

CITY OF HANCOCK, 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	\$7.78624	\$82,297	\$0	\$82,297	
2026-27	\$5.56233	\$83,943	\$2,048	\$85,991	4.5%
2027-28	\$5.67876	\$87,711	\$2,091	\$89,802	4.4%
2028-29	\$5.52533	\$91,598	\$2,034	\$93,632	4.3%
2029-30	\$5.63621	\$95,505	\$2,075	\$97,580	4.2%
2030-31	\$5.48031	\$99,532	\$2,018	\$101,549	4.1%
2031-32	\$5.59025	\$103,580	\$2,058	\$105,639	4.0%
2032-33	\$5.43639	\$107,752	\$2,002	\$109,753	3.9%
2033-34	\$5.53738	\$111,786	\$2,039	\$113,825	3.7%
2034-35	\$5.38564	\$116,101	\$1,983	\$118,084	3.7%
2035-36	\$5.47763	\$120,095	\$2,017	\$122,112	3.4%

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	\$17,044,460	\$10,569,541	\$0	\$10,569,541
2026-27	\$16,147,881	\$15,459,513	\$0	\$15,459,513
2027-28	\$16,501,970	\$15,813,602	\$0	\$15,813,602
2028-29	\$17,634,346	\$16,945,978	\$0	\$16,945,978
2029-30	\$18,001,435	\$17,313,067	\$0	\$17,313,067
2030-31	\$19,218,245	\$18,529,877	\$0	\$18,529,877
2031-32	\$19,585,334	\$18,896,966	\$0	\$18,896,966
2032-33	\$20,876,987	\$20,188,619	\$0	\$20,188,619
2033-34	\$21,244,076	\$20,555,708	\$0	\$20,555,708
2034-35	\$22,614,146	\$21,925,778	\$0	\$21,925,778
2035-36	\$22,981,235	\$22,292,867	\$0	\$22,292,867

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	39.88%	-1.78%	38.10%	49.85%	6.18%	1.01%
2026-27	62.69%	-19.90%	42.80%	47.12%	5.20%	0.69%
2027-28	61.32%	-19.53%	41.79%	48.36%	5.09%	0.67%
2028-29	59.54%	-18.28%	41.26%	49.53%	4.79%	0.63%
2029-30	58.31%	-17.89%	40.42%	50.57%	4.69%	0.61%
2030-31	56.69%	-16.70%	39.99%	51.58%	4.43%	0.57%
2031-32	55.61%	-16.38%	39.24%	52.50%	4.34%	0.56%
2032-33	54.16%	-15.31%	38.85%	53.39%	4.10%	0.53%
2033-34	53.22%	-15.04%	38.18%	54.21%	4.03%	0.52%
2034-35	51.91%	-14.09%	37.82%	55.02%	3.82%	0.49%
2035-36	51.08%	-13.86%	37.22%	55.74%	3.75%	0.48%

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 HANCOCK, 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	\$10,569,541	\$7.78624	\$82,297
2026-27	\$15,459,513	\$5.56233	\$85,991
2027-28	\$15,813,602	\$5.67876	\$89,802
2028-29	\$16,945,978	\$5.52533	\$93,632
2029-30	\$17,313,067	\$5.63621	\$97,580
2030-31	\$18,529,877	\$5.48031	\$101,549
2031-32	\$18,896,966	\$5.59025	\$105,639
2032-33	\$20,188,619	\$5.43639	\$109,753
2033-34	\$20,555,708	\$5.53738	\$113,825
2034-35	\$21,925,778	\$5.38564	\$118,084
2035-36	\$22,292,867	\$5.47763	\$122,112

CITY OF HANCOCK, 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	\$10,569,541	\$7.78624	\$82,297
2026-27	\$11,513,293	\$7.55945	\$87,034
2027-28	\$11,916,126	\$7.48461	\$89,188
2028-29	\$12,689,620	\$7.48461	\$94,977
2029-30	\$13,097,333	\$7.48461	\$98,028
2030-31	\$13,925,068	\$7.48461	\$104,224
2031-32	\$14,337,902	\$7.48461	\$107,314
2032-33	\$15,222,597	\$7.48461	\$113,935
2033-34	\$15,640,838	\$7.48461	\$117,066
2034-35	\$16,585,364	\$7.48461	\$124,135
2035-36	\$17,009,279	\$7.48461	\$127,308

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	\$3,946,220	(\$1.99712)	-\$1,043
2027-28	\$3,897,476	(\$1.80585)	\$614
2028-29	\$4,256,358	(\$1.95928)	-\$1,345
2029-30	\$4,215,734	(\$1.84840)	-\$448
2030-31	\$4,604,809	(\$2.00430)	-\$2,674
2031-32	\$4,559,064	(\$1.89436)	-\$1,675
2032-33	\$4,966,022	(\$2.04822)	-\$4,182
2033-34	\$4,914,870	(\$1.94723)	-\$3,241
2034-35	\$5,340,414	(\$2.09897)	-\$6,051
2035-36	\$5,283,588	(\$2.00698)	-\$5,196

CITY OF HANCOCK, 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	\$185	\$338	\$50,000	\$51,515	\$185	\$282	\$50,000	\$58,947	\$167	\$49	\$143	\$49	\$185	\$323
\$100,000	\$123,480	\$369	\$677	\$100,000	\$103,030	\$369	\$565	\$100,000	\$117,894	\$351	\$372	\$327	\$372	\$369	\$646
\$150,000	\$185,220	\$554	\$1,015	\$150,000	\$154,545	\$554	\$847	\$150,000	\$176,842	\$536	\$695	\$512	\$695	\$554	\$969
\$200,000	\$246,960	\$904	\$1,353	\$200,000	\$206,060	\$904	\$1,129	\$200,000	\$235,789	\$721	\$1,018	\$697	\$1,018	\$739	\$1,292
\$250,000	\$308,700	\$1,255	\$1,692	\$250,000	\$257,575	\$1,255	\$1,412	\$250,000	\$294,736	\$905	\$1,341	\$881	\$1,341	\$923	\$1,615
\$300,000	\$370,440	\$1,605	\$2,030	\$300,000	\$309,090	\$1,605	\$1,694	\$300,000	\$353,683	\$1,090	\$1,664	\$1,066	\$1,664	\$1,108	\$1,938
\$400,000	\$493,920	\$2,306	\$2,707	\$400,000	\$412,120	\$2,306	\$2,259	\$400,000	\$471,578	\$1,459	\$2,310	\$1,435	\$2,310	\$1,477	\$2,584
\$500,000	\$617,400	\$3,007	\$3,384	\$500,000	\$515,151	\$3,007	\$2,823	\$500,000	\$589,472	\$1,829	\$2,956	\$1,805	\$2,956	\$1,847	\$3,230
\$600,000	\$740,880	\$3,707	\$4,060	\$600,000	\$618,181	\$3,707	\$3,388	\$600,000	\$707,366	\$2,198	\$3,603	\$2,174	\$3,603	\$2,216	\$3,877
\$700,000	\$864,360	\$4,408	\$4,737	\$700,000	\$721,211	\$4,408	\$3,952	\$700,000	\$825,261	\$2,567	\$4,249	\$2,543	\$4,249	\$2,585	\$4,523
\$800,000	\$987,840	\$5,109	\$5,414	\$800,000	\$824,241	\$5,109	\$4,517	\$800,000	\$943,155	\$2,937	\$4,895	\$2,913	\$4,895	\$2,955	\$5,169
\$900,000	\$1,111,320	\$5,810	\$6,090	\$900,000	\$927,271	\$5,810	\$5,082	\$900,000	\$1,061,050	\$3,306	\$5,541	\$3,282	\$5,541	\$3,324	\$5,815
\$1,000,000	\$1,234,800	\$6,510	\$6,767	\$1,000,000	\$1,030,301	\$6,510	\$5,646	\$1,000,000	\$1,178,944	\$3,675	\$6,187	\$3,651	\$6,187	\$3,693	\$6,461
\$2,000,000	\$2,469,600	\$13,518	\$13,534	\$2,000,000	\$2,060,602	\$13,518	\$11,293	\$2,000,000	\$2,357,888	\$7,368	\$12,648	\$7,344	\$12,648	\$7,386	\$12,922
\$3,000,000	\$3,704,400	\$20,526	\$20,301	\$3,000,000	\$3,090,903	\$20,526	\$16,939	\$3,000,000	\$3,536,832	\$11,061	\$19,109	\$11,037	\$19,109	\$11,079	\$19,383
\$4,000,000	\$4,939,200	\$27,533	\$27,068	\$4,000,000	\$4,121,204	\$27,533	\$22,585	\$4,000,000	\$4,715,776	\$14,755	\$25,570	\$14,731	\$25,570	\$14,773	\$25,844
\$5,000,000	\$6,174,000	\$34,541	\$33,835	\$5,000,000	\$5,151,505	\$34,541	\$28,232	\$5,000,000	\$5,894,720	\$18,448	\$32,031	\$18,424	\$32,031	\$18,466	\$32,305
\$6,000,000	\$7,408,800	\$41,549	\$40,603	\$6,000,000	\$6,181,806	\$41,549	\$33,878	\$6,000,000	\$7,073,664	\$22,141	\$38,492	\$22,117	\$38,492	\$22,159	\$38,766
\$7,000,000	\$8,643,600	\$48,556	\$47,370	\$7,000,000	\$7,212,107	\$48,556	\$39,525	\$7,000,000	\$8,252,608	\$25,834	\$44,953	\$25,810	\$44,953	\$25,852	\$45,227
\$8,000,000	\$9,878,400	\$55,564	\$54,137	\$8,000,000	\$8,242,408	\$55,564	\$45,171	\$8,000,000	\$9,431,552	\$29,527	\$51,414	\$29,503	\$51,414	\$29,545	\$51,688
\$9,000,000	\$11,113,200	\$62,571	\$60,904	\$9,000,000	\$9,272,709	\$62,571	\$50,817	\$9,000,000	\$10,610,496	\$33,220	\$57,875	\$33,196	\$57,875	\$33,238	\$58,149
\$10,000,000	\$12,348,000	\$69,579	\$67,671	\$10,000,000	\$10,303,010	\$69,579	\$56,464	\$10,000,000	\$11,789,440	\$36,913	\$64,336	\$36,889	\$64,336	\$36,931	\$64,610
\$15,000,000	\$18,522,000	\$104,617	\$101,506	\$15,000,000	\$15,454,515	\$104,617	\$84,696	\$15,000,000	\$17,684,160	\$55,379	\$96,641	\$55,355	\$96,641	\$55,397	\$96,915
\$20,000,000	\$24,696,000	\$139,655	\$135,342	\$20,000,000	\$20,606,020	\$139,655	\$112,927	\$20,000,000	\$23,578,880	\$73,845	\$128,946	\$73,821	\$128,946	\$73,863	\$129,220
\$25,000,000	\$30,870,000	\$174,693	\$169,177	\$25,000,000	\$25,757,525	\$174,693	\$141,159	\$25,000,000	\$29,473,600	\$92,311	\$161,250	\$92,287	\$161,250	\$92,328	\$161,524
\$30,000,000	\$37,044,000	\$209,731	\$203,013	\$30,000,000	\$30,909,030	\$209,731	\$169,391	\$30,000,000	\$35,368,320	\$110,776	\$193,555	\$110,752	\$193,555	\$110,794	\$193,829
\$35,000,000	\$43,218,000	\$244,769	\$236,848	\$35,000,000	\$36,060,535	\$244,769	\$197,623	\$35,000,000	\$41,263,040	\$129,242	\$225,860	\$129,218	\$225,860	\$129,260	\$226,134
\$40,000,000	\$49,392,000	\$279,807	\$270,683	\$40,000,000	\$41,212,040	\$279,807	\$225,855	\$40,000,000	\$47,157,760	\$147,708	\$258,165	\$147,684	\$258,165	\$147,725	\$258,439
\$45,000,000	\$55,566,000	\$314,845	\$304,519	\$45,000,000	\$46,363,545	\$314,845	\$254,087	\$45,000,000	\$53,052,480	\$166,173	\$290,470	\$166,149	\$290,470	\$166,191	\$290,744
\$50,000,000	\$61,740,000	\$349,884	\$338,354	\$50,000,000	\$51,515,050	\$349,884	\$282,318	\$50,000,000	\$58,947,200	\$184,639	\$322,775	\$184,615	\$322,775	\$184,657	\$323,049

CITY OF HANCOCK, 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	\$154	83.23%	\$98	52.89%	(\$118)	(70.59%)	(\$94)	(65.65%)	\$138	74.95%
\$100,000	\$307	83.23%	\$195	52.89%	\$21	5.89%	\$45	13.65%	\$277	74.95%
\$150,000	\$461	83.23%	\$293	52.89%	\$159	29.67%	\$183	35.75%	\$415	74.95%
\$200,000	\$449	49.66%	\$225	24.87%	\$297	41.27%	\$321	46.14%	\$554	74.95%
\$250,000	\$437	34.83%	\$157	12.50%	\$436	48.14%	\$460	52.18%	\$692	74.95%
\$300,000	\$425	26.48%	\$89	5.53%	\$574	52.68%	\$598	56.12%	\$830	74.95%
\$400,000	\$401	17.39%	(\$47)	(2.05%)	\$851	58.32%	\$875	60.96%	\$1,107	74.95%
\$500,000	\$377	12.54%	(\$183)	(6.10%)	\$1,128	61.67%	\$1,152	63.83%	\$1,384	74.95%
\$600,000	\$353	9.52%	(\$320)	(8.62%)	\$1,405	63.90%	\$1,429	65.71%	\$1,661	74.95%
\$700,000	\$329	7.46%	(\$456)	(10.34%)	\$1,681	65.49%	\$1,705	67.05%	\$1,937	74.95%
\$800,000	\$305	5.97%	(\$592)	(11.58%)	\$1,958	66.68%	\$1,982	68.06%	\$2,214	74.95%
\$900,000	\$281	4.83%	(\$728)	(12.53%)	\$2,235	67.60%	\$2,259	68.83%	\$2,491	74.95%
\$1,000,000	\$257	3.94%	(\$864)	(13.27%)	\$2,512	68.34%	\$2,536	69.45%	\$2,768	74.95%
\$2,000,000	\$16	0.12%	(\$2,225)	(16.46%)	\$5,280	71.65%	\$5,304	72.21%	\$5,536	74.95%
\$3,000,000	(\$224)	(1.09%)	(\$3,587)	(17.47%)	\$8,047	72.75%	\$8,071	73.13%	\$8,304	74.95%
\$4,000,000	(\$465)	(1.69%)	(\$4,948)	(17.97%)	\$10,815	73.30%	\$10,839	73.58%	\$11,071	74.95%
\$5,000,000	(\$705)	(2.04%)	(\$6,309)	(18.27%)	\$13,583	73.63%	\$13,607	73.86%	\$13,839	74.95%
\$6,000,000	(\$946)	(2.28%)	(\$7,670)	(18.46%)	\$16,351	73.85%	\$16,375	74.04%	\$16,607	74.95%
\$7,000,000	(\$1,187)	(2.44%)	(\$9,032)	(18.60%)	\$19,119	74.01%	\$19,143	74.17%	\$19,375	74.95%
\$8,000,000	(\$1,427)	(2.57%)	(\$10,393)	(18.70%)	\$21,887	74.12%	\$21,911	74.27%	\$22,143	74.95%
\$9,000,000	(\$1,668)	(2.67%)	(\$11,754)	(18.79%)	\$24,654	74.22%	\$24,678	74.34%	\$24,911	74.95%
\$10,000,000	(\$1,908)	(2.74%)	(\$13,115)	(18.85%)	\$27,422	74.29%	\$27,446	74.40%	\$27,678	74.95%
\$15,000,000	(\$3,111)	(2.97%)	(\$19,922)	(19.04%)	\$41,262	74.51%	\$41,286	74.58%	\$41,518	74.95%
\$20,000,000	(\$4,313)	(3.09%)	(\$26,728)	(19.14%)	\$55,101	74.62%	\$55,125	74.67%	\$55,357	74.95%
\$25,000,000	(\$5,516)	(3.16%)	(\$33,534)	(19.20%)	\$68,940	74.68%	\$68,964	74.73%	\$69,196	74.95%
\$30,000,000	(\$6,719)	(3.20%)	(\$40,340)	(19.23%)	\$82,779	74.73%	\$82,803	74.76%	\$83,035	74.95%
\$35,000,000	(\$7,921)	(3.24%)	(\$47,146)	(19.26%)	\$96,618	74.76%	\$96,642	74.79%	\$96,874	74.95%
\$40,000,000	(\$9,124)	(3.26%)	(\$53,953)	(19.28%)	\$110,458	74.78%	\$110,482	74.81%	\$110,714	74.95%
\$45,000,000	(\$10,327)	(3.28%)	(\$60,759)	(19.30%)	\$124,297	74.80%	\$124,321	74.82%	\$124,553	74.95%
\$50,000,000	(\$11,529)	(3.30%)	(\$67,565)	(19.31%)	\$138,136	74.81%	\$138,160	74.84%	\$138,392	74.95%