

CITY OF KENSETT, 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	\$8.93762	\$64,869	\$0	\$64,869	
2026-27	\$6.18300	\$66,166	\$615	\$66,781	2.9%
2027-28	\$6.24046	\$67,195	\$621	\$67,816	1.5%
2028-29	\$6.07393	\$69,172	\$604	\$69,776	2.9%
2029-30	\$6.12696	\$70,250	\$609	\$70,859	1.6%
2030-31	\$5.95920	\$72,276	\$593	\$72,869	2.8%
2031-32	\$6.00806	\$73,334	\$597	\$73,931	1.5%
2032-33	\$5.84520	\$75,410	\$581	\$75,991	2.8%
2033-34	\$5.89025	\$76,446	\$586	\$77,032	1.4%
2034-35	\$5.73210	\$78,573	\$570	\$79,143	2.7%
2035-36	\$5.77368	\$79,589	\$574	\$80,163	1.3%

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	\$15,751,057	\$7,257,964	\$0	\$7,257,964
2026-27	\$13,203,176	\$10,800,764	\$0	\$10,800,764
2027-28	\$13,269,517	\$10,867,105	\$0	\$10,867,105
2028-29	\$13,890,209	\$11,487,797	\$0	\$11,487,797
2029-30	\$13,967,550	\$11,565,138	\$0	\$11,565,138
2030-31	\$14,630,375	\$12,227,963	\$0	\$12,227,963
2031-32	\$14,707,716	\$12,305,304	\$0	\$12,305,304
2032-33	\$15,402,970	\$13,000,558	\$0	\$13,000,558
2033-34	\$15,480,311	\$13,077,899	\$0	\$13,077,899
2034-35	\$16,209,344	\$13,806,932	\$0	\$13,806,932
2035-36	\$16,286,684	\$13,884,272	\$0	\$13,884,272

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.85%	-2.58%	64.27%	16.80%	0.00%	1.89%
2026-27	104.15%	-37.10%	67.05%	18.59%	0.00%	1.27%
2027-28	104.43%	-37.18%	67.25%	18.48%	0.00%	1.26%
2028-29	103.61%	-35.44%	68.16%	18.36%	0.00%	1.20%
2029-30	103.77%	-35.40%	68.38%	18.23%	0.00%	1.19%
2030-31	102.89%	-33.64%	69.24%	18.11%	0.00%	1.12%
2031-32	103.05%	-33.61%	69.44%	17.99%	0.00%	1.12%
2032-33	102.20%	-31.97%	70.23%	17.88%	0.00%	1.06%
2033-34	102.36%	-31.95%	70.41%	17.78%	0.00%	1.05%
2034-35	101.55%	-30.41%	71.14%	17.68%	0.00%	0.99%
2035-36	101.70%	-30.40%	71.30%	17.58%	0.00%	0.99%

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 KENSETT, 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	\$7,257,964	\$8.93762	\$64,869
2026-27	\$10,800,764	\$6.18300	\$66,781
2027-28	\$10,867,105	\$6.24046	\$67,816
2028-29	\$11,487,797	\$6.07393	\$69,776
2029-30	\$11,565,138	\$6.12696	\$70,859
2030-31	\$12,227,963	\$5.95920	\$72,869
2031-32	\$12,305,304	\$6.00806	\$73,931
2032-33	\$13,000,558	\$5.84520	\$75,991
2033-34	\$13,077,899	\$5.89025	\$77,032
2034-35	\$13,806,932	\$5.73210	\$79,143
2035-36	\$13,884,272	\$5.77368	\$80,163

CITY OF KENSETT, 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	\$7,257,964	\$8.93762	\$64,869
2026-27	\$7,438,280	\$8.93762	\$66,481
2027-28	\$7,587,934	\$8.93762	\$67,818
2028-29	\$7,850,892	\$8.10000	\$63,592
2029-30	\$8,008,512	\$8.10000	\$64,869
2030-31	\$8,285,971	\$8.10000	\$67,116
2031-32	\$8,451,960	\$8.10000	\$68,461
2032-33	\$8,744,676	\$8.10000	\$70,832
2033-34	\$8,919,494	\$8.10000	\$72,248
2034-35	\$9,228,274	\$8.10000	\$74,749
2035-36	\$9,412,366	\$8.10000	\$76,240

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	\$3,362,485	(\$2.75462)	\$301
2027-28	\$3,279,171	(\$2.69716)	-\$2
2028-29	\$3,636,905	(\$2.02607)	\$6,184
2029-30	\$3,556,626	(\$1.97304)	\$5,990
2030-31	\$3,941,992	(\$2.14080)	\$5,753
2031-32	\$3,853,344	(\$2.09194)	\$5,470
2032-33	\$4,255,882	(\$2.25480)	\$5,159
2033-34	\$4,158,405	(\$2.20975)	\$4,784
2034-35	\$4,578,657	(\$2.36790)	\$4,394
2035-36	\$4,471,906	(\$2.32632)	\$3,923

CITY OF KENSETT, 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	\$212	\$368	\$50,000	\$51,515	\$212	\$307	\$50,000	\$58,947	\$191	\$53	\$164	\$53	\$212	\$351
\$100,000	\$123,480	\$424	\$736	\$100,000	\$103,030	\$424	\$614	\$100,000	\$117,894	\$403	\$405	\$376	\$405	\$424	\$703
\$150,000	\$185,220	\$636	\$1,104	\$150,000	\$154,545	\$636	\$921	\$150,000	\$176,842	\$615	\$756	\$588	\$756	\$636	\$1,054
\$200,000	\$246,960	\$1,038	\$1,472	\$200,000	\$206,060	\$1,038	\$1,228	\$200,000	\$235,789	\$827	\$1,107	\$800	\$1,107	\$848	\$1,405
\$250,000	\$308,700	\$1,440	\$1,840	\$250,000	\$257,575	\$1,440	\$1,535	\$250,000	\$294,736	\$1,039	\$1,458	\$1,012	\$1,458	\$1,060	\$1,756
\$300,000	\$370,440	\$1,842	\$2,208	\$300,000	\$309,090	\$1,842	\$1,842	\$300,000	\$353,683	\$1,251	\$1,810	\$1,224	\$1,810	\$1,272	\$2,108
\$400,000	\$493,920	\$2,647	\$2,943	\$400,000	\$412,120	\$2,647	\$2,456	\$400,000	\$471,578	\$1,675	\$2,512	\$1,648	\$2,512	\$1,696	\$2,810
\$500,000	\$617,400	\$3,451	\$3,679	\$500,000	\$515,151	\$3,451	\$3,070	\$500,000	\$589,472	\$2,099	\$3,215	\$2,072	\$3,215	\$2,120	\$3,513
\$600,000	\$740,880	\$4,256	\$4,415	\$600,000	\$618,181	\$4,256	\$3,684	\$600,000	\$707,366	\$2,523	\$3,917	\$2,495	\$3,917	\$2,544	\$4,215
\$700,000	\$864,360	\$5,060	\$5,151	\$700,000	\$721,211	\$5,060	\$4,298	\$700,000	\$825,261	\$2,947	\$4,620	\$2,919	\$4,620	\$2,967	\$4,918
\$800,000	\$987,840	\$5,864	\$5,887	\$800,000	\$824,241	\$5,864	\$4,912	\$800,000	\$943,155	\$3,371	\$5,322	\$3,343	\$5,322	\$3,391	\$5,620
\$900,000	\$1,111,320	\$6,669	\$6,623	\$900,000	\$927,271	\$6,669	\$5,526	\$900,000	\$1,061,050	\$3,795	\$6,025	\$3,767	\$6,025	\$3,815	\$6,323
\$1,000,000	\$1,234,800	\$7,473	\$7,358	\$1,000,000	\$1,030,301	\$7,473	\$6,140	\$1,000,000	\$1,178,944	\$4,219	\$6,728	\$4,191	\$6,728	\$4,239	\$7,026
\$2,000,000	\$2,469,600	\$15,517	\$14,717	\$2,000,000	\$2,060,602	\$15,517	\$12,280	\$2,000,000	\$2,357,888	\$8,458	\$13,753	\$8,430	\$13,753	\$8,479	\$14,051
\$3,000,000	\$3,704,400	\$23,561	\$22,075	\$3,000,000	\$3,090,903	\$23,561	\$18,419	\$3,000,000	\$3,536,832	\$12,697	\$20,779	\$12,670	\$20,779	\$12,718	\$21,077
\$4,000,000	\$4,939,200	\$31,605	\$29,434	\$4,000,000	\$4,121,204	\$31,605	\$24,559	\$4,000,000	\$4,715,776	\$16,936	\$27,804	\$16,909	\$27,804	\$16,957	\$28,102
\$5,000,000	\$6,174,000	\$39,649	\$36,792	\$5,000,000	\$5,151,505	\$39,649	\$30,699	\$5,000,000	\$5,894,720	\$21,176	\$34,830	\$21,148	\$34,830	\$21,196	\$35,128
\$6,000,000	\$7,408,800	\$47,692	\$44,151	\$6,000,000	\$6,181,806	\$47,692	\$36,839	\$6,000,000	\$7,073,664	\$25,415	\$41,855	\$25,387	\$41,855	\$25,436	\$42,153
\$7,000,000	\$8,643,600	\$55,736	\$51,509	\$7,000,000	\$7,212,107	\$55,736	\$42,978	\$7,000,000	\$8,252,608	\$29,654	\$48,881	\$29,627	\$48,881	\$29,675	\$49,179
\$8,000,000	\$9,878,400	\$63,780	\$58,867	\$8,000,000	\$8,242,408	\$63,780	\$49,118	\$8,000,000	\$9,431,552	\$33,894	\$55,907	\$33,866	\$55,907	\$33,914	\$56,205
\$9,000,000	\$11,113,200	\$71,824	\$66,226	\$9,000,000	\$9,272,709	\$71,824	\$55,258	\$9,000,000	\$10,610,496	\$38,133	\$62,932	\$38,105	\$62,932	\$38,153	\$63,230
\$10,000,000	\$12,348,000	\$79,868	\$73,584	\$10,000,000	\$10,303,010	\$79,868	\$61,398	\$10,000,000	\$11,789,440	\$42,372	\$69,958	\$42,344	\$69,958	\$42,393	\$70,256
\$15,000,000	\$18,522,000	\$120,087	\$110,376	\$15,000,000	\$15,454,515	\$120,087	\$92,097	\$15,000,000	\$17,684,160	\$63,568	\$105,085	\$63,541	\$105,085	\$63,589	\$105,383
\$20,000,000	\$24,696,000	\$160,307	\$147,168	\$20,000,000	\$20,606,020	\$160,307	\$122,795	\$20,000,000	\$23,578,880	\$84,765	\$140,213	\$84,737	\$140,213	\$84,785	\$140,511
\$25,000,000	\$30,870,000	\$200,526	\$183,961	\$25,000,000	\$25,757,525	\$200,526	\$153,494	\$25,000,000	\$29,473,600	\$105,961	\$175,341	\$105,933	\$175,341	\$105,981	\$175,639
\$30,000,000	\$37,044,000	\$240,745	\$220,753	\$30,000,000	\$30,909,030	\$240,745	\$184,193	\$30,000,000	\$35,368,320	\$127,157	\$210,469	\$127,130	\$210,469	\$127,178	\$210,767
\$35,000,000	\$43,218,000	\$280,964	\$257,545	\$35,000,000	\$36,060,535	\$280,964	\$214,892	\$35,000,000	\$41,263,040	\$148,353	\$245,597	\$148,326	\$245,597	\$148,374	\$245,895
\$40,000,000	\$49,392,000	\$321,184	\$294,337	\$40,000,000	\$41,212,040	\$321,184	\$245,591	\$40,000,000	\$47,157,760	\$169,550	\$280,725	\$169,522	\$280,725	\$169,570	\$281,023
\$45,000,000	\$55,566,000	\$361,403	\$331,129	\$45,000,000	\$46,363,545	\$361,403	\$276,290	\$45,000,000	\$53,052,480	\$190,746	\$315,852	\$190,718	\$315,852	\$190,767	\$316,150
\$50,000,000	\$61,740,000	\$401,622	\$367,921	\$50,000,000	\$51,515,050	\$401,622	\$306,988	\$50,000,000	\$58,947,200	\$211,942	\$350,980	\$211,915	\$350,980	\$211,963	\$351,278

CITY OF KENSETT, 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	\$156	73.58%	\$95	44.83%	(\$138)	(72.14%)	(\$111)	(67.46%)	\$139	65.73%
\$100,000	\$312	73.58%	\$190	44.83%	\$1	0.31%	\$29	7.66%	\$279	65.73%
\$150,000	\$468	73.58%	\$285	44.83%	\$141	22.84%	\$168	28.60%	\$418	65.73%
\$200,000	\$434	41.77%	\$190	18.29%	\$280	33.83%	\$307	38.44%	\$557	65.73%
\$250,000	\$399	27.73%	\$95	6.57%	\$419	40.33%	\$447	44.16%	\$697	65.73%
\$300,000	\$365	19.81%	(\$1)	(0.03%)	\$558	44.64%	\$586	47.89%	\$836	65.73%
\$400,000	\$297	11.20%	(\$191)	(7.21%)	\$837	49.97%	\$865	52.48%	\$1,115	65.73%
\$500,000	\$228	6.61%	(\$381)	(11.05%)	\$1,116	53.15%	\$1,143	55.19%	\$1,393	65.73%
\$600,000	\$159	3.75%	(\$572)	(13.44%)	\$1,394	55.27%	\$1,422	56.98%	\$1,672	65.73%
\$700,000	\$91	1.80%	(\$762)	(15.06%)	\$1,673	56.77%	\$1,701	58.25%	\$1,950	65.73%
\$800,000	\$22	0.38%	(\$953)	(16.24%)	\$1,952	57.90%	\$1,979	59.20%	\$2,229	65.73%
\$900,000	(\$46)	(0.69%)	(\$1,143)	(17.14%)	\$2,230	58.77%	\$2,258	59.93%	\$2,508	65.73%
\$1,000,000	(\$115)	(1.54%)	(\$1,333)	(17.84%)	\$2,509	59.47%	\$2,536	60.52%	\$2,786	65.73%
\$2,000,000	(\$800)	(5.16%)	(\$3,237)	(20.86%)	\$5,295	62.61%	\$5,323	63.14%	\$5,573	65.73%
\$3,000,000	(\$1,486)	(6.31%)	(\$5,142)	(21.82%)	\$8,082	63.65%	\$8,109	64.00%	\$8,359	65.73%
\$4,000,000	(\$2,171)	(6.87%)	(\$7,046)	(22.29%)	\$10,868	64.17%	\$10,895	64.44%	\$11,145	65.73%
\$5,000,000	(\$2,857)	(7.20%)	(\$8,950)	(22.57%)	\$13,654	64.48%	\$13,682	64.69%	\$13,932	65.73%
\$6,000,000	(\$3,542)	(7.43%)	(\$10,854)	(22.76%)	\$16,440	64.69%	\$16,468	64.87%	\$16,718	65.73%
\$7,000,000	(\$4,227)	(7.58%)	(\$12,758)	(22.89%)	\$19,227	64.84%	\$19,254	64.99%	\$19,504	65.73%
\$8,000,000	(\$4,913)	(7.70%)	(\$14,662)	(22.99%)	\$22,013	64.95%	\$22,041	65.08%	\$22,290	65.73%
\$9,000,000	(\$5,598)	(7.79%)	(\$16,566)	(23.06%)	\$24,799	65.03%	\$24,827	65.15%	\$25,077	65.73%
\$10,000,000	(\$6,284)	(7.87%)	(\$18,470)	(23.13%)	\$27,586	65.10%	\$27,613	65.21%	\$27,863	65.73%
\$15,000,000	(\$9,711)	(8.09%)	(\$27,991)	(23.31%)	\$41,517	65.31%	\$41,545	65.38%	\$41,795	65.73%
\$20,000,000	(\$13,138)	(8.20%)	(\$37,511)	(23.40%)	\$55,449	65.41%	\$55,476	65.47%	\$55,726	65.73%
\$25,000,000	(\$16,565)	(8.26%)	(\$47,032)	(23.45%)	\$69,380	65.48%	\$69,408	65.52%	\$69,658	65.73%
\$30,000,000	(\$19,993)	(8.30%)	(\$56,552)	(23.49%)	\$83,312	65.52%	\$83,339	65.55%	\$83,589	65.73%
\$35,000,000	(\$23,420)	(8.34%)	(\$66,073)	(23.52%)	\$97,243	65.55%	\$97,271	65.58%	\$97,521	65.73%
\$40,000,000	(\$26,847)	(8.36%)	(\$75,593)	(23.54%)	\$111,175	65.57%	\$111,202	65.60%	\$111,452	65.73%
\$45,000,000	(\$30,274)	(8.38%)	(\$85,113)	(23.55%)	\$125,106	65.59%	\$125,134	65.61%	\$125,384	65.73%
\$50,000,000	(\$33,701)	(8.39%)	(\$94,634)	(23.56%)	\$139,038	65.60%	\$139,065	65.62%	\$139,315	65.73%