

CITY OF HILLS, 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	\$7.86048	\$583,656	\$0	\$583,656	
2026-27	\$4.73596	\$595,329	\$8,516	\$603,846	3.5%
2027-28	\$4.80371	\$610,391	\$8,638	\$619,029	2.5%
2028-29	\$4.70492	\$631,410	\$8,460	\$639,870	3.4%
2029-30	\$4.76796	\$646,538	\$8,574	\$655,112	2.4%
2030-31	\$4.66744	\$668,214	\$8,393	\$676,607	3.3%
2031-32	\$4.72606	\$683,216	\$8,498	\$691,714	2.2%
2032-33	\$4.62542	\$705,549	\$8,317	\$713,866	3.2%
2033-34	\$4.67995	\$720,412	\$8,415	\$728,828	2.1%
2034-35	\$4.57940	\$743,403	\$8,235	\$751,638	3.1%
2035-36	\$4.63013	\$758,114	\$8,326	\$766,440	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	\$128,375,772	\$74,251,992	\$0	\$74,251,992
2026-27	\$129,600,026	\$127,502,169	\$0	\$127,502,169
2027-28	\$130,962,626	\$128,864,769	\$0	\$128,864,769
2028-29	\$138,098,068	\$136,000,211	\$0	\$136,000,211
2029-30	\$139,496,668	\$137,398,811	\$0	\$137,398,811
2030-31	\$147,060,961	\$144,963,104	\$0	\$144,963,104
2031-32	\$148,459,561	\$146,361,704	\$0	\$146,361,704
2032-33	\$156,433,323	\$154,335,466	\$0	\$154,335,466
2033-34	\$157,831,923	\$155,734,066	\$0	\$155,734,066
2034-35	\$166,232,483	\$164,134,626	\$0	\$164,134,626
2035-36	\$167,631,083	\$165,533,226	\$0	\$165,533,226

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	55.98%	-0.80%	55.18%	36.37%	0.00%	0.39%
2026-27	76.33%	-10.28%	66.04%	28.36%	0.00%	0.23%
2027-28	76.92%	-10.52%	66.40%	28.06%	0.00%	0.22%
2028-29	77.12%	-10.28%	66.83%	27.92%	0.00%	0.21%
2029-30	77.64%	-10.47%	67.17%	27.64%	0.00%	0.21%
2030-31	77.77%	-10.20%	67.58%	27.50%	0.00%	0.20%
2031-32	78.26%	-10.37%	67.88%	27.24%	0.00%	0.20%
2032-33	78.35%	-10.09%	68.26%	27.13%	0.00%	0.19%
2033-34	78.80%	-10.26%	68.54%	26.88%	0.00%	0.18%
2034-35	78.85%	-9.98%	68.88%	26.78%	0.00%	0.18%
2035-36	79.27%	-10.14%	69.14%	26.55%	0.00%	0.17%

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 HILLS, 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	\$74,251,992	\$7.86048	\$583,656
2026-27	\$127,502,169	\$4.73596	\$603,846
2027-28	\$128,864,769	\$4.80371	\$619,029
2028-29	\$136,000,211	\$4.70492	\$639,870
2029-30	\$137,398,811	\$4.76796	\$655,112
2030-31	\$144,963,104	\$4.66744	\$676,607
2031-32	\$146,361,704	\$4.72606	\$691,714
2032-33	\$154,335,466	\$4.62542	\$713,866
2033-34	\$155,734,066	\$4.67995	\$728,828
2034-35	\$164,134,626	\$4.57940	\$751,638
2035-36	\$165,533,226	\$4.63013	\$766,440

CITY OF HILLS, 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	\$74,251,992	\$7.86048	\$583,656
2026-27	\$78,190,230	\$7.70635	\$602,562
2027-28	\$79,900,922	\$7.70635	\$615,745
2028-29	\$83,522,110	\$7.70635	\$643,651
2029-30	\$85,324,793	\$7.70635	\$657,543
2030-31	\$89,148,288	\$7.70635	\$687,008
2031-32	\$91,047,654	\$7.70635	\$701,645
2032-33	\$95,084,003	\$7.70635	\$732,751
2033-34	\$97,085,329	\$7.70635	\$748,174
2034-35	\$101,345,752	\$7.70635	\$781,006
2035-36	\$103,454,234	\$7.70635	\$797,255

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	\$49,311,939	(\$2.97039)	\$1,284
2027-28	\$48,963,847	(\$2.90264)	\$3,284
2028-29	\$52,478,100	(\$3.00143)	-\$3,781
2029-30	\$52,074,018	(\$2.93839)	-\$2,431
2030-31	\$55,814,815	(\$3.03891)	-\$10,402
2031-32	\$55,314,050	(\$2.98029)	-\$9,931
2032-33	\$59,251,464	(\$3.08093)	-\$18,885
2033-34	\$58,648,737	(\$3.02640)	-\$19,346
2034-35	\$62,788,874	(\$3.12695)	-\$29,368
2035-36	\$62,078,992	(\$3.07622)	-\$30,814

CITY OF HILLS, 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	\$186	\$288	\$50,000	\$51,515	\$186	\$240	\$50,000	\$58,947	\$168	\$42	\$144	\$42	\$186	\$275
\$100,000	\$123,480	\$373	\$576	\$100,000	\$103,030	\$373	\$481	\$100,000	\$117,894	\$355	\$317	\$331	\$317	\$373	\$550
\$150,000	\$185,220	\$559	\$865	\$150,000	\$154,545	\$559	\$721	\$150,000	\$176,842	\$541	\$592	\$517	\$592	\$559	\$825
\$200,000	\$246,960	\$913	\$1,153	\$200,000	\$206,060	\$913	\$962	\$200,000	\$235,789	\$728	\$867	\$703	\$867	\$746	\$1,101
\$250,000	\$308,700	\$1,267	\$1,441	\$250,000	\$257,575	\$1,267	\$1,202	\$250,000	\$294,736	\$914	\$1,142	\$890	\$1,142	\$932	\$1,376
\$300,000	\$370,440	\$1,620	\$1,729	\$300,000	\$309,090	\$1,620	\$1,443	\$300,000	\$353,683	\$1,100	\$1,417	\$1,076	\$1,417	\$1,119	\$1,651
\$400,000	\$493,920	\$2,328	\$2,305	\$400,000	\$412,120	\$2,328	\$1,924	\$400,000	\$471,578	\$1,473	\$1,968	\$1,449	\$1,968	\$1,491	\$2,201
\$500,000	\$617,400	\$3,035	\$2,882	\$500,000	\$515,151	\$3,035	\$2,404	\$500,000	\$589,472	\$1,846	\$2,518	\$1,822	\$2,518	\$1,864	\$2,751
\$600,000	\$740,880	\$3,743	\$3,458	\$600,000	\$618,181	\$3,743	\$2,885	\$600,000	\$707,366	\$2,219	\$3,068	\$2,195	\$3,068	\$2,237	\$3,302
\$700,000	\$864,360	\$4,450	\$4,034	\$700,000	\$721,211	\$4,450	\$3,366	\$700,000	\$825,261	\$2,592	\$3,618	\$2,568	\$3,618	\$2,610	\$3,852
\$800,000	\$987,840	\$5,158	\$4,611	\$800,000	\$824,241	\$5,158	\$3,847	\$800,000	\$943,155	\$2,965	\$4,169	\$2,940	\$4,169	\$2,983	\$4,402
\$900,000	\$1,111,320	\$5,865	\$5,187	\$900,000	\$927,271	\$5,865	\$4,328	\$900,000	\$1,061,050	\$3,337	\$4,719	\$3,313	\$4,719	\$3,356	\$4,952
\$1,000,000	\$1,234,800	\$6,573	\$5,763	\$1,000,000	\$1,030,301	\$6,573	\$4,809	\$1,000,000	\$1,178,944	\$3,710	\$5,269	\$3,686	\$5,269	\$3,728	\$5,503
\$2,000,000	\$2,469,600	\$13,647	\$11,527	\$2,000,000	\$2,060,602	\$13,647	\$9,618	\$2,000,000	\$2,357,888	\$7,439	\$10,772	\$7,414	\$10,772	\$7,457	\$11,005
\$3,000,000	\$3,704,400	\$20,721	\$17,290	\$3,000,000	\$3,090,903	\$20,721	\$14,427	\$3,000,000	\$3,536,832	\$11,167	\$16,275	\$11,143	\$16,275	\$11,185	\$16,508
\$4,000,000	\$4,939,200	\$27,796	\$23,053	\$4,000,000	\$4,121,204	\$27,796	\$19,235	\$4,000,000	\$4,715,776	\$14,895	\$21,777	\$14,871	\$21,777	\$14,913	\$22,011
\$5,000,000	\$6,174,000	\$34,870	\$28,817	\$5,000,000	\$5,151,505	\$34,870	\$24,044	\$5,000,000	\$5,894,720	\$18,624	\$27,280	\$18,599	\$27,280	\$18,642	\$27,513
\$6,000,000	\$7,408,800	\$41,945	\$34,580	\$6,000,000	\$6,181,806	\$41,945	\$28,853	\$6,000,000	\$7,073,664	\$22,352	\$32,783	\$22,328	\$32,783	\$22,370	\$33,016
\$7,000,000	\$8,643,600	\$49,019	\$40,343	\$7,000,000	\$7,212,107	\$49,019	\$33,662	\$7,000,000	\$8,252,608	\$26,080	\$38,285	\$26,056	\$38,285	\$26,098	\$38,519
\$8,000,000	\$9,878,400	\$56,094	\$46,107	\$8,000,000	\$8,242,408	\$56,094	\$38,471	\$8,000,000	\$9,431,552	\$29,809	\$43,788	\$29,784	\$43,788	\$29,827	\$44,021
\$9,000,000	\$11,113,200	\$63,168	\$51,870	\$9,000,000	\$9,272,709	\$63,168	\$43,280	\$9,000,000	\$10,610,496	\$33,537	\$49,290	\$33,513	\$49,290	\$33,555	\$49,524
\$10,000,000	\$12,348,000	\$70,242	\$57,634	\$10,000,000	\$10,303,010	\$70,242	\$48,089	\$10,000,000	\$11,789,440	\$37,265	\$54,793	\$37,241	\$54,793	\$37,284	\$55,027
\$15,000,000	\$18,522,000	\$105,615	\$86,450	\$15,000,000	\$15,454,515	\$105,615	\$72,133	\$15,000,000	\$17,684,160	\$55,907	\$82,306	\$55,883	\$82,306	\$55,925	\$82,540
\$20,000,000	\$24,696,000	\$140,987	\$115,267	\$20,000,000	\$20,606,020	\$140,987	\$96,177	\$20,000,000	\$23,578,880	\$74,549	\$109,820	\$74,525	\$109,820	\$74,567	\$110,053
\$25,000,000	\$30,870,000	\$176,359	\$144,084	\$25,000,000	\$25,757,525	\$176,359	\$120,222	\$25,000,000	\$29,473,600	\$93,191	\$137,333	\$93,166	\$137,333	\$93,209	\$137,566
\$30,000,000	\$37,044,000	\$211,731	\$172,901	\$30,000,000	\$30,909,030	\$211,731	\$144,266	\$30,000,000	\$35,368,320	\$111,832	\$164,846	\$111,808	\$164,846	\$111,851	\$165,080
\$35,000,000	\$43,218,000	\$247,103	\$201,717	\$35,000,000	\$36,060,535	\$247,103	\$168,310	\$35,000,000	\$41,263,040	\$130,474	\$192,359	\$130,450	\$192,359	\$130,492	\$192,593
\$40,000,000	\$49,392,000	\$282,475	\$230,534	\$40,000,000	\$41,212,040	\$282,475	\$192,355	\$40,000,000	\$47,157,760	\$149,116	\$219,873	\$149,092	\$219,873	\$149,134	\$220,106
\$45,000,000	\$55,566,000	\$317,848	\$259,351	\$45,000,000	\$46,363,545	\$317,848	\$216,399	\$45,000,000	\$53,052,480	\$167,758	\$247,386	\$167,733	\$247,386	\$167,776	\$247,619
\$50,000,000	\$61,740,000	\$353,220	\$288,168	\$50,000,000	\$51,515,050	\$353,220	\$240,443	\$50,000,000	\$58,947,200	\$186,399	\$274,899	\$186,375	\$274,899	\$186,418	\$275,133

CITY OF HILLS, 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	\$102	54.58%	\$54	28.98%	(\$127)	(75.19%)	(\$102)	(71.02%)	\$89	47.59%
\$100,000	\$204	54.58%	\$108	28.98%	(\$38)	(10.67%)	(\$14)	(4.12%)	\$177	47.59%
\$150,000	\$305	54.58%	\$162	28.98%	\$51	9.40%	\$75	14.53%	\$266	47.59%
\$200,000	\$240	26.25%	\$49	5.35%	\$140	19.18%	\$164	23.29%	\$355	47.59%
\$250,000	\$174	13.75%	(\$64)	(5.09%)	\$228	24.98%	\$253	28.38%	\$444	47.59%
\$300,000	\$109	6.70%	(\$178)	(10.97%)	\$317	28.81%	\$341	31.71%	\$532	47.59%
\$400,000	(\$23)	(0.97%)	(\$404)	(17.37%)	\$494	33.56%	\$519	35.79%	\$710	47.59%
\$500,000	(\$154)	(5.06%)	(\$631)	(20.78%)	\$672	36.39%	\$696	38.21%	\$887	47.59%
\$600,000	(\$285)	(7.61%)	(\$857)	(22.91%)	\$849	38.27%	\$874	39.80%	\$1,065	47.59%
\$700,000	(\$416)	(9.34%)	(\$1,084)	(24.36%)	\$1,027	39.61%	\$1,051	40.93%	\$1,242	47.59%
\$800,000	(\$547)	(10.60%)	(\$1,311)	(25.41%)	\$1,204	40.62%	\$1,228	41.78%	\$1,419	47.59%
\$900,000	(\$678)	(11.56%)	(\$1,537)	(26.21%)	\$1,382	41.40%	\$1,406	42.43%	\$1,597	47.59%
\$1,000,000	(\$809)	(12.31%)	(\$1,764)	(26.83%)	\$1,559	42.02%	\$1,583	42.95%	\$1,774	47.59%
\$2,000,000	(\$2,120)	(15.54%)	(\$4,029)	(29.52%)	\$3,333	44.81%	\$3,358	45.28%	\$3,549	47.59%
\$3,000,000	(\$3,431)	(16.56%)	(\$6,295)	(30.38%)	\$5,108	45.74%	\$5,132	46.06%	\$5,323	47.59%
\$4,000,000	(\$4,742)	(17.06%)	(\$8,560)	(30.80%)	\$6,882	46.20%	\$6,906	46.44%	\$7,097	47.59%
\$5,000,000	(\$6,053)	(17.36%)	(\$10,826)	(31.05%)	\$8,656	46.48%	\$8,680	46.67%	\$8,871	47.59%
\$6,000,000	(\$7,365)	(17.56%)	(\$13,091)	(31.21%)	\$10,431	46.66%	\$10,455	46.82%	\$10,646	47.59%
\$7,000,000	(\$8,676)	(17.70%)	(\$15,357)	(31.33%)	\$12,205	46.80%	\$12,229	46.93%	\$12,420	47.59%
\$8,000,000	(\$9,987)	(17.80%)	(\$17,623)	(31.42%)	\$13,979	46.90%	\$14,003	47.02%	\$14,194	47.59%
\$9,000,000	(\$11,298)	(17.89%)	(\$19,888)	(31.48%)	\$15,753	46.97%	\$15,778	47.08%	\$15,969	47.59%
\$10,000,000	(\$12,609)	(17.95%)	(\$22,154)	(31.54%)	\$17,528	47.03%	\$17,552	47.13%	\$17,743	47.59%
\$15,000,000	(\$19,164)	(18.15%)	(\$33,482)	(31.70%)	\$26,399	47.22%	\$26,423	47.28%	\$26,614	47.59%
\$20,000,000	(\$25,720)	(18.24%)	(\$44,809)	(31.78%)	\$35,271	47.31%	\$35,295	47.36%	\$35,486	47.59%
\$25,000,000	(\$32,275)	(18.30%)	(\$56,137)	(31.83%)	\$44,142	47.37%	\$44,166	47.41%	\$44,357	47.59%
\$30,000,000	(\$38,830)	(18.34%)	(\$67,465)	(31.86%)	\$53,014	47.40%	\$53,038	47.44%	\$53,229	47.59%
\$35,000,000	(\$45,386)	(18.37%)	(\$78,793)	(31.89%)	\$61,885	47.43%	\$61,909	47.46%	\$62,100	47.59%
\$40,000,000	(\$51,941)	(18.39%)	(\$90,121)	(31.90%)	\$70,757	47.45%	\$70,781	47.47%	\$70,972	47.59%
\$45,000,000	(\$58,497)	(18.40%)	(\$101,448)	(31.92%)	\$79,628	47.47%	\$79,652	47.49%	\$79,843	47.59%
\$50,000,000	(\$65,052)	(18.42%)	(\$112,776)	(31.93%)	\$88,500	47.48%	\$88,524	47.50%	\$88,715	47.59%