

CITY OF HUXLEY, 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	\$7.86408	\$1,491,386	\$0	\$1,491,386	
2026-27	\$3.54950	\$1,521,214	\$39,515	\$1,560,729	4.6%
2027-28	\$3.64120	\$1,591,941	\$40,536	\$1,632,477	4.6%
2028-29	\$3.58221	\$1,665,126	\$39,879	\$1,705,005	4.4%
2029-30	\$3.66800	\$1,737,043	\$40,834	\$1,777,877	4.3%
2030-31	\$3.60577	\$1,813,432	\$40,141	\$1,853,574	4.3%
2031-32	\$3.68559	\$1,885,768	\$41,030	\$1,926,798	4.0%
2032-33	\$3.62135	\$1,965,332	\$40,315	\$2,005,647	4.1%
2033-34	\$3.69563	\$2,037,924	\$41,142	\$2,079,066	3.7%
2034-35	\$3.62973	\$2,120,648	\$40,408	\$2,161,057	3.9%
2035-36	\$3.69889	\$2,193,363	\$41,178	\$2,234,541	3.4%

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	\$563,155,861	\$189,645,325	\$105,759,070	\$295,404,395
2026-27	\$577,835,021	\$439,704,358	\$128,919,028	\$568,623,387
2027-28	\$591,700,087	\$448,334,990	\$134,153,463	\$582,488,453
2028-29	\$631,010,147	\$475,964,663	\$145,833,850	\$621,798,513
2029-30	\$644,979,214	\$484,699,295	\$151,068,285	\$635,767,580
2030-31	\$686,863,757	\$514,057,711	\$163,594,412	\$677,652,123
2031-32	\$700,832,824	\$522,792,343	\$168,828,847	\$691,621,190
2032-33	\$745,294,172	\$553,839,535	\$182,243,003	\$736,082,538
2033-34	\$759,263,238	\$562,574,166	\$187,477,438	\$750,051,604
2034-35	\$806,412,340	\$595,376,683	\$201,824,023	\$797,200,706
2035-36	\$820,381,407	\$604,111,315	\$207,058,458	\$811,169,773

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.72%	-0.64%	74.08%	17.28%	8.23%	0.36%
2026-27	91.10%	-9.62%	81.48%	13.14%	4.89%	0.19%
2027-28	90.79%	-9.83%	80.96%	13.78%	4.78%	0.18%
2028-29	90.18%	-9.60%	80.58%	14.45%	4.52%	0.17%
2029-30	89.90%	-9.77%	80.12%	15.01%	4.42%	0.17%
2030-31	89.31%	-9.52%	79.79%	15.61%	4.19%	0.16%
2031-32	89.06%	-9.68%	79.39%	16.10%	4.10%	0.15%
2032-33	88.50%	-9.41%	79.09%	16.65%	3.89%	0.14%
2033-34	88.29%	-9.56%	78.73%	17.08%	3.82%	0.14%
2034-35	87.74%	-9.29%	78.45%	17.57%	3.63%	0.13%
2035-36	87.56%	-9.43%	78.14%	17.96%	3.57%	0.13%

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 HUXLEY, 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	\$189,645,325	\$7.86408	\$1,491,386
2026-27	\$439,704,358	\$3.54950	\$1,560,729
2027-28	\$448,334,990	\$3.64120	\$1,632,477
2028-29	\$475,964,663	\$3.58221	\$1,705,005
2029-30	\$484,699,295	\$3.66800	\$1,777,877
2030-31	\$514,057,711	\$3.60577	\$1,853,574
2031-32	\$522,792,343	\$3.68559	\$1,926,798
2032-33	\$553,839,535	\$3.62135	\$2,005,647
2033-34	\$562,574,166	\$3.69563	\$2,079,066
2034-35	\$595,376,683	\$3.62973	\$2,161,057
2035-36	\$604,111,315	\$3.69889	\$2,234,541

CITY OF HUXLEY, 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	\$189,645,325	\$7.86408	\$1,491,386
2026-27	\$186,872,009	\$7.86408	\$1,469,576
2027-28	\$190,660,393	\$7.86408	\$1,499,369
2028-29	\$198,931,560	\$7.86408	\$1,564,414
2029-30	\$208,474,020	\$7.86408	\$1,639,456
2030-31	\$217,243,236	\$7.86408	\$1,708,418
2031-32	\$227,331,900	\$7.86408	\$1,787,756
2032-33	\$236,626,477	\$7.86408	\$1,860,850
2033-34	\$247,291,118	\$7.86408	\$1,944,717
2034-35	\$257,140,537	\$7.86408	\$2,022,174
2035-36	\$268,410,552	\$7.86408	\$2,110,802

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	\$252,832,350	(\$4.31458)	\$91,152
2027-28	\$257,674,597	(\$4.22288)	\$133,109
2028-29	\$277,033,103	(\$4.28187)	\$140,592
2029-30	\$276,225,275	(\$4.19608)	\$138,421
2030-31	\$296,814,475	(\$4.25831)	\$145,156
2031-32	\$295,460,443	(\$4.17849)	\$139,042
2032-33	\$317,213,058	(\$4.24273)	\$144,797
2033-34	\$315,283,049	(\$4.16845)	\$134,349
2034-35	\$338,236,146	(\$4.23435)	\$138,883
2035-36	\$335,700,763	(\$4.16519)	\$123,739

CITY OF HUXLEY, 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	\$223	\$50,000	\$51,515	\$187	\$186	\$50,000	\$58,947	\$168	\$32	\$144	\$32	\$187	\$213
\$100,000	\$123,480	\$373	\$445	\$100,000	\$103,030	\$373	\$372	\$100,000	\$117,894	\$355	\$245	\$331	\$245	\$373	\$425
\$150,000	\$185,220	\$560	\$668	\$150,000	\$154,545	\$560	\$557	\$150,000	\$176,842	\$541	\$457	\$517	\$457	\$560	\$638
\$200,000	\$246,960	\$913	\$890	\$200,000	\$206,060	\$913	\$743	\$200,000	\$235,789	\$728	\$670	\$704	\$670	\$746	\$850
\$250,000	\$308,700	\$1,267	\$1,113	\$250,000	\$257,575	\$1,267	\$929	\$250,000	\$294,736	\$914	\$882	\$890	\$882	\$933	\$1,063
\$300,000	\$370,440	\$1,621	\$1,336	\$300,000	\$309,090	\$1,621	\$1,115	\$300,000	\$353,683	\$1,101	\$1,095	\$1,077	\$1,095	\$1,119	\$1,275
\$400,000	\$493,920	\$2,329	\$1,781	\$400,000	\$412,120	\$2,329	\$1,486	\$400,000	\$471,578	\$1,474	\$1,520	\$1,450	\$1,520	\$1,492	\$1,700
\$500,000	\$617,400	\$3,037	\$2,226	\$500,000	\$515,151	\$3,037	\$1,858	\$500,000	\$589,472	\$1,847	\$1,945	\$1,823	\$1,945	\$1,865	\$2,126
\$600,000	\$740,880	\$3,744	\$2,671	\$600,000	\$618,181	\$3,744	\$2,229	\$600,000	\$707,366	\$2,220	\$2,370	\$2,196	\$2,370	\$2,238	\$2,551
\$700,000	\$864,360	\$4,452	\$3,117	\$700,000	\$721,211	\$4,452	\$2,601	\$700,000	\$825,261	\$2,593	\$2,795	\$2,569	\$2,795	\$2,611	\$2,976
\$800,000	\$987,840	\$5,160	\$3,562	\$800,000	\$824,241	\$5,160	\$2,972	\$800,000	\$943,155	\$2,966	\$3,221	\$2,942	\$3,221	\$2,984	\$3,401
\$900,000	\$1,111,320	\$5,868	\$4,007	\$900,000	\$927,271	\$5,868	\$3,344	\$900,000	\$1,061,050	\$3,339	\$3,646	\$3,315	\$3,646	\$3,357	\$3,826
\$1,000,000	\$1,234,800	\$6,576	\$4,452	\$1,000,000	\$1,030,301	\$6,576	\$3,715	\$1,000,000	\$1,178,944	\$3,712	\$4,071	\$3,688	\$4,071	\$3,730	\$4,251
\$2,000,000	\$2,469,600	\$13,653	\$8,905	\$2,000,000	\$2,060,602	\$13,653	\$7,430	\$2,000,000	\$2,357,888	\$7,442	\$8,322	\$7,418	\$8,322	\$7,460	\$8,502
\$3,000,000	\$3,704,400	\$20,731	\$13,357	\$3,000,000	\$3,090,903	\$20,731	\$11,145	\$3,000,000	\$3,536,832	\$11,172	\$12,573	\$11,148	\$12,573	\$11,190	\$12,753
\$4,000,000	\$4,939,200	\$27,809	\$17,810	\$4,000,000	\$4,121,204	\$27,809	\$14,860	\$4,000,000	\$4,715,776	\$14,902	\$16,824	\$14,878	\$16,824	\$14,920	\$17,004
\$5,000,000	\$6,174,000	\$34,886	\$22,262	\$5,000,000	\$5,151,505	\$34,886	\$18,575	\$5,000,000	\$5,894,720	\$18,632	\$21,075	\$18,608	\$21,075	\$18,650	\$21,255
\$6,000,000	\$7,408,800	\$41,964	\$26,714	\$6,000,000	\$6,181,806	\$41,964	\$22,290	\$6,000,000	\$7,073,664	\$22,362	\$25,326	\$22,338	\$25,326	\$22,380	\$25,506
\$7,000,000	\$8,643,600	\$49,042	\$31,167	\$7,000,000	\$7,212,107	\$49,042	\$26,005	\$7,000,000	\$8,252,608	\$26,092	\$29,577	\$26,068	\$29,577	\$26,110	\$29,757
\$8,000,000	\$9,878,400	\$56,119	\$35,619	\$8,000,000	\$8,242,408	\$56,119	\$29,720	\$8,000,000	\$9,431,552	\$29,822	\$33,828	\$29,798	\$33,828	\$29,840	\$34,008
\$9,000,000	\$11,113,200	\$63,197	\$40,072	\$9,000,000	\$9,272,709	\$63,197	\$33,435	\$9,000,000	\$10,610,496	\$33,552	\$38,079	\$33,528	\$38,079	\$33,571	\$38,259
\$10,000,000	\$12,348,000	\$70,275	\$44,524	\$10,000,000	\$10,303,010	\$70,275	\$37,150	\$10,000,000	\$11,789,440	\$37,282	\$42,330	\$37,258	\$42,330	\$37,301	\$42,510
\$15,000,000	\$18,522,000	\$105,663	\$66,786	\$15,000,000	\$15,454,515	\$105,663	\$55,725	\$15,000,000	\$17,684,160	\$55,933	\$63,585	\$55,909	\$63,585	\$55,951	\$63,765
\$20,000,000	\$24,696,000	\$141,051	\$89,048	\$20,000,000	\$20,606,020	\$141,051	\$74,301	\$20,000,000	\$23,578,880	\$74,583	\$84,840	\$74,559	\$84,840	\$74,601	\$85,020
\$25,000,000	\$30,870,000	\$176,440	\$111,310	\$25,000,000	\$25,757,525	\$176,440	\$92,876	\$25,000,000	\$29,473,600	\$93,233	\$106,095	\$93,209	\$106,095	\$93,251	\$106,275
\$30,000,000	\$37,044,000	\$211,828	\$133,572	\$30,000,000	\$30,909,030	\$211,828	\$111,451	\$30,000,000	\$35,368,320	\$111,884	\$127,350	\$111,859	\$127,350	\$111,902	\$127,530
\$35,000,000	\$43,218,000	\$247,216	\$155,834	\$35,000,000	\$36,060,535	\$247,216	\$130,026	\$35,000,000	\$41,263,040	\$130,534	\$148,605	\$130,510	\$148,605	\$130,552	\$148,785
\$40,000,000	\$49,392,000	\$282,605	\$178,096	\$40,000,000	\$41,212,040	\$282,605	\$148,601	\$40,000,000	\$47,157,760	\$149,184	\$169,860	\$149,160	\$169,860	\$149,202	\$170,040
\$45,000,000	\$55,566,000	\$317,993	\$200,358	\$45,000,000	\$46,363,545	\$317,993	\$167,176	\$45,000,000	\$53,052,480	\$167,835	\$191,115	\$167,810	\$191,115	\$167,853	\$191,295
\$50,000,000	\$61,740,000	\$353,381	\$222,620	\$50,000,000	\$51,515,050	\$353,381	\$185,751	\$50,000,000	\$58,947,200	\$186,485	\$212,370	\$186,461	\$212,370	\$186,503	\$212,550

CITY OF HUXLEY, 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	\$36	19.37%	(\$1)	(0.40%)	(\$136)	(80.84%)	(\$112)	(77.62%)	\$26	13.97%
\$100,000	\$72	19.37%	(\$2)	(0.40%)	(\$110)	(31.02%)	(\$86)	(25.96%)	\$52	13.97%
\$150,000	\$108	19.37%	(\$2)	(0.40%)	(\$84)	(15.53%)	(\$60)	(11.57%)	\$78	13.97%
\$200,000	(\$23)	(2.51%)	(\$170)	(18.65%)	(\$58)	(7.97%)	(\$34)	(4.80%)	\$104	13.97%
\$250,000	(\$154)	(12.17%)	(\$339)	(26.71%)	(\$32)	(3.50%)	(\$8)	(0.87%)	\$130	13.97%
\$300,000	(\$285)	(17.61%)	(\$507)	(31.25%)	(\$6)	(0.54%)	\$18	1.70%	\$156	13.97%
\$400,000	(\$548)	(23.53%)	(\$843)	(36.19%)	\$46	3.13%	\$70	4.86%	\$208	13.97%
\$500,000	(\$810)	(26.69%)	(\$1,179)	(38.83%)	\$98	5.32%	\$123	6.72%	\$260	13.97%
\$600,000	(\$1,073)	(28.66%)	(\$1,515)	(40.47%)	\$150	6.77%	\$175	7.95%	\$313	13.97%
\$700,000	(\$1,336)	(30.00%)	(\$1,852)	(41.59%)	\$202	7.81%	\$227	8.83%	\$365	13.97%
\$800,000	(\$1,598)	(30.97%)	(\$2,188)	(42.40%)	\$255	8.58%	\$279	9.48%	\$417	13.97%
\$900,000	(\$1,861)	(31.71%)	(\$2,524)	(43.02%)	\$307	9.18%	\$331	9.98%	\$469	13.97%
\$1,000,000	(\$2,123)	(32.29%)	(\$2,861)	(43.50%)	\$359	9.66%	\$383	10.39%	\$521	13.97%
\$2,000,000	(\$4,748)	(34.78%)	(\$6,223)	(45.58%)	\$880	11.82%	\$904	12.19%	\$1,042	13.97%
\$3,000,000	(\$7,374)	(35.57%)	(\$9,586)	(46.24%)	\$1,401	12.54%	\$1,425	12.78%	\$1,563	13.97%
\$4,000,000	(\$9,999)	(35.96%)	(\$12,948)	(46.56%)	\$1,922	12.89%	\$1,946	13.08%	\$2,084	13.97%
\$5,000,000	(\$12,624)	(36.19%)	(\$16,311)	(46.76%)	\$2,443	13.11%	\$2,467	13.26%	\$2,605	13.97%
\$6,000,000	(\$15,249)	(36.34%)	(\$19,674)	(46.88%)	\$2,963	13.25%	\$2,988	13.37%	\$3,126	13.97%
\$7,000,000	(\$17,875)	(36.45%)	(\$23,036)	(46.97%)	\$3,484	13.35%	\$3,509	13.46%	\$3,647	13.97%
\$8,000,000	(\$20,500)	(36.53%)	(\$26,399)	(47.04%)	\$4,005	13.43%	\$4,030	13.52%	\$4,168	13.97%
\$9,000,000	(\$23,125)	(36.59%)	(\$29,762)	(47.09%)	\$4,526	13.49%	\$4,551	13.57%	\$4,688	13.97%
\$10,000,000	(\$25,751)	(36.64%)	(\$33,124)	(47.14%)	\$5,047	13.54%	\$5,071	13.61%	\$5,209	13.97%
\$15,000,000	(\$38,877)	(36.79%)	(\$49,938)	(47.26%)	\$7,652	13.68%	\$7,676	13.73%	\$7,814	13.97%
\$20,000,000	(\$52,003)	(36.87%)	(\$66,751)	(47.32%)	\$10,257	13.75%	\$10,281	13.79%	\$10,419	13.97%
\$25,000,000	(\$65,130)	(36.91%)	(\$83,564)	(47.36%)	\$12,861	13.79%	\$12,886	13.82%	\$13,024	13.97%
\$30,000,000	(\$78,256)	(36.94%)	(\$100,377)	(47.39%)	\$15,466	13.82%	\$15,490	13.85%	\$15,628	13.97%
\$35,000,000	(\$91,382)	(36.96%)	(\$117,190)	(47.40%)	\$18,071	13.84%	\$18,095	13.86%	\$18,233	13.97%
\$40,000,000	(\$104,509)	(36.98%)	(\$134,004)	(47.42%)	\$20,675	13.86%	\$20,700	13.88%	\$20,838	13.97%
\$45,000,000	(\$117,635)	(36.99%)	(\$150,817)	(47.43%)	\$23,280	13.87%	\$23,304	13.89%	\$23,442	13.97%
\$50,000,000	(\$130,761)	(37.00%)	(\$167,630)	(47.44%)	\$25,885	13.88%	\$25,909	13.90%	\$26,047	13.97%