

CITY OF HENDERSON, 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	\$8.01717	\$33,220	\$0	\$33,220	
2026-27	\$4.75422	\$33,885	\$872	\$34,756	4.6%
2027-28	\$4.87655	\$35,423	\$894	\$36,317	4.5%
2028-29	\$4.76709	\$37,043	\$874	\$37,918	4.4%
2029-30	\$4.87959	\$38,614	\$895	\$39,508	4.2%
2030-31	\$4.76585	\$40,299	\$874	\$41,173	4.2%
2031-32	\$4.86921	\$41,867	\$893	\$42,760	3.9%
2032-33	\$4.75546	\$43,615	\$872	\$44,487	4.0%
2033-34	\$4.85055	\$45,179	\$890	\$46,069	3.6%
2034-35	\$4.73708	\$46,990	\$869	\$47,859	3.9%
2035-36	\$4.82466	\$48,547	\$885	\$49,432	3.3%

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	\$8,676,086	\$4,143,631	\$0	\$4,143,631
2026-27	\$7,644,891	\$7,310,656	\$0	\$7,310,656
2027-28	\$7,781,525	\$7,447,290	\$0	\$7,447,290
2028-29	\$8,288,280	\$7,954,045	\$0	\$7,954,045
2029-30	\$8,430,914	\$8,096,679	\$0	\$8,096,679
2030-31	\$8,973,333	\$8,639,098	\$0	\$8,639,098
2031-32	\$9,115,967	\$8,781,732	\$0	\$8,781,732
2032-33	\$9,689,250	\$9,355,015	\$0	\$9,355,015
2033-34	\$9,831,885	\$9,497,650	\$0	\$9,497,650
2034-35	\$10,437,281	\$10,103,046	\$0	\$10,103,046
2035-36	\$10,579,915	\$10,245,680	\$0	\$10,245,680

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.58%	-1.13%	83.46%	7.61%	6.24%	2.69%
2026-27	112.68%	-27.97%	84.71%	8.11%	4.95%	1.52%
2027-28	113.08%	-28.09%	84.99%	7.96%	4.86%	1.49%
2028-29	112.41%	-26.86%	85.55%	7.83%	4.60%	1.40%
2029-30	112.70%	-26.89%	85.81%	7.69%	4.52%	1.37%
2030-31	111.97%	-25.65%	86.32%	7.57%	4.27%	1.29%
2031-32	112.24%	-25.69%	86.54%	7.45%	4.21%	1.27%
2032-33	111.54%	-24.53%	87.00%	7.34%	3.99%	1.19%
2033-34	111.79%	-24.59%	87.20%	7.23%	3.93%	1.17%
2034-35	111.11%	-23.50%	87.61%	7.14%	3.73%	1.10%
2035-36	111.35%	-23.58%	87.78%	7.04%	3.68%	1.09%

**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 HENDERSON, 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	\$4,143,631	\$8.01717	\$33,220
2026-27	\$7,310,656	\$4.75422	\$34,756
2027-28	\$7,447,290	\$4.87655	\$36,317
2028-29	\$7,954,045	\$4.76709	\$37,918
2029-30	\$8,096,679	\$4.87959	\$39,508
2030-31	\$8,639,098	\$4.76585	\$41,173
2031-32	\$8,781,732	\$4.86921	\$42,760
2032-33	\$9,355,015	\$4.75546	\$44,487
2033-34	\$9,497,650	\$4.85055	\$46,069
2034-35	\$10,103,046	\$4.73708	\$47,859
2035-36	\$10,245,680	\$4.82466	\$49,432

CITY OF HENDERSON, 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	\$4,143,631	\$8.01717	\$33,220
2026-27	\$4,255,574	\$8.01717	\$34,118
2027-28	\$4,414,205	\$7.93780	\$35,039
2028-29	\$4,627,088	\$7.93780	\$36,729
2029-30	\$4,794,273	\$7.93780	\$38,056
2030-31	\$5,019,811	\$7.93780	\$39,846
2031-32	\$5,195,987	\$7.93780	\$41,245
2032-33	\$5,434,854	\$7.93780	\$43,141
2033-34	\$5,620,511	\$7.93780	\$44,614
2034-35	\$5,873,427	\$7.93780	\$46,622
2035-36	\$6,069,049	\$7.93780	\$48,175

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	\$3,055,082	(\$3.26295)	\$639
2027-28	\$3,033,085	(\$3.06125)	\$1,278
2028-29	\$3,326,957	(\$3.17071)	\$1,189
2029-30	\$3,302,407	(\$3.05821)	\$1,453
2030-31	\$3,619,288	(\$3.17195)	\$1,326
2031-32	\$3,585,746	(\$3.06859)	\$1,515
2032-33	\$3,920,162	(\$3.18234)	\$1,347
2033-34	\$3,877,139	(\$3.08725)	\$1,454
2034-35	\$4,229,619	(\$3.20072)	\$1,237
2035-36	\$4,176,631	(\$3.11314)	\$1,257

CITY OF HENDERSON, 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	\$190	\$294	\$50,000	\$51,515	\$190	\$246	\$50,000	\$58,947	\$172	\$43	\$147	\$43	\$190	\$281
\$100,000	\$123,480	\$380	\$588	\$100,000	\$103,030	\$380	\$491	\$100,000	\$117,894	\$362	\$324	\$337	\$324	\$380	\$562
\$150,000	\$185,220	\$570	\$883	\$150,000	\$154,545	\$570	\$737	\$150,000	\$176,842	\$552	\$605	\$527	\$605	\$570	\$843
\$200,000	\$246,960	\$931	\$1,177	\$200,000	\$206,060	\$931	\$982	\$200,000	\$235,789	\$742	\$885	\$717	\$885	\$761	\$1,124
\$250,000	\$308,700	\$1,292	\$1,471	\$250,000	\$257,575	\$1,292	\$1,228	\$250,000	\$294,736	\$932	\$1,166	\$908	\$1,166	\$951	\$1,405
\$300,000	\$370,440	\$1,653	\$1,765	\$300,000	\$309,090	\$1,653	\$1,473	\$300,000	\$353,683	\$1,122	\$1,447	\$1,098	\$1,447	\$1,141	\$1,686
\$400,000	\$493,920	\$2,374	\$2,354	\$400,000	\$412,120	\$2,374	\$1,964	\$400,000	\$471,578	\$1,503	\$2,009	\$1,478	\$2,009	\$1,521	\$2,247
\$500,000	\$617,400	\$3,096	\$2,942	\$500,000	\$515,151	\$3,096	\$2,455	\$500,000	\$589,472	\$1,883	\$2,571	\$1,858	\$2,571	\$1,901	\$2,809
\$600,000	\$740,880	\$3,817	\$3,531	\$600,000	\$618,181	\$3,817	\$2,946	\$600,000	\$707,366	\$2,263	\$3,133	\$2,238	\$3,133	\$2,282	\$3,371
\$700,000	\$864,360	\$4,539	\$4,119	\$700,000	\$721,211	\$4,539	\$3,437	\$700,000	\$825,261	\$2,643	\$3,695	\$2,619	\$3,695	\$2,662	\$3,933
\$800,000	\$987,840	\$5,260	\$4,708	\$800,000	\$824,241	\$5,260	\$3,928	\$800,000	\$943,155	\$3,024	\$4,257	\$2,999	\$4,257	\$3,042	\$4,495
\$900,000	\$1,111,320	\$5,982	\$5,296	\$900,000	\$927,271	\$5,982	\$4,419	\$900,000	\$1,061,050	\$3,404	\$4,819	\$3,379	\$4,819	\$3,422	\$5,057
\$1,000,000	\$1,234,800	\$6,704	\$5,885	\$1,000,000	\$1,030,301	\$6,704	\$4,910	\$1,000,000	\$1,178,944	\$3,784	\$5,380	\$3,760	\$5,380	\$3,803	\$5,619
\$2,000,000	\$2,469,600	\$13,919	\$11,770	\$2,000,000	\$2,060,602	\$13,919	\$9,821	\$2,000,000	\$2,357,888	\$7,587	\$10,999	\$7,562	\$10,999	\$7,605	\$11,237
\$3,000,000	\$3,704,400	\$21,134	\$17,655	\$3,000,000	\$3,090,903	\$21,134	\$14,731	\$3,000,000	\$3,536,832	\$11,390	\$16,618	\$11,365	\$16,618	\$11,408	\$16,856
\$4,000,000	\$4,939,200	\$28,350	\$23,539	\$4,000,000	\$4,121,204	\$28,350	\$19,641	\$4,000,000	\$4,715,776	\$15,192	\$22,236	\$15,168	\$22,236	\$15,211	\$22,475
\$5,000,000	\$6,174,000	\$35,565	\$29,424	\$5,000,000	\$5,151,505	\$35,565	\$24,551	\$5,000,000	\$5,894,720	\$18,995	\$27,855	\$18,970	\$27,855	\$19,013	\$28,093
\$6,000,000	\$7,408,800	\$42,781	\$35,309	\$6,000,000	\$6,181,806	\$42,781	\$29,462	\$6,000,000	\$7,073,664	\$22,798	\$33,474	\$22,773	\$33,474	\$22,816	\$33,712
\$7,000,000	\$8,643,600	\$49,996	\$41,194	\$7,000,000	\$7,212,107	\$49,996	\$34,372	\$7,000,000	\$8,252,608	\$26,600	\$39,092	\$26,576	\$39,092	\$26,619	\$39,331
\$8,000,000	\$9,878,400	\$57,212	\$47,079	\$8,000,000	\$8,242,408	\$57,212	\$39,282	\$8,000,000	\$9,431,552	\$30,403	\$44,711	\$30,378	\$44,711	\$30,421	\$44,949
\$9,000,000	\$11,113,200	\$64,427	\$52,964	\$9,000,000	\$9,272,709	\$64,427	\$44,192	\$9,000,000	\$10,610,496	\$34,206	\$50,330	\$34,181	\$50,330	\$34,224	\$50,568
\$10,000,000	\$12,348,000	\$71,643	\$58,849	\$10,000,000	\$10,303,010	\$71,643	\$49,103	\$10,000,000	\$11,789,440	\$38,008	\$55,948	\$37,984	\$55,948	\$38,027	\$56,187
\$15,000,000	\$18,522,000	\$107,720	\$88,273	\$15,000,000	\$15,454,515	\$107,720	\$73,654	\$15,000,000	\$17,684,160	\$57,022	\$84,042	\$56,997	\$84,042	\$57,040	\$84,280
\$20,000,000	\$24,696,000	\$143,797	\$117,697	\$20,000,000	\$20,606,020	\$143,797	\$98,205	\$20,000,000	\$23,578,880	\$76,035	\$112,135	\$76,010	\$112,135	\$76,053	\$112,373
\$25,000,000	\$30,870,000	\$179,875	\$147,122	\$25,000,000	\$25,757,525	\$179,875	\$122,757	\$25,000,000	\$29,473,600	\$95,048	\$140,228	\$95,024	\$140,228	\$95,067	\$140,467
\$30,000,000	\$37,044,000	\$215,952	\$176,546	\$30,000,000	\$30,909,030	\$215,952	\$147,308	\$30,000,000	\$35,368,320	\$114,062	\$168,322	\$114,037	\$168,322	\$114,080	\$168,560
\$35,000,000	\$43,218,000	\$252,029	\$205,971	\$35,000,000	\$36,060,535	\$252,029	\$171,859	\$35,000,000	\$41,263,040	\$133,075	\$196,415	\$133,050	\$196,415	\$133,094	\$196,653
\$40,000,000	\$49,392,000	\$288,106	\$235,395	\$40,000,000	\$41,212,040	\$288,106	\$196,410	\$40,000,000	\$47,157,760	\$152,089	\$224,509	\$152,064	\$224,509	\$152,107	\$224,747
\$45,000,000	\$55,566,000	\$324,184	\$264,819	\$45,000,000	\$46,363,545	\$324,184	\$220,962	\$45,000,000	\$53,052,480	\$171,102	\$252,602	\$171,077	\$252,602	\$171,120	\$252,840
\$50,000,000	\$61,740,000	\$360,261	\$294,244	\$50,000,000	\$51,515,050	\$360,261	\$245,513	\$50,000,000	\$58,947,200	\$190,115	\$280,695	\$190,091	\$280,695	\$190,134	\$280,934

CITY OF            HENDERSON, 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	\$104	54.76%	\$55	29.13%	(\$129)	(75.16%)	(\$104)	(70.99%)	\$91	47.76%
\$100,000	\$208	54.76%	\$111	29.13%	(\$38)	(10.57%)	(\$14)	(4.01%)	\$182	47.76%
\$150,000	\$312	54.76%	\$166	29.13%	\$53	9.52%	\$77	14.66%	\$272	47.76%
\$200,000	\$246	26.40%	\$51	5.46%	\$143	19.32%	\$168	23.43%	\$363	47.76%
\$250,000	\$179	13.88%	(\$64)	(4.98%)	\$234	25.12%	\$259	28.53%	\$454	47.76%
\$300,000	\$113	6.82%	(\$180)	(10.87%)	\$325	28.95%	\$350	31.86%	\$545	47.76%
\$400,000	(\$20)	(0.86%)	(\$410)	(17.28%)	\$507	33.71%	\$531	35.95%	\$726	47.76%
\$500,000	(\$153)	(4.95%)	(\$641)	(20.70%)	\$688	36.55%	\$713	38.36%	\$908	47.76%
\$600,000	(\$286)	(7.50%)	(\$871)	(22.82%)	\$870	38.43%	\$894	39.96%	\$1,090	47.76%
\$700,000	(\$419)	(9.24%)	(\$1,102)	(24.27%)	\$1,051	39.77%	\$1,076	41.09%	\$1,271	47.76%
\$800,000	(\$553)	(10.50%)	(\$1,332)	(25.33%)	\$1,233	40.78%	\$1,258	41.94%	\$1,453	47.76%
\$900,000	(\$686)	(11.46%)	(\$1,563)	(26.12%)	\$1,415	41.56%	\$1,439	42.59%	\$1,634	47.76%
\$1,000,000	(\$819)	(12.21%)	(\$1,793)	(26.75%)	\$1,596	42.18%	\$1,621	43.11%	\$1,816	47.76%
\$2,000,000	(\$2,149)	(15.44%)	(\$4,098)	(29.45%)	\$3,412	44.97%	\$3,437	45.45%	\$3,632	47.76%
\$3,000,000	(\$3,480)	(16.47%)	(\$6,404)	(30.30%)	\$5,228	45.90%	\$5,253	46.22%	\$5,448	47.76%
\$4,000,000	(\$4,810)	(16.97%)	(\$8,709)	(30.72%)	\$7,044	46.37%	\$7,069	46.61%	\$7,264	47.76%
\$5,000,000	(\$6,141)	(17.27%)	(\$11,014)	(30.97%)	\$8,860	46.64%	\$8,885	46.84%	\$9,080	47.76%
\$6,000,000	(\$7,472)	(17.46%)	(\$13,319)	(31.13%)	\$10,676	46.83%	\$10,701	46.99%	\$10,896	47.76%
\$7,000,000	(\$8,802)	(17.61%)	(\$15,624)	(31.25%)	\$12,492	46.96%	\$12,517	47.10%	\$12,712	47.76%
\$8,000,000	(\$10,133)	(17.71%)	(\$17,930)	(31.34%)	\$14,308	47.06%	\$14,333	47.18%	\$14,528	47.76%
\$9,000,000	(\$11,463)	(17.79%)	(\$20,235)	(31.41%)	\$16,124	47.14%	\$16,149	47.25%	\$16,344	47.76%
\$10,000,000	(\$12,794)	(17.86%)	(\$22,540)	(31.46%)	\$17,940	47.20%	\$17,965	47.30%	\$18,160	47.76%
\$15,000,000	(\$19,447)	(18.05%)	(\$34,066)	(31.62%)	\$27,020	47.39%	\$27,045	47.45%	\$27,240	47.76%
\$20,000,000	(\$26,100)	(18.15%)	(\$45,592)	(31.71%)	\$36,100	47.48%	\$36,125	47.53%	\$36,320	47.76%
\$25,000,000	(\$32,753)	(18.21%)	(\$57,118)	(31.75%)	\$45,180	47.53%	\$45,205	47.57%	\$45,400	47.76%
\$30,000,000	(\$39,406)	(18.25%)	(\$68,644)	(31.79%)	\$54,260	47.57%	\$54,285	47.60%	\$54,480	47.76%
\$35,000,000	(\$46,059)	(18.28%)	(\$80,170)	(31.81%)	\$63,340	47.60%	\$63,365	47.62%	\$63,560	47.76%
\$40,000,000	(\$52,712)	(18.30%)	(\$91,696)	(31.83%)	\$72,420	47.62%	\$72,445	47.64%	\$72,640	47.76%
\$45,000,000	(\$59,364)	(18.31%)	(\$103,222)	(31.84%)	\$81,500	47.63%	\$81,525	47.65%	\$81,720	47.76%
\$50,000,000	(\$66,017)	(18.32%)	(\$114,748)	(31.85%)	\$90,580	47.64%	\$90,605	47.66%	\$90,800	47.76%