

CITY OF HULL, 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	\$8.23500	\$651,545	\$0	\$651,545	
2026-27	\$3.82859	\$664,576	\$2,775	\$667,351	2.4%
2027-28	\$3.86732	\$670,688	\$2,803	\$673,491	0.9%
2028-29	\$3.79492	\$686,961	\$2,751	\$689,712	2.4%
2029-30	\$3.83113	\$693,160	\$2,777	\$695,937	0.9%
2030-31	\$3.75823	\$709,856	\$2,724	\$712,581	2.4%
2031-32	\$3.79338	\$716,144	\$2,750	\$718,893	0.9%
2032-33	\$3.72147	\$733,272	\$2,698	\$735,970	2.4%
2033-34	\$3.75560	\$739,649	\$2,722	\$742,371	0.9%
2034-35	\$3.68472	\$757,219	\$2,671	\$759,890	2.4%
2035-36	\$3.71788	\$763,689	\$2,695	\$766,384	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	\$261,202,931	\$79,118,962	\$64,085,613	\$143,204,575
2026-27	\$258,644,813	\$174,307,091	\$82,618,927	\$256,926,017
2027-28	\$263,908,597	\$174,149,354	\$88,040,447	\$262,189,801
2028-29	\$281,057,724	\$181,746,015	\$97,592,913	\$279,338,928
2029-30	\$286,386,507	\$181,653,278	\$103,014,433	\$284,667,711
2030-31	\$304,639,779	\$189,605,385	\$113,315,599	\$302,920,983
2031-32	\$309,968,563	\$189,512,648	\$118,737,119	\$308,249,767
2032-33	\$329,306,358	\$197,763,144	\$129,824,418	\$327,587,562
2033-34	\$334,635,141	\$197,670,407	\$135,245,938	\$332,916,345
2034-35	\$355,104,847	\$206,227,371	\$147,158,679	\$353,386,051
2035-36	\$360,433,630	\$206,134,635	\$152,580,199	\$358,714,834

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	65.46%	-1.22%	64.25%	24.77%	10.59%	0.39%
2026-27	85.28%	-13.51%	71.78%	20.81%	6.87%	0.22%
2027-28	84.97%	-13.57%	71.40%	21.34%	6.73%	0.21%
2028-29	84.26%	-13.05%	71.22%	21.91%	6.38%	0.20%
2029-30	83.98%	-13.09%	70.89%	22.37%	6.26%	0.20%
2030-31	83.29%	-12.56%	70.73%	22.89%	5.94%	0.19%
2031-32	83.04%	-12.61%	70.44%	23.29%	5.84%	0.18%
2032-33	82.39%	-12.10%	70.29%	23.76%	5.55%	0.17%
2033-34	82.18%	-12.16%	70.02%	24.12%	5.46%	0.17%
2034-35	81.56%	-11.68%	69.88%	24.56%	5.20%	0.16%
2035-36	81.37%	-11.73%	69.64%	24.88%	5.12%	0.16%

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 HULL, 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	\$79,118,962	\$8.23500	\$651,545
2026-27	\$174,307,091	\$3.82859	\$667,351
2027-28	\$174,149,354	\$3.86732	\$673,491
2028-29	\$181,746,015	\$3.79492	\$689,712
2029-30	\$181,653,278	\$3.83113	\$695,937
2030-31	\$189,605,385	\$3.75823	\$712,581
2031-32	\$189,512,648	\$3.79338	\$718,893
2032-33	\$197,763,144	\$3.72147	\$735,970
2033-34	\$197,670,407	\$3.75560	\$742,371
2034-35	\$206,227,371	\$3.68472	\$759,890
2035-36	\$206,134,635	\$3.71788	\$766,384

CITY OF HULL, 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	\$79,118,962	\$8.23500	\$651,545
2026-27	\$73,717,862	\$8.23500	\$607,067
2027-28	\$68,484,364	\$8.23500	\$563,969
2028-29	\$67,766,091	\$8.10000	\$548,905
2029-30	\$68,152,145	\$8.10000	\$552,032
2030-31	\$67,260,926	\$8.10000	\$544,813
2031-32	\$67,855,099	\$8.10000	\$549,626
2032-33	\$66,783,128	\$8.10000	\$540,943
2033-34	\$67,596,795	\$8.10000	\$547,534
2034-35	\$66,336,202	\$8.10000	\$537,323
2035-36	\$67,380,528	\$8.10000	\$545,782

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	\$100,589,229	(\$4.40641)	\$60,284
2027-28	\$105,664,990	(\$4.36768)	\$109,523
2028-29	\$113,979,924	(\$4.30508)	\$140,806
2029-30	\$113,501,134	(\$4.26887)	\$143,905
2030-31	\$122,344,459	(\$4.34177)	\$167,767
2031-32	\$121,657,549	(\$4.30662)	\$169,267
2032-33	\$130,980,016	(\$4.37853)	\$195,026
2033-34	\$130,073,612	(\$4.34440)	\$194,837
2034-35	\$139,891,170	(\$4.41528)	\$222,567
2035-36	\$138,754,106	(\$4.38212)	\$220,602

CITY OF HULL, 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	\$195	\$232	\$50,000	\$51,515	\$195	\$194	\$50,000	\$58,947	\$176	\$34	\$151	\$34	\$195	\$222
\$100,000	\$123,480	\$391	\$464	\$100,000	\$103,030	\$391	\$387	\$100,000	\$117,894	\$372	\$255	\$346	\$255	\$391	\$443
\$150,000	\$185,220	\$586	\$696	\$150,000	\$154,545	\$586	\$581	\$150,000	\$176,842	\$567	\$477	\$542	\$477	\$586	\$665
\$200,000	\$246,960	\$956	\$928	\$200,000	\$206,060	\$956	\$774	\$200,000	\$235,789	\$762	\$698	\$737	\$698	\$781	\$886
\$250,000	\$308,700	\$1,327	\$1,160	\$250,000	\$257,575	\$1,327	\$968	\$250,000	\$294,736	\$958	\$920	\$932	\$920	\$976	\$1,108
\$300,000	\$370,440	\$1,698	\$1,392	\$300,000	\$309,090	\$1,698	\$1,162	\$300,000	\$353,683	\$1,153	\$1,141	\$1,127	\$1,141	\$1,172	\$1,329
\$400,000	\$493,920	\$2,439	\$1,856	\$400,000	\$412,120	\$2,439	\$1,549	\$400,000	\$471,578	\$1,543	\$1,584	\$1,518	\$1,584	\$1,562	\$1,772
\$500,000	\$617,400	\$3,180	\$2,320	\$500,000	\$515,151	\$3,180	\$1,936	\$500,000	\$589,472	\$1,934	\$2,027	\$1,909	\$2,027	\$1,953	\$2,215
\$600,000	\$740,880	\$3,921	\$2,784	\$600,000	\$618,181	\$3,921	\$2,323	\$600,000	\$707,366	\$2,325	\$2,471	\$2,299	\$2,471	\$2,344	\$2,658
\$700,000	\$864,360	\$4,662	\$3,248	\$700,000	\$721,211	\$4,662	\$2,710	\$700,000	\$825,261	\$2,715	\$2,914	\$2,690	\$2,914	\$2,734	\$3,102
\$800,000	\$987,840	\$5,403	\$3,713	\$800,000	\$824,241	\$5,403	\$3,098	\$800,000	\$943,155	\$3,106	\$3,357	\$3,080	\$3,357	\$3,125	\$3,545
\$900,000	\$1,111,320	\$6,145	\$4,177	\$900,000	\$927,271	\$6,145	\$3,485	\$900,000	\$1,061,050	\$3,496	\$3,800	\$3,471	\$3,800	\$3,515	\$3,988
\$1,000,000	\$1,234,800	\$6,886	\$4,641	\$1,000,000	\$1,030,301	\$6,886	\$3,872	\$1,000,000	\$1,178,944	\$3,887	\$4,243	\$3,862	\$4,243	\$3,906	\$4,431
\$2,000,000	\$2,469,600	\$14,297	\$9,281	\$2,000,000	\$2,060,602	\$14,297	\$7,744	\$2,000,000	\$2,357,888	\$7,793	\$8,674	\$7,768	\$8,674	\$7,812	\$8,861
\$3,000,000	\$3,704,400	\$21,709	\$13,922	\$3,000,000	\$3,090,903	\$21,709	\$11,616	\$3,000,000	\$3,536,832	\$11,699	\$13,104	\$11,674	\$13,104	\$11,718	\$13,292
\$4,000,000	\$4,939,200	\$29,120	\$18,563	\$4,000,000	\$4,121,204	\$29,120	\$15,488	\$4,000,000	\$4,715,776	\$15,605	\$17,535	\$15,580	\$17,535	\$15,624	\$17,723
\$5,000,000	\$6,174,000	\$36,532	\$23,203	\$5,000,000	\$5,151,505	\$36,532	\$19,361	\$5,000,000	\$5,894,720	\$19,511	\$21,966	\$19,486	\$21,966	\$19,530	\$22,154
\$6,000,000	\$7,408,800	\$43,943	\$27,844	\$6,000,000	\$6,181,806	\$43,943	\$23,233	\$6,000,000	\$7,073,664	\$23,417	\$26,397	\$23,392	\$26,397	\$23,436	\$26,584
\$7,000,000	\$8,643,600	\$51,355	\$32,485	\$7,000,000	\$7,212,107	\$51,355	\$27,105	\$7,000,000	\$8,252,608	\$27,323	\$30,827	\$27,298	\$30,827	\$27,342	\$31,015
\$8,000,000	\$9,878,400	\$58,766	\$37,125	\$8,000,000	\$8,242,408	\$58,766	\$30,977	\$8,000,000	\$9,431,552	\$31,229	\$35,258	\$31,204	\$35,258	\$31,248	\$35,446
\$9,000,000	\$11,113,200	\$66,178	\$41,766	\$9,000,000	\$9,272,709	\$66,178	\$34,849	\$9,000,000	\$10,610,496	\$35,135	\$39,689	\$35,110	\$39,689	\$35,154	\$39,877
\$10,000,000	\$12,348,000	\$73,589	\$46,407	\$10,000,000	\$10,303,010	\$73,589	\$38,721	\$10,000,000	\$11,789,440	\$39,041	\$44,120	\$39,016	\$44,120	\$39,060	\$44,307
\$15,000,000	\$18,522,000	\$110,647	\$69,610	\$15,000,000	\$15,454,515	\$110,647	\$58,082	\$15,000,000	\$17,684,160	\$58,571	\$66,273	\$58,546	\$66,273	\$58,590	\$66,461
\$20,000,000	\$24,696,000	\$147,704	\$92,813	\$20,000,000	\$20,606,020	\$147,704	\$77,442	\$20,000,000	\$23,578,880	\$78,101	\$88,427	\$78,076	\$88,427	\$78,120	\$88,615
\$25,000,000	\$30,870,000	\$184,762	\$116,017	\$25,000,000	\$25,757,525	\$184,762	\$96,803	\$25,000,000	\$29,473,600	\$97,631	\$110,581	\$97,605	\$110,581	\$97,650	\$110,769
\$30,000,000	\$37,044,000	\$221,819	\$139,220	\$30,000,000	\$30,909,030	\$221,819	\$116,163	\$30,000,000	\$35,368,320	\$117,161	\$132,734	\$117,135	\$132,734	\$117,180	\$132,922
\$35,000,000	\$43,218,000	\$258,877	\$162,423	\$35,000,000	\$36,060,535	\$258,877	\$135,524	\$35,000,000	\$41,263,040	\$136,691	\$154,888	\$136,665	\$154,888	\$136,710	\$155,076
\$40,000,000	\$49,392,000	\$295,934	\$185,626	\$40,000,000	\$41,212,040	\$295,934	\$154,884	\$40,000,000	\$47,157,760	\$156,221	\$177,042	\$156,195	\$177,042	\$156,240	\$177,230
\$45,000,000	\$55,566,000	\$332,992	\$208,830	\$45,000,000	\$46,363,545	\$332,992	\$174,245	\$45,000,000	\$53,052,480	\$175,751	\$199,196	\$175,725	\$199,196	\$175,770	\$199,383
\$50,000,000	\$61,740,000	\$370,049	\$232,033	\$50,000,000	\$51,515,050	\$370,049	\$193,605	\$50,000,000	\$58,947,200	\$195,281	\$221,349	\$195,255	\$221,349	\$195,300	\$221,537

CITY OF HULL, 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	\$37	18.81%	(\$2)	(0.87%)	(\$143)	(80.93%)	(\$117)	(77.73%)	\$26	13.43%
\$100,000	\$73	18.81%	(\$3)	(0.87%)	(\$116)	(31.34%)	(\$91)	(26.31%)	\$52	13.43%
\$150,000	\$110	18.81%	(\$5)	(0.87%)	(\$90)	(15.92%)	(\$65)	(11.98%)	\$79	13.43%
\$200,000	(\$28)	(2.96%)	(\$182)	(19.03%)	(\$64)	(8.40%)	(\$39)	(5.24%)	\$105	13.43%
\$250,000	(\$167)	(12.58%)	(\$359)	(27.05%)	(\$38)	(3.95%)	(\$12)	(1.33%)	\$131	13.43%
\$300,000	(\$305)	(17.99%)	(\$536)	(31.57%)	(\$12)	(1.00%)	\$14	1.23%	\$157	13.43%
\$400,000	(\$583)	(23.89%)	(\$890)	(36.49%)	\$41	2.65%	\$66	4.37%	\$210	13.43%
\$500,000	(\$860)	(27.03%)	(\$1,244)	(39.12%)	\$93	4.83%	\$119	6.22%	\$262	13.43%
\$600,000	(\$1,137)	(28.99%)	(\$1,598)	(40.75%)	\$146	6.28%	\$171	7.45%	\$315	13.43%
\$700,000	(\$1,414)	(30.32%)	(\$1,952)	(41.86%)	\$198	7.31%	\$224	8.32%	\$367	13.43%
\$800,000	(\$1,691)	(31.29%)	(\$2,306)	(42.67%)	\$251	8.08%	\$276	8.97%	\$420	13.43%
\$900,000	(\$1,968)	(32.03%)	(\$2,660)	(43.28%)	\$303	8.67%	\$329	9.47%	\$472	13.43%
\$1,000,000	(\$2,245)	(32.60%)	(\$3,014)	(43.77%)	\$356	9.15%	\$381	9.87%	\$525	13.43%
\$2,000,000	(\$5,016)	(35.08%)	(\$6,553)	(45.83%)	\$881	11.30%	\$906	11.66%	\$1,050	13.43%
\$3,000,000	(\$7,787)	(35.87%)	(\$10,092)	(46.49%)	\$1,405	12.01%	\$1,431	12.26%	\$1,574	13.43%
\$4,000,000	(\$10,558)	(36.26%)	(\$13,632)	(46.81%)	\$1,930	12.37%	\$1,955	12.55%	\$2,099	13.43%
\$5,000,000	(\$13,328)	(36.48%)	(\$17,171)	(47.00%)	\$2,455	12.58%	\$2,480	12.73%	\$2,624	13.43%
\$6,000,000	(\$16,099)	(36.64%)	(\$20,711)	(47.13%)	\$2,980	12.72%	\$3,005	12.85%	\$3,149	13.43%
\$7,000,000	(\$18,870)	(36.74%)	(\$24,250)	(47.22%)	\$3,504	12.83%	\$3,530	12.93%	\$3,673	13.43%
\$8,000,000	(\$21,641)	(36.83%)	(\$27,789)	(47.29%)	\$4,029	12.90%	\$4,054	12.99%	\$4,198	13.43%
\$9,000,000	(\$24,412)	(36.89%)	(\$31,329)	(47.34%)	\$4,554	12.96%	\$4,579	13.04%	\$4,723	13.43%
\$10,000,000	(\$27,183)	(36.94%)	(\$34,868)	(47.38%)	\$5,079	13.01%	\$5,104	13.08%	\$5,248	13.43%
\$15,000,000	(\$41,037)	(37.09%)	(\$52,565)	(47.51%)	\$7,702	13.15%	\$7,728	13.20%	\$7,871	13.43%
\$20,000,000	(\$54,891)	(37.16%)	(\$70,262)	(47.57%)	\$10,326	13.22%	\$10,351	13.26%	\$10,495	13.43%
\$25,000,000	(\$68,745)	(37.21%)	(\$87,959)	(47.61%)	\$12,950	13.26%	\$12,975	13.29%	\$13,119	13.43%
\$30,000,000	(\$82,599)	(37.24%)	(\$105,656)	(47.63%)	\$15,574	13.29%	\$15,599	13.32%	\$15,743	13.43%
\$35,000,000	(\$96,453)	(37.26%)	(\$123,353)	(47.65%)	\$18,197	13.31%	\$18,223	13.33%	\$18,366	13.43%
\$40,000,000	(\$110,308)	(37.27%)	(\$141,050)	(47.66%)	\$20,821	13.33%	\$20,846	13.35%	\$20,990	13.43%
\$45,000,000	(\$124,162)	(37.29%)	(\$158,747)	(47.67%)	\$23,445	13.34%	\$23,470	13.36%	\$23,614	13.43%
\$50,000,000	(\$138,016)	(37.30%)	(\$176,444)	(47.68%)	\$26,069	13.35%	\$26,094	13.36%	\$26,238	13.43%