

CITY OF HANSELL, 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	\$8.63795	\$11,922	\$0	\$11,922	
2026-27	\$6.86524	\$12,160	\$0	\$12,160	2.0%
2027-28	\$6.92286	\$12,221	\$0	\$12,221	0.5%
2028-29	\$6.58719	\$12,466	\$0	\$12,466	2.0%
2029-30	\$6.62013	\$12,528	\$0	\$12,528	0.5%
2030-31	\$6.29214	\$12,778	\$0	\$12,778	2.0%
2031-32	\$6.32360	\$12,842	\$0	\$12,842	0.5%
2032-33	\$6.02264	\$13,099	\$0	\$13,099	2.0%
2033-34	\$6.05275	\$13,165	\$0	\$13,165	0.5%
2034-35	\$5.77542	\$13,428	\$0	\$13,428	2.0%
2035-36	\$5.80430	\$13,495	\$0	\$13,495	0.5%

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	\$3,304,655	\$1,380,180	\$0	\$1,380,180
2026-27	\$2,124,236	\$1,771,296	\$0	\$1,771,296
2027-28	\$2,118,276	\$1,765,336	\$0	\$1,765,336
2028-29	\$2,245,339	\$1,892,399	\$0	\$1,892,399
2029-30	\$2,245,339	\$1,892,399	\$0	\$1,892,399
2030-31	\$2,383,804	\$2,030,864	\$0	\$2,030,864
2031-32	\$2,383,804	\$2,030,864	\$0	\$2,030,864
2032-33	\$2,527,935	\$2,174,995	\$0	\$2,174,995
2033-34	\$2,527,935	\$2,174,995	\$0	\$2,174,995
2034-35	\$2,677,964	\$2,325,024	\$0	\$2,325,024
2035-36	\$2,677,964	\$2,325,024	\$0	\$2,325,024

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.31%	-7.85%	87.46%	7.43%	0.00%	5.11%
2026-27	170.66%	-88.31%	82.35%	13.67%	0.00%	3.98%
2027-28	171.24%	-88.95%	82.29%	13.72%	0.00%	4.00%
2028-29	166.13%	-83.29%	82.84%	13.44%	0.00%	3.73%
2029-30	166.13%	-83.29%	82.84%	13.44%	0.00%	3.73%
2030-31	160.99%	-77.61%	83.38%	13.15%	0.00%	3.47%
2031-32	160.99%	-77.61%	83.38%	13.15%	0.00%	3.47%
2032-33	156.34%	-72.47%	83.87%	12.89%	0.00%	3.24%
2033-34	156.34%	-72.47%	83.87%	12.89%	0.00%	3.24%
2034-35	152.10%	-67.79%	84.31%	12.66%	0.00%	3.03%
2035-36	152.10%	-67.79%	84.31%	12.66%	0.00%	3.03%

**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 HANSELL, 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	\$1,380,180	\$8.63795	\$11,922
2026-27	\$1,771,296	\$6.86524	\$12,160
2027-28	\$1,765,336	\$6.92286	\$12,221
2028-29	\$1,892,399	\$6.58719	\$12,466
2029-30	\$1,892,399	\$6.62013	\$12,528
2030-31	\$2,030,864	\$6.29214	\$12,778
2031-32	\$2,030,864	\$6.32360	\$12,842
2032-33	\$2,174,995	\$6.02264	\$13,099
2033-34	\$2,174,995	\$6.05275	\$13,165
2034-35	\$2,325,024	\$5.77542	\$13,428
2035-36	\$2,325,024	\$5.80430	\$13,495

## CITY OF HANSELL, 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	\$1,380,180	\$8.63795	\$11,922
2026-27	\$1,389,444	\$8.63795	\$12,002
2027-28	\$1,417,808	\$8.63795	\$12,247
2028-29	\$1,463,772	\$8.10000	\$11,857
2029-30	\$1,493,619	\$8.10000	\$12,098
2030-31	\$1,541,973	\$8.10000	\$12,490
2031-32	\$1,573,378	\$8.10000	\$12,744
2032-33	\$1,624,244	\$8.10000	\$13,156
2033-34	\$1,657,292	\$8.10000	\$13,424
2034-35	\$1,710,805	\$8.10000	\$13,858
2035-36	\$1,745,578	\$8.10000	\$14,139

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	\$381,852	(\$1.77271)	\$158
2027-28	\$347,528	(\$1.71509)	-\$26
2028-29	\$428,627	(\$1.51281)	\$609
2029-30	\$398,780	(\$1.47987)	\$430
2030-31	\$488,891	(\$1.80786)	\$288
2031-32	\$457,487	(\$1.77640)	\$98
2032-33	\$550,750	(\$2.07736)	-\$57
2033-34	\$517,702	(\$2.04725)	-\$259
2034-35	\$614,219	(\$2.32458)	-\$430
2035-36	\$579,446	(\$2.29570)	-\$644

CITY OF HANSELL, 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	\$205	\$388	\$50,000	\$51,515	\$205	\$324	\$50,000	\$58,947	\$185	\$56	\$158	\$56	\$205	\$371
\$100,000	\$123,480	\$410	\$777	\$100,000	\$103,030	\$410	\$648	\$100,000	\$117,894	\$390	\$427	\$363	\$427	\$410	\$742
\$150,000	\$185,220	\$615	\$1,165	\$150,000	\$154,545	\$615	\$972	\$150,000	\$176,842	\$595	\$798	\$568	\$798	\$615	\$1,113
\$200,000	\$246,960	\$1,003	\$1,554	\$200,000	\$206,060	\$1,003	\$1,297	\$200,000	\$235,789	\$800	\$1,169	\$773	\$1,169	\$819	\$1,484
\$250,000	\$308,700	\$1,392	\$1,942	\$250,000	\$257,575	\$1,392	\$1,621	\$250,000	\$294,736	\$1,004	\$1,540	\$978	\$1,540	\$1,024	\$1,855
\$300,000	\$370,440	\$1,781	\$2,331	\$300,000	\$309,090	\$1,781	\$1,945	\$300,000	\$353,683	\$1,209	\$1,911	\$1,183	\$1,911	\$1,229	\$2,225
\$400,000	\$493,920	\$2,558	\$3,108	\$400,000	\$412,120	\$2,558	\$2,593	\$400,000	\$471,578	\$1,619	\$2,653	\$1,592	\$2,653	\$1,639	\$2,967
\$500,000	\$617,400	\$3,336	\$3,885	\$500,000	\$515,151	\$3,336	\$3,241	\$500,000	\$589,472	\$2,029	\$3,394	\$2,002	\$3,394	\$2,049	\$3,709
\$600,000	\$740,880	\$4,113	\$4,662	\$600,000	\$618,181	\$4,113	\$3,890	\$600,000	\$707,366	\$2,438	\$4,136	\$2,412	\$4,136	\$2,458	\$4,451
\$700,000	\$864,360	\$4,890	\$5,439	\$700,000	\$721,211	\$4,890	\$4,538	\$700,000	\$825,261	\$2,848	\$4,878	\$2,821	\$4,878	\$2,868	\$5,193
\$800,000	\$987,840	\$5,668	\$6,216	\$800,000	\$824,241	\$5,668	\$5,186	\$800,000	\$943,155	\$3,258	\$5,620	\$3,231	\$5,620	\$3,278	\$5,934
\$900,000	\$1,111,320	\$6,445	\$6,993	\$900,000	\$927,271	\$6,445	\$5,835	\$900,000	\$1,061,050	\$3,668	\$6,362	\$3,641	\$6,362	\$3,687	\$6,676
\$1,000,000	\$1,234,800	\$7,223	\$7,770	\$1,000,000	\$1,030,301	\$7,223	\$6,483	\$1,000,000	\$1,178,944	\$4,077	\$7,103	\$4,051	\$7,103	\$4,097	\$7,418
\$2,000,000	\$2,469,600	\$14,997	\$15,539	\$2,000,000	\$2,060,602	\$14,997	\$12,966	\$2,000,000	\$2,357,888	\$8,174	\$14,522	\$8,148	\$14,522	\$8,194	\$14,836
\$3,000,000	\$3,704,400	\$22,771	\$23,309	\$3,000,000	\$3,090,903	\$22,771	\$19,448	\$3,000,000	\$3,536,832	\$12,271	\$21,940	\$12,245	\$21,940	\$12,291	\$22,254
\$4,000,000	\$4,939,200	\$30,545	\$31,078	\$4,000,000	\$4,121,204	\$30,545	\$25,931	\$4,000,000	\$4,715,776	\$16,369	\$29,358	\$16,342	\$29,358	\$16,388	\$29,672
\$5,000,000	\$6,174,000	\$38,319	\$38,848	\$5,000,000	\$5,151,505	\$38,319	\$32,414	\$5,000,000	\$5,894,720	\$20,466	\$36,776	\$20,439	\$36,776	\$20,486	\$37,090
\$6,000,000	\$7,408,800	\$46,093	\$46,617	\$6,000,000	\$6,181,806	\$46,093	\$38,897	\$6,000,000	\$7,073,664	\$24,563	\$44,194	\$24,536	\$44,194	\$24,583	\$44,508
\$7,000,000	\$8,643,600	\$53,868	\$54,387	\$7,000,000	\$7,212,107	\$53,868	\$45,380	\$7,000,000	\$8,252,608	\$28,660	\$51,612	\$28,633	\$51,612	\$28,680	\$51,927
\$8,000,000	\$9,878,400	\$61,642	\$62,156	\$8,000,000	\$8,242,408	\$61,642	\$51,862	\$8,000,000	\$9,431,552	\$32,757	\$59,030	\$32,730	\$59,030	\$32,777	\$59,345
\$9,000,000	\$11,113,200	\$69,416	\$69,926	\$9,000,000	\$9,272,709	\$69,416	\$58,345	\$9,000,000	\$10,610,496	\$36,854	\$66,448	\$36,828	\$66,448	\$36,874	\$66,763
\$10,000,000	\$12,348,000	\$77,190	\$77,695	\$10,000,000	\$10,303,010	\$77,190	\$64,828	\$10,000,000	\$11,789,440	\$40,951	\$73,866	\$40,925	\$73,866	\$40,971	\$74,181
\$15,000,000	\$18,522,000	\$116,061	\$116,543	\$15,000,000	\$15,454,515	\$116,061	\$97,242	\$15,000,000	\$17,684,160	\$61,437	\$110,957	\$61,410	\$110,957	\$61,457	\$111,271
\$20,000,000	\$24,696,000	\$154,932	\$155,391	\$20,000,000	\$20,606,020	\$154,932	\$129,656	\$20,000,000	\$23,578,880	\$81,922	\$148,047	\$81,896	\$148,047	\$81,942	\$148,362
\$25,000,000	\$30,870,000	\$193,802	\$194,238	\$25,000,000	\$25,757,525	\$193,802	\$162,070	\$25,000,000	\$29,473,600	\$102,408	\$185,137	\$102,381	\$185,137	\$102,428	\$185,452
\$30,000,000	\$37,044,000	\$232,673	\$233,086	\$30,000,000	\$30,909,030	\$232,673	\$194,484	\$30,000,000	\$35,368,320	\$122,894	\$222,228	\$122,867	\$222,228	\$122,914	\$222,542
\$35,000,000	\$43,218,000	\$271,544	\$271,934	\$35,000,000	\$36,060,535	\$271,544	\$226,898	\$35,000,000	\$41,263,040	\$143,379	\$259,318	\$143,353	\$259,318	\$143,399	\$259,633
\$40,000,000	\$49,392,000	\$310,415	\$310,781	\$40,000,000	\$41,212,040	\$310,415	\$259,312	\$40,000,000	\$47,157,760	\$163,865	\$296,409	\$163,838	\$296,409	\$163,885	\$296,723
\$45,000,000	\$55,566,000	\$349,285	\$349,629	\$45,000,000	\$46,363,545	\$349,285	\$291,726	\$45,000,000	\$53,052,480	\$184,350	\$333,499	\$184,324	\$333,499	\$184,370	\$333,814
\$50,000,000	\$61,740,000	\$388,156	\$388,477	\$50,000,000	\$51,515,050	\$388,156	\$324,140	\$50,000,000	\$58,947,200	\$204,836	\$370,589	\$204,809	\$370,589	\$204,856	\$370,904

CITY OF           HANSELL, 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	\$184	89.63%	\$119	58.23%	(\$129)	(69.57%)	(\$102)	(64.45%)	\$166	81.06%
\$100,000	\$367	89.63%	\$239	58.23%	\$37	9.58%	\$64	17.62%	\$332	81.06%
\$150,000	\$551	89.63%	\$358	58.23%	\$203	34.20%	\$230	40.50%	\$498	81.06%
\$200,000	\$551	54.88%	\$293	29.23%	\$369	46.21%	\$396	51.25%	\$664	81.06%
\$250,000	\$550	39.54%	\$229	16.43%	\$536	53.32%	\$562	57.49%	\$830	81.06%
\$300,000	\$550	30.90%	\$164	9.22%	\$702	58.01%	\$728	61.57%	\$996	81.06%
\$400,000	\$550	21.49%	\$35	1.37%	\$1,034	63.85%	\$1,060	66.59%	\$1,328	81.06%
\$500,000	\$549	16.47%	(\$94)	(2.82%)	\$1,366	67.32%	\$1,392	69.55%	\$1,660	81.06%
\$600,000	\$549	13.34%	(\$223)	(5.43%)	\$1,698	69.63%	\$1,724	71.50%	\$1,993	81.06%
\$700,000	\$548	11.21%	(\$352)	(7.21%)	\$2,030	71.27%	\$2,057	72.89%	\$2,325	81.06%
\$800,000	\$548	9.67%	(\$482)	(8.50%)	\$2,362	72.50%	\$2,389	73.93%	\$2,657	81.06%
\$900,000	\$547	8.49%	(\$611)	(9.47%)	\$2,694	73.46%	\$2,721	74.73%	\$2,989	81.06%
\$1,000,000	\$547	7.57%	(\$740)	(10.24%)	\$3,026	74.22%	\$3,053	75.37%	\$3,321	81.06%
\$2,000,000	\$542	3.62%	(\$2,031)	(13.54%)	\$6,347	77.65%	\$6,374	78.23%	\$6,642	81.06%
\$3,000,000	\$538	2.36%	(\$3,323)	(14.59%)	\$9,668	78.79%	\$9,695	79.17%	\$9,963	81.06%
\$4,000,000	\$533	1.75%	(\$4,614)	(15.11%)	\$12,989	79.35%	\$13,016	79.65%	\$13,284	81.06%
\$5,000,000	\$528	1.38%	(\$5,905)	(15.41%)	\$16,310	79.69%	\$16,337	79.93%	\$16,605	81.06%
\$6,000,000	\$524	1.14%	(\$7,197)	(15.61%)	\$19,631	79.92%	\$19,658	80.12%	\$19,926	81.06%
\$7,000,000	\$519	0.96%	(\$8,488)	(15.76%)	\$22,952	80.08%	\$22,979	80.25%	\$23,247	81.06%
\$8,000,000	\$515	0.83%	(\$9,779)	(15.86%)	\$26,273	80.21%	\$26,300	80.35%	\$26,568	81.06%
\$9,000,000	\$510	0.73%	(\$11,071)	(15.95%)	\$29,594	80.30%	\$29,621	80.43%	\$29,889	81.06%
\$10,000,000	\$505	0.65%	(\$12,362)	(16.02%)	\$32,915	80.38%	\$32,942	80.49%	\$33,210	81.06%
\$15,000,000	\$482	0.42%	(\$18,819)	(16.21%)	\$49,520	80.60%	\$49,546	80.68%	\$49,814	81.06%
\$20,000,000	\$459	0.30%	(\$25,276)	(16.31%)	\$66,125	80.72%	\$66,151	80.77%	\$66,419	81.06%
\$25,000,000	\$436	0.22%	(\$31,732)	(16.37%)	\$82,729	80.78%	\$82,756	80.83%	\$83,024	81.06%
\$30,000,000	\$413	0.18%	(\$38,189)	(16.41%)	\$99,334	80.83%	\$99,361	80.87%	\$99,629	81.06%
\$35,000,000	\$390	0.14%	(\$44,646)	(16.44%)	\$115,939	80.86%	\$115,966	80.90%	\$116,234	81.06%
\$40,000,000	\$367	0.12%	(\$51,103)	(16.46%)	\$132,544	80.89%	\$132,570	80.92%	\$132,839	81.06%
\$45,000,000	\$344	0.10%	(\$57,560)	(16.48%)	\$149,149	80.90%	\$149,175	80.93%	\$149,443	81.06%
\$50,000,000	\$321	0.08%	(\$64,016)	(16.49%)	\$165,753	80.92%	\$165,780	80.94%	\$166,048	81.06%