

CITY OF NEWELL, 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	\$7.86409	\$257,743	\$0	\$257,743	
2026-27	\$4.90154	\$262,898	\$894	\$263,791	2.3%
2027-28	\$4.93214	\$265,110	\$899	\$266,010	0.8%
2028-29	\$4.82035	\$271,330	\$879	\$272,209	2.3%
2029-30	\$4.84793	\$273,570	\$884	\$274,454	0.8%
2030-31	\$4.73628	\$279,943	\$864	\$280,806	2.3%
2031-32	\$4.76322	\$282,210	\$868	\$283,079	0.8%
2032-33	\$4.65401	\$288,741	\$849	\$289,589	2.3%
2033-34	\$4.68033	\$291,037	\$853	\$291,891	0.8%
2034-35	\$4.57347	\$297,729	\$834	\$298,562	2.3%
2035-36	\$4.59919	\$300,055	\$839	\$300,894	0.8%

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	\$60,708,045	\$32,774,672	\$0	\$32,774,672
2026-27	\$55,290,220	\$53,818,097	\$0	\$53,818,097
2027-28	\$55,406,025	\$53,933,902	\$0	\$53,933,902
2028-29	\$57,942,864	\$56,470,741	\$0	\$56,470,741
2029-30	\$58,084,669	\$56,612,546	\$0	\$56,612,546
2030-31	\$60,760,470	\$59,288,347	\$0	\$59,288,347
2031-32	\$60,902,274	\$59,430,151	\$0	\$59,430,151
2032-33	\$63,695,722	\$62,223,599	\$0	\$62,223,599
2033-34	\$63,837,527	\$62,365,404	\$0	\$62,365,404
2034-35	\$66,753,504	\$65,281,381	\$0	\$65,281,381
2035-36	\$66,895,308	\$65,423,185	\$0	\$65,423,185

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	64.78%	-1.37%	63.42%	14.31%	20.28%	1.15%
2026-27	91.00%	-20.44%	70.56%	14.10%	14.00%	0.70%
2027-28	91.15%	-20.52%	70.62%	14.07%	13.97%	0.70%
2028-29	90.86%	-19.72%	71.14%	14.11%	13.47%	0.66%
2029-30	90.95%	-19.74%	71.21%	14.07%	13.44%	0.66%
2030-31	90.63%	-18.91%	71.71%	14.11%	12.96%	0.63%
2031-32	90.72%	-18.94%	71.78%	14.08%	12.93%	0.63%
2032-33	90.40%	-18.15%	72.25%	14.12%	12.47%	0.60%
2033-34	90.49%	-18.17%	72.32%	14.08%	12.44%	0.60%
2034-35	90.19%	-17.42%	72.76%	14.13%	12.01%	0.57%
2035-36	90.27%	-17.45%	72.82%	14.10%	11.98%	0.57%

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 NEWELL, 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	\$32,774,672	\$7.86409	\$257,743
2026-27	\$53,818,097	\$4.90154	\$263,791
2027-28	\$53,933,902	\$4.93214	\$266,010
2028-29	\$56,470,741	\$4.82035	\$272,209
2029-30	\$56,612,546	\$4.84793	\$274,454
2030-31	\$59,288,347	\$4.73628	\$280,806
2031-32	\$59,430,151	\$4.76322	\$283,079
2032-33	\$62,223,599	\$4.65401	\$289,589
2033-34	\$62,365,404	\$4.68033	\$291,891
2034-35	\$65,281,381	\$4.57347	\$298,562
2035-36	\$65,423,185	\$4.59919	\$300,894

CITY OF NEWELL, 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	\$32,774,672	\$7.86409	\$257,743
2026-27	\$33,436,390	\$7.86409	\$262,947
2027-28	\$33,976,794	\$7.86409	\$267,197
2028-29	\$35,040,683	\$7.86409	\$275,563
2029-30	\$35,609,607	\$7.86409	\$280,037
2030-31	\$36,727,347	\$7.86409	\$288,827
2031-32	\$37,326,215	\$7.86409	\$293,537
2032-33	\$38,500,559	\$7.86409	\$302,772
2033-34	\$39,131,031	\$7.86409	\$307,730
2034-35	\$40,364,933	\$7.86409	\$317,433
2035-36	\$41,028,588	\$7.86409	\$322,653

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	\$20,381,707	(\$2.96255)	\$845
2027-28	\$19,957,107	(\$2.93195)	-\$1,187
2028-29	\$21,430,058	(\$3.04374)	-\$3,354
2029-30	\$21,002,939	(\$3.01616)	-\$5,583
2030-31	\$22,561,000	(\$3.12781)	-\$8,021
2031-32	\$22,103,937	(\$3.10087)	-\$10,458
2032-33	\$23,723,041	(\$3.21008)	-\$13,183
2033-34	\$23,234,373	(\$3.18376)	-\$15,839
2034-35	\$24,916,448	(\$3.29062)	-\$18,871
2035-36	\$24,394,598	(\$3.26490)	-\$21,759

CITY OF NEWELL, 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	\$292	\$50,000	\$51,515	\$187	\$244	\$50,000	\$58,947	\$168	\$42	\$144	\$42	\$187	\$279
\$100,000	\$123,480	\$373	\$585	\$100,000	\$103,030	\$373	\$488	\$100,000	\$117,894	\$355	\$322	\$331	\$322	\$373	\$558
\$150,000	\$185,220	\$560	\$877	\$150,000	\$154,545	\$560	\$732	\$150,000	\$176,842	\$541	\$601	\$517	\$601	\$560	\$838
\$200,000	\$246,960	\$913	\$1,170	\$200,000	\$206,060	\$913	\$976	\$200,000	\$235,789	\$728	\$880	\$704	\$880	\$746	\$1,117
\$250,000	\$308,700	\$1,267	\$1,462	\$250,000	\$257,575	\$1,267	\$1,220	\$250,000	\$294,736	\$914	\$1,159	\$890	\$1,159	\$933	\$1,396
\$300,000	\$370,440	\$1,621	\$1,755	\$300,000	\$309,090	\$1,621	\$1,464	\$300,000	\$353,683	\$1,101	\$1,438	\$1,077	\$1,438	\$1,119	\$1,675
\$400,000	\$493,920	\$2,329	\$2,339	\$400,000	\$412,120	\$2,329	\$1,952	\$400,000	\$471,578	\$1,474	\$1,997	\$1,450	\$1,997	\$1,492	\$2,234
\$500,000	\$617,400	\$3,037	\$2,924	\$500,000	\$515,151	\$3,037	\$2,440	\$500,000	\$589,472	\$1,847	\$2,555	\$1,823	\$2,555	\$1,865	\$2,792
\$600,000	\$740,880	\$3,744	\$3,509	\$600,000	\$618,181	\$3,744	\$2,928	\$600,000	\$707,366	\$2,220	\$3,113	\$2,196	\$3,113	\$2,238	\$3,350
\$700,000	\$864,360	\$4,452	\$4,094	\$700,000	\$721,211	\$4,452	\$3,416	\$700,000	\$825,261	\$2,593	\$3,672	\$2,569	\$3,672	\$2,611	\$3,909
\$800,000	\$987,840	\$5,160	\$4,679	\$800,000	\$824,241	\$5,160	\$3,904	\$800,000	\$943,155	\$2,966	\$4,230	\$2,942	\$4,230	\$2,984	\$4,467
\$900,000	\$1,111,320	\$5,868	\$5,264	\$900,000	\$927,271	\$5,868	\$4,392	\$900,000	\$1,061,050	\$3,339	\$4,789	\$3,315	\$4,789	\$3,357	\$5,025
\$1,000,000	\$1,234,800	\$6,576	\$5,848	\$1,000,000	\$1,030,301	\$6,576	\$4,880	\$1,000,000	\$1,178,944	\$3,712	\$5,347	\$3,688	\$5,347	\$3,730	\$5,584
\$2,000,000	\$2,469,600	\$13,653	\$11,697	\$2,000,000	\$2,060,602	\$13,653	\$9,760	\$2,000,000	\$2,357,888	\$7,442	\$10,931	\$7,418	\$10,931	\$7,460	\$11,168
\$3,000,000	\$3,704,400	\$20,731	\$17,545	\$3,000,000	\$3,090,903	\$20,731	\$14,639	\$3,000,000	\$3,536,832	\$11,172	\$16,515	\$11,148	\$16,515	\$11,190	\$16,751
\$4,000,000	\$4,939,200	\$27,809	\$23,393	\$4,000,000	\$4,121,204	\$27,809	\$19,519	\$4,000,000	\$4,715,776	\$14,902	\$22,098	\$14,878	\$22,098	\$14,920	\$22,335
\$5,000,000	\$6,174,000	\$34,886	\$29,242	\$5,000,000	\$5,151,505	\$34,886	\$24,399	\$5,000,000	\$5,894,720	\$18,632	\$27,682	\$18,608	\$27,682	\$18,650	\$27,919
\$6,000,000	\$7,408,800	\$41,964	\$35,090	\$6,000,000	\$6,181,806	\$41,964	\$29,279	\$6,000,000	\$7,073,664	\$22,362	\$33,266	\$22,338	\$33,266	\$22,380	\$33,503
\$7,000,000	\$8,643,600	\$49,042	\$40,939	\$7,000,000	\$7,212,107	\$49,042	\$34,159	\$7,000,000	\$8,252,608	\$26,092	\$38,850	\$26,068	\$38,850	\$26,110	\$39,087
\$8,000,000	\$9,878,400	\$56,119	\$46,787	\$8,000,000	\$8,242,408	\$56,119	\$39,038	\$8,000,000	\$9,431,552	\$29,822	\$44,434	\$29,798	\$44,434	\$29,841	\$44,670
\$9,000,000	\$11,113,200	\$63,197	\$52,635	\$9,000,000	\$9,272,709	\$63,197	\$43,918	\$9,000,000	\$10,610,496	\$33,552	\$50,017	\$33,528	\$50,017	\$33,571	\$50,254
\$10,000,000	\$12,348,000	\$70,275	\$58,484	\$10,000,000	\$10,303,010	\$70,275	\$48,798	\$10,000,000	\$11,789,440	\$37,283	\$55,601	\$37,258	\$55,601	\$37,301	\$55,838
\$15,000,000	\$18,522,000	\$105,663	\$87,725	\$15,000,000	\$15,454,515	\$105,663	\$73,197	\$15,000,000	\$17,684,160	\$55,933	\$83,520	\$55,909	\$83,520	\$55,951	\$83,757
\$20,000,000	\$24,696,000	\$141,051	\$116,967	\$20,000,000	\$20,606,020	\$141,051	\$97,596	\$20,000,000	\$23,578,880	\$74,583	\$111,439	\$74,559	\$111,439	\$74,601	\$111,676
\$25,000,000	\$30,870,000	\$176,440	\$146,209	\$25,000,000	\$25,757,525	\$176,440	\$121,995	\$25,000,000	\$29,473,600	\$93,234	\$139,358	\$93,209	\$139,358	\$93,252	\$139,595
\$30,000,000	\$37,044,000	\$211,828	\$175,451	\$30,000,000	\$30,909,030	\$211,828	\$146,394	\$30,000,000	\$35,368,320	\$111,884	\$167,277	\$111,860	\$167,277	\$111,902	\$167,514
\$35,000,000	\$43,218,000	\$247,217	\$204,693	\$35,000,000	\$36,060,535	\$247,217	\$170,793	\$35,000,000	\$41,263,040	\$130,534	\$195,196	\$130,510	\$195,196	\$130,552	\$195,433
\$40,000,000	\$49,392,000	\$282,605	\$233,934	\$40,000,000	\$41,212,040	\$282,605	\$195,192	\$40,000,000	\$47,157,760	\$149,184	\$223,116	\$149,160	\$223,116	\$149,203	\$223,352
\$45,000,000	\$55,566,000	\$317,994	\$263,176	\$45,000,000	\$46,363,545	\$317,994	\$219,591	\$45,000,000	\$53,052,480	\$167,835	\$251,035	\$167,811	\$251,035	\$167,853	\$251,271
\$50,000,000	\$61,740,000	\$353,382	\$292,418	\$50,000,000	\$51,515,050	\$353,382	\$243,990	\$50,000,000	\$58,947,200	\$186,485	\$278,954	\$186,461	\$278,954	\$186,503	\$279,190

CITY OF NEWELL, 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	\$106	56.79%	\$57	30.82%	(\$126)	(74.84%)	(\$102)	(70.61%)	\$93	49.70%
\$100,000	\$212	56.79%	\$115	30.82%	(\$33)	(9.40%)	(\$9)	(2.75%)	\$185	49.70%
\$150,000	\$318	56.79%	\$172	30.82%	\$59	10.96%	\$84	16.16%	\$278	49.70%
\$200,000	\$256	28.06%	\$63	6.85%	\$152	20.88%	\$176	25.05%	\$371	49.70%
\$250,000	\$195	15.37%	(\$47)	(3.73%)	\$245	26.76%	\$269	30.21%	\$463	49.70%
\$300,000	\$133	8.23%	(\$157)	(9.70%)	\$337	30.65%	\$362	33.59%	\$556	49.70%
\$400,000	\$10	0.45%	(\$377)	(16.19%)	\$523	35.47%	\$547	37.73%	\$741	49.70%
\$500,000	(\$113)	(3.71%)	(\$597)	(19.65%)	\$708	38.34%	\$732	40.18%	\$927	49.70%
\$600,000	(\$235)	(6.29%)	(\$817)	(21.81%)	\$894	40.25%	\$918	41.80%	\$1,112	49.70%
\$700,000	(\$358)	(8.05%)	(\$1,036)	(23.28%)	\$1,079	41.61%	\$1,103	42.95%	\$1,298	49.70%
\$800,000	(\$481)	(9.33%)	(\$1,256)	(24.34%)	\$1,264	42.63%	\$1,289	43.80%	\$1,483	49.70%
\$900,000	(\$604)	(10.30%)	(\$1,476)	(25.15%)	\$1,450	43.42%	\$1,474	44.47%	\$1,668	49.70%
\$1,000,000	(\$727)	(11.06%)	(\$1,696)	(25.79%)	\$1,635	44.05%	\$1,659	44.99%	\$1,854	49.70%
\$2,000,000	(\$1,957)	(14.33%)	(\$3,894)	(28.52%)	\$3,489	46.88%	\$3,513	47.36%	\$3,707	49.70%
\$3,000,000	(\$3,186)	(15.37%)	(\$6,092)	(29.38%)	\$5,343	47.82%	\$5,367	48.14%	\$5,561	49.70%
\$4,000,000	(\$4,415)	(15.88%)	(\$8,289)	(29.81%)	\$7,196	48.29%	\$7,221	48.53%	\$7,415	49.70%
\$5,000,000	(\$5,644)	(16.18%)	(\$10,487)	(30.06%)	\$9,050	48.57%	\$9,074	48.77%	\$9,269	49.70%
\$6,000,000	(\$6,874)	(16.38%)	(\$12,685)	(30.23%)	\$10,904	48.76%	\$10,928	48.92%	\$11,122	49.70%
\$7,000,000	(\$8,103)	(16.52%)	(\$14,883)	(30.35%)	\$12,757	48.89%	\$12,782	49.03%	\$12,976	49.70%
\$8,000,000	(\$9,332)	(16.63%)	(\$17,081)	(30.44%)	\$14,611	48.99%	\$14,635	49.12%	\$14,830	49.70%
\$9,000,000	(\$10,562)	(16.71%)	(\$19,279)	(30.51%)	\$16,465	49.07%	\$16,489	49.18%	\$16,684	49.70%
\$10,000,000	(\$11,791)	(16.78%)	(\$21,477)	(30.56%)	\$18,319	49.13%	\$18,343	49.23%	\$18,537	49.70%
\$15,000,000	(\$17,938)	(16.98%)	(\$32,466)	(30.73%)	\$27,587	49.32%	\$27,612	49.39%	\$27,806	49.70%
\$20,000,000	(\$24,084)	(17.07%)	(\$43,456)	(30.81%)	\$36,856	49.42%	\$36,880	49.46%	\$37,075	49.70%
\$25,000,000	(\$30,231)	(17.13%)	(\$54,445)	(30.86%)	\$46,125	49.47%	\$46,149	49.51%	\$46,344	49.70%
\$30,000,000	(\$36,378)	(17.17%)	(\$65,434)	(30.89%)	\$55,394	49.51%	\$55,418	49.54%	\$55,612	49.70%
\$35,000,000	(\$42,524)	(17.20%)	(\$76,424)	(30.91%)	\$64,662	49.54%	\$64,687	49.56%	\$64,881	49.70%
\$40,000,000	(\$48,671)	(17.22%)	(\$87,413)	(30.93%)	\$73,931	49.56%	\$73,955	49.58%	\$74,150	49.70%
\$45,000,000	(\$54,817)	(17.24%)	(\$98,403)	(30.94%)	\$83,200	49.57%	\$83,224	49.59%	\$83,419	49.70%
\$50,000,000	(\$60,964)	(17.25%)	(\$109,392)	(30.96%)	\$92,469	49.58%	\$92,493	49.60%	\$92,687	49.70%