	\$50,000	\$58,947	\$174	\$48	\$149	\$48	\$193	\$318
\$100,000	\$123,480	\$385	\$666	\$100,000	\$103,030	\$385	\$555	\$100,000	\$117,894	\$367	\$366	\$342	\$366	\$385	\$636
\$150,000	\$185,220	\$578	\$998	\$150,000	\$154,545	\$578	\$833	\$150,000	\$176,842	\$559	\$684	\$534	\$684	\$578	\$953
\$200,000	\$246,960	\$944	\$1,331	\$200,000	\$206,060	\$944	\$1,111	\$200,000	\$235,789	\$752	\$1,002	\$727	\$1,002	\$771	\$1,271
\$250,000	\$308,700	\$1,310	\$1,664	\$250,000	\$257,575	\$1,310	\$1,389	\$250,000	\$294,736	\$945	\$1,319	\$920	\$1,319	\$964	\$1,589
\$300,000	\$370,440	\$1,675	\$1,997	\$300,000	\$309,090	\$1,675	\$1,666	\$300,000	\$353,683	\$1,138	\$1,637	\$1,113	\$1,637	\$1,156	\$1,907
\$400,000	\$493,920	\$2,407	\$2,663	\$400,000	\$412,120	\$2,407	\$2,222	\$400,000	\$471,578	\$1,523	\$2,273	\$1,498	\$2,273	\$1,542	\$2,542
\$500,000	\$617,400	\$3,138	\$3,328	\$500,000	\$515,151	\$3,138	\$2,777	\$500,000	\$589,472	\$1,909	\$2,908	\$1,883	\$2,908	\$1,927	\$3,178
\$600,000	\$740,880	\$3,869	\$3,994	\$600,000	\$618,181	\$3,869	\$3,332	\$600,000	\$707,366	\$2,294	\$3,544	\$2,269	\$3,544	\$2,313	\$3,813
\$700,000	\$864,360	\$4,601	\$4,660	\$700,000	\$721,211	\$4,601	\$3,888	\$700,000	\$825,261	\$2,679	\$4,179	\$2,654	\$4,179	\$2,698	\$4,449
\$800,000	\$987,840	\$5,332	\$5,325	\$800,000	\$824,241	\$5,332	\$4,443	\$800,000	\$943,155	\$3,065	\$4,815	\$3,040	\$4,815	\$3,084	\$5,084
\$900,000	\$1,111,320	\$6,063	\$5,991	\$900,000	\$927,271	\$6,063	\$4,999	\$900,000	\$1,061,050	\$3,450	\$5,450	\$3,425	\$5,450	\$3,469	\$5,720
\$1,000,000	\$1,234,800	\$6,795	\$6,656	\$1,000,000	\$1,030,301	\$6,795	\$5,554	\$1,000,000	\$1,178,944	\$3,836	\$6,086	\$3,811	\$6,086	\$3,854	\$6,355
\$2,000,000	\$2,469,600	\$14,108	\$13,313	\$2,000,000	\$2,060,602	\$14,108	\$11,108	\$2,000,000	\$2,357,888	\$7,690	\$12,441	\$7,665	\$12,441	\$7,709	\$12,711
\$3,000,000	\$3,704,400	\$21,422	\$19,969	\$3,000,000	\$3,090,903	\$21,422	\$16,662	\$3,000,000	\$3,536,832	\$11,544	\$18,797	\$11,519	\$18,797	\$11,563	\$19,066
\$4,000,000	\$4,939,200	\$28,736	\$26,626	\$4,000,000	\$4,121,204	\$28,736	\$22,216	\$4,000,000	\$4,715,776	\$15,399	\$25,152	\$15,374	\$25,152	\$15,418	\$25,422
\$5,000,000	\$6,174,000	\$36,049	\$33,282	\$5,000,000	\$5,151,505	\$36,049	\$27,770	\$5,000,000	\$5,894,720	\$19,253	\$31,507	\$19,228	\$31,507	\$19,272	\$31,777
\$6,000,000	\$7,408,800	\$43,363	\$39,939	\$6,000,000	\$6,181,806	\$43,363	\$33,325	\$6,000,000	\$7,073,664	\$23,108	\$37,863	\$23,083	\$37,863	\$23,126	\$38,132
\$7,000,000	\$8,643,600	\$50,676	\$46,595	\$7,000,000	\$7,212,107	\$50,676	\$38,879	\$7,000,000	\$8,252,608	\$26,962	\$44,218	\$26,937	\$44,218	\$26,981	\$44,488
\$8,000,000	\$9,878,400	\$57,990	\$53,252	\$8,000,000	\$8,242,408	\$57,990	\$44,433	\$8,000,000	\$9,431,552	\$30,816	\$50,574	\$30,791	\$50,574	\$30,835	\$50,843
\$9,000,000	\$11,113,200	\$65,304	\$59,908	\$9,000,000	\$9,272,709	\$65,304	\$49,987	\$9,000,000	\$10,610,496	\$34,671	\$56,929	\$34,646	\$56,929	\$34,690	\$57,199
\$10,000,000	\$12,348,000	\$72,617	\$66,565	\$10,000,000	\$10,303,010	\$72,617	\$55,541	\$10,000,000	\$11,789,440	\$38,525	\$63,284	\$38,500	\$63,284	\$38,544	\$63,554
\$15,000,000	\$18,522,000	\$109,185	\$99,847	\$15,000,000	\$15,454,515	\$109,185	\$83,311	\$15,000,000	\$17,684,160	\$57,797	\$95,061	\$57,772	\$95,061	\$57,816	\$95,331
\$20,000,000	\$24,696,000	\$145,753	\$133,130	\$20,000,000	\$20,606,020	\$145,753	\$111,082	\$20,000,000	\$23,578,880	\$77,069	\$126,838	\$77,044	\$126,838	\$77,088	\$127,108
\$25,000,000	\$30,870,000	\$182,321	\$166,412	\$25,000,000	\$25,757,525	\$182,321	\$138,852	\$25,000,000	\$29,473,600	\$96,341	\$158,615	\$96,316	\$158,615	\$96,360	\$158,885
\$30,000,000	\$37,044,000	\$218,889	\$199,695	\$30,000,000	\$30,909,030	\$218,889	\$166,623	\$30,000,000	\$35,368,320	\$115,613	\$190,392	\$115,588	\$190,392	\$115,632	\$190,662
\$35,000,000	\$43,218,000	\$255,457	\$232,977	\$35,000,000	\$36,060,535	\$255,457	\$194,393	\$35,000,000	\$41,263,040	\$134,885	\$222,169	\$134,860	\$222,169	\$134,904	\$222,439
\$40,000,000	\$49,392,000	\$292,025	\$266,260	\$40,000,000	\$41,212,040	\$292,025	\$222,164	\$40,000,000	\$47,157,760	\$154,157	\$253,946	\$154,132	\$253,946	\$154,176	\$254,216
\$45,000,000	\$55,566,000	\$328,593	\$299,542	\$45,000,000	\$46,363,545	\$328,593	\$249,934	\$45,000,000	\$53,052,480	\$173,429	\$285,723	\$173,404	\$285,723	\$173,448	\$285,993
\$50,000,000	\$61,740,000	\$365,161	\$332,825	\$50,000,000	\$51,515,050	\$365,161	\$277,705	\$50,000,000	\$58,947,200	\$192,701	\$317,500	\$192,676	\$317,500	\$192,720	\$317,770

CITY OF HAMBURG, 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	\$140	72.70%	\$85	44.10%	(\$126)	(72.28%)	(\$101)	(67.62%)	\$125	64.89%
\$100,000	\$280	72.70%	\$170	44.10%	(\$1)	(0.20%)	\$24	7.11%	\$250	64.89%
\$150,000	\$420	72.70%	\$255	44.10%	\$124	22.22%	\$149	27.95%	\$375	64.89%
\$200,000	\$387	41.05%	\$167	17.69%	\$249	33.15%	\$274	37.74%	\$500	64.89%
\$250,000	\$355	27.08%	\$79	6.03%	\$374	39.62%	\$399	43.43%	\$625	64.89%
\$300,000	\$322	19.21%	(\$9)	(0.54%)	\$499	43.90%	\$525	47.14%	\$750	64.89%
\$400,000	\$256	10.64%	(\$185)	(7.68%)	\$750	49.21%	\$775	51.71%	\$1,000	64.89%
\$500,000	\$190	6.07%	(\$361)	(11.50%)	\$1,000	52.38%	\$1,025	54.41%	\$1,250	64.89%
\$600,000	\$125	3.22%	(\$537)	(13.87%)	\$1,250	54.48%	\$1,275	56.19%	\$1,501	64.89%
\$700,000	\$59	1.28%	(\$713)	(15.49%)	\$1,500	55.98%	\$1,525	57.45%	\$1,751	64.89%
\$800,000	(\$7)	(0.13%)	(\$889)	(16.67%)	\$1,750	57.10%	\$1,775	58.39%	\$2,001	64.89%
\$900,000	(\$73)	(1.20%)	(\$1,065)	(17.56%)	\$2,000	57.97%	\$2,025	59.12%	\$2,251	64.89%
\$1,000,000	(\$138)	(2.03%)	(\$1,241)	(18.26%)	\$2,250	58.66%	\$2,275	59.71%	\$2,501	64.89%
\$2,000,000	(\$795)	(5.64%)	(\$3,000)	(21.26%)	\$4,751	61.78%	\$4,776	62.31%	\$5,002	64.89%
\$3,000,000	(\$1,452)	(6.78%)	(\$4,760)	(22.22%)	\$7,252	62.82%	\$7,277	63.17%	\$7,503	64.89%
\$4,000,000	(\$2,110)	(7.34%)	(\$6,519)	(22.69%)	\$9,753	63.34%	\$9,778	63.60%	\$10,004	64.89%
\$5,000,000	(\$2,767)	(7.67%)	(\$8,279)	(22.96%)	\$12,254	63.65%	\$12,279	63.86%	\$12,505	64.89%
\$6,000,000	(\$3,424)	(7.90%)	(\$10,038)	(23.15%)	\$14,755	63.85%	\$14,780	64.03%	\$15,006	64.89%
\$7,000,000	(\$4,081)	(8.05%)	(\$11,798)	(23.28%)	\$17,256	64.00%	\$17,281	64.15%	\$17,507	64.89%
\$8,000,000	(\$4,738)	(8.17%)	(\$13,557)	(23.38%)	\$19,757	64.11%	\$19,782	64.25%	\$20,008	64.89%
\$9,000,000	(\$5,395)	(8.26%)	(\$15,317)	(23.45%)	\$22,258	64.20%	\$22,283	64.32%	\$22,509	64.89%
\$10,000,000	(\$6,052)	(8.33%)	(\$17,076)	(23.52%)	\$24,759	64.27%	\$24,784	64.37%	\$25,010	64.89%
\$15,000,000	(\$9,338)	(8.55%)	(\$25,874)	(23.70%)	\$37,264	64.47%	\$37,289	64.55%	\$37,515	64.89%
\$20,000,000	(\$12,623)	(8.66%)	(\$34,671)	(23.79%)	\$49,769	64.58%	\$49,794	64.63%	\$50,020	64.89%
\$25,000,000	(\$15,909)	(8.73%)	(\$43,469)	(23.84%)	\$62,274	64.64%	\$62,299	64.68%	\$62,525	64.89%
\$30,000,000	(\$19,194)	(8.77%)	(\$52,266)	(23.88%)	\$74,779	64.68%	\$74,804	64.72%	\$75,030	64.89%
\$35,000,000	(\$22,480)	(8.80%)	(\$61,064)	(23.90%)	\$87,284	64.71%	\$87,309	64.74%	\$87,535	64.89%
\$40,000,000	(\$25,765)	(8.82%)	(\$69,861)	(23.92%)	\$99,789	64.73%	\$99,814	64.76%	\$100,040	64.89%
\$45,000,000	(\$29,051)	(8.84%)	(\$78,659)	(23.94%)	\$112,294	64.75%	\$112,319	64.77%	\$112,545	64.89%
\$50,000,000	(\$32,336)	(8.86%)	(\$87,456)	(23.95%)	\$124,799	64.76%	\$124,824	64.78%	\$125,050	64.89%