

CITY OF HIAWATHA, 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	\$7.70988	\$4,307,892	\$0	\$4,307,892	
2026-27	\$4.60947	\$4,394,050	\$103,848	\$4,497,898	4.4%
2027-28	\$4.71840	\$4,584,280	\$106,302	\$4,690,582	4.3%
2028-29	\$4.62333	\$4,784,393	\$104,160	\$4,888,554	4.2%
2029-30	\$4.72398	\$4,976,158	\$106,428	\$5,082,586	4.0%
2030-31	\$4.62581	\$5,184,242	\$104,216	\$5,288,458	4.1%
2031-32	\$4.71880	\$5,375,969	\$106,311	\$5,482,281	3.7%
2032-33	\$4.61910	\$5,591,929	\$104,065	\$5,695,994	3.9%
2033-34	\$4.70506	\$5,783,250	\$106,002	\$5,889,251	3.4%
2034-35	\$4.60423	\$6,007,038	\$103,730	\$6,110,768	3.8%
2035-36	\$4.68374	\$6,197,634	\$105,521	\$6,303,156	3.1%

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	\$1,040,687,892	\$558,749,407	\$79,456,465	\$638,205,872
2026-27	\$1,093,272,062	\$975,795,965	\$97,503,525	\$1,073,299,490
2027-28	\$1,115,836,573	\$994,104,335	\$101,759,667	\$1,095,864,001
2028-29	\$1,188,229,923	\$1,057,366,366	\$110,890,985	\$1,168,257,351
2029-30	\$1,211,031,435	\$1,075,911,735	\$115,147,127	\$1,191,058,863
2030-31	\$1,288,170,501	\$1,143,250,111	\$124,947,818	\$1,268,197,929
2031-32	\$1,310,972,013	\$1,161,795,480	\$129,203,960	\$1,290,999,441
2032-33	\$1,392,819,362	\$1,233,139,297	\$139,707,493	\$1,372,846,790
2033-34	\$1,415,620,874	\$1,251,684,666	\$143,963,635	\$1,395,648,302
2034-35	\$1,502,385,022	\$1,327,207,298	\$155,205,152	\$1,482,412,450
2035-36	\$1,525,186,533	\$1,345,752,667	\$159,461,294	\$1,505,213,961

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	45.85%	-0.71%	45.14%	48.16%	6.16%	0.47%
2026-27	64.33%	-7.45%	56.88%	38.38%	4.22%	0.28%
2027-28	64.64%	-7.68%	56.96%	38.40%	4.14%	0.27%
2028-29	64.59%	-7.57%	57.03%	38.58%	3.92%	0.26%
2029-30	64.86%	-7.76%	57.10%	38.58%	3.85%	0.25%
2030-31	64.77%	-7.60%	57.17%	38.74%	3.65%	0.24%
2031-32	65.01%	-7.78%	57.24%	38.75%	3.59%	0.23%
2032-33	64.89%	-7.60%	57.29%	38.90%	3.41%	0.22%
2033-34	65.11%	-7.76%	57.35%	38.90%	3.35%	0.22%
2034-35	64.96%	-7.57%	57.39%	39.05%	3.19%	0.20%
2035-36	65.17%	-7.73%	57.44%	39.05%	3.14%	0.20%

**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 HIAWATHA, 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	\$558,749,407	\$7.70988	\$4,307,892
2026-27	\$975,795,965	\$4.60947	\$4,497,898
2027-28	\$994,104,335	\$4.71840	\$4,690,582
2028-29	\$1,057,366,366	\$4.62333	\$4,888,554
2029-30	\$1,075,911,735	\$4.72398	\$5,082,586
2030-31	\$1,143,250,111	\$4.62581	\$5,288,458
2031-32	\$1,161,795,480	\$4.71880	\$5,482,281
2032-33	\$1,233,139,297	\$4.61910	\$5,695,994
2033-34	\$1,251,684,666	\$4.70506	\$5,889,251
2034-35	\$1,327,207,298	\$4.60423	\$6,110,768
2035-36	\$1,345,752,667	\$4.68374	\$6,303,156

CITY OF HIAWATHA, 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	\$558,749,407	\$7.70988	\$4,307,892
2026-27	\$596,912,539	\$7.48532	\$4,468,083
2027-28	\$610,395,100	\$7.48532	\$4,569,004
2028-29	\$644,494,957	\$7.48532	\$4,824,253
2029-30	\$663,013,459	\$7.48532	\$4,962,870
2030-31	\$699,170,128	\$7.48532	\$5,233,514
2031-32	\$718,508,437	\$7.48532	\$5,378,267
2032-33	\$756,828,569	\$7.48532	\$5,665,106
2033-34	\$777,031,250	\$7.48532	\$5,816,330
2034-35	\$817,627,947	\$7.48532	\$6,120,209
2035-36	\$838,739,266	\$7.48532	\$6,278,234

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	\$378,883,426	(\$2.87585)	\$29,815
2027-28	\$383,709,235	(\$2.76692)	\$121,578
2028-29	\$412,871,410	(\$2.86199)	\$64,301
2029-30	\$412,898,276	(\$2.76134)	\$119,716
2030-31	\$444,079,983	(\$2.85951)	\$54,944
2031-32	\$443,287,044	(\$2.76652)	\$104,013
2032-33	\$476,310,728	(\$2.86622)	\$30,888
2033-34	\$474,653,416	(\$2.78026)	\$72,922
2034-35	\$509,579,352	(\$2.88109)	-\$9,441
2035-36	\$507,013,402	(\$2.80158)	\$24,922

CITY OF HIAWATHA, 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	\$183	\$286	\$50,000	\$51,515	\$183	\$238	\$50,000	\$58,947	\$165	\$41	\$141	\$41	\$183	\$273
\$100,000	\$123,480	\$366	\$571	\$100,000	\$103,030	\$366	\$477	\$100,000	\$117,894	\$348	\$314	\$324	\$314	\$366	\$545
\$150,000	\$185,220	\$549	\$857	\$150,000	\$154,545	\$549	\$715	\$150,000	\$176,842	\$531	\$587	\$507	\$587	\$549	\$818
\$200,000	\$246,960	\$895	\$1,142	\$200,000	\$206,060	\$895	\$953	\$200,000	\$235,789	\$714	\$859	\$690	\$859	\$731	\$1,091
\$250,000	\$308,700	\$1,242	\$1,428	\$250,000	\$257,575	\$1,242	\$1,191	\$250,000	\$294,736	\$896	\$1,132	\$873	\$1,132	\$914	\$1,363
\$300,000	\$370,440	\$1,589	\$1,714	\$300,000	\$309,090	\$1,589	\$1,430	\$300,000	\$353,683	\$1,079	\$1,405	\$1,056	\$1,405	\$1,097	\$1,636
\$400,000	\$493,920	\$2,283	\$2,285	\$400,000	\$412,120	\$2,283	\$1,906	\$400,000	\$471,578	\$1,445	\$1,950	\$1,421	\$1,950	\$1,463	\$2,181
\$500,000	\$617,400	\$2,977	\$2,856	\$500,000	\$515,151	\$2,977	\$2,383	\$500,000	\$589,472	\$1,811	\$2,495	\$1,787	\$2,495	\$1,828	\$2,727
\$600,000	\$740,880	\$3,671	\$3,427	\$600,000	\$618,181	\$3,671	\$2,860	\$600,000	\$707,366	\$2,176	\$3,041	\$2,153	\$3,041	\$2,194	\$3,272
\$700,000	\$864,360	\$4,365	\$3,998	\$700,000	\$721,211	\$4,365	\$3,336	\$700,000	\$825,261	\$2,542	\$3,586	\$2,518	\$3,586	\$2,560	\$3,817
\$800,000	\$987,840	\$5,059	\$4,570	\$800,000	\$824,241	\$5,059	\$3,813	\$800,000	\$943,155	\$2,908	\$4,132	\$2,884	\$4,132	\$2,926	\$4,363
\$900,000	\$1,111,320	\$5,753	\$5,141	\$900,000	\$927,271	\$5,753	\$4,289	\$900,000	\$1,061,050	\$3,273	\$4,677	\$3,250	\$4,677	\$3,291	\$4,908
\$1,000,000	\$1,234,800	\$6,447	\$5,712	\$1,000,000	\$1,030,301	\$6,447	\$4,766	\$1,000,000	\$1,178,944	\$3,639	\$5,222	\$3,615	\$5,222	\$3,657	\$5,454
\$2,000,000	\$2,469,600	\$13,385	\$11,424	\$2,000,000	\$2,060,602	\$13,385	\$9,532	\$2,000,000	\$2,357,888	\$7,296	\$10,676	\$7,272	\$10,676	\$7,314	\$10,907
\$3,000,000	\$3,704,400	\$20,324	\$17,136	\$3,000,000	\$3,090,903	\$20,324	\$14,298	\$3,000,000	\$3,536,832	\$10,953	\$16,129	\$10,929	\$16,129	\$10,971	\$16,361
\$4,000,000	\$4,939,200	\$27,263	\$22,848	\$4,000,000	\$4,121,204	\$27,263	\$19,064	\$4,000,000	\$4,715,776	\$14,610	\$21,583	\$14,586	\$21,583	\$14,628	\$21,814
\$5,000,000	\$6,174,000	\$34,202	\$28,560	\$5,000,000	\$5,151,505	\$34,202	\$23,830	\$5,000,000	\$5,894,720	\$18,267	\$27,037	\$18,243	\$27,037	\$18,285	\$27,268
\$6,000,000	\$7,408,800	\$41,141	\$34,272	\$6,000,000	\$6,181,806	\$41,141	\$28,596	\$6,000,000	\$7,073,664	\$21,924	\$32,490	\$21,900	\$32,490	\$21,942	\$32,721
\$7,000,000	\$8,643,600	\$48,080	\$39,984	\$7,000,000	\$7,212,107	\$48,080	\$33,362	\$7,000,000	\$8,252,608	\$25,581	\$37,944	\$25,557	\$37,944	\$25,598	\$38,175
\$8,000,000	\$9,878,400	\$55,019	\$45,696	\$8,000,000	\$8,242,408	\$55,019	\$38,128	\$8,000,000	\$9,431,552	\$29,238	\$43,397	\$29,214	\$43,397	\$29,255	\$43,629
\$9,000,000	\$11,113,200	\$61,958	\$51,408	\$9,000,000	\$9,272,709	\$61,958	\$42,894	\$9,000,000	\$10,610,496	\$32,895	\$48,851	\$32,871	\$48,851	\$32,912	\$49,082
\$10,000,000	\$12,348,000	\$68,897	\$57,120	\$10,000,000	\$10,303,010	\$68,897	\$47,660	\$10,000,000	\$11,789,440	\$36,551	\$54,304	\$36,528	\$54,304	\$36,569	\$54,536
\$15,000,000	\$18,522,000	\$103,591	\$85,679	\$15,000,000	\$15,454,515	\$103,591	\$71,490	\$15,000,000	\$17,684,160	\$54,836	\$81,572	\$54,812	\$81,572	\$54,854	\$81,804
\$20,000,000	\$24,696,000	\$138,286	\$114,239	\$20,000,000	\$20,606,020	\$138,286	\$95,320	\$20,000,000	\$23,578,880	\$73,121	\$108,840	\$73,097	\$108,840	\$73,138	\$109,071
\$25,000,000	\$30,870,000	\$172,980	\$142,799	\$25,000,000	\$25,757,525	\$172,980	\$119,149	\$25,000,000	\$29,473,600	\$91,405	\$136,108	\$91,382	\$136,108	\$91,423	\$136,339
\$30,000,000	\$37,044,000	\$207,675	\$171,359	\$30,000,000	\$30,909,030	\$207,675	\$142,979	\$30,000,000	\$35,368,320	\$109,690	\$163,376	\$109,666	\$163,376	\$109,708	\$163,607
\$35,000,000	\$43,218,000	\$242,369	\$199,918	\$35,000,000	\$36,060,535	\$242,369	\$166,809	\$35,000,000	\$41,263,040	\$127,974	\$190,644	\$127,951	\$190,644	\$127,992	\$190,875
\$40,000,000	\$49,392,000	\$277,063	\$228,478	\$40,000,000	\$41,212,040	\$277,063	\$190,639	\$40,000,000	\$47,157,760	\$146,259	\$217,912	\$146,235	\$217,912	\$146,277	\$218,143
\$45,000,000	\$55,566,000	\$311,758	\$257,038	\$45,000,000	\$46,363,545	\$311,758	\$214,469	\$45,000,000	\$53,052,480	\$164,544	\$245,179	\$164,520	\$245,179	\$164,561	\$245,411
\$50,000,000	\$61,740,000	\$346,452	\$285,598	\$50,000,000	\$51,515,050	\$346,452	\$238,299	\$50,000,000	\$58,947,200	\$182,828	\$272,447	\$182,805	\$272,447	\$182,846	\$272,679

CITY OF            HIAWATHA, 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	\$103	56.20%	\$55	30.33%	(\$124)	(74.93%)	(\$100)	(70.72%)	\$90	49.13%
\$100,000	\$206	56.20%	\$111	30.33%	(\$34)	(9.74%)	(\$10)	(3.12%)	\$180	49.13%
\$150,000	\$308	56.20%	\$166	30.33%	\$56	10.54%	\$80	15.72%	\$269	49.13%
\$200,000	\$247	27.57%	\$58	6.44%	\$146	20.43%	\$170	24.58%	\$359	49.13%
\$250,000	\$186	14.94%	(\$51)	(4.10%)	\$236	26.28%	\$259	29.72%	\$449	49.13%
\$300,000	\$124	7.82%	(\$160)	(10.04%)	\$325	30.15%	\$349	33.08%	\$539	49.13%
\$400,000	\$2	0.07%	(\$377)	(16.51%)	\$505	34.95%	\$529	37.21%	\$719	49.13%
\$500,000	(\$121)	(4.07%)	(\$594)	(19.96%)	\$685	37.82%	\$709	39.65%	\$898	49.13%
\$600,000	(\$244)	(6.64%)	(\$811)	(22.10%)	\$864	39.72%	\$888	41.26%	\$1,078	49.13%
\$700,000	(\$367)	(8.40%)	(\$1,029)	(23.57%)	\$1,044	41.07%	\$1,068	42.40%	\$1,258	49.13%
\$800,000	(\$489)	(9.67%)	(\$1,246)	(24.63%)	\$1,224	42.09%	\$1,248	43.26%	\$1,437	49.13%
\$900,000	(\$612)	(10.64%)	(\$1,463)	(25.44%)	\$1,403	42.87%	\$1,427	43.92%	\$1,617	49.13%
\$1,000,000	(\$735)	(11.40%)	(\$1,681)	(26.07%)	\$1,583	43.50%	\$1,607	44.44%	\$1,797	49.13%
\$2,000,000	(\$1,962)	(14.65%)	(\$3,854)	(28.79%)	\$3,380	46.32%	\$3,404	46.80%	\$3,593	49.13%
\$3,000,000	(\$3,189)	(15.69%)	(\$6,026)	(29.65%)	\$5,176	47.26%	\$5,200	47.58%	\$5,390	49.13%
\$4,000,000	(\$4,415)	(16.20%)	(\$8,199)	(30.07%)	\$6,973	47.73%	\$6,997	47.97%	\$7,187	49.13%
\$5,000,000	(\$5,642)	(16.50%)	(\$10,372)	(30.33%)	\$8,770	48.01%	\$8,793	48.20%	\$8,983	49.13%
\$6,000,000	(\$6,869)	(16.70%)	(\$12,545)	(30.49%)	\$10,566	48.20%	\$10,590	48.36%	\$10,780	49.13%
\$7,000,000	(\$8,096)	(16.84%)	(\$14,718)	(30.61%)	\$12,363	48.33%	\$12,387	48.47%	\$12,577	49.13%
\$8,000,000	(\$9,323)	(16.95%)	(\$16,891)	(30.70%)	\$14,160	48.43%	\$14,183	48.55%	\$14,373	49.13%
\$9,000,000	(\$10,550)	(17.03%)	(\$19,064)	(30.77%)	\$15,956	48.51%	\$15,980	48.61%	\$16,170	49.13%
\$10,000,000	(\$11,777)	(17.09%)	(\$21,237)	(30.82%)	\$17,753	48.57%	\$17,777	48.67%	\$17,967	49.13%
\$15,000,000	(\$17,912)	(17.29%)	(\$32,101)	(30.99%)	\$26,736	48.76%	\$26,760	48.82%	\$26,950	49.13%
\$20,000,000	(\$24,047)	(17.39%)	(\$42,966)	(31.07%)	\$35,719	48.85%	\$35,743	48.90%	\$35,933	49.13%
\$25,000,000	(\$30,181)	(17.45%)	(\$53,831)	(31.12%)	\$44,703	48.91%	\$44,726	48.94%	\$44,916	49.13%
\$30,000,000	(\$36,316)	(17.49%)	(\$64,695)	(31.15%)	\$53,686	48.94%	\$53,710	48.98%	\$53,900	49.13%
\$35,000,000	(\$42,451)	(17.51%)	(\$75,560)	(31.18%)	\$62,669	48.97%	\$62,693	49.00%	\$62,883	49.13%
\$40,000,000	(\$48,585)	(17.54%)	(\$86,424)	(31.19%)	\$71,652	48.99%	\$71,676	49.01%	\$71,866	49.13%
\$45,000,000	(\$54,720)	(17.55%)	(\$97,289)	(31.21%)	\$80,636	49.01%	\$80,659	49.03%	\$80,849	49.13%
\$50,000,000	(\$60,855)	(17.57%)	(\$108,154)	(31.22%)	\$89,619	49.02%	\$89,643	49.04%	\$89,833	49.13%