

CITY OF HARDY, 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	\$4.65994	\$51,309	\$0	\$51,309	
2026-27	\$3.85065	\$52,336	\$1,650	\$53,986	5.2%
2027-28	\$3.92827	\$55,065	\$1,683	\$56,748	5.1%
2028-29	\$3.81834	\$57,883	\$1,636	\$59,520	4.9%
2029-30	\$3.89475	\$60,710	\$1,669	\$62,379	4.8%
2030-31	\$3.78514	\$63,626	\$1,622	\$65,248	4.6%
2031-32	\$3.86088	\$66,553	\$1,654	\$68,208	4.5%
2032-33	\$3.75215	\$69,572	\$1,608	\$71,179	4.4%
2033-34	\$3.82723	\$72,603	\$1,640	\$74,243	4.3%
2034-35	\$3.71938	\$75,728	\$1,594	\$77,322	4.1%
2035-36	\$3.79380	\$78,868	\$1,626	\$80,494	4.1%

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	\$13,453,319	\$11,010,755	\$0	\$11,010,755
2026-27	\$14,517,800	\$14,019,870	\$0	\$14,019,870
2027-28	\$14,944,110	\$14,446,180	\$0	\$14,446,180
2028-29	\$16,085,753	\$15,587,823	\$0	\$15,587,823
2029-30	\$16,514,063	\$16,016,133	\$0	\$16,016,133
2030-31	\$17,735,936	\$17,238,006	\$0	\$17,238,006
2031-32	\$18,164,246	\$17,666,316	\$0	\$17,666,316
2032-33	\$19,468,245	\$18,970,315	\$0	\$18,970,315
2033-34	\$19,896,555	\$19,398,625	\$0	\$19,398,625
2034-35	\$21,286,770	\$20,788,840	\$0	\$20,788,840
2035-36	\$21,715,080	\$21,217,150	\$0	\$21,217,150

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	3.65%	-0.10%	3.54%	90.14%	0.00%	0.31%
2026-27	6.59%	-5.98%	0.60%	93.72%	0.00%	0.25%
2027-28	6.40%	-5.82%	0.58%	93.92%	0.00%	0.24%
2028-29	6.17%	-5.39%	0.78%	94.13%	0.00%	0.22%
2029-30	6.01%	-5.25%	0.76%	94.29%	0.00%	0.22%
2030-31	5.81%	-4.87%	0.95%	94.46%	0.00%	0.20%
2031-32	5.68%	-4.75%	0.93%	94.60%	0.00%	0.20%
2032-33	5.50%	-4.41%	1.09%	94.75%	0.00%	0.18%
2033-34	5.38%	-4.32%	1.07%	94.86%	0.00%	0.18%
2034-35	5.23%	-4.02%	1.21%	95.00%	0.00%	0.17%
2035-36	5.13%	-3.94%	1.19%	95.10%	0.00%	0.16%

**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 HARDY, 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	\$11,010,755	\$4.65994	\$51,309
2026-27	\$14,019,870	\$3.85065	\$53,986
2027-28	\$14,446,180	\$3.92827	\$56,748
2028-29	\$15,587,823	\$3.81834	\$59,520
2029-30	\$16,016,133	\$3.89475	\$62,379
2030-31	\$17,238,006	\$3.78514	\$65,248
2031-32	\$17,666,316	\$3.86088	\$68,208
2032-33	\$18,970,315	\$3.75215	\$71,179
2033-34	\$19,398,625	\$3.82723	\$74,243
2034-35	\$20,788,840	\$3.71938	\$77,322
2035-36	\$21,217,150	\$3.79380	\$80,494

CITY OF HARDY, 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	\$11,010,755	\$4.65994	\$51,309
2026-27	\$12,575,983	\$4.52421	\$56,896
2027-28	\$12,958,979	\$4.47942	\$58,049
2028-29	\$13,938,786	\$4.47942	\$62,438
2029-30	\$14,322,254	\$4.47942	\$64,155
2030-31	\$15,369,786	\$4.47942	\$68,848
2031-32	\$15,753,752	\$4.47942	\$70,568
2032-33	\$16,872,396	\$4.47942	\$75,579
2033-34	\$17,256,886	\$4.47942	\$77,301
2034-35	\$18,450,201	\$4.47942	\$82,646
2035-36	\$18,835,241	\$4.47942	\$84,371

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	\$1,443,886	(\$0.67356)	-\$2,911
2027-28	\$1,487,201	(\$0.55115)	-\$1,300
2028-29	\$1,649,037	(\$0.66108)	-\$2,918
2029-30	\$1,693,878	(\$0.58467)	-\$1,777
2030-31	\$1,868,219	(\$0.69428)	-\$3,599
2031-32	\$1,912,564	(\$0.61854)	-\$2,360
2032-33	\$2,097,918	(\$0.72727)	-\$4,399
2033-34	\$2,141,739	(\$0.65219)	-\$3,058
2034-35	\$2,338,639	(\$0.76004)	-\$5,325
2035-36	\$2,381,909	(\$0.68562)	-\$3,877

CITY OF HARDY, 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	\$111	\$234	\$50,000	\$51,515	\$111	\$195	\$50,000	\$58,947	\$100	\$34	\$85	\$34	\$111	\$223
\$100,000	\$123,480	\$221	\$467	\$100,000	\$103,030	\$221	\$390	\$100,000	\$117,894	\$210	\$257	\$196	\$257	\$221	\$446
\$150,000	\$185,220	\$332	\$701	\$150,000	\$154,545	\$332	\$585	\$150,000	\$176,842	\$321	\$480	\$306	\$480	\$332	\$669
\$200,000	\$246,960	\$541	\$935	\$200,000	\$206,060	\$541	\$780	\$200,000	\$235,789	\$431	\$703	\$417	\$703	\$442	\$892
\$250,000	\$308,700	\$751	\$1,168	\$250,000	\$257,575	\$751	\$975	\$250,000	\$294,736	\$542	\$926	\$527	\$926	\$553	\$1,116
\$300,000	\$370,440	\$961	\$1,402	\$300,000	\$309,090	\$961	\$1,170	\$300,000	\$353,683	\$652	\$1,149	\$638	\$1,149	\$663	\$1,339
\$400,000	\$493,920	\$1,380	\$1,870	\$400,000	\$412,120	\$1,380	\$1,560	\$400,000	\$471,578	\$873	\$1,596	\$859	\$1,596	\$884	\$1,785
\$500,000	\$617,400	\$1,799	\$2,337	\$500,000	\$515,151	\$1,799	\$1,950	\$500,000	\$589,472	\$1,094	\$2,042	\$1,080	\$2,042	\$1,105	\$2,231
\$600,000	\$740,880	\$2,219	\$2,804	\$600,000	\$618,181	\$2,219	\$2,340	\$600,000	\$707,366	\$1,315	\$2,488	\$1,301	\$2,488	\$1,326	\$2,677
\$700,000	\$864,360	\$2,638	\$3,272	\$700,000	\$721,211	\$2,638	\$2,730	\$700,000	\$825,261	\$1,536	\$2,934	\$1,522	\$2,934	\$1,547	\$3,124
\$800,000	\$987,840	\$3,058	\$3,739	\$800,000	\$824,241	\$3,058	\$3,120	\$800,000	\$943,155	\$1,758	\$3,381	\$1,743	\$3,381	\$1,768	\$3,570
\$900,000	\$1,111,320	\$3,477	\$4,207	\$900,000	\$927,271	\$3,477	\$3,510	\$900,000	\$1,061,050	\$1,979	\$3,827	\$1,964	\$3,827	\$1,989	\$4,016
\$1,000,000	\$1,234,800	\$3,896	\$4,674	\$1,000,000	\$1,030,301	\$3,896	\$3,900	\$1,000,000	\$1,178,944	\$2,200	\$4,273	\$2,185	\$4,273	\$2,210	\$4,462
\$2,000,000	\$2,469,600	\$8,090	\$9,348	\$2,000,000	\$2,060,602	\$8,090	\$7,800	\$2,000,000	\$2,357,888	\$4,410	\$8,736	\$4,395	\$8,736	\$4,421	\$8,925
\$3,000,000	\$3,704,400	\$12,284	\$14,022	\$3,000,000	\$3,090,903	\$12,284	\$11,700	\$3,000,000	\$3,536,832	\$6,620	\$13,198	\$6,606	\$13,198	\$6,631	\$13,387
\$4,000,000	\$4,939,200	\$16,478	\$18,696	\$4,000,000	\$4,121,204	\$16,478	\$15,599	\$4,000,000	\$4,715,776	\$8,830	\$17,661	\$8,816	\$17,661	\$8,841	\$17,850
\$5,000,000	\$6,174,000	\$20,672	\$23,369	\$5,000,000	\$5,151,505	\$20,672	\$19,499	\$5,000,000	\$5,894,720	\$11,041	\$22,123	\$11,026	\$22,123	\$11,051	\$22,312
\$6,000,000	\$7,408,800	\$24,866	\$28,043	\$6,000,000	\$6,181,806	\$24,866	\$23,399	\$6,000,000	\$7,073,664	\$13,251	\$26,586	\$13,237	\$26,586	\$13,262	\$26,775
\$7,000,000	\$8,643,600	\$29,060	\$32,717	\$7,000,000	\$7,212,107	\$29,060	\$27,299	\$7,000,000	\$8,252,608	\$15,461	\$31,048	\$15,447	\$31,048	\$15,472	\$31,237
\$8,000,000	\$9,878,400	\$33,254	\$37,391	\$8,000,000	\$8,242,408	\$33,254	\$31,199	\$8,000,000	\$9,431,552	\$17,672	\$35,510	\$17,657	\$35,510	\$17,682	\$35,700
\$9,000,000	\$11,113,200	\$37,448	\$42,065	\$9,000,000	\$9,272,709	\$37,448	\$35,099	\$9,000,000	\$10,610,496	\$19,882	\$39,973	\$19,867	\$39,973	\$19,893	\$40,162
\$10,000,000	\$12,348,000	\$41,642	\$46,739	\$10,000,000	\$10,303,010	\$41,642	\$38,998	\$10,000,000	\$11,789,440	\$22,092	\$44,435	\$22,078	\$44,435	\$22,103	\$44,625
\$15,000,000	\$18,522,000	\$62,612	\$70,108	\$15,000,000	\$15,454,515	\$62,612	\$58,498	\$15,000,000	\$17,684,160	\$33,144	\$66,748	\$33,129	\$66,748	\$33,154	\$66,937
\$20,000,000	\$24,696,000	\$83,581	\$93,478	\$20,000,000	\$20,606,020	\$83,581	\$77,997	\$20,000,000	\$23,578,880	\$44,195	\$89,060	\$44,181	\$89,060	\$44,206	\$89,249
\$25,000,000	\$30,870,000	\$104,551	\$116,847	\$25,000,000	\$25,757,525	\$104,551	\$97,496	\$25,000,000	\$29,473,600	\$55,246	\$111,372	\$55,232	\$111,372	\$55,257	\$111,562
\$30,000,000	\$37,044,000	\$125,521	\$140,217	\$30,000,000	\$30,909,030	\$125,521	\$116,995	\$30,000,000	\$35,368,320	\$66,298	\$133,685	\$66,283	\$133,685	\$66,309	\$133,874
\$35,000,000	\$43,218,000	\$146,491	\$163,586	\$35,000,000	\$36,060,535	\$146,491	\$136,494	\$35,000,000	\$41,263,040	\$77,349	\$155,997	\$77,335	\$155,997	\$77,360	\$156,186
\$40,000,000	\$49,392,000	\$167,460	\$186,956	\$40,000,000	\$41,212,040	\$167,460	\$155,993	\$40,000,000	\$47,157,760	\$88,401	\$178,309	\$88,386	\$178,309	\$88,411	\$178,499
\$45,000,000	\$55,566,000	\$188,430	\$210,325	\$45,000,000	\$46,363,545	\$188,430	\$175,493	\$45,000,000	\$53,052,480	\$99,452	\$200,622	\$99,438	\$200,622	\$99,463	\$200,811
\$50,000,000	\$61,740,000	\$209,400	\$233,695	\$50,000,000	\$51,515,050	\$209,400	\$194,992	\$50,000,000	\$58,947,200	\$110,503	\$222,934	\$110,489	\$222,934	\$110,514	\$223,123

CITY OF            HARDY, 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	\$123	111.46%	\$84	76.44%	(\$66)	(66.06%)	(\$52)	(60.36%)	\$113	101.90%
\$100,000	\$246	111.46%	\$169	76.44%	\$47	22.20%	\$61	31.16%	\$225	101.90%
\$150,000	\$370	111.46%	\$253	76.44%	\$159	49.65%	\$174	56.67%	\$338	101.90%
\$200,000	\$394	72.71%	\$239	44.11%	\$272	63.04%	\$286	68.65%	\$450	101.90%
\$250,000	\$418	55.60%	\$224	29.83%	\$385	70.96%	\$399	75.62%	\$563	101.90%
\$300,000	\$442	45.96%	\$209	21.79%	\$497	76.20%	\$511	80.17%	\$676	101.90%
\$400,000	\$490	35.47%	\$180	13.04%	\$722	82.70%	\$737	85.76%	\$901	101.90%
\$500,000	\$538	29.87%	\$150	8.36%	\$948	86.58%	\$962	89.06%	\$1,126	101.90%
\$600,000	\$586	26.39%	\$121	5.46%	\$1,173	89.15%	\$1,187	91.24%	\$1,351	101.90%
\$700,000	\$634	24.01%	\$92	3.47%	\$1,398	90.99%	\$1,412	92.79%	\$1,577	101.90%
\$800,000	\$682	22.29%	\$62	2.04%	\$1,623	92.36%	\$1,638	93.94%	\$1,802	101.90%
\$900,000	\$729	20.98%	\$33	0.94%	\$1,848	93.42%	\$1,863	94.84%	\$2,027	101.90%
\$1,000,000	\$777	19.95%	\$3	0.09%	\$2,074	94.28%	\$2,088	95.55%	\$2,252	101.90%
\$2,000,000	\$1,257	15.54%	(\$291)	(3.59%)	\$4,326	98.09%	\$4,340	98.74%	\$4,504	101.90%
\$3,000,000	\$1,737	14.14%	(\$585)	(4.76%)	\$6,578	99.36%	\$6,592	99.80%	\$6,757	101.90%
\$4,000,000	\$2,217	13.46%	(\$879)	(5.33%)	\$8,830	100.00%	\$8,845	100.32%	\$9,009	101.90%
\$5,000,000	\$2,697	13.05%	(\$1,173)	(5.67%)	\$11,082	100.38%	\$11,097	100.64%	\$11,261	101.90%
\$6,000,000	\$3,177	12.78%	(\$1,467)	(5.90%)	\$13,335	100.63%	\$13,349	100.85%	\$13,513	101.90%
\$7,000,000	\$3,657	12.58%	(\$1,761)	(6.06%)	\$15,587	100.81%	\$15,601	101.00%	\$15,765	101.90%
\$8,000,000	\$4,137	12.44%	(\$2,055)	(6.18%)	\$17,839	100.95%	\$17,853	101.11%	\$18,017	101.90%
\$9,000,000	\$4,617	12.33%	(\$2,349)	(6.27%)	\$20,091	101.05%	\$20,105	101.20%	\$20,270	101.90%
\$10,000,000	\$5,097	12.24%	(\$2,644)	(6.35%)	\$22,343	101.14%	\$22,358	101.27%	\$22,522	101.90%
\$15,000,000	\$7,497	11.97%	(\$4,114)	(6.57%)	\$33,604	101.39%	\$33,619	101.48%	\$33,783	101.90%
\$20,000,000	\$9,896	11.84%	(\$5,585)	(6.68%)	\$44,865	101.52%	\$44,880	101.58%	\$45,044	101.90%
\$25,000,000	\$12,296	11.76%	(\$7,055)	(6.75%)	\$56,126	101.59%	\$56,140	101.64%	\$56,305	101.90%
\$30,000,000	\$14,696	11.71%	(\$8,526)	(6.79%)	\$67,387	101.64%	\$67,401	101.69%	\$67,566	101.90%
\$35,000,000	\$17,096	11.67%	(\$9,996)	(6.82%)	\$78,648	101.68%	\$78,662	101.72%	\$78,826	101.90%
\$40,000,000	\$19,495	11.64%	(\$11,467)	(6.85%)	\$89,909	101.71%	\$89,923	101.74%	\$90,087	101.90%
\$45,000,000	\$21,895	11.62%	(\$12,938)	(6.87%)	\$101,170	101.73%	\$101,184	101.76%	\$101,348	101.90%
\$50,000,000	\$24,295	11.60%	(\$14,408)	(6.88%)	\$112,431	101.74%	\$112,445	101.77%	\$112,609	101.90%