

CITY OF HUDSON, 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	\$7.88952	\$923,122	\$0	\$923,122	
2026-27	\$3.74066	\$941,585	\$41,605	\$983,190	6.5%
2027-28	\$3.87217	\$1,002,855	\$43,067	\$1,045,922	6.4%
2028-29	\$3.82384	\$1,066,841	\$42,530	\$1,109,371	6.1%
2029-30	\$3.95153	\$1,131,558	\$43,950	\$1,175,509	6.0%
2030-31	\$3.89637	\$1,199,019	\$43,337	\$1,242,356	5.7%
2031-32	\$4.02172	\$1,267,202	\$44,731	\$1,311,933	5.6%
2032-33	\$3.96173	\$1,338,173	\$44,063	\$1,382,236	5.4%
2033-34	\$4.08499	\$1,409,882	\$45,434	\$1,455,316	5.3%
2034-35	\$4.02080	\$1,484,423	\$44,720	\$1,529,143	5.1%
2035-36	\$4.14193	\$1,559,637	\$46,068	\$1,605,704	5.0%

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	\$328,755,465	\$117,006,096	\$44,841,966	\$161,848,062
2026-27	\$335,074,018	\$262,838,266	\$64,071,690	\$326,909,956
2027-28	\$349,272,726	\$270,112,630	\$70,996,034	\$341,108,664
2028-29	\$379,407,527	\$290,119,503	\$81,123,962	\$371,243,465
2029-30	\$393,694,235	\$297,481,867	\$88,048,306	\$385,530,173
2030-31	\$426,042,489	\$318,849,579	\$99,028,849	\$417,878,427
2031-32	\$440,329,197	\$326,211,942	\$105,953,193	\$432,165,135
2032-33	\$474,890,152	\$348,897,111	\$117,828,979	\$466,726,090
2033-34	\$489,176,860	\$356,259,475	\$124,753,323	\$481,012,798
2034-35	\$526,041,366	\$380,308,189	\$137,569,116	\$517,877,304
2035-36	\$540,328,074	\$387,670,552	\$144,493,460	\$532,164,012

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.05%	-1.29%	81.76%	17.28%	0.68%	0.25%
2026-27	99.66%	-14.19%	85.47%	13.20%	0.41%	0.12%
2027-28	100.47%	-14.76%	85.71%	12.98%	0.39%	0.12%
2028-29	100.57%	-14.59%	85.98%	12.83%	0.36%	0.11%
2029-30	101.23%	-15.05%	86.18%	12.64%	0.35%	0.10%
2030-31	101.18%	-14.77%	86.41%	12.52%	0.32%	0.10%
2031-32	101.75%	-15.17%	86.58%	12.36%	0.31%	0.09%
2032-33	101.61%	-14.84%	86.77%	12.26%	0.29%	0.09%
2033-34	102.11%	-15.19%	86.92%	12.13%	0.28%	0.08%
2034-35	101.90%	-14.82%	87.08%	12.05%	0.27%	0.08%
2035-36	102.34%	-15.14%	87.20%	11.94%	0.26%	0.08%

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 HUDSON, 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	\$117,006,096	\$7.88952	\$923,122
2026-27	\$262,838,266	\$3.74066	\$983,190
2027-28	\$270,112,630	\$3.87217	\$1,045,922
2028-29	\$290,119,503	\$3.82384	\$1,109,371
2029-30	\$297,481,867	\$3.95153	\$1,175,509
2030-31	\$318,849,579	\$3.89637	\$1,242,356
2031-32	\$326,211,942	\$4.02172	\$1,311,933
2032-33	\$348,897,111	\$3.96173	\$1,382,236
2033-34	\$356,259,475	\$4.08499	\$1,455,316
2034-35	\$380,308,189	\$4.02080	\$1,529,143
2035-36	\$387,670,552	\$4.14193	\$1,605,704

CITY OF HUDSON, 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	\$117,006,096	\$7.88952	\$923,122
2026-27	\$115,941,820	\$7.88952	\$914,726
2027-28	\$113,494,440	\$7.88952	\$895,417
2028-29	\$117,859,839	\$7.88952	\$929,858
2029-30	\$122,912,863	\$7.88952	\$969,724
2030-31	\$127,373,871	\$7.88952	\$1,004,919
2031-32	\$133,032,811	\$7.88952	\$1,049,566
2032-33	\$137,597,602	\$7.88952	\$1,085,580
2033-34	\$143,895,143	\$7.88952	\$1,135,264
2034-35	\$148,572,939	\$7.88952	\$1,172,170
2035-36	\$155,542,100	\$7.88952	\$1,227,153

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	\$146,896,446	(\$4.14886)	\$68,464
2027-28	\$156,618,190	(\$4.01735)	\$150,505
2028-29	\$172,259,663	(\$4.06568)	\$179,512
2029-30	\$174,569,003	(\$3.93799)	\$205,785
2030-31	\$191,475,708	(\$3.99315)	\$237,437
2031-32	\$193,179,132	(\$3.86780)	\$262,368
2032-33	\$211,299,510	(\$3.92779)	\$296,657
2033-34	\$212,364,332	(\$3.80453)	\$320,052
2034-35	\$231,735,250	(\$3.86872)	\$356,973
2035-36	\$232,128,452	(\$3.74759)	\$378,551

CITY OF HUDSON, 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	\$187	\$241	\$50,000	\$51,515	\$187	\$201	\$50,000	\$58,947	\$169	\$35	\$145	\$35	\$187	\$230
\$100,000	\$123,480	\$374	\$481	\$100,000	\$103,030	\$374	\$401	\$100,000	\$117,894	\$356	\$265	\$332	\$265	\$374	\$459
\$150,000	\$185,220	\$561	\$722	\$150,000	\$154,545	\$561	\$602	\$150,000	\$176,842	\$543	\$494	\$519	\$494	\$561	\$689
\$200,000	\$246,960	\$916	\$962	\$200,000	\$206,060	\$916	\$803	\$200,000	\$235,789	\$730	\$724	\$706	\$724	\$748	\$919
\$250,000	\$308,700	\$1,271	\$1,203	\$250,000	\$257,575	\$1,271	\$1,004	\$250,000	\$294,736	\$917	\$954	\$893	\$954	\$936	\$1,148
\$300,000	\$370,440	\$1,626	\$1,443	\$300,000	\$309,090	\$1,626	\$1,204	\$300,000	\$353,683	\$1,104	\$1,183	\$1,080	\$1,183	\$1,123	\$1,378
\$400,000	\$493,920	\$2,336	\$1,924	\$400,000	\$412,120	\$2,336	\$1,606	\$400,000	\$471,578	\$1,479	\$1,643	\$1,454	\$1,643	\$1,497	\$1,837
\$500,000	\$617,400	\$3,047	\$2,406	\$500,000	\$515,151	\$3,047	\$2,007	\$500,000	\$589,472	\$1,853	\$2,102	\$1,829	\$2,102	\$1,871	\$2,297
\$600,000	\$740,880	\$3,757	\$2,887	\$600,000	\$618,181	\$3,757	\$2,409	\$600,000	\$707,366	\$2,227	\$2,561	\$2,203	\$2,561	\$2,245	\$2,756
\$700,000	\$864,360	\$4,467	\$3,368	\$700,000	\$721,211	\$4,467	\$2,810	\$700,000	\$825,261	\$2,601	\$3,021	\$2,577	\$3,021	\$2,619	\$3,216
\$800,000	\$987,840	\$5,177	\$3,849	\$800,000	\$824,241	\$5,177	\$3,212	\$800,000	\$943,155	\$2,976	\$3,480	\$2,951	\$3,480	\$2,994	\$3,675
\$900,000	\$1,111,320	\$5,887	\$4,330	\$900,000	\$927,271	\$5,887	\$3,613	\$900,000	\$1,061,050	\$3,350	\$3,939	\$3,325	\$3,939	\$3,368	\$4,134
\$1,000,000	\$1,234,800	\$6,597	\$4,811	\$1,000,000	\$1,030,301	\$6,597	\$4,014	\$1,000,000	\$1,178,944	\$3,724	\$4,399	\$3,700	\$4,399	\$3,742	\$4,594
\$2,000,000	\$2,469,600	\$13,697	\$9,622	\$2,000,000	\$2,060,602	\$13,697	\$8,029	\$2,000,000	\$2,357,888	\$7,466	\$8,992	\$7,442	\$8,992	\$7,484	\$9,187
\$3,000,000	\$3,704,400	\$20,798	\$14,434	\$3,000,000	\$3,090,903	\$20,798	\$12,043	\$3,000,000	\$3,536,832	\$11,208	\$13,586	\$11,184	\$13,586	\$11,226	\$13,781
\$4,000,000	\$4,939,200	\$27,899	\$19,245	\$4,000,000	\$4,121,204	\$27,899	\$16,058	\$4,000,000	\$4,715,776	\$14,950	\$18,180	\$14,926	\$18,180	\$14,969	\$18,374
\$5,000,000	\$6,174,000	\$34,999	\$24,056	\$5,000,000	\$5,151,505	\$34,999	\$20,072	\$5,000,000	\$5,894,720	\$18,692	\$22,773	\$18,668	\$22,773	\$18,711	\$22,968
\$6,000,000	\$7,408,800	\$42,100	\$28,867	\$6,000,000	\$6,181,806	\$42,100	\$24,087	\$6,000,000	\$7,073,664	\$22,435	\$27,367	\$22,410	\$27,367	\$22,453	\$27,562
\$7,000,000	\$8,643,600	\$49,200	\$33,679	\$7,000,000	\$7,212,107	\$49,200	\$28,101	\$7,000,000	\$8,252,608	\$26,177	\$31,960	\$26,152	\$31,960	\$26,195	\$32,155
\$8,000,000	\$9,878,400	\$56,301	\$38,490	\$8,000,000	\$8,242,408	\$56,301	\$32,115	\$8,000,000	\$9,431,552	\$29,919	\$36,554	\$29,895	\$36,554	\$29,937	\$36,749
\$9,000,000	\$11,113,200	\$63,401	\$43,301	\$9,000,000	\$9,272,709	\$63,401	\$36,130	\$9,000,000	\$10,610,496	\$33,661	\$41,148	\$33,637	\$41,148	\$33,679	\$41,342
\$10,000,000	\$12,348,000	\$70,502	\$48,112	\$10,000,000	\$10,303,010	\$70,502	\$40,144	\$10,000,000	\$11,789,440	\$37,403	\$45,741	\$37,379	\$45,741	\$37,421	\$45,936
\$15,000,000	\$18,522,000	\$106,005	\$72,169	\$15,000,000	\$15,454,515	\$106,005	\$60,217	\$15,000,000	\$17,684,160	\$56,114	\$68,709	\$56,089	\$68,709	\$56,132	\$68,904
\$20,000,000	\$24,696,000	\$141,508	\$96,225	\$20,000,000	\$20,606,020	\$141,508	\$80,289	\$20,000,000	\$23,578,880	\$74,824	\$91,677	\$74,800	\$91,677	\$74,843	\$91,872
\$25,000,000	\$30,870,000	\$177,011	\$120,281	\$25,000,000	\$25,757,525	\$177,011	\$100,361	\$25,000,000	\$29,473,600	\$93,535	\$114,645	\$93,511	\$114,645	\$93,553	\$114,840
\$30,000,000	\$37,044,000	\$212,513	\$144,337	\$30,000,000	\$30,909,030	\$212,513	\$120,433	\$30,000,000	\$35,368,320	\$112,246	\$137,613	\$112,221	\$137,613	\$112,264	\$137,808
\$35,000,000	\$43,218,000	\$248,016	\$168,393	\$35,000,000	\$36,060,535	\$248,016	\$140,505	\$35,000,000	\$41,263,040	\$130,956	\$160,581	\$130,932	\$160,581	\$130,974	\$160,776
\$40,000,000	\$49,392,000	\$283,519	\$192,450	\$40,000,000	\$41,212,040	\$283,519	\$160,577	\$40,000,000	\$47,157,760	\$149,667	\$183,549	\$149,643	\$183,549	\$149,685	\$183,744
\$45,000,000	\$55,566,000	\$319,022	\$216,506	\$45,000,000	\$46,363,545	\$319,022	\$180,650	\$45,000,000	\$53,052,480	\$168,378	\$206,517	\$168,353	\$206,517	\$168,396	\$206,712
\$50,000,000	\$61,740,000	\$354,525	\$240,562	\$50,000,000	\$51,515,050	\$354,525	\$200,722	\$50,000,000	\$58,947,200	\$187,088	\$229,485	\$187,064	\$229,485	\$187,106	\$229,680

CITY OF HUDSON, 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	\$53	28.57%	\$14	7.28%	(\$134)	(79.37%)	(\$110)	(75.90%)	\$43	22.75%
\$100,000	\$107	28.57%	\$27	7.28%	(\$92)	(25.70%)	(\$67)	(20.26%)	\$85	22.75%
\$150,000	\$160	28.57%	\$41	7.28%	(\$49)	(9.01%)	(\$25)	(4.75%)	\$128	22.75%
\$200,000	\$46	5.01%	(\$113)	(12.38%)	(\$6)	(0.87%)	\$18	2.54%	\$170	22.75%
\$250,000	(\$69)	(5.39%)	(\$268)	(21.06%)	\$36	3.95%	\$61	6.78%	\$213	22.75%
\$300,000	(\$183)	(11.25%)	(\$422)	(25.95%)	\$79	7.13%	\$103	9.54%	\$255	22.75%
\$400,000	(\$412)	(17.63%)	(\$731)	(31.27%)	\$164	11.09%	\$188	12.94%	\$341	22.75%
\$500,000	(\$641)	(21.04%)	(\$1,039)	(34.11%)	\$249	13.44%	\$273	14.95%	\$426	22.75%
\$600,000	(\$870)	(23.15%)	(\$1,348)	(35.88%)	\$334	15.01%	\$359	16.28%	\$511	22.75%
\$700,000	(\$1,099)	(24.60%)	(\$1,657)	(37.09%)	\$419	16.12%	\$444	17.22%	\$596	22.75%
\$800,000	(\$1,328)	(25.65%)	(\$1,965)	(37.96%)	\$505	16.96%	\$529	17.92%	\$681	22.75%
\$900,000	(\$1,557)	(26.44%)	(\$2,274)	(38.63%)	\$590	17.60%	\$614	18.46%	\$766	22.75%
\$1,000,000	(\$1,786)	(27.07%)	(\$2,582)	(39.15%)	\$675	18.12%	\$699	18.90%	\$851	22.75%
\$2,000,000	(\$4,075)	(29.75%)	(\$5,669)	(41.38%)	\$1,526	20.44%	\$1,551	20.84%	\$1,703	22.75%
\$3,000,000	(\$6,364)	(30.60%)	(\$8,755)	(42.09%)	\$2,378	21.21%	\$2,402	21.48%	\$2,554	22.75%
\$4,000,000	(\$8,654)	(31.02%)	(\$11,841)	(42.44%)	\$3,229	21.60%	\$3,254	21.80%	\$3,406	22.75%
\$5,000,000	(\$10,943)	(31.27%)	(\$14,927)	(42.65%)	\$4,081	21.83%	\$4,105	21.99%	\$4,257	22.75%
\$6,000,000	(\$13,232)	(31.43%)	(\$18,013)	(42.79%)	\$4,932	21.98%	\$4,957	22.12%	\$5,109	22.75%
\$7,000,000	(\$15,522)	(31.55%)	(\$21,099)	(42.88%)	\$5,784	22.09%	\$5,808	22.21%	\$5,960	22.75%
\$8,000,000	(\$17,811)	(31.64%)	(\$24,185)	(42.96%)	\$6,635	22.18%	\$6,659	22.28%	\$6,812	22.75%
\$9,000,000	(\$20,100)	(31.70%)	(\$27,271)	(43.01%)	\$7,487	22.24%	\$7,511	22.33%	\$7,663	22.75%
\$10,000,000	(\$22,390)	(31.76%)	(\$30,358)	(43.06%)	\$8,338	22.29%	\$8,362	22.37%	\$8,515	22.75%
\$15,000,000	(\$33,836)	(31.92%)	(\$45,788)	(43.19%)	\$12,595	22.45%	\$12,620	22.50%	\$12,772	22.75%
\$20,000,000	(\$45,283)	(32.00%)	(\$61,219)	(43.26%)	\$16,853	22.52%	\$16,877	22.56%	\$17,029	22.75%
\$25,000,000	(\$56,730)	(32.05%)	(\$76,650)	(43.30%)	\$21,110	22.57%	\$21,135	22.60%	\$21,287	22.75%
\$30,000,000	(\$68,176)	(32.08%)	(\$92,080)	(43.33%)	\$25,368	22.60%	\$25,392	22.63%	\$25,544	22.75%
\$35,000,000	(\$79,623)	(32.10%)	(\$107,511)	(43.35%)	\$29,625	22.62%	\$29,649	22.64%	\$29,802	22.75%
\$40,000,000	(\$91,070)	(32.12%)	(\$122,942)	(43.36%)	\$33,882	22.64%	\$33,907	22.66%	\$34,059	22.75%
\$45,000,000	(\$102,516)	(32.13%)	(\$138,372)	(43.37%)	\$38,140	22.65%	\$38,164	22.67%	\$38,316	22.75%
\$50,000,000	(\$113,963)	(32.15%)	(\$153,803)	(43.38%)	\$42,397	22.66%	\$42,421	22.68%	\$42,574	22.75%