

CITY OF HOLSTEIN, 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	\$8.12622	\$514,706	\$0	\$514,706	
2026-27	\$4.63280	\$525,000	\$2,585	\$527,585	2.5%
2027-28	\$4.66334	\$530,223	\$2,602	\$532,826	1.0%
2028-29	\$4.55410	\$543,482	\$2,541	\$546,023	2.5%
2029-30	\$4.58153	\$548,753	\$2,557	\$551,309	1.0%
2030-31	\$4.47245	\$562,336	\$2,496	\$564,831	2.5%
2031-32	\$4.49916	\$567,656	\$2,511	\$570,166	0.9%
2032-33	\$4.39252	\$581,570	\$2,451	\$584,021	2.4%
2033-34	\$4.41854	\$586,942	\$2,466	\$589,407	0.9%
2034-35	\$4.31426	\$601,196	\$2,407	\$603,603	2.4%
2035-36	\$4.33962	\$606,622	\$2,422	\$609,044	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	\$129,982,118	\$63,338,905	\$6,436,811	\$69,775,716
2026-27	\$123,631,122	\$113,880,364	\$7,209,228	\$121,089,592
2027-28	\$124,009,137	\$114,258,379	\$7,209,228	\$121,467,607
2028-29	\$130,008,209	\$119,896,989	\$7,569,690	\$127,466,679
2029-30	\$130,444,224	\$120,333,005	\$7,569,690	\$127,902,694
2030-31	\$136,780,988	\$126,291,283	\$7,948,174	\$134,239,458
2031-32	\$137,217,003	\$126,727,299	\$7,948,174	\$134,675,473
2032-33	\$143,845,254	\$132,958,141	\$8,345,583	\$141,303,724
2033-34	\$144,281,270	\$133,394,157	\$8,345,583	\$141,739,740
2034-35	\$151,213,308	\$139,908,916	\$8,762,862	\$148,671,778
2035-36	\$151,649,324	\$140,344,931	\$8,762,862	\$149,107,794

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.23%	-1.45%	64.78%	23.94%	10.30%	0.85%
2026-27	88.16%	-16.13%	72.03%	20.60%	6.74%	0.49%
2027-28	88.34%	-16.23%	72.11%	20.54%	6.72%	0.49%
2028-29	87.98%	-15.60%	72.37%	20.56%	6.46%	0.47%
2029-30	88.11%	-15.65%	72.46%	20.50%	6.44%	0.46%
2030-31	87.71%	-15.00%	72.72%	20.51%	6.20%	0.44%
2031-32	87.84%	-15.04%	72.80%	20.45%	6.18%	0.44%
2032-33	87.45%	-14.42%	73.04%	20.47%	5.95%	0.42%
2033-34	87.57%	-14.46%	73.11%	20.42%	5.93%	0.42%
2034-35	87.20%	-13.86%	73.33%	20.45%	5.71%	0.40%
2035-36	87.31%	-13.91%	73.41%	20.39%	5.69%	0.40%

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 HOLSTEIN, 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	\$63,338,905	\$8.12622	\$514,706
2026-27	\$113,880,364	\$4.63280	\$527,585
2027-28	\$114,258,379	\$4.66334	\$532,826
2028-29	\$119,896,989	\$4.55410	\$546,023
2029-30	\$120,333,005	\$4.58153	\$551,309
2030-31	\$126,291,283	\$4.47245	\$564,831
2031-32	\$126,727,299	\$4.49916	\$570,166
2032-33	\$132,958,141	\$4.39252	\$584,021
2033-34	\$133,394,157	\$4.41854	\$589,407
2034-35	\$139,908,916	\$4.31426	\$603,603
2035-36	\$140,344,931	\$4.33962	\$609,044

CITY OF HOLSTEIN, 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	\$63,338,905	\$8.12622	\$514,706
2026-27	\$64,780,741	\$8.12622	\$526,423
2027-28	\$66,032,635	\$8.12622	\$536,596
2028-29	\$68,356,346	\$8.10000	\$553,686
2029-30	\$69,674,133	\$8.10000	\$564,360
2030-31	\$72,120,292	\$8.10000	\$584,174
2031-32	\$73,507,272	\$8.10000	\$595,409
2032-33	\$76,082,188	\$8.10000	\$616,266
2033-34	\$77,542,190	\$8.10000	\$628,092
2034-35	\$80,252,630	\$8.10000	\$650,046
2035-36	\$81,789,311	\$8.10000	\$662,493

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	\$49,099,623	(\$3.49342)	\$1,163
2027-28	\$48,225,745	(\$3.46288)	-\$3,770
2028-29	\$51,540,643	(\$3.54590)	-\$7,664
2029-30	\$50,658,872	(\$3.51847)	-\$13,051
2030-31	\$54,170,991	(\$3.62755)	-\$19,343
2031-32	\$53,220,027	(\$3.60084)	-\$25,243
2032-33	\$56,875,953	(\$3.70748)	-\$32,244
2033-34	\$55,851,967	(\$3.68146)	-\$38,684
2034-35	\$59,656,286	(\$3.78574)	-\$46,443
2035-36	\$58,555,620	(\$3.76038)	-\$53,450

CITY OF HOLSTEIN, 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	\$276	\$50,000	\$51,515	\$193	\$230	\$50,000	\$58,947	\$174	\$40	\$149	\$40	\$193	\$264
\$100,000	\$123,480	\$385	\$552	\$100,000	\$103,030	\$385	\$461	\$100,000	\$117,894	\$367	\$304	\$342	\$304	\$385	\$527
\$150,000	\$185,220	\$578	\$828	\$150,000	\$154,545	\$578	\$691	\$150,000	\$176,842	\$559	\$567	\$534	\$567	\$578	\$791
\$200,000	\$246,960	\$944	\$1,105	\$200,000	\$206,060	\$944	\$922	\$200,000	\$235,789	\$752	\$831	\$727	\$831	\$771	\$1,055
\$250,000	\$308,700	\$1,310	\$1,381	\$250,000	\$257,575	\$1,310	\$1,152	\$250,000	\$294,736	\$945	\$1,095	\$920	\$1,095	\$964	\$1,318
\$300,000	\$370,440	\$1,675	\$1,657	\$300,000	\$309,090	\$1,675	\$1,382	\$300,000	\$353,683	\$1,138	\$1,358	\$1,113	\$1,358	\$1,156	\$1,582
\$400,000	\$493,920	\$2,407	\$2,209	\$400,000	\$412,120	\$2,407	\$1,843	\$400,000	\$471,578	\$1,523	\$1,885	\$1,498	\$1,885	\$1,542	\$2,109
\$500,000	\$617,400	\$3,138	\$2,761	\$500,000	\$515,151	\$3,138	\$2,304	\$500,000	\$589,472	\$1,909	\$2,413	\$1,883	\$2,413	\$1,927	\$2,636
\$600,000	\$740,880	\$3,869	\$3,314	\$600,000	\$618,181	\$3,869	\$2,765	\$600,000	\$707,366	\$2,294	\$2,940	\$2,269	\$2,940	\$2,313	\$3,164
\$700,000	\$864,360	\$4,601	\$3,866	\$700,000	\$721,211	\$4,601	\$3,226	\$700,000	\$825,261	\$2,679	\$3,467	\$2,654	\$3,467	\$2,698	\$3,691
\$800,000	\$987,840	\$5,332	\$4,418	\$800,000	\$824,241	\$5,332	\$3,686	\$800,000	\$943,155	\$3,065	\$3,995	\$3,040	\$3,995	\$3,084	\$4,218
\$900,000	\$1,111,320	\$6,063	\$4,970	\$900,000	\$927,271	\$6,063	\$4,147	\$900,000	\$1,061,050	\$3,450	\$4,522	\$3,425	\$4,522	\$3,469	\$4,745
\$1,000,000	\$1,234,800	\$6,795	\$5,523	\$1,000,000	\$1,030,301	\$6,795	\$4,608	\$1,000,000	\$1,178,944	\$3,836	\$5,049	\$3,811	\$5,049	\$3,854	\$5,273
\$2,000,000	\$2,469,600	\$14,108	\$11,045	\$2,000,000	\$2,060,602	\$14,108	\$9,216	\$2,000,000	\$2,357,888	\$7,690	\$10,322	\$7,665	\$10,322	\$7,709	\$10,546
\$3,000,000	\$3,704,400	\$21,422	\$16,568	\$3,000,000	\$3,090,903	\$21,422	\$13,824	\$3,000,000	\$3,536,832	\$11,544	\$15,595	\$11,519	\$15,595	\$11,563	\$15,818
\$4,000,000	\$4,939,200	\$28,736	\$22,090	\$4,000,000	\$4,121,204	\$28,736	\$18,432	\$4,000,000	\$4,715,776	\$15,399	\$20,867	\$15,374	\$20,867	\$15,418	\$21,091
\$5,000,000	\$6,174,000	\$36,049	\$27,613	\$5,000,000	\$5,151,505	\$36,049	\$23,040	\$5,000,000	\$5,894,720	\$19,253	\$26,140	\$19,228	\$26,140	\$19,272	\$26,364
\$6,000,000	\$7,408,800	\$43,363	\$33,135	\$6,000,000	\$6,181,806	\$43,363	\$27,648	\$6,000,000	\$7,073,664	\$23,108	\$31,413	\$23,083	\$31,413	\$23,126	\$31,637
\$7,000,000	\$8,643,600	\$50,676	\$38,658	\$7,000,000	\$7,212,107	\$50,676	\$32,256	\$7,000,000	\$8,252,608	\$26,962	\$36,686	\$26,937	\$36,686	\$26,981	\$36,909
\$8,000,000	\$9,878,400	\$57,990	\$44,181	\$8,000,000	\$8,242,408	\$57,990	\$36,864	\$8,000,000	\$9,431,552	\$30,816	\$41,959	\$30,791	\$41,959	\$30,835	\$42,182
\$9,000,000	\$11,113,200	\$65,304	\$49,703	\$9,000,000	\$9,272,709	\$65,304	\$41,472	\$9,000,000	\$10,610,496	\$34,671	\$47,231	\$34,646	\$47,231	\$34,690	\$47,455
\$10,000,000	\$12,348,000	\$72,617	\$55,226	\$10,000,000	\$10,303,010	\$72,617	\$46,080	\$10,000,000	\$11,789,440	\$38,525	\$52,504	\$38,500	\$52,504	\$38,544	\$52,728
\$15,000,000	\$18,522,000	\$109,185	\$82,839	\$15,000,000	\$15,454,515	\$109,185	\$69,120	\$15,000,000	\$17,684,160	\$57,797	\$78,868	\$57,772	\$78,868	\$57,816	\$79,092
\$20,000,000	\$24,696,000	\$145,753	\$110,452	\$20,000,000	\$20,606,020	\$145,753	\$92,159	\$20,000,000	\$23,578,880	\$77,069	\$105,232	\$77,044	\$105,232	\$77,088	\$105,455
\$25,000,000	\$30,870,000	\$182,321	\$138,065	\$25,000,000	\$25,757,525	\$182,321	\$115,199	\$25,000,000	\$29,473,600	\$96,341	\$131,596	\$96,316	\$131,596	\$96,360	\$131,819
\$30,000,000	\$37,044,000	\$218,889	\$165,677	\$30,000,000	\$30,909,030	\$218,889	\$138,239	\$30,000,000	\$35,368,320	\$115,613	\$157,959	\$115,588	\$157,959	\$115,632	\$158,183
\$35,000,000	\$43,218,000	\$255,457	\$193,290	\$35,000,000	\$36,060,535	\$255,457	\$161,279	\$35,000,000	\$41,263,040	\$134,885	\$184,323	\$134,860	\$184,323	\$134,904	\$184,547
\$40,000,000	\$49,392,000	\$292,025	\$220,903	\$40,000,000	\$41,212,040	\$292,025	\$184,319	\$40,000,000	\$47,157,760	\$154,157	\$210,687	\$154,132	\$210,687	\$154,176	\$210,911
\$45,000,000	\$55,566,000	\$328,593	\$248,516	\$45,000,000	\$46,363,545	\$328,593	\$207,359	\$45,000,000	\$53,052,480	\$173,429	\$237,051	\$173,404	\$237,051	\$173,448	\$237,275
\$50,000,000	\$61,740,000	\$365,161	\$276,129	\$50,000,000	\$51,515,050	\$365,161	\$230,398	\$50,000,000	\$58,947,200	\$192,701	\$263,415	\$192,676	\$263,415	\$192,720	\$263,638

CITY OF HOLSTEIN, 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	\$83	43.28%	\$38	19.55%	(\$134)	(77.01%)	(\$109)	(73.14%)	\$71	36.80%
\$100,000	\$167	43.28%	\$75	19.55%	(\$63)	(17.20%)	(\$38)	(11.13%)	\$142	36.80%
\$150,000	\$250	43.28%	\$113	19.55%	\$8	1.40%	\$33	6.15%	\$213	36.80%
\$200,000	\$161	17.02%	(\$22)	(2.36%)	\$79	10.47%	\$104	14.28%	\$284	36.80%
\$250,000	\$71	5.43%	(\$158)	(12.03%)	\$150	15.84%	\$175	18.99%	\$355	36.80%
\$300,000	(\$18)	(1.10%)	(\$293)	(17.48%)	\$221	19.39%	\$246	22.08%	\$426	36.80%
\$400,000	(\$198)	(8.21%)	(\$563)	(23.41%)	\$362	23.80%	\$387	25.87%	\$567	36.80%
\$500,000	(\$377)	(12.00%)	(\$834)	(26.58%)	\$504	26.42%	\$529	28.10%	\$709	36.80%
\$600,000	(\$556)	(14.36%)	(\$1,104)	(28.55%)	\$646	28.17%	\$671	29.58%	\$851	36.80%
\$700,000	(\$735)	(15.97%)	(\$1,375)	(29.89%)	\$788	29.41%	\$813	30.63%	\$993	36.80%
\$800,000	(\$914)	(17.14%)	(\$1,646)	(30.86%)	\$930	30.34%	\$955	31.41%	\$1,135	36.80%
\$900,000	(\$1,093)	(18.03%)	(\$1,916)	(31.60%)	\$1,072	31.06%	\$1,097	32.02%	\$1,277	36.80%
\$1,000,000	(\$1,272)	(18.72%)	(\$2,187)	(32.18%)	\$1,213	31.64%	\$1,238	32.50%	\$1,418	36.80%
\$2,000,000	(\$3,063)	(21.71%)	(\$4,892)	(34.68%)	\$2,632	34.22%	\$2,657	34.66%	\$2,837	36.80%
\$3,000,000	(\$4,854)	(22.66%)	(\$7,598)	(35.47%)	\$4,050	35.08%	\$4,075	35.38%	\$4,255	36.80%
\$4,000,000	(\$6,645)	(23.13%)	(\$10,304)	(35.86%)	\$5,469	35.51%	\$5,494	35.73%	\$5,673	36.80%
\$5,000,000	(\$8,436)	(23.40%)	(\$13,009)	(36.09%)	\$6,887	35.77%	\$6,912	35.95%	\$7,092	36.80%
\$6,000,000	(\$10,227)	(23.59%)	(\$15,715)	(36.24%)	\$8,305	35.94%	\$8,330	36.09%	\$8,510	36.80%
\$7,000,000	(\$12,018)	(23.72%)	(\$18,421)	(36.35%)	\$9,724	36.06%	\$9,749	36.19%	\$9,929	36.80%
\$8,000,000	(\$13,809)	(23.81%)	(\$21,126)	(36.43%)	\$11,142	36.16%	\$11,167	36.27%	\$11,347	36.80%
\$9,000,000	(\$15,600)	(23.89%)	(\$23,832)	(36.49%)	\$12,560	36.23%	\$12,585	36.33%	\$12,765	36.80%
\$10,000,000	(\$17,391)	(23.95%)	(\$26,537)	(36.54%)	\$13,979	36.28%	\$14,004	36.37%	\$14,184	36.80%
\$15,000,000	(\$26,346)	(24.13%)	(\$40,066)	(36.70%)	\$21,071	36.46%	\$21,096	36.52%	\$21,276	36.80%
\$20,000,000	(\$35,301)	(24.22%)	(\$53,594)	(36.77%)	\$28,163	36.54%	\$28,188	36.59%	\$28,367	36.80%
\$25,000,000	(\$44,257)	(24.27%)	(\$67,122)	(36.82%)	\$35,254	36.59%	\$35,279	36.63%	\$35,459	36.80%
\$30,000,000	(\$53,212)	(24.31%)	(\$80,650)	(36.85%)	\$42,346	36.63%	\$42,371	36.66%	\$42,551	36.80%
\$35,000,000	(\$62,167)	(24.34%)	(\$94,178)	(36.87%)	\$49,438	36.65%	\$49,463	36.68%	\$49,643	36.80%
\$40,000,000	(\$71,122)	(24.35%)	(\$107,706)	(36.88%)	\$56,530	36.67%	\$56,555	36.69%	\$56,735	36.80%
\$45,000,000	(\$80,077)	(24.37%)	(\$121,234)	(36.89%)	\$63,622	36.68%	\$63,647	36.70%	\$63,827	36.80%
\$50,000,000	(\$89,032)	(24.38%)	(\$134,763)	(36.90%)	\$70,714	36.70%	\$70,739	36.71%	\$70,919	36.80%