

CITY OF HARTFORD, 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	\$7.96694	\$185,199	\$0	\$185,199	
2026-27	\$4.39916	\$188,903	\$2,757	\$191,660	3.5%
2027-28	\$4.46337	\$193,707	\$2,798	\$196,504	2.5%
2028-29	\$4.36454	\$200,434	\$2,736	\$203,170	3.4%
2029-30	\$4.42411	\$205,327	\$2,773	\$208,100	2.4%
2030-31	\$4.32326	\$212,262	\$2,710	\$214,972	3.3%
2031-32	\$4.37845	\$217,106	\$2,744	\$219,851	2.3%
2032-33	\$4.27864	\$224,247	\$2,682	\$226,929	3.2%
2033-34	\$4.32981	\$229,040	\$2,714	\$231,754	2.1%
2034-35	\$4.23115	\$236,389	\$2,652	\$239,041	3.1%
2035-36	\$4.27862	\$241,127	\$2,682	\$243,809	2.0%

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	\$48,641,133	\$23,245,918	\$0	\$23,245,918
2026-27	\$45,016,530	\$43,567,510	\$0	\$43,567,510
2027-28	\$45,475,041	\$44,026,021	\$0	\$44,026,021
2028-29	\$47,999,213	\$46,550,193	\$0	\$46,550,193
2029-30	\$48,486,724	\$47,037,704	\$0	\$47,037,704
2030-31	\$51,173,482	\$49,724,462	\$0	\$49,724,462
2031-32	\$51,660,993	\$50,211,973	\$0	\$50,211,973
2032-33	\$54,486,722	\$53,037,702	\$0	\$53,037,702
2033-34	\$54,974,233	\$53,525,213	\$0	\$53,525,213
2034-35	\$57,944,534	\$56,495,514	\$0	\$56,495,514
2035-36	\$58,432,045	\$56,983,025	\$0	\$56,983,025

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	90.51%	-1.45%	89.06%	4.16%	0.00%	1.58%
2026-27	112.41%	-20.39%	92.02%	3.75%	0.00%	0.84%
2027-28	112.66%	-20.56%	92.10%	3.71%	0.00%	0.83%
2028-29	112.16%	-19.80%	92.37%	3.68%	0.00%	0.79%
2029-30	112.33%	-19.89%	92.44%	3.64%	0.00%	0.78%
2030-31	111.78%	-19.09%	92.69%	3.62%	0.00%	0.74%
2031-32	111.94%	-19.18%	92.76%	3.58%	0.00%	0.73%
2032-33	111.40%	-18.41%	92.99%	3.56%	0.00%	0.69%
2033-34	111.55%	-18.50%	93.05%	3.53%	0.00%	0.69%
2034-35	111.02%	-17.77%	93.25%	3.51%	0.00%	0.65%
2035-36	111.17%	-17.86%	93.31%	3.48%	0.00%	0.64%

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 HARTFORD, 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	\$23,245,918	\$7.96694	\$185,199
2026-27	\$43,567,510	\$4.39916	\$191,660
2027-28	\$44,026,021	\$4.46337	\$196,504
2028-29	\$46,550,193	\$4.36454	\$203,170
2029-30	\$47,037,704	\$4.42411	\$208,100
2030-31	\$49,724,462	\$4.32326	\$214,972
2031-32	\$50,211,973	\$4.37845	\$219,851
2032-33	\$53,037,702	\$4.27864	\$226,929
2033-34	\$53,525,213	\$4.32981	\$231,754
2034-35	\$56,495,514	\$4.23115	\$239,041
2035-36	\$56,983,025	\$4.27862	\$243,809

CITY OF HARTFORD, 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	\$23,245,918	\$7.96694	\$185,199
2026-27	\$23,589,671	\$7.96694	\$187,938
2027-28	\$24,327,207	\$7.88806	\$191,894
2028-29	\$25,316,680	\$7.88806	\$199,700
2029-30	\$26,093,668	\$7.88806	\$205,828
2030-31	\$27,140,479	\$7.88806	\$214,086
2031-32	\$27,958,920	\$7.88806	\$220,542
2032-33	\$29,066,101	\$7.88806	\$229,275
2033-34	\$29,928,269	\$7.88806	\$236,076
2034-35	\$31,099,077	\$7.88806	\$245,311
2035-36	\$32,007,186	\$7.88806	\$252,475

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	\$19,977,839	(\$3.56778)	\$3,723
2027-28	\$19,698,814	(\$3.42469)	\$4,610
2028-29	\$21,233,513	(\$3.52352)	\$3,471
2029-30	\$20,944,036	(\$3.46395)	\$2,272
2030-31	\$22,583,984	(\$3.56480)	\$886
2031-32	\$22,253,053	(\$3.50961)	-\$691
2032-33	\$23,971,601	(\$3.60942)	-\$2,346
2033-34	\$23,596,944	(\$3.55825)	-\$4,322
2034-35	\$25,396,437	(\$3.65691)	-\$6,270
2035-36	\$24,975,839	(\$3.60944)	-\$8,666

CITY OF HARTFORD, 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	\$267	\$50,000	\$51,515	\$189	\$223	\$50,000	\$58,947	\$171	\$39	\$146	\$39	\$189	\$255
\$100,000	\$123,480	\$378	\$534	\$100,000	\$103,030	\$378	\$445	\$100,000	\$117,894	\$360	\$294	\$335	\$294	\$378	\$510
\$150,000	\$185,220	\$567	\$801	\$150,000	\$154,545	\$567	\$668	\$150,000	\$176,842	\$548	\$548	\$524	\$548	\$567	\$765
\$200,000	\$246,960	\$925	\$1,068	\$200,000	\$206,060	\$925	\$891	\$200,000	\$235,789	\$737	\$803	\$713	\$803	\$756	\$1,019
\$250,000	\$308,700	\$1,284	\$1,335	\$250,000	\$257,575	\$1,284	\$1,114	\$250,000	\$294,736	\$926	\$1,058	\$902	\$1,058	\$945	\$1,274
\$300,000	\$370,440	\$1,642	\$1,602	\$300,000	\$309,090	\$1,642	\$1,336	\$300,000	\$353,683	\$1,115	\$1,313	\$1,091	\$1,313	\$1,134	\$1,529
\$400,000	\$493,920	\$2,359	\$2,135	\$400,000	\$412,120	\$2,359	\$1,782	\$400,000	\$471,578	\$1,493	\$1,823	\$1,469	\$1,823	\$1,512	\$2,039
\$500,000	\$617,400	\$3,076	\$2,669	\$500,000	\$515,151	\$3,076	\$2,227	\$500,000	\$589,472	\$1,871	\$2,332	\$1,847	\$2,332	\$1,889	\$2,548
\$600,000	\$740,880	\$3,793	\$3,203	\$600,000	\$618,181	\$3,793	\$2,673	\$600,000	\$707,366	\$2,249	\$2,842	\$2,224	\$2,842	\$2,267	\$3,058
\$700,000	\$864,360	\$4,510	\$3,737	\$700,000	\$721,211	\$4,510	\$3,118	\$700,000	\$825,261	\$2,627	\$3,352	\$2,602	\$3,352	\$2,645	\$3,568
\$800,000	\$987,840	\$5,227	\$4,271	\$800,000	\$824,241	\$5,227	\$3,563	\$800,000	\$943,155	\$3,005	\$3,861	\$2,980	\$3,861	\$3,023	\$4,078
\$900,000	\$1,111,320	\$5,945	\$4,805	\$900,000	\$927,271	\$5,945	\$4,009	\$900,000	\$1,061,050	\$3,383	\$4,371	\$3,358	\$4,371	\$3,401	\$4,587
\$1,000,000	\$1,234,800	\$6,662	\$5,338	\$1,000,000	\$1,030,301	\$6,662	\$4,454	\$1,000,000	\$1,178,944	\$3,761	\$4,881	\$3,736	\$4,881	\$3,779	\$5,097
\$2,000,000	\$2,469,600	\$13,832	\$10,677	\$2,000,000	\$2,060,602	\$13,832	\$8,909	\$2,000,000	\$2,357,888	\$7,539	\$9,978	\$7,515	\$9,978	\$7,558	\$10,194
\$3,000,000	\$3,704,400	\$21,002	\$16,015	\$3,000,000	\$3,090,903	\$21,002	\$13,363	\$3,000,000	\$3,536,832	\$11,318	\$15,074	\$11,294	\$15,074	\$11,337	\$15,291
\$4,000,000	\$4,939,200	\$28,172	\$21,353	\$4,000,000	\$4,121,204	\$28,172	\$17,817	\$4,000,000	\$4,715,776	\$15,097	\$20,171	\$15,073	\$20,171	\$15,115	\$20,388
\$5,000,000	\$6,174,000	\$35,343	\$26,692	\$5,000,000	\$5,151,505	\$35,343	\$22,271	\$5,000,000	\$5,894,720	\$18,876	\$25,268	\$18,851	\$25,268	\$18,894	\$25,484
\$6,000,000	\$7,408,800	\$42,513	\$32,030	\$6,000,000	\$6,181,806	\$42,513	\$26,726	\$6,000,000	\$7,073,664	\$22,655	\$30,365	\$22,630	\$30,365	\$22,673	\$30,581
\$7,000,000	\$8,643,600	\$49,683	\$37,369	\$7,000,000	\$7,212,107	\$49,683	\$31,180	\$7,000,000	\$8,252,608	\$26,434	\$35,462	\$26,409	\$35,462	\$26,452	\$35,678
\$8,000,000	\$9,878,400	\$56,853	\$42,707	\$8,000,000	\$8,242,408	\$56,853	\$35,634	\$8,000,000	\$9,431,552	\$30,212	\$40,559	\$30,188	\$40,559	\$30,231	\$40,775
\$9,000,000	\$11,113,200	\$64,024	\$48,045	\$9,000,000	\$9,272,709	\$64,024	\$40,088	\$9,000,000	\$10,610,496	\$33,991	\$45,656	\$33,967	\$45,656	\$34,010	\$45,872
\$10,000,000	\$12,348,000	\$71,194	\$53,384	\$10,000,000	\$10,303,010	\$71,194	\$44,543	\$10,000,000	\$11,789,440	\$37,770	\$50,753	\$37,746	\$50,753	\$37,788	\$50,969
\$15,000,000	\$18,522,000	\$107,045	\$80,075	\$15,000,000	\$15,454,515	\$107,045	\$66,814	\$15,000,000	\$17,684,160	\$56,664	\$76,237	\$56,640	\$76,237	\$56,683	\$76,453
\$20,000,000	\$24,696,000	\$142,896	\$106,767	\$20,000,000	\$20,606,020	\$142,896	\$89,085	\$20,000,000	\$23,578,880	\$75,559	\$101,721	\$75,534	\$101,721	\$75,577	\$101,938
\$25,000,000	\$30,870,000	\$178,747	\$133,459	\$25,000,000	\$25,757,525	\$178,747	\$111,356	\$25,000,000	\$29,473,600	\$94,453	\$127,206	\$94,428	\$127,206	\$94,471	\$127,422
\$30,000,000	\$37,044,000	\$214,599	\$160,151	\$30,000,000	\$30,909,030	\$214,599	\$133,628	\$30,000,000	\$35,368,320	\$113,347	\$152,690	\$113,323	\$152,690	\$113,365	\$152,906
\$35,000,000	\$43,218,000	\$250,450	\$186,843	\$35,000,000	\$36,060,535	\$250,450	\$155,899	\$35,000,000	\$41,263,040	\$132,241	\$178,175	\$132,217	\$178,175	\$132,260	\$178,391
\$40,000,000	\$49,392,000	\$286,301	\$213,534	\$40,000,000	\$41,212,040	\$286,301	\$178,170	\$40,000,000	\$47,157,760	\$151,136	\$203,659	\$151,111	\$203,659	\$151,154	\$203,875
\$45,000,000	\$55,566,000	\$322,152	\$240,226	\$45,000,000	\$46,363,545	\$322,152	\$200,442	\$45,000,000	\$53,052,480	\$170,030	\$229,144	\$170,005	\$229,144	\$170,048	\$229,360
\$50,000,000	\$61,740,000	\$358,004	\$266,918	\$50,000,000	\$51,515,050	\$358,004	\$222,713	\$50,000,000	\$58,947,200	\$188,924	\$254,628	\$188,900	\$254,628	\$188,942	\$254,844

CITY OF HARTFORD, 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	\$78	41.27%	\$34	17.87%	(\$132)	(77.33%)	(\$107)	(73.52%)	\$66	34.88%
\$100,000	\$156	41.27%	\$68	17.87%	(\$66)	(18.36%)	(\$41)	(12.38%)	\$132	34.88%
\$150,000	\$234	41.27%	\$101	17.87%	(\$0)	(0.02%)	\$24	4.66%	\$198	34.88%
\$200,000	\$142	15.38%	(\$34)	(3.73%)	\$66	8.92%	\$90	12.67%	\$264	34.88%
\$250,000	\$51	3.95%	(\$170)	(13.26%)	\$132	14.21%	\$156	17.32%	\$330	34.88%
\$300,000	(\$41)	(2.49%)	(\$306)	(18.64%)	\$198	17.71%	\$222	20.37%	\$395	34.88%
\$400,000	(\$224)	(9.50%)	(\$578)	(24.48%)	\$329	22.06%	\$354	24.10%	\$527	34.88%
\$500,000	(\$407)	(13.24%)	(\$849)	(27.61%)	\$461	24.65%	\$486	26.31%	\$659	34.88%
\$600,000	(\$590)	(15.56%)	(\$1,121)	(29.55%)	\$593	26.37%	\$618	27.76%	\$791	34.88%
\$700,000	(\$774)	(17.15%)	(\$1,392)	(30.87%)	\$725	27.59%	\$749	28.80%	\$923	34.88%
\$800,000	(\$957)	(18.30%)	(\$1,664)	(31.83%)	\$857	28.51%	\$881	29.57%	\$1,054	34.88%
\$900,000	(\$1,140)	(19.18%)	(\$1,936)	(32.56%)	\$988	29.22%	\$1,013	30.16%	\$1,186	34.88%
\$1,000,000	(\$1,323)	(19.86%)	(\$2,207)	(33.13%)	\$1,120	29.79%	\$1,145	30.64%	\$1,318	34.88%
\$2,000,000	(\$3,155)	(22.81%)	(\$4,923)	(35.59%)	\$2,438	32.34%	\$2,463	32.77%	\$2,636	34.88%
\$3,000,000	(\$4,987)	(23.75%)	(\$7,639)	(36.37%)	\$3,756	33.19%	\$3,781	33.48%	\$3,954	34.88%
\$4,000,000	(\$6,819)	(24.20%)	(\$10,355)	(36.76%)	\$5,074	33.61%	\$5,099	33.83%	\$5,272	34.88%
\$5,000,000	(\$8,651)	(24.48%)	(\$13,071)	(36.98%)	\$6,392	33.87%	\$6,417	34.04%	\$6,590	34.88%
\$6,000,000	(\$10,483)	(24.66%)	(\$15,787)	(37.14%)	\$7,710	34.03%	\$7,735	34.18%	\$7,908	34.88%
\$7,000,000	(\$12,314)	(24.79%)	(\$18,503)	(37.24%)	\$9,028	34.16%	\$9,053	34.28%	\$9,226	34.88%
\$8,000,000	(\$14,146)	(24.88%)	(\$21,219)	(37.32%)	\$10,346	34.25%	\$10,371	34.35%	\$10,544	34.88%
\$9,000,000	(\$15,978)	(24.96%)	(\$23,935)	(37.38%)	\$11,664	34.32%	\$11,689	34.41%	\$11,862	34.88%
\$10,000,000	(\$17,810)	(25.02%)	(\$26,651)	(37.43%)	\$12,982	34.37%	\$13,007	34.46%	\$13,180	34.88%
\$15,000,000	(\$26,970)	(25.19%)	(\$40,231)	(37.58%)	\$19,573	34.54%	\$19,597	34.60%	\$19,771	34.88%
\$20,000,000	(\$36,129)	(25.28%)	(\$53,811)	(37.66%)	\$26,163	34.63%	\$26,187	34.67%	\$26,361	34.88%
\$25,000,000	(\$45,288)	(25.34%)	(\$67,391)	(37.70%)	\$32,753	34.68%	\$32,778	34.71%	\$32,951	34.88%
\$30,000,000	(\$54,448)	(25.37%)	(\$80,971)	(37.73%)	\$39,343	34.71%	\$39,368	34.74%	\$39,541	34.88%
\$35,000,000	(\$63,607)	(25.40%)	(\$94,551)	(37.75%)	\$45,933	34.73%	\$45,958	34.76%	\$46,131	34.88%
\$40,000,000	(\$72,767)	(25.42%)	(\$108,131)	(37.77%)	\$52,524	34.75%	\$52,548	34.77%	\$52,721	34.88%
\$45,000,000	(\$81,926)	(25.43%)	(\$121,711)	(37.78%)	\$59,114	34.77%	\$59,138	34.79%	\$59,312	34.88%
\$50,000,000	(\$91,086)	(25.44%)	(\$135,291)	(37.79%)	\$65,704	34.78%	\$65,728	34.80%	\$65,902	34.88%