

CITY OF HARTLEY, 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	\$7.88956	\$342,314	\$0	\$342,314	
2026-27	\$4.46640	\$349,160	\$2,677	\$351,837	2.8%
2027-28	\$4.50064	\$353,921	\$2,698	\$356,618	1.4%
2028-29	\$4.36694	\$363,750	\$2,618	\$366,368	2.7%
2029-30	\$4.39836	\$368,725	\$2,636	\$371,362	1.4%
2030-31	\$4.26602	\$378,789	\$2,557	\$381,346	2.7%
2031-32	\$4.29482	\$383,648	\$2,574	\$386,222	1.3%
2032-33	\$4.16762	\$393,946	\$2,498	\$396,444	2.6%
2033-34	\$4.19405	\$398,693	\$2,514	\$401,207	1.2%
2034-35	\$4.07167	\$409,231	\$2,441	\$411,672	2.6%
2035-36	\$4.09595	\$413,867	\$2,455	\$416,322	1.1%

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	\$102,336,927	\$43,388,144	\$9,765,327	\$53,153,471
2026-27	\$90,708,142	\$78,774,259	\$11,142,272	\$89,916,532
2027-28	\$91,273,699	\$79,237,264	\$11,244,825	\$90,482,089
2028-29	\$96,591,920	\$83,895,819	\$11,904,492	\$95,800,310
2029-30	\$97,230,478	\$84,431,823	\$12,007,045	\$96,438,868
2030-31	\$102,887,882	\$89,391,449	\$12,704,822	\$102,096,272
2031-32	\$103,526,440	\$89,927,454	\$12,807,375	\$102,734,830
2032-33	\$109,461,683	\$95,124,903	\$13,545,170	\$108,670,073
2033-34	\$110,100,241	\$95,660,908	\$13,647,723	\$109,308,631
2034-35	\$116,325,497	\$101,106,353	\$14,427,534	\$115,533,887
2035-36	\$116,964,055	\$101,642,358	\$14,530,087	\$116,172,445

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.15%	-2.54%	69.61%	28.40%	1.40%	0.00%
2026-27	98.34%	-26.27%	72.06%	26.07%	1.27%	0.00%
2027-28	98.04%	-26.26%	71.78%	26.37%	1.27%	0.00%
2028-29	96.60%	-24.93%	71.66%	26.59%	1.21%	0.00%
2029-30	96.25%	-24.83%	71.42%	26.84%	1.20%	0.00%
2030-31	94.83%	-23.51%	71.33%	27.03%	1.14%	0.00%
2031-32	94.52%	-23.42%	71.10%	27.27%	1.14%	0.00%
2032-33	93.20%	-22.20%	71.00%	27.45%	1.09%	0.00%
2033-34	92.91%	-22.12%	70.79%	27.67%	1.08%	0.00%
2034-35	91.67%	-20.98%	70.69%	27.85%	1.03%	0.00%
2035-36	91.41%	-20.92%	70.49%	28.06%	1.03%	0.00%

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 HARTLEY, 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	\$43,388,144	\$7.88956	\$342,314
2026-27	\$78,774,259	\$4.46640	\$351,837
2027-28	\$79,237,264	\$4.50064	\$356,618
2028-29	\$83,895,819	\$4.36694	\$366,368
2029-30	\$84,431,823	\$4.39836	\$371,362
2030-31	\$89,391,449	\$4.26602	\$381,346
2031-32	\$89,927,454	\$4.29482	\$386,222
2032-33	\$95,124,903	\$4.16762	\$396,444
2033-34	\$95,660,908	\$4.19405	\$401,207
2034-35	\$101,106,353	\$4.07167	\$411,672
2035-36	\$101,642,358	\$4.09595	\$416,322

CITY OF HARTLEY, 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	\$43,388,144	\$7.88956	\$342,314
2026-27	\$44,276,038	\$7.88956	\$349,319
2027-28	\$45,333,018	\$7.88956	\$357,658
2028-29	\$47,168,237	\$7.88956	\$372,137
2029-30	\$48,378,180	\$7.88956	\$381,683
2030-31	\$50,320,616	\$7.88956	\$397,008
2031-32	\$51,583,485	\$7.88956	\$406,971
2032-33	\$53,638,642	\$7.88956	\$423,185
2033-34	\$54,957,373	\$7.88956	\$433,590
2034-35	\$57,131,152	\$7.88956	\$450,740
2035-36	\$58,508,531	\$7.88956	\$461,607

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	\$34,498,221	(\$3.42316)	\$2,518
2027-28	\$33,904,247	(\$3.38892)	-\$1,039
2028-29	\$36,727,581	(\$3.52262)	-\$5,769
2029-30	\$36,053,643	(\$3.49120)	-\$10,321
2030-31	\$39,070,833	(\$3.62354)	-\$15,662
2031-32	\$38,343,970	(\$3.59474)	-\$20,749
2032-33	\$41,486,261	(\$3.72194)	-\$26,741
2033-34	\$40,703,535	(\$3.69551)	-\$32,383
2034-35	\$43,975,202	(\$3.81789)	-\$39,068
2035-36	\$43,133,827	(\$3.79361)	-\$45,285

CITY OF HARTLEY, 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	\$187	\$263	\$50,000	\$51,515	\$187	\$220	\$50,000	\$58,947	\$169	\$38	\$145	\$38	\$187	\$251
\$100,000	\$123,480	\$374	\$527	\$100,000	\$103,030	\$374	\$440	\$100,000	\$117,894	\$356	\$290	\$332	\$290	\$374	\$503
\$150,000	\$185,220	\$561	\$790	\$150,000	\$154,545	\$561	\$659	\$150,000	\$176,842	\$543	\$541	\$519	\$541	\$561	\$754
\$200,000	\$246,960	\$916	\$1,054	\$200,000	\$206,060	\$916	\$879	\$200,000	\$235,789	\$730	\$793	\$706	\$793	\$748	\$1,006
\$250,000	\$308,700	\$1,271	\$1,317	\$250,000	\$257,575	\$1,271	\$1,099	\$250,000	\$294,736	\$917	\$1,044	\$893	\$1,044	\$936	\$1,257
\$300,000	\$370,440	\$1,626	\$1,580	\$300,000	\$309,090	\$1,626	\$1,319	\$300,000	\$353,683	\$1,104	\$1,296	\$1,080	\$1,296	\$1,123	\$1,509
\$400,000	\$493,920	\$2,336	\$2,107	\$400,000	\$412,120	\$2,336	\$1,758	\$400,000	\$471,578	\$1,479	\$1,798	\$1,454	\$1,798	\$1,497	\$2,012
\$500,000	\$617,400	\$3,047	\$2,634	\$500,000	\$515,151	\$3,047	\$2,198	\$500,000	\$589,472	\$1,853	\$2,301	\$1,829	\$2,301	\$1,871	\$2,515
\$600,000	\$740,880	\$3,757	\$3,161	\$600,000	\$618,181	\$3,757	\$2,637	\$600,000	\$707,366	\$2,227	\$2,804	\$2,203	\$2,804	\$2,245	\$3,018
\$700,000	\$864,360	\$4,467	\$3,687	\$700,000	\$721,211	\$4,467	\$3,077	\$700,000	\$825,261	\$2,601	\$3,307	\$2,577	\$3,307	\$2,620	\$3,521
\$800,000	\$987,840	\$5,177	\$4,214	\$800,000	\$824,241	\$5,177	\$3,516	\$800,000	\$943,155	\$2,976	\$3,810	\$2,951	\$3,810	\$2,994	\$4,024
\$900,000	\$1,111,320	\$5,887	\$4,741	\$900,000	\$927,271	\$5,887	\$3,956	\$900,000	\$1,061,050	\$3,350	\$4,313	\$3,325	\$4,313	\$3,368	\$4,526
\$1,000,000	\$1,234,800	\$6,597	\$5,268	\$1,000,000	\$1,030,301	\$6,597	\$4,395	\$1,000,000	\$1,178,944	\$3,724	\$4,816	\$3,700	\$4,816	\$3,742	\$5,029
\$2,000,000	\$2,469,600	\$13,697	\$10,535	\$2,000,000	\$2,060,602	\$13,697	\$8,791	\$2,000,000	\$2,357,888	\$7,466	\$9,845	\$7,442	\$9,845	\$7,484	\$10,059
\$3,000,000	\$3,704,400	\$20,798	\$15,803	\$3,000,000	\$3,090,903	\$20,798	\$13,186	\$3,000,000	\$3,536,832	\$11,208	\$14,875	\$11,184	\$14,875	\$11,226	\$15,088
\$4,000,000	\$4,939,200	\$27,899	\$21,071	\$4,000,000	\$4,121,204	\$27,899	\$17,581	\$4,000,000	\$4,715,776	\$14,950	\$19,904	\$14,926	\$19,904	\$14,969	\$20,118
\$5,000,000	\$6,174,000	\$34,999	\$26,338	\$5,000,000	\$5,151,505	\$34,999	\$21,976	\$5,000,000	\$5,894,720	\$18,693	\$24,934	\$18,668	\$24,934	\$18,711	\$25,147
\$6,000,000	\$7,408,800	\$42,100	\$31,606	\$6,000,000	\$6,181,806	\$42,100	\$26,372	\$6,000,000	\$7,073,664	\$22,435	\$29,963	\$22,410	\$29,963	\$22,453	\$30,176
\$7,000,000	\$8,643,600	\$49,200	\$36,874	\$7,000,000	\$7,212,107	\$49,200	\$30,767	\$7,000,000	\$8,252,608	\$26,177	\$34,992	\$26,153	\$34,992	\$26,195	\$35,206
\$8,000,000	\$9,878,400	\$56,301	\$42,141	\$8,000,000	\$8,242,408	\$56,301	\$35,162	\$8,000,000	\$9,431,552	\$29,919	\$40,022	\$29,895	\$40,022	\$29,937	\$40,235
\$9,000,000	\$11,113,200	\$63,402	\$47,409	\$9,000,000	\$9,272,709	\$63,402	\$39,558	\$9,000,000	\$10,610,496	\$33,661	\$45,051	\$33,637	\$45,051	\$33,679	\$45,265
\$10,000,000	\$12,348,000	\$70,502	\$52,677	\$10,000,000	\$10,303,010	\$70,502	\$43,953	\$10,000,000	\$11,789,440	\$37,403	\$50,081	\$37,379	\$50,081	\$37,421	\$50,294
\$15,000,000	\$18,522,000	\$106,005	\$79,015	\$15,000,000	\$15,454,515	\$106,005	\$65,929	\$15,000,000	\$17,684,160	\$56,114	\$75,228	\$56,090	\$75,228	\$56,132	\$75,441
\$20,000,000	\$24,696,000	\$141,508	\$105,354	\$20,000,000	\$20,606,020	\$141,508	\$87,906	\$20,000,000	\$23,578,880	\$74,825	\$100,375	\$74,800	\$100,375	\$74,843	\$100,588
\$25,000,000	\$30,870,000	\$177,011	\$131,692	\$25,000,000	\$25,757,525	\$177,011	\$109,882	\$25,000,000	\$29,473,600	\$93,536	\$125,522	\$93,511	\$125,522	\$93,554	\$125,735
\$30,000,000	\$37,044,000	\$212,514	\$158,030	\$30,000,000	\$30,909,030	\$212,514	\$131,859	\$30,000,000	\$35,368,320	\$112,246	\$150,669	\$112,222	\$150,669	\$112,264	\$150,882
\$35,000,000	\$43,218,000	\$248,017	\$184,369	\$35,000,000	\$36,060,535	\$248,017	\$153,835	\$35,000,000	\$41,263,040	\$130,957	\$175,816	\$130,933	\$175,816	\$130,975	\$176,029
\$40,000,000	\$49,392,000	\$283,521	\$210,707	\$40,000,000	\$41,212,040	\$283,521	\$175,811	\$40,000,000	\$47,157,760	\$149,668	\$200,963	\$149,643	\$200,963	\$149,686	\$201,176
\$45,000,000	\$55,566,000	\$319,024	\$237,046	\$45,000,000	\$46,363,545	\$319,024	\$197,788	\$45,000,000	\$53,052,480	\$168,378	\$226,110	\$168,354	\$226,110	\$168,397	\$226,323
\$50,000,000	\$61,740,000	\$354,527	\$263,384	\$50,000,000	\$51,515,050	\$354,527	\$219,764	\$50,000,000	\$58,947,200	\$187,089	\$251,257	\$187,065	\$251,257	\$187,107	\$251,470

CITY OF HARTLEY, 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	\$76	40.77%	\$33	17.45%	(\$131)	(77.41%)	(\$106)	(73.61%)	\$64	34.40%
\$100,000	\$153	40.77%	\$65	17.45%	(\$66)	(18.66%)	(\$42)	(12.69%)	\$129	34.40%
\$150,000	\$229	40.77%	\$98	17.45%	(\$2)	(0.38%)	\$22	4.29%	\$193	34.40%
\$200,000	\$137	14.97%	(\$37)	(4.07%)	\$62	8.53%	\$87	12.27%	\$257	34.40%
\$250,000	\$46	3.58%	(\$173)	(13.57%)	\$127	13.81%	\$151	16.91%	\$322	34.40%
\$300,000	(\$46)	(2.83%)	(\$308)	(18.93%)	\$191	17.30%	\$215	19.94%	\$386	34.40%
\$400,000	(\$229)	(9.82%)	(\$578)	(24.75%)	\$320	21.62%	\$344	23.66%	\$515	34.40%
\$500,000	(\$413)	(13.55%)	(\$849)	(27.86%)	\$448	24.20%	\$473	25.86%	\$644	34.40%
\$600,000	(\$596)	(15.87%)	(\$1,119)	(29.80%)	\$577	25.92%	\$602	27.31%	\$772	34.40%
\$700,000	(\$779)	(17.45%)	(\$1,390)	(31.12%)	\$706	27.14%	\$730	28.34%	\$901	34.40%
\$800,000	(\$963)	(18.59%)	(\$1,660)	(32.08%)	\$835	28.05%	\$859	29.11%	\$1,030	34.40%
\$900,000	(\$1,146)	(19.47%)	(\$1,931)	(32.80%)	\$963	28.76%	\$988	29.70%	\$1,159	34.40%
\$1,000,000	(\$1,329)	(20.15%)	(\$2,202)	(33.37%)	\$1,092	29.33%	\$1,116	30.18%	\$1,287	34.40%
\$2,000,000	(\$3,162)	(23.09%)	(\$4,907)	(35.82%)	\$2,379	31.87%	\$2,404	32.30%	\$2,575	34.40%
\$3,000,000	(\$4,995)	(24.02%)	(\$7,612)	(36.60%)	\$3,667	32.71%	\$3,691	33.00%	\$3,862	34.40%
\$4,000,000	(\$6,828)	(24.47%)	(\$10,318)	(36.98%)	\$4,954	33.14%	\$4,978	33.35%	\$5,149	34.40%
\$5,000,000	(\$8,661)	(24.75%)	(\$13,023)	(37.21%)	\$6,241	33.39%	\$6,265	33.56%	\$6,436	34.40%
\$6,000,000	(\$10,494)	(24.93%)	(\$15,728)	(37.36%)	\$7,528	33.56%	\$7,553	33.70%	\$7,724	34.40%
\$7,000,000	(\$12,327)	(25.05%)	(\$18,433)	(37.47%)	\$8,816	33.68%	\$8,840	33.80%	\$9,011	34.40%
\$8,000,000	(\$14,160)	(25.15%)	(\$21,139)	(37.55%)	\$10,103	33.77%	\$10,127	33.88%	\$10,298	34.40%
\$9,000,000	(\$15,993)	(25.22%)	(\$23,844)	(37.61%)	\$11,390	33.84%	\$11,414	33.93%	\$11,585	34.40%
\$10,000,000	(\$17,825)	(25.28%)	(\$26,549)	(37.66%)	\$12,677	33.89%	\$12,702	33.98%	\$12,873	34.40%
\$15,000,000	(\$26,990)	(25.46%)	(\$40,076)	(37.81%)	\$19,114	34.06%	\$19,138	34.12%	\$19,309	34.40%
\$20,000,000	(\$36,155)	(25.55%)	(\$53,603)	(37.88%)	\$25,550	34.15%	\$25,574	34.19%	\$25,745	34.40%
\$25,000,000	(\$45,319)	(25.60%)	(\$67,129)	(37.92%)	\$31,986	34.20%	\$32,010	34.23%	\$32,181	34.40%
\$30,000,000	(\$54,484)	(25.64%)	(\$80,656)	(37.95%)	\$38,422	34.23%	\$38,447	34.26%	\$38,618	34.40%
\$35,000,000	(\$63,649)	(25.66%)	(\$94,183)	(37.97%)	\$44,859	34.25%	\$44,883	34.28%	\$45,054	34.40%
\$40,000,000	(\$72,813)	(25.68%)	(\$107,709)	(37.99%)	\$51,295	34.27%	\$51,319	34.29%	\$51,490	34.40%
\$45,000,000	(\$81,978)	(25.70%)	(\$121,236)	(38.00%)	\$57,731	34.29%	\$57,756	34.31%	\$57,926	34.40%
\$50,000,000	(\$91,142)	(25.71%)	(\$134,762)	(38.01%)	\$64,167	34.30%	\$64,192	34.32%	\$64,363	34.40%