

CITY OF HARTWICK, 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	\$8.12662	\$17,059	\$0	\$17,059	
2026-27	\$5.24812	\$17,400	\$88	\$17,489	2.5%
2027-28	\$5.28664	\$17,576	\$89	\$17,665	1.0%
2028-29	\$5.10200	\$18,018	\$86	\$18,104	2.5%
2029-30	\$5.13292	\$18,195	\$86	\$18,281	1.0%
2030-31	\$4.95201	\$18,647	\$83	\$18,730	2.5%
2031-32	\$4.98169	\$18,824	\$84	\$18,907	0.9%
2032-33	\$4.80994	\$19,285	\$81	\$19,366	2.4%
2033-34	\$4.83848	\$19,463	\$81	\$19,545	0.9%
2034-35	\$4.67511	\$19,935	\$79	\$20,014	2.4%
2035-36	\$4.70259	\$20,114	\$79	\$20,193	0.9%

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	\$4,610,780	\$2,099,167	\$0	\$2,099,167
2026-27	\$3,729,660	\$3,332,354	\$0	\$3,332,354
2027-28	\$3,738,742	\$3,341,436	\$0	\$3,341,436
2028-29	\$3,945,732	\$3,548,426	\$0	\$3,548,426
2029-30	\$3,958,815	\$3,561,509	\$0	\$3,561,509
2030-31	\$4,179,582	\$3,782,276	\$0	\$3,782,276
2031-32	\$4,192,664	\$3,795,358	\$0	\$3,795,358
2032-33	\$4,423,625	\$4,026,319	\$0	\$4,026,319
2033-34	\$4,436,707	\$4,039,401	\$0	\$4,039,401
2034-35	\$4,678,297	\$4,280,991	\$0	\$4,280,991
2035-36	\$4,691,379	\$4,294,073	\$0	\$4,294,073

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.19%	-3.55%	71.64%	26.40%	0.00%	1.96%
2026-27	109.35%	-41.69%	67.66%	30.90%	0.00%	1.23%
2027-28	109.55%	-41.81%	67.74%	30.81%	0.00%	1.23%
2028-29	107.76%	-39.58%	68.19%	30.47%	0.00%	1.16%
2029-30	107.84%	-39.54%	68.30%	30.36%	0.00%	1.15%
2030-31	106.05%	-37.32%	68.73%	30.01%	0.00%	1.09%
2031-32	106.13%	-37.29%	68.84%	29.91%	0.00%	1.08%
2032-33	104.46%	-35.23%	69.23%	29.60%	0.00%	1.02%
2033-34	104.54%	-35.21%	69.33%	29.51%	0.00%	1.02%
2034-35	102.98%	-33.30%	69.67%	29.23%	0.00%	0.96%
2035-36	103.06%	-33.29%	69.77%	29.15%	0.00%	0.96%

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 HARTWICK, 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	\$2,099,167	\$8.12662	\$17,059
2026-27	\$3,332,354	\$5.24812	\$17,489
2027-28	\$3,341,436	\$5.28664	\$17,665
2028-29	\$3,548,426	\$5.10200	\$18,104
2029-30	\$3,561,509	\$5.13292	\$18,281
2030-31	\$3,782,276	\$4.95201	\$18,730
2031-32	\$3,795,358	\$4.98169	\$18,907
2032-33	\$4,026,319	\$4.80994	\$19,366
2033-34	\$4,039,401	\$4.83848	\$19,545
2034-35	\$4,280,991	\$4.67511	\$20,014
2035-36	\$4,294,073	\$4.70259	\$20,193

CITY OF HARTWICK, 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	\$2,099,167	\$8.12662	\$17,059
2026-27	\$2,169,320	\$8.04616	\$17,455
2027-28	\$2,210,970	\$8.04616	\$17,790
2028-29	\$2,298,103	\$8.04616	\$18,491
2029-30	\$2,341,956	\$8.04616	\$18,844
2030-31	\$2,433,727	\$8.04616	\$19,582
2031-32	\$2,479,891	\$8.04616	\$19,954
2032-33	\$2,576,540	\$8.04616	\$20,731
2033-34	\$2,625,145	\$8.04616	\$21,122
2034-35	\$2,726,927	\$8.04616	\$21,941
2035-36	\$2,778,094	\$8.04616	\$22,353

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	\$1,163,033	(\$2.79804)	\$34
2027-28	\$1,130,465	(\$2.75952)	-\$125
2028-29	\$1,250,323	(\$2.94416)	-\$387
2029-30	\$1,219,553	(\$2.91324)	-\$563
2030-31	\$1,348,549	(\$3.09415)	-\$852
2031-32	\$1,315,467	(\$3.06447)	-\$1,046
2032-33	\$1,449,779	(\$3.23622)	-\$1,365
2033-34	\$1,414,257	(\$3.20768)	-\$1,578
2034-35	\$1,554,064	(\$3.37105)	-\$1,927
2035-36	\$1,515,979	(\$3.34357)	-\$2,160

CITY OF HARTWICK, 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	\$193	\$306	\$50,000	\$51,515	\$193	\$255	\$50,000	\$58,947	\$174	\$44	\$149	\$44	\$193	\$292
\$100,000	\$123,480	\$385	\$611	\$100,000	\$103,030	\$385	\$510	\$100,000	\$117,894	\$367	\$336	\$342	\$336	\$385	\$584
\$150,000	\$185,220	\$578	\$917	\$150,000	\$154,545	\$578	\$765	\$150,000	\$176,842	\$559	\$628	\$534	\$628	\$578	\$876
\$200,000	\$246,960	\$944	\$1,223	\$200,000	\$206,060	\$944	\$1,020	\$200,000	\$235,789	\$752	\$920	\$727	\$920	\$771	\$1,168
\$250,000	\$308,700	\$1,310	\$1,529	\$250,000	\$257,575	\$1,310	\$1,276	\$250,000	\$294,736	\$945	\$1,212	\$920	\$1,212	\$964	\$1,460
\$300,000	\$370,440	\$1,675	\$1,834	\$300,000	\$309,090	\$1,675	\$1,531	\$300,000	\$353,683	\$1,138	\$1,504	\$1,113	\$1,504	\$1,156	\$1,751
\$400,000	\$493,920	\$2,407	\$2,446	\$400,000	\$412,120	\$2,407	\$2,041	\$400,000	\$471,578	\$1,523	\$2,088	\$1,498	\$2,088	\$1,542	\$2,335
\$500,000	\$617,400	\$3,138	\$3,057	\$500,000	\$515,151	\$3,138	\$2,551	\$500,000	\$589,472	\$1,909	\$2,671	\$1,884	\$2,671	\$1,927	\$2,919
\$600,000	\$740,880	\$3,869	\$3,669	\$600,000	\$618,181	\$3,869	\$3,061	\$600,000	\$707,366	\$2,294	\$3,255	\$2,269	\$3,255	\$2,313	\$3,503
\$700,000	\$864,360	\$4,601	\$4,280	\$700,000	\$721,211	\$4,601	\$3,571	\$700,000	\$825,261	\$2,680	\$3,839	\$2,654	\$3,839	\$2,698	\$4,087
\$800,000	\$987,840	\$5,332	\$4,892	\$800,000	\$824,241	\$5,332	\$4,082	\$800,000	\$943,155	\$3,065	\$4,423	\$3,040	\$4,423	\$3,084	\$4,671
\$900,000	\$1,111,320	\$6,064	\$5,503	\$900,000	\$927,271	\$6,064	\$4,592	\$900,000	\$1,061,050	\$3,450	\$5,007	\$3,425	\$5,007	\$3,469	\$5,254
\$1,000,000	\$1,234,800	\$6,795	\$6,115	\$1,000,000	\$1,030,301	\$6,795	\$5,102	\$1,000,000	\$1,178,944	\$3,836	\$5,591	\$3,811	\$5,591	\$3,855	\$5,838
\$2,000,000	\$2,469,600	\$14,109	\$12,229	\$2,000,000	\$2,060,602	\$14,109	\$10,204	\$2,000,000	\$2,357,888	\$7,690	\$11,429	\$7,665	\$11,429	\$7,709	\$11,676
\$3,000,000	\$3,704,400	\$21,423	\$18,344	\$3,000,000	\$3,090,903	\$21,423	\$15,306	\$3,000,000	\$3,536,832	\$11,545	\$17,267	\$11,520	\$17,267	\$11,564	\$17,514
\$4,000,000	\$4,939,200	\$28,737	\$24,459	\$4,000,000	\$4,121,204	\$28,737	\$20,408	\$4,000,000	\$4,715,776	\$15,400	\$23,105	\$15,375	\$23,105	\$15,418	\$23,353
\$5,000,000	\$6,174,000	\$36,051	\$30,574	\$5,000,000	\$5,151,505	\$36,051	\$25,510	\$5,000,000	\$5,894,720	\$19,254	\$28,943	\$19,229	\$28,943	\$19,273	\$29,191
\$6,000,000	\$7,408,800	\$43,365	\$36,688	\$6,000,000	\$6,181,806	\$43,365	\$30,612	\$6,000,000	\$7,073,664	\$23,109	\$34,781	\$23,084	\$34,781	\$23,128	\$35,029
\$7,000,000	\$8,643,600	\$50,679	\$42,803	\$7,000,000	\$7,212,107	\$50,679	\$35,714	\$7,000,000	\$8,252,608	\$26,963	\$40,619	\$26,938	\$40,619	\$26,982	\$40,867
\$8,000,000	\$9,878,400	\$57,993	\$48,918	\$8,000,000	\$8,242,408	\$57,993	\$40,816	\$8,000,000	\$9,431,552	\$30,818	\$46,458	\$30,793	\$46,458	\$30,837	\$46,705
\$9,000,000	\$11,113,200	\$65,307	\$55,033	\$9,000,000	\$9,272,709	\$65,307	\$45,919	\$9,000,000	\$10,610,496	\$34,673	\$52,296	\$34,648	\$52,296	\$34,691	\$52,543
\$10,000,000	\$12,348,000	\$72,621	\$61,147	\$10,000,000	\$10,303,010	\$72,621	\$51,021	\$10,000,000	\$11,789,440	\$38,527	\$58,134	\$38,502	\$58,134	\$38,546	\$58,381
\$15,000,000	\$18,522,000	\$109,190	\$91,721	\$15,000,000	\$15,454,515	\$109,190	\$76,531	\$15,000,000	\$17,684,160	\$57,800	\$87,325	\$57,775	\$87,325	\$57,819	\$87,572
\$20,000,000	\$24,696,000	\$145,760	\$122,295	\$20,000,000	\$20,606,020	\$145,760	\$102,041	\$20,000,000	\$23,578,880	\$77,073	\$116,515	\$77,048	\$116,515	\$77,092	\$116,763
\$25,000,000	\$30,870,000	\$182,330	\$152,869	\$25,000,000	\$25,757,525	\$182,330	\$127,552	\$25,000,000	\$29,473,600	\$96,346	\$145,706	\$96,321	\$145,706	\$96,365	\$145,954
\$30,000,000	\$37,044,000	\$218,900	\$183,442	\$30,000,000	\$30,909,030	\$218,900	\$153,062	\$30,000,000	\$35,368,320	\$115,619	\$174,897	\$115,594	\$174,897	\$115,638	\$175,144
\$35,000,000	\$43,218,000	\$255,470	\$214,016	\$35,000,000	\$36,060,535	\$255,470	\$178,572	\$35,000,000	\$41,263,040	\$134,892	\$204,087	\$134,867	\$204,087	\$134,911	\$204,335
\$40,000,000	\$49,392,000	\$292,039	\$244,590	\$40,000,000	\$41,212,040	\$292,039	\$204,082	\$40,000,000	\$47,157,760	\$154,165	\$233,278	\$154,140	\$233,278	\$154,183	\$233,526
\$45,000,000	\$55,566,000	\$328,609	\$275,163	\$45,000,000	\$46,363,545	\$328,609	\$229,593	\$45,000,000	\$53,052,480	\$173,438	\$262,469	\$173,413	\$262,469	\$173,456	\$262,716
\$50,000,000	\$61,740,000	\$365,179	\$305,737	\$50,000,000	\$51,515,050	\$365,179	\$255,103	\$50,000,000	\$58,947,200	\$192,711	\$291,660	\$192,686	\$291,660	\$192,729	\$291,907

CITY OF HARTWICK, 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	\$113	58.64%	\$62	32.36%	(\$130)	(74.54%)	(\$105)	(70.26%)	\$99	51.46%
\$100,000	\$226	58.64%	\$125	32.36%	(\$31)	(8.33%)	(\$5)	(1.61%)	\$198	51.46%
\$150,000	\$339	58.64%	\$187	32.36%	\$69	12.27%	\$94	17.53%	\$298	51.46%
\$200,000	\$279	29.57%	\$77	8.11%	\$168	22.31%	\$193	26.52%	\$397	51.46%
\$250,000	\$219	16.73%	(\$34)	(2.60%)	\$267	28.25%	\$292	31.75%	\$496	51.46%
\$300,000	\$159	9.50%	(\$145)	(8.64%)	\$366	32.18%	\$391	35.16%	\$595	51.46%
\$400,000	\$39	1.63%	(\$366)	(15.20%)	\$565	37.06%	\$590	39.36%	\$793	51.46%
\$500,000	(\$81)	(2.57%)	(\$587)	(18.71%)	\$763	39.97%	\$788	41.83%	\$992	51.46%
\$600,000	(\$201)	(5.18%)	(\$808)	(20.89%)	\$961	41.90%	\$986	43.47%	\$1,190	51.46%
\$700,000	(\$321)	(6.97%)	(\$1,029)	(22.37%)	\$1,160	43.28%	\$1,185	44.63%	\$1,388	51.46%
\$800,000	(\$440)	(8.26%)	(\$1,251)	(23.45%)	\$1,358	44.31%	\$1,383	45.49%	\$1,587	51.46%
\$900,000	(\$560)	(9.24%)	(\$1,472)	(24.27%)	\$1,556	45.10%	\$1,581	46.17%	\$1,785	51.46%
\$1,000,000	(\$680)	(10.01%)	(\$1,693)	(24.92%)	\$1,755	45.74%	\$1,780	46.70%	\$1,984	51.46%
\$2,000,000	(\$1,880)	(13.32%)	(\$3,905)	(27.68%)	\$3,738	48.61%	\$3,763	49.09%	\$3,967	51.46%
\$3,000,000	(\$3,079)	(14.37%)	(\$6,117)	(28.55%)	\$5,722	49.56%	\$5,747	49.89%	\$5,951	51.46%
\$4,000,000	(\$4,278)	(14.89%)	(\$8,329)	(28.98%)	\$7,705	50.04%	\$7,730	50.28%	\$7,934	51.46%
\$5,000,000	(\$5,477)	(15.19%)	(\$10,541)	(29.24%)	\$9,689	50.32%	\$9,714	50.52%	\$9,918	51.46%
\$6,000,000	(\$6,676)	(15.40%)	(\$12,752)	(29.41%)	\$11,672	50.51%	\$11,697	50.67%	\$11,901	51.46%
\$7,000,000	(\$7,876)	(15.54%)	(\$14,964)	(29.53%)	\$13,656	50.65%	\$13,681	50.79%	\$13,885	51.46%
\$8,000,000	(\$9,075)	(15.65%)	(\$17,176)	(29.62%)	\$15,640	50.75%	\$15,665	50.87%	\$15,868	51.46%
\$9,000,000	(\$10,274)	(15.73%)	(\$19,388)	(29.69%)	\$17,623	50.83%	\$17,648	50.94%	\$17,852	51.46%
\$10,000,000	(\$11,473)	(15.80%)	(\$21,600)	(29.74%)	\$19,607	50.89%	\$19,632	50.99%	\$19,836	51.46%
\$15,000,000	(\$17,469)	(16.00%)	(\$32,660)	(29.91%)	\$29,524	51.08%	\$29,549	51.15%	\$29,753	51.46%
\$20,000,000	(\$23,465)	(16.10%)	(\$43,719)	(29.99%)	\$39,442	51.18%	\$39,467	51.22%	\$39,671	51.46%
\$25,000,000	(\$29,461)	(16.16%)	(\$54,779)	(30.04%)	\$49,360	51.23%	\$49,385	51.27%	\$49,589	51.46%
\$30,000,000	(\$35,458)	(16.20%)	(\$65,838)	(30.08%)	\$59,278	51.27%	\$59,303	51.30%	\$59,507	51.46%
\$35,000,000	(\$41,454)	(16.23%)	(\$76,897)	(30.10%)	\$69,196	51.30%	\$69,221	51.33%	\$69,424	51.46%
\$40,000,000	(\$47,450)	(16.25%)	(\$87,957)	(30.12%)	\$79,113	51.32%	\$79,138	51.34%	\$79,342	51.46%
\$45,000,000	(\$53,446)	(16.26%)	(\$99,016)	(30.13%)	\$89,031	51.33%	\$89,056	51.36%	\$89,260	51.46%
\$50,000,000	(\$59,442)	(16.28%)	(\$110,076)	(30.14%)	\$98,949	51.35%	\$98,974	51.37%	\$99,178	51.46%