

CITY OF HASTINGS, 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	\$7.95271	\$30,489	\$0	\$30,489	
2026-27	\$5.01610	\$31,098	\$652	\$31,750	4.1%
2027-28	\$5.12125	\$32,322	\$666	\$32,987	3.9%
2028-29	\$5.00135	\$33,647	\$650	\$34,297	4.0%
2029-30	\$5.09796	\$34,906	\$663	\$35,569	3.7%
2030-31	\$4.97251	\$36,280	\$646	\$36,926	3.8%
2031-32	\$5.06108	\$37,532	\$658	\$38,189	3.4%
2032-33	\$4.93663	\$38,953	\$642	\$39,595	3.7%
2033-34	\$5.01793	\$40,195	\$652	\$40,847	3.2%
2034-35	\$4.89465	\$41,664	\$636	\$42,300	3.6%
2035-36	\$4.96938	\$42,894	\$646	\$43,540	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	\$7,833,699	\$3,833,727	\$0	\$3,833,727
2026-27	\$6,852,592	\$6,329,644	\$0	\$6,329,644
2027-28	\$6,964,162	\$6,441,214	\$0	\$6,441,214
2028-29	\$7,380,452	\$6,857,504	\$0	\$6,857,504
2029-30	\$7,500,022	\$6,977,074	\$0	\$6,977,074
2030-31	\$7,949,064	\$7,426,116	\$0	\$7,426,116
2031-32	\$8,068,633	\$7,545,685	\$0	\$7,545,685
2032-33	\$8,543,524	\$8,020,576	\$0	\$8,020,576
2033-34	\$8,663,094	\$8,140,146	\$0	\$8,140,146
2034-35	\$9,164,982	\$8,642,034	\$0	\$8,642,034
2035-36	\$9,284,552	\$8,761,604	\$0	\$8,761,604

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	71.08%	-1.34%	69.74%	9.82%	0.11%	2.48%
2026-27	99.67%	-28.55%	71.13%	14.61%	0.15%	1.50%
2027-28	98.67%	-28.33%	70.34%	15.65%	0.15%	1.48%
2028-29	97.07%	-26.85%	70.22%	16.65%	0.14%	1.39%
2029-30	96.08%	-26.54%	69.54%	17.56%	0.14%	1.36%
2030-31	94.51%	-25.05%	69.46%	18.44%	0.13%	1.28%
2031-32	93.63%	-24.78%	68.85%	19.25%	0.13%	1.26%
2032-33	92.19%	-23.42%	68.77%	20.05%	0.12%	1.19%
2033-34	91.41%	-23.20%	68.21%	20.78%	0.12%	1.17%
2034-35	90.09%	-21.96%	68.13%	21.52%	0.11%	1.10%
2035-36	89.39%	-21.77%	67.62%	22.17%	0.11%	1.09%

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 HASTINGS, 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	\$3,833,727	\$7.95271	\$30,489
2026-27	\$6,329,644	\$5.01610	\$31,750
2027-28	\$6,441,214	\$5.12125	\$32,987
2028-29	\$6,857,504	\$5.00135	\$34,297
2029-30	\$6,977,074	\$5.09796	\$35,569
2030-31	\$7,426,116	\$4.97251	\$36,926
2031-32	\$7,545,685	\$5.06108	\$38,189
2032-33	\$8,020,576	\$4.93663	\$39,595
2033-34	\$8,140,146	\$5.01793	\$40,847
2034-35	\$8,642,034	\$4.89465	\$42,300
2035-36	\$8,761,604	\$4.96938	\$43,540

CITY OF HASTINGS, 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	\$3,833,727	\$7.95271	\$30,489
2026-27	\$3,935,601	\$7.95271	\$31,299
2027-28	\$4,057,222	\$7.87397	\$31,946
2028-29	\$4,229,309	\$7.87397	\$33,301
2029-30	\$4,355,175	\$7.87397	\$34,293
2030-31	\$4,538,617	\$7.87397	\$35,737
2031-32	\$4,668,943	\$7.87397	\$36,763
2032-33	\$4,864,322	\$7.87397	\$38,302
2033-34	\$4,999,353	\$7.87397	\$39,365
2034-35	\$5,207,290	\$7.87397	\$41,002
2035-36	\$5,347,264	\$7.87397	\$42,104

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	\$2,394,043	(\$2.93661)	\$451
2027-28	\$2,383,992	(\$2.75272)	\$1,041
2028-29	\$2,628,196	(\$2.87262)	\$995
2029-30	\$2,621,899	(\$2.77601)	\$1,276
2030-31	\$2,887,499	(\$2.90146)	\$1,190
2031-32	\$2,876,743	(\$2.81289)	\$1,426
2032-33	\$3,156,254	(\$2.93734)	\$1,293
2033-34	\$3,140,793	(\$2.85604)	\$1,482
2034-35	\$3,434,744	(\$2.97932)	\$1,298
2035-36	\$3,414,340	(\$2.90459)	\$1,436

CITY OF HASTINGS, 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	\$189	\$307	\$50,000	\$51,515	\$189	\$256	\$50,000	\$58,947	\$170	\$44	\$146	\$44	\$189	\$293
\$100,000	\$123,480	\$377	\$614	\$100,000	\$103,030	\$377	\$512	\$100,000	\$117,894	\$359	\$338	\$334	\$338	\$377	\$586
\$150,000	\$185,220	\$566	\$921	\$150,000	\$154,545	\$566	\$768	\$150,000	\$176,842	\$548	\$631	\$523	\$631	\$566	\$879
\$200,000	\$246,960	\$924	\$1,228	\$200,000	\$206,060	\$924	\$1,025	\$200,000	\$235,789	\$736	\$924	\$712	\$924	\$754	\$1,172
\$250,000	\$308,700	\$1,282	\$1,535	\$250,000	\$257,575	\$1,282	\$1,281	\$250,000	\$294,736	\$925	\$1,217	\$900	\$1,217	\$943	\$1,466
\$300,000	\$370,440	\$1,639	\$1,842	\$300,000	\$309,090	\$1,639	\$1,537	\$300,000	\$353,683	\$1,113	\$1,510	\$1,089	\$1,510	\$1,132	\$1,759
\$400,000	\$493,920	\$2,355	\$2,456	\$400,000	\$412,120	\$2,355	\$2,049	\$400,000	\$471,578	\$1,491	\$2,096	\$1,466	\$2,096	\$1,509	\$2,345
\$500,000	\$617,400	\$3,071	\$3,070	\$500,000	\$515,151	\$3,071	\$2,562	\$500,000	\$589,472	\$1,868	\$2,683	\$1,843	\$2,683	\$1,886	\$2,931
\$600,000	\$740,880	\$3,787	\$3,684	\$600,000	\$618,181	\$3,787	\$3,074	\$600,000	\$707,366	\$2,245	\$3,269	\$2,220	\$3,269	\$2,263	\$3,517
\$700,000	\$864,360	\$4,502	\$4,298	\$700,000	\$721,211	\$4,502	\$3,586	\$700,000	\$825,261	\$2,622	\$3,855	\$2,598	\$3,855	\$2,640	\$4,104
\$800,000	\$987,840	\$5,218	\$4,912	\$800,000	\$824,241	\$5,218	\$4,099	\$800,000	\$943,155	\$2,999	\$4,441	\$2,975	\$4,441	\$3,018	\$4,690
\$900,000	\$1,111,320	\$5,934	\$5,526	\$900,000	\$927,271	\$5,934	\$4,611	\$900,000	\$1,061,050	\$3,377	\$5,027	\$3,352	\$5,027	\$3,395	\$5,276
\$1,000,000	\$1,234,800	\$6,650	\$6,140	\$1,000,000	\$1,030,301	\$6,650	\$5,123	\$1,000,000	\$1,178,944	\$3,754	\$5,614	\$3,729	\$5,614	\$3,772	\$5,862
\$2,000,000	\$2,469,600	\$13,807	\$12,280	\$2,000,000	\$2,060,602	\$13,807	\$10,246	\$2,000,000	\$2,357,888	\$7,526	\$11,476	\$7,501	\$11,476	\$7,544	\$11,725
\$3,000,000	\$3,704,400	\$20,965	\$18,420	\$3,000,000	\$3,090,903	\$20,965	\$15,370	\$3,000,000	\$3,536,832	\$11,298	\$17,338	\$11,273	\$17,338	\$11,316	\$17,587
\$4,000,000	\$4,939,200	\$28,122	\$24,560	\$4,000,000	\$4,121,204	\$28,122	\$20,493	\$4,000,000	\$4,715,776	\$15,070	\$23,201	\$15,046	\$23,201	\$15,088	\$23,449
\$5,000,000	\$6,174,000	\$35,279	\$30,700	\$5,000,000	\$5,151,505	\$35,279	\$25,616	\$5,000,000	\$5,894,720	\$18,842	\$29,063	\$18,818	\$29,063	\$18,860	\$29,312
\$6,000,000	\$7,408,800	\$42,437	\$36,840	\$6,000,000	\$6,181,806	\$42,437	\$30,739	\$6,000,000	\$7,073,664	\$22,614	\$34,925	\$22,590	\$34,925	\$22,633	\$35,174
\$7,000,000	\$8,643,600	\$49,594	\$42,980	\$7,000,000	\$7,212,107	\$49,594	\$35,862	\$7,000,000	\$8,252,608	\$26,386	\$40,788	\$26,362	\$40,788	\$26,405	\$41,036
\$8,000,000	\$9,878,400	\$56,752	\$49,120	\$8,000,000	\$8,242,408	\$56,752	\$40,985	\$8,000,000	\$9,431,552	\$30,158	\$46,650	\$30,134	\$46,650	\$30,177	\$46,898
\$9,000,000	\$11,113,200	\$63,909	\$55,260	\$9,000,000	\$9,272,709	\$63,909	\$46,109	\$9,000,000	\$10,610,496	\$33,931	\$52,512	\$33,906	\$52,512	\$33,949	\$52,761
\$10,000,000	\$12,348,000	\$71,067	\$61,401	\$10,000,000	\$10,303,010	\$71,067	\$51,232	\$10,000,000	\$11,789,440	\$37,703	\$58,374	\$37,678	\$58,374	\$37,721	\$58,623
\$15,000,000	\$18,522,000	\$106,854	\$92,101	\$15,000,000	\$15,454,515	\$106,854	\$76,848	\$15,000,000	\$17,684,160	\$56,563	\$87,686	\$56,539	\$87,686	\$56,581	\$87,935
\$20,000,000	\$24,696,000	\$142,641	\$122,801	\$20,000,000	\$20,606,020	\$142,641	\$102,464	\$20,000,000	\$23,578,880	\$75,424	\$116,998	\$75,399	\$116,998	\$75,442	\$117,246
\$25,000,000	\$30,870,000	\$178,428	\$153,501	\$25,000,000	\$25,757,525	\$178,428	\$128,080	\$25,000,000	\$29,473,600	\$94,284	\$146,309	\$94,260	\$146,309	\$94,302	\$146,558
\$30,000,000	\$37,044,000	\$214,215	\$184,202	\$30,000,000	\$30,909,030	\$214,215	\$153,695	\$30,000,000	\$35,368,320	\$113,145	\$175,621	\$113,120	\$175,621	\$113,163	\$175,869
\$35,000,000	\$43,218,000	\$250,003	\$214,902	\$35,000,000	\$36,060,535	\$250,003	\$179,311	\$35,000,000	\$41,263,040	\$132,005	\$204,932	\$131,981	\$204,932	\$132,023	\$205,181
\$40,000,000	\$49,392,000	\$285,790	\$245,602	\$40,000,000	\$41,212,040	\$285,790	\$204,927	\$40,000,000	\$47,157,760	\$150,866	\$234,244	\$150,841	\$234,244	\$150,884	\$234,492
\$45,000,000	\$55,566,000	\$321,577	\$276,302	\$45,000,000	\$46,363,545	\$321,577	\$230,543	\$45,000,000	\$53,052,480	\$169,726	\$263,555	\$169,702	\$263,555	\$169,744	\$263,804
\$50,000,000	\$61,740,000	\$357,364	\$307,003	\$50,000,000	\$51,515,050	\$357,364	\$256,159	\$50,000,000	\$58,947,200	\$188,587	\$292,867	\$188,562	\$292,867	\$188,605	\$293,116

CITY OF HASTINGS, 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	\$118	62.78%	\$68	35.82%	(\$126)	(73.88%)	(\$101)	(69.48%)	\$105	55.41%
\$100,000	\$237	62.78%	\$135	35.82%	(\$21)	(5.94%)	\$3	0.96%	\$209	55.41%
\$150,000	\$355	62.78%	\$203	35.82%	\$83	15.20%	\$108	20.60%	\$314	55.41%
\$200,000	\$304	32.95%	\$101	10.93%	\$188	25.50%	\$212	29.82%	\$418	55.41%
\$250,000	\$253	19.78%	(\$1)	(0.06%)	\$292	31.60%	\$317	35.19%	\$523	55.41%
\$300,000	\$203	12.36%	(\$102)	(6.25%)	\$397	35.63%	\$421	38.69%	\$627	55.41%
\$400,000	\$101	4.28%	(\$306)	(12.99%)	\$606	40.64%	\$630	42.99%	\$836	55.41%
\$500,000	(\$1)	(0.03%)	(\$509)	(16.59%)	\$815	43.62%	\$839	45.53%	\$1,045	55.41%
\$600,000	(\$103)	(2.71%)	(\$713)	(18.82%)	\$1,024	45.60%	\$1,048	47.21%	\$1,254	55.41%
\$700,000	(\$204)	(4.54%)	(\$916)	(20.35%)	\$1,233	47.02%	\$1,257	48.40%	\$1,463	55.41%
\$800,000	(\$306)	(5.87%)	(\$1,120)	(21.46%)	\$1,442	48.07%	\$1,466	49.29%	\$1,672	55.41%
\$900,000	(\$408)	(6.87%)	(\$1,323)	(22.30%)	\$1,651	48.89%	\$1,675	49.98%	\$1,881	55.41%
\$1,000,000	(\$510)	(7.66%)	(\$1,526)	(22.96%)	\$1,860	49.55%	\$1,884	50.53%	\$2,090	55.41%
\$2,000,000	(\$1,527)	(11.06%)	(\$3,561)	(25.79%)	\$3,950	52.49%	\$3,975	52.99%	\$4,180	55.41%
\$3,000,000	(\$2,544)	(12.14%)	(\$5,595)	(26.69%)	\$6,040	53.46%	\$6,065	53.80%	\$6,271	55.41%
\$4,000,000	(\$3,562)	(12.67%)	(\$7,629)	(27.13%)	\$8,131	53.95%	\$8,155	54.20%	\$8,361	55.41%
\$5,000,000	(\$4,579)	(12.98%)	(\$9,663)	(27.39%)	\$10,221	54.24%	\$10,245	54.44%	\$10,451	55.41%
\$6,000,000	(\$5,597)	(13.19%)	(\$11,698)	(27.57%)	\$12,311	54.44%	\$12,335	54.61%	\$12,541	55.41%
\$7,000,000	(\$6,614)	(13.34%)	(\$13,732)	(27.69%)	\$14,401	54.58%	\$14,426	54.72%	\$14,631	55.41%
\$8,000,000	(\$7,631)	(13.45%)	(\$15,766)	(27.78%)	\$16,491	54.68%	\$16,516	54.81%	\$16,722	55.41%
\$9,000,000	(\$8,649)	(13.53%)	(\$17,801)	(27.85%)	\$18,582	54.76%	\$18,606	54.88%	\$18,812	55.41%
\$10,000,000	(\$9,666)	(13.60%)	(\$19,835)	(27.91%)	\$20,672	54.83%	\$20,696	54.93%	\$20,902	55.41%
\$15,000,000	(\$14,753)	(13.81%)	(\$30,006)	(28.08%)	\$31,123	55.02%	\$31,147	55.09%	\$31,353	55.41%
\$20,000,000	(\$19,840)	(13.91%)	(\$40,177)	(28.17%)	\$41,574	55.12%	\$41,598	55.17%	\$41,804	55.41%
\$25,000,000	(\$24,927)	(13.97%)	(\$50,349)	(28.22%)	\$52,025	55.18%	\$52,050	55.22%	\$52,255	55.41%
\$30,000,000	(\$30,014)	(14.01%)	(\$60,520)	(28.25%)	\$62,476	55.22%	\$62,501	55.25%	\$62,706	55.41%
\$35,000,000	(\$35,101)	(14.04%)	(\$70,691)	(28.28%)	\$72,927	55.25%	\$72,952	55.27%	\$73,157	55.41%
\$40,000,000	(\$40,188)	(14.06%)	(\$80,862)	(28.29%)	\$83,378	55.27%	\$83,403	55.29%	\$83,609	55.41%
\$45,000,000	(\$45,274)	(14.08%)	(\$91,034)	(28.31%)	\$93,829	55.28%	\$93,854	55.31%	\$94,060	55.41%
\$50,000,000	(\$50,361)	(14.09%)	(\$101,205)	(28.32%)	\$104,280	55.30%	\$104,305	55.32%	\$104,511	55.41%