

CITY OF HEDRICK, 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	\$8.25732	\$122,518	\$0	\$122,518	
2026-27	\$5.26613	\$124,968	\$820	\$125,788	2.7%
2027-28	\$5.30471	\$126,417	\$826	\$127,242	1.2%
2028-29	\$5.13983	\$129,787	\$800	\$130,587	2.6%
2029-30	\$5.17249	\$131,240	\$805	\$132,046	1.1%
2030-31	\$5.01047	\$134,686	\$780	\$135,466	2.6%
2031-32	\$5.04190	\$136,144	\$785	\$136,929	1.1%
2032-33	\$4.88681	\$139,667	\$761	\$140,428	2.6%
2033-34	\$4.91709	\$141,130	\$765	\$141,896	1.0%
2034-35	\$4.76841	\$144,734	\$742	\$145,476	2.5%
2035-36	\$4.79763	\$146,203	\$747	\$146,950	1.0%

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	\$36,227,424	\$14,837,470	\$0	\$14,837,470
2026-27	\$30,337,909	\$23,886,219	\$0	\$23,886,219
2027-28	\$30,438,392	\$23,986,702	\$0	\$23,986,702
2028-29	\$31,858,641	\$25,406,951	\$0	\$25,406,951
2029-30	\$31,980,125	\$25,528,435	\$0	\$25,528,435
2030-31	\$33,488,360	\$27,036,670	\$0	\$27,036,670
2031-32	\$33,609,843	\$27,158,153	\$0	\$27,158,153
2032-33	\$35,187,833	\$28,736,143	\$0	\$28,736,143
2033-34	\$35,309,317	\$28,857,627	\$0	\$28,857,627
2034-35	\$36,959,946	\$30,508,256	\$0	\$30,508,256
2035-36	\$37,081,430	\$30,629,740	\$0	\$30,629,740

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.70%	-2.49%	80.20%	12.87%	0.93%	6.00%
2026-27	118.69%	-38.45%	80.24%	14.84%	0.95%	3.72%
2027-28	118.84%	-38.52%	80.31%	14.78%	0.94%	3.71%
2028-29	117.29%	-36.57%	80.71%	14.66%	0.90%	3.50%
2029-30	117.33%	-36.53%	80.80%	14.60%	0.90%	3.48%
2030-31	115.79%	-34.61%	81.18%	14.48%	0.85%	3.29%
2031-32	115.84%	-34.58%	81.25%	14.42%	0.85%	3.28%
2032-33	114.39%	-32.79%	81.60%	14.32%	0.81%	3.10%
2033-34	114.44%	-32.77%	81.67%	14.26%	0.81%	3.08%
2034-35	113.08%	-31.10%	81.98%	14.17%	0.77%	2.92%
2035-36	113.14%	-31.09%	82.05%	14.12%	0.77%	2.90%

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 HEDRICK, 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	\$14,837,470	\$8.25732	\$122,518
2026-27	\$23,886,219	\$5.26613	\$125,788
2027-28	\$23,986,702	\$5.30471	\$127,242
2028-29	\$25,406,951	\$5.13983	\$130,587
2029-30	\$25,528,435	\$5.17249	\$132,046
2030-31	\$27,036,670	\$5.01047	\$135,466
2031-32	\$27,158,153	\$5.04190	\$136,929
2032-33	\$28,736,143	\$4.88681	\$140,428
2033-34	\$28,857,627	\$4.91709	\$141,896
2034-35	\$30,508,256	\$4.76841	\$145,476
2035-36	\$30,629,740	\$4.79763	\$146,950

CITY OF HEDRICK, 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	\$14,837,470	\$8.25732	\$122,518
2026-27	\$15,107,488	\$8.25732	\$124,747
2027-28	\$15,442,847	\$8.25732	\$127,517
2028-29	\$15,999,253	\$8.10000	\$129,594
2029-30	\$16,352,309	\$8.10000	\$132,454
2030-31	\$16,938,962	\$8.10000	\$137,206
2031-32	\$17,310,603	\$8.10000	\$140,216
2032-33	\$17,929,072	\$8.10000	\$145,225
2033-34	\$18,320,326	\$8.10000	\$148,395
2034-35	\$18,972,299	\$8.10000	\$153,676
2035-36	\$19,384,148	\$8.10000	\$157,012

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	\$8,778,731	(\$2.99119)	\$1,041
2027-28	\$8,543,856	(\$2.95261)	-\$274
2028-29	\$9,407,698	(\$2.96017)	\$993
2029-30	\$9,176,126	(\$2.92751)	-\$408
2030-31	\$10,097,708	(\$3.08953)	-\$1,739
2031-32	\$9,847,550	(\$3.05810)	-\$3,287
2032-33	\$10,807,071	(\$3.21319)	-\$4,797
2033-34	\$10,537,301	(\$3.18291)	-\$6,499
2034-35	\$11,535,957	(\$3.33159)	-\$8,200
2035-36	\$11,245,592	(\$3.30237)	-\$10,061

CITY OF HEDRICK, 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	\$196	\$309	\$50,000	\$51,515	\$196	\$258	\$50,000	\$58,947	\$177	\$45	\$151	\$45	\$196	\$295
\$100,000	\$123,480	\$392	\$619	\$100,000	\$103,030	\$392	\$516	\$100,000	\$117,894	\$373	\$340	\$347	\$340	\$392	\$591
\$150,000	\$185,220	\$587	\$928	\$150,000	\$154,545	\$587	\$774	\$150,000	\$176,842	\$568	\$636	\$543	\$636	\$587	\$886
\$200,000	\$246,960	\$959	\$1,237	\$200,000	\$206,060	\$959	\$1,032	\$200,000	\$235,789	\$764	\$931	\$739	\$931	\$783	\$1,181
\$250,000	\$308,700	\$1,331	\$1,547	\$250,000	\$257,575	\$1,331	\$1,291	\$250,000	\$294,736	\$960	\$1,226	\$935	\$1,226	\$979	\$1,477
\$300,000	\$370,440	\$1,702	\$1,856	\$300,000	\$309,090	\$1,702	\$1,549	\$300,000	\$353,683	\$1,156	\$1,522	\$1,131	\$1,522	\$1,175	\$1,772
\$400,000	\$493,920	\$2,445	\$2,475	\$400,000	\$412,120	\$2,445	\$2,065	\$400,000	\$471,578	\$1,548	\$2,112	\$1,522	\$2,112	\$1,567	\$2,363
\$500,000	\$617,400	\$3,189	\$3,093	\$500,000	\$515,151	\$3,189	\$2,581	\$500,000	\$589,472	\$1,939	\$2,703	\$1,914	\$2,703	\$1,958	\$2,954
\$600,000	\$740,880	\$3,932	\$3,712	\$600,000	\$618,181	\$3,932	\$3,097	\$600,000	\$707,366	\$2,331	\$3,294	\$2,305	\$3,294	\$2,350	\$3,544
\$700,000	\$864,360	\$4,675	\$4,331	\$700,000	\$721,211	\$4,675	\$3,614	\$700,000	\$825,261	\$2,723	\$3,884	\$2,697	\$3,884	\$2,742	\$4,135
\$800,000	\$987,840	\$5,418	\$4,950	\$800,000	\$824,241	\$5,418	\$4,130	\$800,000	\$943,155	\$3,114	\$4,475	\$3,089	\$4,475	\$3,133	\$4,726
\$900,000	\$1,111,320	\$6,161	\$5,568	\$900,000	\$927,271	\$6,161	\$4,646	\$900,000	\$1,061,050	\$3,506	\$5,066	\$3,480	\$5,066	\$3,525	\$5,316
\$1,000,000	\$1,234,800	\$6,904	\$6,187	\$1,000,000	\$1,030,301	\$6,904	\$5,162	\$1,000,000	\$1,178,944	\$3,898	\$5,657	\$3,872	\$5,657	\$3,917	\$5,907
\$2,000,000	\$2,469,600	\$14,336	\$12,374	\$2,000,000	\$2,060,602	\$14,336	\$10,325	\$2,000,000	\$2,357,888	\$7,814	\$11,564	\$7,789	\$11,564	\$7,833	\$11,814
\$3,000,000	\$3,704,400	\$21,768	\$18,561	\$3,000,000	\$3,090,903	\$21,768	\$15,487	\$3,000,000	\$3,536,832	\$11,731	\$17,471	\$11,705	\$17,471	\$11,750	\$17,721
\$4,000,000	\$4,939,200	\$29,199	\$24,748	\$4,000,000	\$4,121,204	\$29,199	\$20,649	\$4,000,000	\$4,715,776	\$15,647	\$23,378	\$15,622	\$23,378	\$15,666	\$23,628
\$5,000,000	\$6,174,000	\$36,631	\$30,935	\$5,000,000	\$5,151,505	\$36,631	\$25,811	\$5,000,000	\$5,894,720	\$19,564	\$29,285	\$19,538	\$29,285	\$19,583	\$29,535
\$6,000,000	\$7,408,800	\$44,062	\$37,122	\$6,000,000	\$6,181,806	\$44,062	\$30,974	\$6,000,000	\$7,073,664	\$23,480	\$35,192	\$23,455	\$35,192	\$23,499	\$35,442
\$7,000,000	\$8,643,600	\$51,494	\$43,308	\$7,000,000	\$7,212,107	\$51,494	\$36,136	\$7,000,000	\$8,252,608	\$27,397	\$41,099	\$27,372	\$41,099	\$27,416	\$41,349
\$8,000,000	\$9,878,400	\$58,925	\$49,495	\$8,000,000	\$8,242,408	\$58,925	\$41,298	\$8,000,000	\$9,431,552	\$31,314	\$47,006	\$31,288	\$47,006	\$31,333	\$47,257
\$9,000,000	\$11,113,200	\$66,357	\$55,682	\$9,000,000	\$9,272,709	\$66,357	\$46,461	\$9,000,000	\$10,610,496	\$35,230	\$52,913	\$35,205	\$52,913	\$35,249	\$53,164
\$10,000,000	\$12,348,000	\$73,789	\$61,869	\$10,000,000	\$10,303,010	\$73,789	\$51,623	\$10,000,000	\$11,789,440	\$39,147	\$58,820	\$39,121	\$58,820	\$39,166	\$59,071
\$15,000,000	\$18,522,000	\$110,947	\$92,804	\$15,000,000	\$15,454,515	\$110,947	\$77,434	\$15,000,000	\$17,684,160	\$58,730	\$88,355	\$58,704	\$88,355	\$58,749	\$88,606
\$20,000,000	\$24,696,000	\$148,105	\$123,739	\$20,000,000	\$20,606,020	\$148,105	\$103,246	\$20,000,000	\$23,578,880	\$78,313	\$117,891	\$78,287	\$117,891	\$78,332	\$118,141
\$25,000,000	\$30,870,000	\$185,262	\$154,673	\$25,000,000	\$25,757,525	\$185,262	\$129,057	\$25,000,000	\$29,473,600	\$97,895	\$147,426	\$97,870	\$147,426	\$97,914	\$147,677
\$30,000,000	\$37,044,000	\$222,420	\$185,608	\$30,000,000	\$30,909,030	\$222,420	\$154,869	\$30,000,000	\$35,368,320	\$117,478	\$176,961	\$117,453	\$176,961	\$117,497	\$177,212
\$35,000,000	\$43,218,000	\$259,578	\$216,542	\$35,000,000	\$36,060,535	\$259,578	\$180,680	\$35,000,000	\$41,263,040	\$137,061	\$206,497	\$137,036	\$206,497	\$137,080	\$206,747
\$40,000,000	\$49,392,000	\$296,736	\$247,477	\$40,000,000	\$41,212,040	\$296,736	\$206,492	\$40,000,000	\$47,157,760	\$156,644	\$236,032	\$156,619	\$236,032	\$156,663	\$236,283
\$45,000,000	\$55,566,000	\$333,894	\$278,412	\$45,000,000	\$46,363,545	\$333,894	\$232,303	\$45,000,000	\$53,052,480	\$176,227	\$265,567	\$176,202	\$265,567	\$176,246	\$265,818
\$50,000,000	\$61,740,000	\$371,052	\$309,346	\$50,000,000	\$51,515,050	\$371,052	\$258,115	\$50,000,000	\$58,947,200	\$195,810	\$295,103	\$195,784	\$295,103	\$195,829	\$295,353

CITY OF HEDRICK, 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	\$114	57.97%	\$62	31.81%	(\$132)	(74.65%)	(\$107)	(70.39%)	\$100	50.82%
\$100,000	\$227	57.97%	\$125	31.81%	(\$32)	(8.72%)	(\$7)	(2.02%)	\$199	50.82%
\$150,000	\$341	57.97%	\$187	31.81%	\$67	11.79%	\$93	17.03%	\$299	50.82%
\$200,000	\$278	29.02%	\$73	7.65%	\$167	21.79%	\$192	25.99%	\$398	50.82%
\$250,000	\$216	16.24%	(\$40)	(3.01%)	\$266	27.71%	\$292	31.19%	\$498	50.82%
\$300,000	\$154	9.04%	(\$154)	(9.02%)	\$366	31.63%	\$391	34.59%	\$597	50.82%
\$400,000	\$29	1.20%	(\$380)	(15.56%)	\$565	36.49%	\$590	38.77%	\$796	50.82%
\$500,000	(\$95)	(2.98%)	(\$607)	(19.05%)	\$764	39.38%	\$789	41.24%	\$995	50.82%
\$600,000	(\$220)	(5.58%)	(\$834)	(21.22%)	\$963	41.30%	\$988	42.86%	\$1,194	50.82%
\$700,000	(\$344)	(7.36%)	(\$1,061)	(22.70%)	\$1,162	42.67%	\$1,187	44.02%	\$1,393	50.82%
\$800,000	(\$468)	(8.65%)	(\$1,288)	(23.78%)	\$1,361	43.70%	\$1,386	44.88%	\$1,592	50.82%
\$900,000	(\$593)	(9.62%)	(\$1,515)	(24.59%)	\$1,560	44.49%	\$1,585	45.55%	\$1,791	50.82%
\$1,000,000	(\$717)	(10.39%)	(\$1,742)	(25.23%)	\$1,759	45.13%	\$1,784	46.08%	\$1,990	50.82%
\$2,000,000	(\$1,962)	(13.69%)	(\$4,011)	(27.98%)	\$3,749	47.98%	\$3,775	48.47%	\$3,981	50.82%
\$3,000,000	(\$3,207)	(14.73%)	(\$6,281)	(28.85%)	\$5,740	48.93%	\$5,765	49.25%	\$5,971	50.82%
\$4,000,000	(\$4,451)	(15.24%)	(\$8,550)	(29.28%)	\$7,730	49.40%	\$7,756	49.65%	\$7,962	50.82%
\$5,000,000	(\$5,696)	(15.55%)	(\$10,819)	(29.54%)	\$9,721	49.69%	\$9,746	49.88%	\$9,952	50.82%
\$6,000,000	(\$6,941)	(15.75%)	(\$13,089)	(29.70%)	\$11,711	49.88%	\$11,737	50.04%	\$11,943	50.82%
\$7,000,000	(\$8,185)	(15.90%)	(\$15,358)	(29.82%)	\$13,702	50.01%	\$13,727	50.15%	\$13,933	50.82%
\$8,000,000	(\$9,430)	(16.00%)	(\$17,627)	(29.91%)	\$15,692	50.11%	\$15,718	50.24%	\$15,924	50.82%
\$9,000,000	(\$10,675)	(16.09%)	(\$19,896)	(29.98%)	\$17,683	50.19%	\$17,708	50.30%	\$17,914	50.82%
\$10,000,000	(\$11,919)	(16.15%)	(\$22,166)	(30.04%)	\$19,673	50.26%	\$19,699	50.35%	\$19,905	50.82%
\$15,000,000	(\$18,143)	(16.35%)	(\$33,512)	(30.21%)	\$29,626	50.44%	\$29,651	50.51%	\$29,857	50.82%
\$20,000,000	(\$24,366)	(16.45%)	(\$44,859)	(30.29%)	\$39,578	50.54%	\$39,604	50.59%	\$39,810	50.82%
\$25,000,000	(\$30,589)	(16.51%)	(\$56,205)	(30.34%)	\$49,531	50.60%	\$49,556	50.63%	\$49,762	50.82%
\$30,000,000	(\$36,813)	(16.55%)	(\$67,552)	(30.37%)	\$59,483	50.63%	\$59,508	50.67%	\$59,715	50.82%
\$35,000,000	(\$43,036)	(16.58%)	(\$78,898)	(30.39%)	\$69,435	50.66%	\$69,461	50.69%	\$69,667	50.82%
\$40,000,000	(\$49,259)	(16.60%)	(\$90,245)	(30.41%)	\$79,388	50.68%	\$79,413	50.70%	\$79,619	50.82%
\$45,000,000	(\$55,482)	(16.62%)	(\$101,591)	(30.43%)	\$89,340	50.70%	\$89,366	50.72%	\$89,572	50.82%
\$50,000,000	(\$61,706)	(16.63%)	(\$112,938)	(30.44%)	\$99,293	50.71%	\$99,318	50.73%	\$99,524	50.82%