

CITY OF HOSPERS, 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	\$6.48486	\$204,455	\$0	\$204,455	
2026-27	\$3.88500	\$208,544	\$1,632	\$210,176	2.8%
2027-28	\$3.91540	\$211,608	\$1,645	\$213,253	1.5%
2028-29	\$3.81658	\$217,518	\$1,603	\$219,121	2.8%
2029-30	\$3.84471	\$220,670	\$1,615	\$222,285	1.4%
2030-31	\$3.74631	\$226,731	\$1,574	\$228,305	2.7%
2031-32	\$3.77231	\$229,824	\$1,585	\$231,409	1.4%
2032-33	\$3.67683	\$236,037	\$1,545	\$237,582	2.7%
2033-34	\$3.70089	\$239,073	\$1,555	\$240,628	1.3%
2034-35	\$3.60817	\$245,440	\$1,516	\$246,956	2.6%
2035-36	\$3.63045	\$248,418	\$1,525	\$249,944	1.2%

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	\$60,408,970	\$31,527,981	\$0	\$31,527,981
2026-27	\$54,978,569	\$54,099,242	\$0	\$54,099,242
2027-28	\$55,344,453	\$54,465,126	\$0	\$54,465,126
2028-29	\$58,292,337	\$57,413,010	\$0	\$57,413,010
2029-30	\$58,695,221	\$57,815,894	\$0	\$57,815,894
2030-31	\$61,820,566	\$60,941,239	\$0	\$60,941,239
2031-32	\$62,223,450	\$61,344,123	\$0	\$61,344,123
2032-33	\$65,495,307	\$64,615,980	\$0	\$64,615,980
2033-34	\$65,898,192	\$65,018,865	\$0	\$65,018,865
2034-35	\$69,322,883	\$68,443,556	\$0	\$68,443,556
2035-36	\$69,725,767	\$68,846,440	\$0	\$68,846,440

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.73%	-2.20%	68.53%	17.59%	10.74%	0.93%
2026-27	94.87%	-21.98%	72.89%	17.43%	7.53%	0.54%
2027-28	94.38%	-21.93%	72.45%	17.78%	7.64%	0.54%
2028-29	93.25%	-20.89%	72.36%	18.16%	7.47%	0.51%
2029-30	92.73%	-20.77%	71.96%	18.48%	7.56%	0.51%
2030-31	91.62%	-19.73%	71.89%	18.83%	7.39%	0.48%
2031-32	91.15%	-19.63%	71.52%	19.12%	7.48%	0.48%
2032-33	90.11%	-18.65%	71.46%	19.46%	7.31%	0.45%
2033-34	89.67%	-18.56%	71.11%	19.74%	7.39%	0.45%
2034-35	88.71%	-17.66%	71.05%	20.06%	7.22%	0.43%
2035-36	88.30%	-17.58%	70.72%	20.32%	7.30%	0.42%

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 HOSPERS, 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	\$31,527,981	\$6.48486	\$204,455
2026-27	\$54,099,242	\$3.88500	\$210,176
2027-28	\$54,465,126	\$3.91540	\$213,253
2028-29	\$57,413,010	\$3.81658	\$219,121
2029-30	\$57,815,894	\$3.84471	\$222,285
2030-31	\$60,941,239	\$3.74631	\$228,305
2031-32	\$61,344,123	\$3.77231	\$231,409
2032-33	\$64,615,980	\$3.67683	\$237,582
2033-34	\$65,018,865	\$3.70089	\$240,628
2034-35	\$68,443,556	\$3.60817	\$246,956
2035-36	\$68,846,440	\$3.63045	\$249,944

CITY OF HOSPERS, 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	\$31,527,981	\$6.48486	\$204,455
2026-27	\$32,458,423	\$6.42065	\$208,404
2027-28	\$33,221,877	\$6.42065	\$213,306
2028-29	\$34,550,940	\$6.42065	\$221,840
2029-30	\$35,341,486	\$6.42065	\$226,915
2030-31	\$36,744,403	\$6.42065	\$235,923
2031-32	\$37,563,385	\$6.42065	\$241,181
2032-33	\$39,043,845	\$6.42065	\$250,687
2033-34	\$39,892,847	\$6.42065	\$256,138
2034-35	\$41,454,790	\$6.42065	\$266,167
2035-36	\$42,335,303	\$6.42065	\$271,820

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	\$21,640,819	(\$2.53565)	\$1,771
2027-28	\$21,243,249	(\$2.50525)	-\$53
2028-29	\$22,862,070	(\$2.60407)	-\$2,718
2029-30	\$22,474,408	(\$2.57594)	-\$4,630
2030-31	\$24,196,836	(\$2.67434)	-\$7,618
2031-32	\$23,780,738	(\$2.64834)	-\$9,772
2032-33	\$25,572,136	(\$2.74382)	-\$13,105
2033-34	\$25,126,018	(\$2.71976)	-\$15,510
2034-35	\$26,988,765	(\$2.81248)	-\$19,211
2035-36	\$26,511,137	(\$2.79020)	-\$21,877

CITY OF HOSPERS, 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	\$154	\$231	\$50,000	\$51,515	\$154	\$193	\$50,000	\$58,947	\$139	\$34	\$119	\$34	\$154	\$221
\$100,000	\$123,480	\$308	\$463	\$100,000	\$103,030	\$308	\$386	\$100,000	\$117,894	\$293	\$254	\$273	\$254	\$308	\$442
\$150,000	\$185,220	\$461	\$694	\$150,000	\$154,545	\$461	\$579	\$150,000	\$176,842	\$446	\$475	\$426	\$475	\$461	\$663
\$200,000	\$246,960	\$753	\$925	\$200,000	\$206,060	\$753	\$772	\$200,000	\$235,789	\$600	\$696	\$580	\$696	\$615	\$883
\$250,000	\$308,700	\$1,045	\$1,156	\$250,000	\$257,575	\$1,045	\$965	\$250,000	\$294,736	\$754	\$917	\$734	\$917	\$769	\$1,104
\$300,000	\$370,440	\$1,337	\$1,388	\$300,000	\$309,090	\$1,337	\$1,158	\$300,000	\$353,683	\$908	\$1,138	\$888	\$1,138	\$923	\$1,325
\$400,000	\$493,920	\$1,920	\$1,850	\$400,000	\$412,120	\$1,920	\$1,544	\$400,000	\$471,578	\$1,215	\$1,579	\$1,195	\$1,579	\$1,230	\$1,767
\$500,000	\$617,400	\$2,504	\$2,313	\$500,000	\$515,151	\$2,504	\$1,930	\$500,000	\$589,472	\$1,523	\$2,021	\$1,503	\$2,021	\$1,538	\$2,208
\$600,000	\$740,880	\$3,088	\$2,776	\$600,000	\$618,181	\$3,088	\$2,316	\$600,000	\$707,366	\$1,831	\$2,463	\$1,811	\$2,463	\$1,846	\$2,650
\$700,000	\$864,360	\$3,671	\$3,238	\$700,000	\$721,211	\$3,671	\$2,702	\$700,000	\$825,261	\$2,138	\$2,904	\$2,118	\$2,904	\$2,153	\$3,092
\$800,000	\$987,840	\$4,255	\$3,701	\$800,000	\$824,241	\$4,255	\$3,088	\$800,000	\$943,155	\$2,446	\$3,346	\$2,426	\$3,346	\$2,461	\$3,533
\$900,000	\$1,111,320	\$4,839	\$4,163	\$900,000	\$927,271	\$4,839	\$3,474	\$900,000	\$1,061,050	\$2,753	\$3,788	\$2,733	\$3,788	\$2,768	\$3,975
\$1,000,000	\$1,234,800	\$5,422	\$4,626	\$1,000,000	\$1,030,301	\$5,422	\$3,860	\$1,000,000	\$1,178,944	\$3,061	\$4,229	\$3,041	\$4,229	\$3,076	\$4,417
\$2,000,000	\$2,469,600	\$11,259	\$9,252	\$2,000,000	\$2,060,602	\$11,259	\$7,720	\$2,000,000	\$2,357,888	\$6,137	\$8,646	\$6,117	\$8,646	\$6,152	\$8,833
\$3,000,000	\$3,704,400	\$17,095	\$13,878	\$3,000,000	\$3,090,903	\$17,095	\$11,579	\$3,000,000	\$3,536,832	\$9,213	\$13,063	\$9,193	\$13,063	\$9,228	\$13,250
\$4,000,000	\$4,939,200	\$22,931	\$18,504	\$4,000,000	\$4,121,204	\$22,931	\$15,439	\$4,000,000	\$4,715,776	\$12,289	\$17,479	\$12,269	\$17,479	\$12,303	\$17,667
\$5,000,000	\$6,174,000	\$28,768	\$23,130	\$5,000,000	\$5,151,505	\$28,768	\$19,299	\$5,000,000	\$5,894,720	\$15,364	\$21,896	\$15,344	\$21,896	\$15,379	\$22,083
\$6,000,000	\$7,408,800	\$34,604	\$27,756	\$6,000,000	\$6,181,806	\$34,604	\$23,159	\$6,000,000	\$7,073,664	\$18,440	\$26,313	\$18,420	\$26,313	\$18,455	\$26,500
\$7,000,000	\$8,643,600	\$40,441	\$32,382	\$7,000,000	\$7,212,107	\$40,441	\$27,019	\$7,000,000	\$8,252,608	\$21,516	\$30,730	\$21,496	\$30,730	\$21,531	\$30,917
\$8,000,000	\$9,878,400	\$46,277	\$37,008	\$8,000,000	\$8,242,408	\$46,277	\$30,879	\$8,000,000	\$9,431,552	\$24,592	\$35,146	\$24,572	\$35,146	\$24,607	\$35,334
\$9,000,000	\$11,113,200	\$52,113	\$41,633	\$9,000,000	\$9,272,709	\$52,113	\$34,738	\$9,000,000	\$10,610,496	\$27,668	\$39,563	\$27,648	\$39,563	\$27,683	\$39,750
\$10,000,000	\$12,348,000	\$57,950	\$46,259	\$10,000,000	\$10,303,010	\$57,950	\$38,598	\$10,000,000	\$11,789,440	\$30,744	\$43,980	\$30,724	\$43,980	\$30,759	\$44,167
\$15,000,000	\$18,522,000	\$87,132	\$69,389	\$15,000,000	\$15,454,515	\$87,132	\$57,897	\$15,000,000	\$17,684,160	\$46,123	\$66,063	\$46,103	\$66,063	\$46,138	\$66,250
\$20,000,000	\$24,696,000	\$116,313	\$92,519	\$20,000,000	\$20,606,020	\$116,313	\$77,197	\$20,000,000	\$23,578,880	\$61,503	\$88,146	\$61,483	\$88,146	\$61,517	\$88,334
\$25,000,000	\$30,870,000	\$145,495	\$115,649	\$25,000,000	\$25,757,525	\$145,495	\$96,496	\$25,000,000	\$29,473,600	\$76,882	\$110,230	\$76,862	\$110,230	\$76,897	\$110,417
\$30,000,000	\$37,044,000	\$174,677	\$138,778	\$30,000,000	\$30,909,030	\$174,677	\$115,795	\$30,000,000	\$35,368,320	\$92,261	\$132,313	\$92,241	\$132,313	\$92,276	\$132,501
\$35,000,000	\$43,218,000	\$203,859	\$161,908	\$35,000,000	\$36,060,535	\$203,859	\$135,094	\$35,000,000	\$41,263,040	\$107,641	\$154,397	\$107,621	\$154,397	\$107,656	\$154,584
\$40,000,000	\$49,392,000	\$233,041	\$185,038	\$40,000,000	\$41,212,040	\$233,041	\$154,393	\$40,000,000	\$47,157,760	\$123,020	\$176,480	\$123,000	\$176,480	\$123,035	\$176,668
\$45,000,000	\$55,566,000	\$262,223	\$208,167	\$45,000,000	\$46,363,545	\$262,223	\$173,692	\$45,000,000	\$53,052,480	\$138,399	\$198,564	\$138,379	\$198,564	\$138,414	\$198,751
\$50,000,000	\$61,740,000	\$291,405	\$231,297	\$50,000,000	\$51,515,050	\$291,405	\$192,991	\$50,000,000	\$58,947,200	\$153,779	\$220,647	\$153,759	\$220,647	\$153,794	\$220,834

CITY OF            HOSPERS, 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	\$78	50.39%	\$39	25.49%	(\$105)	(75.86%)	(\$85)	(71.80%)	\$67	43.59%
\$100,000	\$155	50.39%	\$78	25.49%	(\$38)	(13.09%)	(\$18)	(6.72%)	\$134	43.59%
\$150,000	\$233	50.39%	\$118	25.49%	\$29	6.43%	\$49	11.42%	\$201	43.59%
\$200,000	\$172	22.83%	\$19	2.49%	\$96	15.95%	\$116	19.95%	\$268	43.59%
\$250,000	\$111	10.67%	(\$80)	(7.66%)	\$163	21.59%	\$183	24.90%	\$335	43.59%
\$300,000	\$51	3.81%	(\$179)	(13.38%)	\$230	25.32%	\$250	28.14%	\$402	43.59%
\$400,000	(\$70)	(3.65%)	(\$377)	(19.61%)	\$364	29.94%	\$384	32.12%	\$536	43.59%
\$500,000	(\$191)	(7.63%)	(\$574)	(22.93%)	\$498	32.70%	\$518	34.46%	\$670	43.59%
\$600,000	(\$312)	(10.11%)	(\$772)	(25.00%)	\$632	34.53%	\$652	36.01%	\$804	43.59%
\$700,000	(\$433)	(11.80%)	(\$970)	(26.41%)	\$766	35.83%	\$786	37.11%	\$939	43.59%
\$800,000	(\$554)	(13.03%)	(\$1,167)	(27.43%)	\$900	36.81%	\$920	37.94%	\$1,073	43.59%
\$900,000	(\$675)	(13.96%)	(\$1,365)	(28.21%)	\$1,034	37.57%	\$1,054	38.57%	\$1,207	43.59%
\$1,000,000	(\$796)	(14.69%)	(\$1,562)	(28.82%)	\$1,168	38.17%	\$1,188	39.08%	\$1,341	43.59%
\$2,000,000	(\$2,007)	(17.82%)	(\$3,539)	(31.43%)	\$2,509	40.89%	\$2,529	41.35%	\$2,682	43.59%
\$3,000,000	(\$3,217)	(18.82%)	(\$5,516)	(32.26%)	\$3,850	41.79%	\$3,870	42.10%	\$4,022	43.59%
\$4,000,000	(\$4,428)	(19.31%)	(\$7,492)	(32.67%)	\$5,191	42.24%	\$5,211	42.47%	\$5,363	43.59%
\$5,000,000	(\$5,638)	(19.60%)	(\$9,469)	(32.91%)	\$6,532	42.51%	\$6,552	42.70%	\$6,704	43.59%
\$6,000,000	(\$6,849)	(19.79%)	(\$11,445)	(33.07%)	\$7,873	42.69%	\$7,892	42.85%	\$8,045	43.59%
\$7,000,000	(\$8,059)	(19.93%)	(\$13,422)	(33.19%)	\$9,213	42.82%	\$9,233	42.95%	\$9,386	43.59%
\$8,000,000	(\$9,269)	(20.03%)	(\$15,398)	(33.27%)	\$10,554	42.92%	\$10,574	43.03%	\$10,727	43.59%
\$9,000,000	(\$10,480)	(20.11%)	(\$17,375)	(33.34%)	\$11,895	42.99%	\$11,915	43.10%	\$12,067	43.59%
\$10,000,000	(\$11,690)	(20.17%)	(\$19,351)	(33.39%)	\$13,236	43.05%	\$13,256	43.14%	\$13,408	43.59%
\$15,000,000	(\$17,742)	(20.36%)	(\$29,234)	(33.55%)	\$19,940	43.23%	\$19,960	43.29%	\$20,112	43.59%
\$20,000,000	(\$23,795)	(20.46%)	(\$39,117)	(33.63%)	\$26,644	43.32%	\$26,664	43.37%	\$26,816	43.59%
\$25,000,000	(\$29,847)	(20.51%)	(\$49,000)	(33.68%)	\$33,348	43.38%	\$33,368	43.41%	\$33,520	43.59%
\$30,000,000	(\$35,899)	(20.55%)	(\$58,882)	(33.71%)	\$40,052	43.41%	\$40,072	43.44%	\$40,225	43.59%
\$35,000,000	(\$41,951)	(20.58%)	(\$68,765)	(33.73%)	\$46,756	43.44%	\$46,776	43.46%	\$46,929	43.59%
\$40,000,000	(\$48,003)	(20.60%)	(\$78,648)	(33.75%)	\$53,460	43.46%	\$53,480	43.48%	\$53,633	43.59%
\$45,000,000	(\$54,055)	(20.61%)	(\$88,531)	(33.76%)	\$60,164	43.47%	\$60,184	43.49%	\$60,337	43.59%
\$50,000,000	(\$60,107)	(20.63%)	(\$98,413)	(33.77%)	\$66,868	43.48%	\$66,888	43.50%	\$67,041	43.59%