

CITY OF HUBBARD, 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	\$8.12621	\$226,542	\$0	\$226,542	
2026-27	\$5.17601	\$231,072	\$5,746	\$236,819	4.5%
2027-28	\$5.28715	\$241,555	\$5,870	\$247,425	4.5%
2028-29	\$5.12500	\$252,373	\$5,690	\$258,063	4.3%
2029-30	\$5.22874	\$263,224	\$5,805	\$269,029	4.2%
2030-31	\$5.06564	\$274,409	\$5,624	\$280,033	4.1%
2031-32	\$5.16807	\$285,634	\$5,737	\$291,371	4.0%
2032-33	\$5.00953	\$297,199	\$5,561	\$302,760	3.9%
2033-34	\$5.10327	\$308,365	\$5,665	\$314,030	3.7%
2034-35	\$4.94901	\$320,311	\$5,494	\$325,805	3.7%
2035-36	\$5.03390	\$331,334	\$5,588	\$336,922	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	\$60,381,810	\$27,877,875	\$4,109,867	\$31,987,742
2026-27	\$55,287,538	\$45,753,101	\$4,610,757	\$50,363,858
2027-28	\$56,335,643	\$46,797,353	\$4,614,610	\$51,411,963
2028-29	\$60,126,388	\$50,353,707	\$4,849,001	\$55,202,708
2029-30	\$61,228,493	\$51,451,959	\$4,852,854	\$56,304,813
2030-31	\$65,303,738	\$55,280,901	\$5,099,157	\$60,380,058
2031-32	\$66,405,844	\$56,379,154	\$5,103,010	\$61,482,164
2032-33	\$70,722,393	\$60,436,892	\$5,361,821	\$65,798,713
2033-34	\$71,824,498	\$61,535,145	\$5,365,674	\$66,900,818
2034-35	\$76,393,666	\$65,832,368	\$5,637,618	\$71,469,986
2035-36	\$77,495,772	\$66,930,621	\$5,641,471	\$72,572,092

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	59.10%	-1.87%	57.23%	41.33%	0.00%	1.44%
2026-27	84.09%	-25.01%	59.08%	39.45%	0.00%	0.91%
2027-28	82.48%	-24.62%	57.86%	40.71%	0.00%	0.89%
2028-29	79.98%	-23.01%	56.97%	41.73%	0.00%	0.83%
2029-30	78.51%	-22.57%	55.94%	42.80%	0.00%	0.82%
2030-31	76.23%	-21.04%	55.19%	43.66%	0.00%	0.76%
2031-32	74.95%	-20.68%	54.27%	44.60%	0.00%	0.75%
2032-33	72.92%	-19.32%	53.60%	45.37%	0.00%	0.70%
2033-34	71.80%	-19.01%	52.79%	46.21%	0.00%	0.69%
2034-35	69.97%	-17.79%	52.18%	46.90%	0.00%	0.64%
2035-36	68.98%	-17.54%	51.45%	47.65%	0.00%	0.63%

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 HUBBARD, 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	\$27,877,875	\$8.12621	\$226,542
2026-27	\$45,753,101	\$5.17601	\$236,819
2027-28	\$46,797,353	\$5.28715	\$247,425
2028-29	\$50,353,707	\$5.12500	\$258,063
2029-30	\$51,451,959	\$5.22874	\$269,029
2030-31	\$55,280,901	\$5.06564	\$280,033
2031-32	\$56,379,154	\$5.16807	\$291,371
2032-33	\$60,436,892	\$5.00953	\$302,760
2033-34	\$61,535,145	\$5.10327	\$314,030
2034-35	\$65,832,368	\$4.94901	\$325,805
2035-36	\$66,930,621	\$5.03390	\$336,922

CITY OF HUBBARD, 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	\$27,877,875	\$8.12621	\$226,542
2026-27	\$29,281,913	\$7.96688	\$233,285
2027-28	\$30,530,168	\$7.81066	\$238,461
2028-29	\$32,542,212	\$7.81066	\$254,176
2029-30	\$33,816,422	\$7.81066	\$264,129
2030-31	\$35,972,449	\$7.81066	\$280,969
2031-32	\$37,269,856	\$7.81066	\$291,102
2032-33	\$39,577,122	\$7.81066	\$309,124
2033-34	\$40,899,019	\$7.81066	\$319,448
2034-35	\$43,365,196	\$7.81066	\$338,711
2035-36	\$44,712,799	\$7.81066	\$349,237

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	\$16,471,188	(\$2.79087)	\$3,533
2027-28	\$16,267,185	(\$2.52351)	\$8,964
2028-29	\$17,811,495	(\$2.68566)	\$3,887
2029-30	\$17,635,538	(\$2.58192)	\$4,900
2030-31	\$19,308,452	(\$2.74502)	-\$936
2031-32	\$19,109,298	(\$2.64259)	\$269
2032-33	\$20,859,770	(\$2.80113)	-\$6,363
2033-34	\$20,636,125	(\$2.70739)	-\$5,418
2034-35	\$22,467,172	(\$2.86165)	-\$12,906
2035-36	\$22,217,822	(\$2.77676)	-\$12,315

CITY OF HUBBARD, 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	\$313	\$50,000	\$51,515	\$193	\$261	\$50,000	\$58,947	\$174	\$45	\$149	\$45	\$193	\$299
\$100,000	\$123,480	\$385	\$626	\$100,000	\$103,030	\$385	\$522	\$100,000	\$117,894	\$367	\$344	\$342	\$344	\$385	\$597
\$150,000	\$185,220	\$578	\$938	\$150,000	\$154,545	\$578	\$783	\$150,000	\$176,842	\$559	\$643	\$534	\$643	\$578	\$896
\$200,000	\$246,960	\$944	\$1,251	\$200,000	\$206,060	\$944	\$1,044	\$200,000	\$235,789	\$752	\$941	\$727	\$941	\$771	\$1,194
\$250,000	\$308,700	\$1,310	\$1,564	\$250,000	\$257,575	\$1,310	\$1,305	\$250,000	\$294,736	\$945	\$1,240	\$920	\$1,240	\$964	\$1,493
\$300,000	\$370,440	\$1,675	\$1,877	\$300,000	\$309,090	\$1,675	\$1,566	\$300,000	\$353,683	\$1,138	\$1,538	\$1,113	\$1,538	\$1,156	\$1,792
\$400,000	\$493,920	\$2,407	\$2,502	\$400,000	\$412,120	\$2,407	\$2,088	\$400,000	\$471,578	\$1,523	\$2,136	\$1,498	\$2,136	\$1,542	\$2,389
\$500,000	\$617,400	\$3,138	\$3,128	\$500,000	\$515,151	\$3,138	\$2,610	\$500,000	\$589,472	\$1,909	\$2,733	\$1,883	\$2,733	\$1,927	\$2,986
\$600,000	\$740,880	\$3,869	\$3,753	\$600,000	\$618,181	\$3,869	\$3,131	\$600,000	\$707,366	\$2,294	\$3,330	\$2,269	\$3,330	\$2,313	\$3,583
\$700,000	\$864,360	\$4,601	\$4,379	\$700,000	\$721,211	\$4,601	\$3,653	\$700,000	\$825,261	\$2,679	\$3,927	\$2,654	\$3,927	\$2,698	\$4,180
\$800,000	\$987,840	\$5,332	\$5,004	\$800,000	\$824,241	\$5,332	\$4,175	\$800,000	\$943,155	\$3,065	\$4,524	\$3,040	\$4,524	\$3,084	\$4,778
\$900,000	\$1,111,320	\$6,063	\$5,630	\$900,000	\$927,271	\$6,063	\$4,697	\$900,000	\$1,061,050	\$3,450	\$5,122	\$3,425	\$5,122	\$3,469	\$5,375
\$1,000,000	\$1,234,800	\$6,795	\$6,255	\$1,000,000	\$1,030,301	\$6,795	\$5,219	\$1,000,000	\$1,178,944	\$3,836	\$5,719	\$3,811	\$5,719	\$3,854	\$5,972
\$2,000,000	\$2,469,600	\$14,108	\$12,510	\$2,000,000	\$2,060,602	\$14,108	\$10,438	\$2,000,000	\$2,357,888	\$7,690	\$11,691	\$7,665	\$11,691	\$7,709	\$11,944
\$3,000,000	\$3,704,400	\$21,422	\$18,765	\$3,000,000	\$3,090,903	\$21,422	\$15,657	\$3,000,000	\$3,536,832	\$11,544	\$17,663	\$11,519	\$17,663	\$11,563	\$17,916
\$4,000,000	\$4,939,200	\$28,735	\$25,020	\$4,000,000	\$4,121,204	\$28,735	\$20,877	\$4,000,000	\$4,715,776	\$15,399	\$23,635	\$15,374	\$23,635	\$15,418	\$23,888
\$5,000,000	\$6,174,000	\$36,049	\$31,275	\$5,000,000	\$5,151,505	\$36,049	\$26,096	\$5,000,000	\$5,894,720	\$19,253	\$29,607	\$19,228	\$29,607	\$19,272	\$29,861
\$6,000,000	\$7,408,800	\$43,363	\$37,530	\$6,000,000	\$6,181,806	\$43,363	\$31,315	\$6,000,000	\$7,073,664	\$23,108	\$35,579	\$23,083	\$35,579	\$23,126	\$35,833
\$7,000,000	\$8,643,600	\$50,676	\$43,785	\$7,000,000	\$7,212,107	\$50,676	\$36,534	\$7,000,000	\$8,252,608	\$26,962	\$41,551	\$26,937	\$41,551	\$26,981	\$41,805
\$8,000,000	\$9,878,400	\$57,990	\$50,040	\$8,000,000	\$8,242,408	\$57,990	\$41,753	\$8,000,000	\$9,431,552	\$30,816	\$47,524	\$30,791	\$47,524	\$30,835	\$47,777
\$9,000,000	\$11,113,200	\$65,303	\$56,295	\$9,000,000	\$9,272,709	\$65,303	\$46,972	\$9,000,000	\$10,610,496	\$34,671	\$53,496	\$34,646	\$53,496	\$34,690	\$53,749
\$10,000,000	\$12,348,000	\$72,617	\$62,551	\$10,000,000	\$10,303,010	\$72,617	\$52,191	\$10,000,000	\$11,789,440	\$38,525	\$59,468	\$38,500	\$59,468	\$38,544	\$59,721
\$15,000,000	\$18,522,000	\$109,185	\$93,826	\$15,000,000	\$15,454,515	\$109,185	\$78,287	\$15,000,000	\$17,684,160	\$57,797	\$89,328	\$57,772	\$89,328	\$57,816	\$89,582
\$20,000,000	\$24,696,000	\$145,753	\$125,101	\$20,000,000	\$20,606,020	\$145,753	\$104,383	\$20,000,000	\$23,578,880	\$77,069	\$119,189	\$77,044	\$119,189	\$77,088	\$119,442
\$25,000,000	\$30,870,000	\$182,321	\$156,376	\$25,000,000	\$25,757,525	\$182,321	\$130,478	\$25,000,000	\$29,473,600	\$96,341	\$149,049	\$96,316	\$149,049	\$96,360	\$149,303
\$30,000,000	\$37,044,000	\$218,889	\$187,652	\$30,000,000	\$30,909,030	\$218,889	\$156,574	\$30,000,000	\$35,368,320	\$115,613	\$178,910	\$115,588	\$178,910	\$115,632	\$179,163
\$35,000,000	\$43,218,000	\$255,457	\$218,927	\$35,000,000	\$36,060,535	\$255,457	\$182,670	\$35,000,000	\$41,263,040	\$134,885	\$208,770	\$134,860	\$208,770	\$134,904	\$209,024
\$40,000,000	\$49,392,000	\$292,025	\$250,202	\$40,000,000	\$41,212,040	\$292,025	\$208,765	\$40,000,000	\$47,157,760	\$154,157	\$238,631	\$154,132	\$238,631	\$154,176	\$238,884
\$45,000,000	\$55,566,000	\$328,593	\$281,477	\$45,000,000	\$46,363,545	\$328,593	\$234,861	\$45,000,000	\$53,052,480	\$173,429	\$268,491	\$173,404	\$268,491	\$173,448	\$268,745
\$50,000,000	\$61,740,000	\$365,161	\$312,753	\$50,000,000	\$51,515,050	\$365,161	\$260,957	\$50,000,000	\$58,947,200	\$192,701	\$298,352	\$192,676	\$298,352	\$192,720	\$298,605

CITY OF HUBBARD, 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	\$120	62.28%	\$68	35.41%	(\$129)	(73.96%)	(\$104)	(69.58%)	\$106	54.94%
\$100,000	\$240	62.28%	\$136	35.41%	(\$23)	(6.22%)	\$2	0.65%	\$212	54.94%
\$150,000	\$360	62.28%	\$205	35.41%	\$83	14.85%	\$108	20.23%	\$318	54.94%
\$200,000	\$307	32.54%	\$100	10.59%	\$189	25.12%	\$214	29.43%	\$424	54.94%
\$250,000	\$254	19.42%	(\$5)	(0.36%)	\$295	31.20%	\$320	34.78%	\$529	54.94%
\$300,000	\$201	12.02%	(\$109)	(6.53%)	\$401	35.22%	\$426	38.27%	\$635	54.94%
\$400,000	\$95	3.97%	(\$319)	(13.25%)	\$612	40.21%	\$638	42.56%	\$847	54.94%
\$500,000	(\$10)	(0.33%)	(\$528)	(16.84%)	\$824	43.19%	\$849	45.09%	\$1,059	54.94%
\$600,000	(\$116)	(3.00%)	(\$738)	(19.07%)	\$1,036	45.16%	\$1,061	46.77%	\$1,271	54.94%
\$700,000	(\$222)	(4.83%)	(\$947)	(20.59%)	\$1,248	46.57%	\$1,273	47.95%	\$1,482	54.94%
\$800,000	(\$328)	(6.15%)	(\$1,157)	(21.69%)	\$1,460	47.62%	\$1,485	48.84%	\$1,694	54.94%
\$900,000	(\$434)	(7.15%)	(\$1,366)	(22.53%)	\$1,671	48.44%	\$1,696	49.53%	\$1,906	54.94%
\$1,000,000	(\$540)	(7.94%)	(\$1,576)	(23.19%)	\$1,883	49.09%	\$1,908	50.07%	\$2,118	54.94%
\$2,000,000	(\$1,598)	(11.33%)	(\$3,670)	(26.01%)	\$4,001	52.03%	\$4,026	52.52%	\$4,235	54.94%
\$3,000,000	(\$2,657)	(12.40%)	(\$5,764)	(26.91%)	\$6,119	53.00%	\$6,144	53.33%	\$6,353	54.94%
\$4,000,000	(\$3,715)	(12.93%)	(\$7,859)	(27.35%)	\$8,236	53.49%	\$8,261	53.74%	\$8,471	54.94%
\$5,000,000	(\$4,774)	(13.24%)	(\$9,953)	(27.61%)	\$10,354	53.78%	\$10,379	53.98%	\$10,589	54.94%
\$6,000,000	(\$5,832)	(13.45%)	(\$12,048)	(27.78%)	\$12,472	53.97%	\$12,497	54.14%	\$12,706	54.94%
\$7,000,000	(\$6,891)	(13.60%)	(\$14,142)	(27.91%)	\$14,589	54.11%	\$14,614	54.25%	\$14,824	54.94%
\$8,000,000	(\$7,949)	(13.71%)	(\$16,237)	(28.00%)	\$16,707	54.21%	\$16,732	54.34%	\$16,942	54.94%
\$9,000,000	(\$9,008)	(13.79%)	(\$18,331)	(28.07%)	\$18,825	54.30%	\$18,850	54.41%	\$19,059	54.94%
\$10,000,000	(\$10,067)	(13.86%)	(\$20,426)	(28.13%)	\$20,943	54.36%	\$20,968	54.46%	\$21,177	54.94%
\$15,000,000	(\$15,359)	(14.07%)	(\$30,898)	(28.30%)	\$31,531	54.55%	\$31,556	54.62%	\$31,766	54.94%
\$20,000,000	(\$20,652)	(14.17%)	(\$41,370)	(28.38%)	\$42,120	54.65%	\$42,145	54.70%	\$42,354	54.94%
\$25,000,000	(\$25,945)	(14.23%)	(\$51,843)	(28.43%)	\$52,708	54.71%	\$52,733	54.75%	\$52,943	54.94%
\$30,000,000	(\$31,237)	(14.27%)	(\$62,315)	(28.47%)	\$63,297	54.75%	\$63,322	54.78%	\$63,531	54.94%
\$35,000,000	(\$36,530)	(14.30%)	(\$72,787)	(28.49%)	\$73,885	54.78%	\$73,910	54.81%	\$74,120	54.94%
\$40,000,000	(\$41,823)	(14.32%)	(\$83,259)	(28.51%)	\$84,474	54.80%	\$84,499	54.82%	\$84,709	54.94%
\$45,000,000	(\$47,115)	(14.34%)	(\$93,732)	(28.53%)	\$95,062	54.81%	\$95,088	54.84%	\$95,297	54.94%
\$50,000,000	(\$52,408)	(14.35%)	(\$104,204)	(28.54%)	\$105,651	54.83%	\$105,676	54.85%	\$105,886	54.94%