

CITY OF HAWARDEN, 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	\$8.33824	\$490,348	\$0	\$490,348	
2026-27	\$4.58806	\$500,155	\$5,650	\$505,805	3.2%
2027-28	\$4.63989	\$510,452	\$5,713	\$516,166	2.0%
2028-29	\$4.51125	\$526,490	\$5,555	\$532,045	3.1%
2029-30	\$4.55885	\$537,067	\$5,614	\$542,681	2.0%
2030-31	\$4.43031	\$553,534	\$5,455	\$558,989	3.0%
2031-32	\$4.47397	\$563,918	\$5,509	\$569,427	1.9%
2032-33	\$4.34949	\$580,816	\$5,356	\$586,171	2.9%
2033-34	\$4.38960	\$591,008	\$5,405	\$596,413	1.7%
2034-35	\$4.26896	\$608,340	\$5,257	\$613,597	2.9%
2035-36	\$4.30585	\$618,341	\$5,302	\$623,643	1.6%

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	\$139,862,764	\$58,807,163	\$11,573,982	\$70,381,145
2026-27	\$125,042,110	\$110,243,645	\$14,043,412	\$124,287,057
2027-28	\$126,584,028	\$111,245,287	\$14,583,688	\$125,828,975
2028-29	\$134,518,511	\$117,937,324	\$15,826,134	\$133,763,458
2029-30	\$136,160,429	\$119,038,965	\$16,366,410	\$135,405,376
2030-31	\$144,626,907	\$126,173,861	\$17,697,993	\$143,871,854
2031-32	\$146,268,824	\$127,275,502	\$18,238,269	\$145,513,771
2032-33	\$155,186,366	\$134,767,868	\$19,663,445	\$154,431,313
2033-34	\$156,828,283	\$135,869,510	\$20,203,721	\$156,073,230
2034-35	\$166,216,809	\$143,734,587	\$21,727,169	\$165,461,756
2035-36	\$167,858,727	\$144,836,229	\$22,267,445	\$167,103,674

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.27%	-2.79%	75.48%	18.67%	5.75%	0.02%
2026-27	102.33%	-25.67%	76.66%	18.86%	4.05%	0.01%
2027-28	101.54%	-25.53%	76.01%	19.57%	4.00%	0.01%
2028-29	99.77%	-24.17%	75.60%	20.22%	3.80%	0.01%
2029-30	99.00%	-23.97%	75.02%	20.85%	3.76%	0.01%
2030-31	97.30%	-22.64%	74.67%	21.43%	3.57%	0.01%
2031-32	96.61%	-22.47%	74.14%	22.01%	3.53%	0.01%
2032-33	95.05%	-21.24%	73.81%	22.54%	3.36%	0.01%
2033-34	94.42%	-21.10%	73.32%	23.07%	3.33%	0.01%
2034-35	92.98%	-19.97%	73.01%	23.56%	3.17%	0.01%
2035-36	92.41%	-19.85%	72.57%	24.04%	3.14%	0.01%

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 HAWARDEN, 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	\$58,807,163	\$8.33824	\$490,348
2026-27	\$110,243,645	\$4.58806	\$505,805
2027-28	\$111,245,287	\$4.63989	\$516,166
2028-29	\$117,937,324	\$4.51125	\$532,045
2029-30	\$119,038,965	\$4.55885	\$542,681
2030-31	\$126,173,861	\$4.43031	\$558,989
2031-32	\$127,275,502	\$4.47397	\$569,427
2032-33	\$134,767,868	\$4.34949	\$586,171
2033-34	\$135,869,510	\$4.38960	\$596,413
2034-35	\$143,734,587	\$4.26896	\$613,597
2035-36	\$144,836,229	\$4.30585	\$623,643

CITY OF HAWARDEN, 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	\$58,807,163	\$8.33824	\$490,348
2026-27	\$59,406,879	\$8.33824	\$495,349
2027-28	\$60,564,175	\$8.33824	\$504,999
2028-29	\$62,919,044	\$8.10000	\$509,644
2029-30	\$64,693,392	\$8.10000	\$524,016
2030-31	\$67,186,435	\$8.10000	\$544,210
2031-32	\$69,041,402	\$8.10000	\$559,235
2032-33	\$71,679,757	\$8.10000	\$580,606
2033-34	\$73,619,807	\$8.10000	\$596,320
2034-35	\$76,411,138	\$8.10000	\$618,930
2035-36	\$78,440,526	\$8.10000	\$635,368

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	\$50,836,766	(\$3.75018)	\$10,456
2027-28	\$50,681,113	(\$3.69835)	\$11,167
2028-29	\$55,018,280	(\$3.58875)	\$22,400
2029-30	\$54,345,574	(\$3.54115)	\$18,664
2030-31	\$58,987,425	(\$3.66969)	\$14,779
2031-32	\$58,234,100	(\$3.62603)	\$10,191
2032-33	\$63,088,110	(\$3.75051)	\$5,565
2033-34	\$62,249,703	(\$3.71040)	\$92
2034-35	\$67,323,449	(\$3.83104)	-\$5,333
2035-36	\$66,395,703	(\$3.79415)	-\$11,725

CITY OF HAWARDEN, 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	\$198	\$274	\$50,000	\$51,515	\$198	\$228	\$50,000	\$58,947	\$179	\$40	\$153	\$40	\$198	\$261
\$100,000	\$123,480	\$395	\$547	\$100,000	\$103,030	\$395	\$456	\$100,000	\$117,894	\$376	\$301	\$351	\$301	\$395	\$522
\$150,000	\$185,220	\$593	\$821	\$150,000	\$154,545	\$593	\$685	\$150,000	\$176,842	\$574	\$562	\$548	\$562	\$593	\$783
\$200,000	\$246,960	\$968	\$1,094	\$200,000	\$206,060	\$968	\$913	\$200,000	\$235,789	\$772	\$823	\$746	\$823	\$791	\$1,045
\$250,000	\$308,700	\$1,344	\$1,368	\$250,000	\$257,575	\$1,344	\$1,141	\$250,000	\$294,736	\$970	\$1,084	\$944	\$1,084	\$989	\$1,306
\$300,000	\$370,440	\$1,719	\$1,641	\$300,000	\$309,090	\$1,719	\$1,369	\$300,000	\$353,683	\$1,167	\$1,345	\$1,142	\$1,345	\$1,186	\$1,567
\$400,000	\$493,920	\$2,469	\$2,188	\$400,000	\$412,120	\$2,469	\$1,826	\$400,000	\$471,578	\$1,563	\$1,868	\$1,537	\$1,868	\$1,582	\$2,089
\$500,000	\$617,400	\$3,220	\$2,735	\$500,000	\$515,151	\$3,220	\$2,282	\$500,000	\$589,472	\$1,958	\$2,390	\$1,933	\$2,390	\$1,977	\$2,612
\$600,000	\$740,880	\$3,970	\$3,282	\$600,000	\$618,181	\$3,970	\$2,739	\$600,000	\$707,366	\$2,354	\$2,912	\$2,328	\$2,912	\$2,373	\$3,134
\$700,000	\$864,360	\$4,721	\$3,829	\$700,000	\$721,211	\$4,721	\$3,195	\$700,000	\$825,261	\$2,749	\$3,435	\$2,724	\$3,435	\$2,768	\$3,656
\$800,000	\$987,840	\$5,471	\$4,376	\$800,000	\$824,241	\$5,471	\$3,652	\$800,000	\$943,155	\$3,145	\$3,957	\$3,119	\$3,957	\$3,164	\$4,178
\$900,000	\$1,111,320	\$6,222	\$4,923	\$900,000	\$927,271	\$6,222	\$4,108	\$900,000	\$1,061,050	\$3,540	\$4,479	\$3,515	\$4,479	\$3,559	\$4,701
\$1,000,000	\$1,234,800	\$6,972	\$5,471	\$1,000,000	\$1,030,301	\$6,972	\$4,565	\$1,000,000	\$1,178,944	\$3,936	\$5,002	\$3,910	\$5,002	\$3,955	\$5,223
\$2,000,000	\$2,469,600	\$14,476	\$10,941	\$2,000,000	\$2,060,602	\$14,476	\$9,129	\$2,000,000	\$2,357,888	\$7,891	\$10,225	\$7,865	\$10,225	\$7,910	\$10,446
\$3,000,000	\$3,704,400	\$21,981	\$16,412	\$3,000,000	\$3,090,903	\$21,981	\$13,694	\$3,000,000	\$3,536,832	\$11,846	\$15,448	\$11,820	\$15,448	\$11,865	\$15,669
\$4,000,000	\$4,939,200	\$29,485	\$21,882	\$4,000,000	\$4,121,204	\$29,485	\$18,258	\$4,000,000	\$4,715,776	\$15,801	\$20,671	\$15,775	\$20,671	\$15,820	\$20,892
\$5,000,000	\$6,174,000	\$36,990	\$27,353	\$5,000,000	\$5,151,505	\$36,990	\$22,823	\$5,000,000	\$5,894,720	\$19,756	\$25,894	\$19,730	\$25,894	\$19,775	\$26,115
\$6,000,000	\$7,408,800	\$44,494	\$32,823	\$6,000,000	\$6,181,806	\$44,494	\$27,387	\$6,000,000	\$7,073,664	\$23,711	\$31,117	\$23,685	\$31,117	\$23,730	\$31,339
\$7,000,000	\$8,643,600	\$51,998	\$38,294	\$7,000,000	\$7,212,107	\$51,998	\$31,952	\$7,000,000	\$8,252,608	\$27,666	\$36,340	\$27,640	\$36,340	\$27,685	\$36,562
\$8,000,000	\$9,878,400	\$59,503	\$43,764	\$8,000,000	\$8,242,408	\$59,503	\$36,516	\$8,000,000	\$9,431,552	\$31,621	\$41,563	\$31,595	\$41,563	\$31,640	\$41,785
\$9,000,000	\$11,113,200	\$67,007	\$49,235	\$9,000,000	\$9,272,709	\$67,007	\$41,081	\$9,000,000	\$10,610,496	\$35,575	\$46,786	\$35,550	\$46,786	\$35,595	\$47,008
\$10,000,000	\$12,348,000	\$74,512	\$54,705	\$10,000,000	\$10,303,010	\$74,512	\$45,646	\$10,000,000	\$11,789,440	\$39,530	\$52,009	\$39,505	\$52,009	\$39,550	\$52,231
\$15,000,000	\$18,522,000	\$112,034	\$82,058	\$15,000,000	\$15,454,515	\$112,034	\$68,468	\$15,000,000	\$17,684,160	\$59,305	\$78,125	\$59,280	\$78,125	\$59,324	\$78,346
\$20,000,000	\$24,696,000	\$149,556	\$109,411	\$20,000,000	\$20,606,020	\$149,556	\$91,291	\$20,000,000	\$23,578,880	\$79,080	\$104,240	\$79,054	\$104,240	\$79,099	\$104,462
\$25,000,000	\$30,870,000	\$187,078	\$136,764	\$25,000,000	\$25,757,525	\$187,078	\$114,114	\$25,000,000	\$29,473,600	\$98,855	\$130,356	\$98,829	\$130,356	\$98,874	\$130,577
\$30,000,000	\$37,044,000	\$224,600	\$164,116	\$30,000,000	\$30,909,030	\$224,600	\$136,937	\$30,000,000	\$35,368,320	\$118,630	\$156,471	\$118,604	\$156,471	\$118,649	\$156,693
\$35,000,000	\$43,218,000	\$262,122	\$191,469	\$35,000,000	\$36,060,535	\$262,122	\$159,759	\$35,000,000	\$41,263,040	\$138,404	\$182,587	\$138,379	\$182,587	\$138,424	\$182,808
\$40,000,000	\$49,392,000	\$299,644	\$218,822	\$40,000,000	\$41,212,040	\$299,644	\$182,582	\$40,000,000	\$47,157,760	\$158,179	\$208,702	\$158,154	\$208,702	\$158,198	\$208,923
\$45,000,000	\$55,566,000	\$337,166	\$246,175	\$45,000,000	\$46,363,545	\$337,166	\$205,405	\$45,000,000	\$53,052,480	\$177,954	\$234,817	\$177,928	\$234,817	\$177,973	\$235,039
\$50,000,000	\$61,740,000	\$374,688	\$273,527	\$50,000,000	\$51,515,050	\$374,688	\$228,228	\$50,000,000	\$58,947,200	\$197,729	\$260,933	\$197,703	\$260,933	\$197,748	\$261,154

CITY OF HAWARDEN, 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	38.32%	\$30	15.41%	(\$139)	(77.80%)	(\$113)	(74.07%)	\$63	32.06%
\$100,000	\$152	38.32%	\$61	15.41%	(\$76)	(20.07%)	(\$50)	(14.21%)	\$127	32.06%
\$150,000	\$227	38.32%	\$91	15.41%	(\$12)	(2.11%)	\$14	2.48%	\$190	32.06%
\$200,000	\$126	12.97%	(\$56)	(5.74%)	\$51	6.65%	\$77	10.32%	\$254	32.06%
\$250,000	\$24	1.78%	(\$203)	(15.07%)	\$115	11.83%	\$140	14.88%	\$317	32.06%
\$300,000	(\$78)	(4.52%)	(\$350)	(20.34%)	\$178	15.26%	\$204	17.85%	\$380	32.06%
\$400,000	(\$281)	(11.38%)	(\$644)	(26.06%)	\$305	19.51%	\$331	21.51%	\$507	32.06%
\$500,000	(\$485)	(15.05%)	(\$938)	(29.12%)	\$432	22.05%	\$457	23.67%	\$634	32.06%
\$600,000	(\$688)	(17.33%)	(\$1,231)	(31.02%)	\$559	23.73%	\$584	25.10%	\$761	32.06%
\$700,000	(\$891)	(18.88%)	(\$1,525)	(32.32%)	\$685	24.93%	\$711	26.11%	\$888	32.06%
\$800,000	(\$1,095)	(20.01%)	(\$1,819)	(33.26%)	\$812	25.83%	\$838	26.86%	\$1,015	32.06%
\$900,000	(\$1,298)	(20.86%)	(\$2,113)	(33.97%)	\$939	26.52%	\$965	27.45%	\$1,141	32.06%
\$1,000,000	(\$1,501)	(21.54%)	(\$2,407)	(34.53%)	\$1,066	27.08%	\$1,092	27.92%	\$1,268	32.06%
\$2,000,000	(\$3,535)	(24.42%)	(\$5,347)	(36.94%)	\$2,334	29.58%	\$2,360	30.00%	\$2,536	32.06%
\$3,000,000	(\$5,569)	(25.34%)	(\$8,287)	(37.70%)	\$3,602	30.41%	\$3,628	30.69%	\$3,804	32.06%
\$4,000,000	(\$7,603)	(25.79%)	(\$11,227)	(38.08%)	\$4,870	30.82%	\$4,896	31.04%	\$5,073	32.06%
\$5,000,000	(\$9,637)	(26.05%)	(\$14,167)	(38.30%)	\$6,138	31.07%	\$6,164	31.24%	\$6,341	32.06%
\$6,000,000	(\$11,671)	(26.23%)	(\$17,107)	(38.45%)	\$7,406	31.24%	\$7,432	31.38%	\$7,609	32.06%
\$7,000,000	(\$13,705)	(26.36%)	(\$20,047)	(38.55%)	\$8,675	31.36%	\$8,700	31.48%	\$8,877	32.06%
\$8,000,000	(\$15,739)	(26.45%)	(\$22,986)	(38.63%)	\$9,943	31.44%	\$9,968	31.55%	\$10,145	32.06%
\$9,000,000	(\$17,772)	(26.52%)	(\$25,926)	(38.69%)	\$11,211	31.51%	\$11,237	31.61%	\$11,413	32.06%
\$10,000,000	(\$19,806)	(26.58%)	(\$28,866)	(38.74%)	\$12,479	31.57%	\$12,505	31.65%	\$12,681	32.06%
\$15,000,000	(\$29,976)	(26.76%)	(\$43,566)	(38.89%)	\$18,820	31.73%	\$18,845	31.79%	\$19,022	32.06%
\$20,000,000	(\$40,145)	(26.84%)	(\$58,265)	(38.96%)	\$25,160	31.82%	\$25,186	31.86%	\$25,363	32.06%
\$25,000,000	(\$50,314)	(26.89%)	(\$72,964)	(39.00%)	\$31,501	31.87%	\$31,527	31.90%	\$31,703	32.06%
\$30,000,000	(\$60,484)	(26.93%)	(\$87,663)	(39.03%)	\$37,841	31.90%	\$37,867	31.93%	\$38,044	32.06%
\$35,000,000	(\$70,653)	(26.95%)	(\$102,363)	(39.05%)	\$44,182	31.92%	\$44,208	31.95%	\$44,384	32.06%
\$40,000,000	(\$80,822)	(26.97%)	(\$117,062)	(39.07%)	\$50,523	31.94%	\$50,548	31.96%	\$50,725	32.06%
\$45,000,000	(\$90,992)	(26.99%)	(\$131,761)	(39.08%)	\$56,863	31.95%	\$56,889	31.97%	\$57,066	32.06%
\$50,000,000	(\$101,161)	(27.00%)	(\$146,461)	(39.09%)	\$63,204	31.96%	\$63,230	31.98%	\$63,406	32.06%