

CITY OF NEW HARTFORD, 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	\$7.88963	\$117,911	\$0	\$117,911	
2026-27	\$5.53693	\$120,269	\$3,634	\$123,903	5.1%
2027-28	\$5.67063	\$126,381	\$3,722	\$130,102	5.0%
2028-29	\$5.50977	\$132,704	\$3,616	\$136,321	4.8%
2029-30	\$5.63536	\$139,047	\$3,698	\$142,745	4.7%
2030-31	\$5.47203	\$145,600	\$3,591	\$149,191	4.5%
2031-32	\$5.59535	\$152,175	\$3,672	\$155,847	4.5%
2032-33	\$5.43495	\$158,964	\$3,567	\$162,531	4.3%
2033-34	\$5.55621	\$165,782	\$3,646	\$169,428	4.2%
2034-35	\$5.39850	\$172,817	\$3,543	\$176,360	4.1%
2035-36	\$5.50918	\$179,603	\$3,616	\$183,219	3.9%

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	\$29,019,203	\$14,945,019	\$163,222	\$15,108,241
2026-27	\$25,796,099	\$22,377,530	\$768,109	\$23,145,639
2027-28	\$26,654,430	\$22,943,211	\$1,060,759	\$24,003,970
2028-29	\$28,783,871	\$24,741,596	\$1,391,814	\$26,133,411
2029-30	\$29,665,202	\$25,330,278	\$1,684,464	\$27,014,742
2030-31	\$31,961,506	\$27,264,341	\$2,046,705	\$29,311,046
2031-32	\$32,842,837	\$27,853,022	\$2,339,355	\$30,192,377
2032-33	\$35,289,614	\$29,904,814	\$2,734,340	\$32,639,154
2033-34	\$36,170,945	\$30,493,495	\$3,026,990	\$33,520,485
2034-35	\$38,775,113	\$32,668,296	\$3,456,357	\$36,124,653
2035-36	\$39,656,444	\$33,256,977	\$3,749,007	\$37,005,984

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	59.46%	-2.20%	57.26%	33.78%	0.00%	6.71%
2026-27	90.51%	-31.42%	59.09%	33.59%	0.00%	4.38%
2027-28	88.54%	-30.64%	57.90%	35.08%	0.00%	4.22%
2028-29	85.74%	-28.41%	57.33%	36.30%	0.00%	3.88%
2029-30	84.07%	-27.71%	56.36%	37.50%	0.00%	3.75%
2030-31	81.62%	-25.70%	55.92%	38.49%	0.00%	3.46%
2031-32	80.25%	-25.16%	55.09%	39.50%	0.00%	3.36%
2032-33	78.13%	-23.43%	54.70%	40.34%	0.00%	3.10%
2033-34	76.98%	-23.00%	53.98%	41.21%	0.00%	3.02%
2034-35	75.13%	-21.49%	53.64%	41.93%	0.00%	2.81%
2035-36	74.17%	-21.15%	53.01%	42.67%	0.00%	2.74%

**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 NEW HARTFORD, 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	\$14,945,019	\$7.88963	\$117,911
2026-27	\$22,377,530	\$5.53693	\$123,903
2027-28	\$22,943,211	\$5.67063	\$130,102
2028-29	\$24,741,596	\$5.50977	\$136,321
2029-30	\$25,330,278	\$5.63536	\$142,745
2030-31	\$27,264,341	\$5.47203	\$149,191
2031-32	\$27,853,022	\$5.59535	\$155,847
2032-33	\$29,904,814	\$5.43495	\$162,531
2033-34	\$30,493,495	\$5.55621	\$169,428
2034-35	\$32,668,296	\$5.39850	\$176,360
2035-36	\$33,256,977	\$5.50918	\$183,219

CITY OF NEW HARTFORD, 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	\$14,945,019	\$7.88963	\$117,911
2026-27	\$15,876,549	\$7.65984	\$121,612
2027-28	\$16,139,558	\$7.65984	\$123,626
2028-29	\$17,079,227	\$7.65984	\$130,824
2029-30	\$17,652,650	\$7.65984	\$135,216
2030-31	\$18,654,242	\$7.65984	\$142,888
2031-32	\$19,246,331	\$7.65984	\$147,424
2032-33	\$20,313,020	\$7.65984	\$155,594
2033-34	\$20,924,798	\$7.65984	\$160,281
2034-35	\$22,059,946	\$7.65984	\$168,976
2035-36	\$22,692,412	\$7.65984	\$173,820

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	\$6,500,981	(\$2.12291)	\$2,291
2027-28	\$6,803,653	(\$1.98921)	\$6,476
2028-29	\$7,662,369	(\$2.15007)	\$5,496
2029-30	\$7,677,627	(\$2.02448)	\$7,529
2030-31	\$8,610,099	(\$2.18781)	\$6,303
2031-32	\$8,606,691	(\$2.06449)	\$8,424
2032-33	\$9,591,795	(\$2.22489)	\$6,937
2033-34	\$9,568,698	(\$2.10363)	\$9,148
2034-35	\$10,608,350	(\$2.26134)	\$7,384
2035-36	\$10,564,565	(\$2.15066)	\$9,399

CITY OF NEW HARTFORD, 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	\$338	\$50,000	\$51,515	\$187	\$282	\$50,000	\$58,947	\$169	\$49	\$145	\$49	\$187	\$323
\$100,000	\$123,480	\$374	\$676	\$100,000	\$103,030	\$374	\$564	\$100,000	\$117,894	\$356	\$372	\$332	\$372	\$374	\$645
\$150,000	\$185,220	\$561	\$1,014	\$150,000	\$154,545	\$561	\$846	\$150,000	\$176,842	\$543	\$694	\$519	\$694	\$561	\$968
\$200,000	\$246,960	\$916	\$1,351	\$200,000	\$206,060	\$916	\$1,128	\$200,000	\$235,789	\$730	\$1,017	\$706	\$1,017	\$748	\$1,290
\$250,000	\$308,700	\$1,271	\$1,689	\$250,000	\$257,575	\$1,271	\$1,409	\$250,000	\$294,736	\$917	\$1,339	\$893	\$1,339	\$936	\$1,613
\$300,000	\$370,440	\$1,626	\$2,027	\$300,000	\$309,090	\$1,626	\$1,691	\$300,000	\$353,683	\$1,105	\$1,662	\$1,080	\$1,662	\$1,123	\$1,935
\$400,000	\$493,920	\$2,336	\$2,703	\$400,000	\$412,120	\$2,336	\$2,255	\$400,000	\$471,578	\$1,479	\$2,307	\$1,454	\$2,307	\$1,497	\$2,580
\$500,000	\$617,400	\$3,047	\$3,378	\$500,000	\$515,151	\$3,047	\$2,819	\$500,000	\$589,472	\$1,853	\$2,952	\$1,829	\$2,952	\$1,871	\$3,226
\$600,000	\$740,880	\$3,757	\$4,054	\$600,000	\$618,181	\$3,757	\$3,383	\$600,000	\$707,366	\$2,227	\$3,597	\$2,203	\$3,597	\$2,245	\$3,871
\$700,000	\$864,360	\$4,467	\$4,730	\$700,000	\$721,211	\$4,467	\$3,946	\$700,000	\$825,261	\$2,601	\$4,242	\$2,577	\$4,242	\$2,620	\$4,516
\$800,000	\$987,840	\$5,177	\$5,405	\$800,000	\$824,241	\$5,177	\$4,510	\$800,000	\$943,155	\$2,976	\$4,887	\$2,951	\$4,887	\$2,994	\$5,161
\$900,000	\$1,111,320	\$5,887	\$6,081	\$900,000	\$927,271	\$5,887	\$5,074	\$900,000	\$1,061,050	\$3,350	\$5,532	\$3,325	\$5,532	\$3,368	\$5,806
\$1,000,000	\$1,234,800	\$6,597	\$6,757	\$1,000,000	\$1,030,301	\$6,597	\$5,638	\$1,000,000	\$1,178,944	\$3,724	\$6,178	\$3,700	\$6,178	\$3,742	\$6,451
\$2,000,000	\$2,469,600	\$13,698	\$13,514	\$2,000,000	\$2,060,602	\$13,698	\$11,276	\$2,000,000	\$2,357,888	\$7,466	\$12,629	\$7,442	\$12,629	\$7,484	\$12,902
\$3,000,000	\$3,704,400	\$20,798	\$20,271	\$3,000,000	\$3,090,903	\$20,798	\$16,914	\$3,000,000	\$3,536,832	\$11,208	\$19,080	\$11,184	\$19,080	\$11,227	\$19,354
\$4,000,000	\$4,939,200	\$27,899	\$27,027	\$4,000,000	\$4,121,204	\$27,899	\$22,551	\$4,000,000	\$4,715,776	\$14,951	\$25,531	\$14,926	\$25,531	\$14,969	\$25,805
\$5,000,000	\$6,174,000	\$35,000	\$33,784	\$5,000,000	\$5,151,505	\$35,000	\$28,189	\$5,000,000	\$5,894,720	\$18,693	\$31,982	\$18,668	\$31,982	\$18,711	\$32,256
\$6,000,000	\$7,408,800	\$42,100	\$40,541	\$6,000,000	\$6,181,806	\$42,100	\$33,827	\$6,000,000	\$7,073,664	\$22,435	\$38,434	\$22,411	\$38,434	\$22,453	\$38,707
\$7,000,000	\$8,643,600	\$49,201	\$47,298	\$7,000,000	\$7,212,107	\$49,201	\$39,465	\$7,000,000	\$8,252,608	\$26,177	\$44,885	\$26,153	\$44,885	\$26,195	\$45,159
\$8,000,000	\$9,878,400	\$56,302	\$54,055	\$8,000,000	\$8,242,408	\$56,302	\$45,103	\$8,000,000	\$9,431,552	\$29,919	\$51,336	\$29,895	\$51,336	\$29,937	\$51,610
\$9,000,000	\$11,113,200	\$63,402	\$60,812	\$9,000,000	\$9,272,709	\$63,402	\$50,741	\$9,000,000	\$10,610,496	\$33,661	\$57,787	\$33,637	\$57,787	\$33,680	\$58,061
\$10,000,000	\$12,348,000	\$70,503	\$67,569	\$10,000,000	\$10,303,010	\$70,503	\$56,378	\$10,000,000	\$11,789,440	\$37,404	\$64,239	\$37,379	\$64,239	\$37,422	\$64,512
\$15,000,000	\$18,522,000	\$106,006	\$101,353	\$15,000,000	\$15,454,515	\$106,006	\$84,568	\$15,000,000	\$17,684,160	\$56,115	\$96,495	\$56,090	\$96,495	\$56,133	\$96,768
\$20,000,000	\$24,696,000	\$141,510	\$135,137	\$20,000,000	\$20,606,020	\$141,510	\$112,757	\$20,000,000	\$23,578,880	\$74,825	\$128,751	\$74,801	\$128,751	\$74,844	\$129,024
\$25,000,000	\$30,870,000	\$177,013	\$168,922	\$25,000,000	\$25,757,525	\$177,013	\$140,946	\$25,000,000	\$29,473,600	\$93,536	\$161,007	\$93,512	\$161,007	\$93,554	\$161,280
\$30,000,000	\$37,044,000	\$212,516	\$202,706	\$30,000,000	\$30,909,030	\$212,516	\$169,135	\$30,000,000	\$35,368,320	\$112,247	\$193,263	\$112,223	\$193,263	\$112,265	\$193,537
\$35,000,000	\$43,218,000	\$248,020	\$236,490	\$35,000,000	\$36,060,535	\$248,020	\$197,324	\$35,000,000	\$41,263,040	\$130,958	\$225,519	\$130,934	\$225,519	\$130,976	\$225,793
\$40,000,000	\$49,392,000	\$283,523	\$270,275	\$40,000,000	\$41,212,040	\$283,523	\$225,514	\$40,000,000	\$47,157,760	\$149,669	\$257,775	\$149,645	\$257,775	\$149,687	\$258,049
\$45,000,000	\$55,566,000	\$319,026	\$304,059	\$45,000,000	\$46,363,545	\$319,026	\$253,703	\$45,000,000	\$53,052,480	\$168,380	\$290,031	\$168,356	\$290,031	\$168,398	\$290,305
\$50,000,000	\$61,740,000	\$354,530	\$337,843	\$50,000,000	\$51,515,050	\$354,530	\$281,892	\$50,000,000	\$58,947,200	\$187,091	\$322,287	\$187,066	\$322,287	\$187,109	\$322,561

CITY OF NEW HARTFORD, 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	\$151	80.56%	\$95	50.66%	(\$120)	(71.02%)	(\$96)	(66.15%)	\$135	72.39%
\$100,000	\$301	80.56%	\$190	50.66%	\$15	4.34%	\$40	11.99%	\$271	72.39%
\$150,000	\$452	80.56%	\$284	50.66%	\$151	27.78%	\$175	33.77%	\$406	72.39%
\$200,000	\$435	47.47%	\$211	23.05%	\$286	39.21%	\$311	44.01%	\$542	72.39%
\$250,000	\$418	32.86%	\$138	10.86%	\$422	45.98%	\$446	49.95%	\$677	72.39%
\$300,000	\$401	24.63%	\$65	3.99%	\$557	50.45%	\$582	53.84%	\$813	72.39%
\$400,000	\$366	15.68%	(\$81)	(3.48%)	\$828	56.01%	\$852	58.61%	\$1,084	72.39%
\$500,000	\$332	10.89%	(\$228)	(7.47%)	\$1,099	59.31%	\$1,123	61.43%	\$1,355	72.39%
\$600,000	\$297	7.92%	(\$374)	(9.95%)	\$1,370	61.51%	\$1,394	63.30%	\$1,625	72.39%
\$700,000	\$263	5.89%	(\$520)	(11.65%)	\$1,641	63.08%	\$1,665	64.62%	\$1,896	72.39%
\$800,000	\$229	4.42%	(\$666)	(12.87%)	\$1,912	64.25%	\$1,936	65.60%	\$2,167	72.39%
\$900,000	\$194	3.30%	(\$813)	(13.81%)	\$2,183	65.16%	\$2,207	66.37%	\$2,438	72.39%
\$1,000,000	\$160	2.42%	(\$959)	(14.54%)	\$2,454	65.89%	\$2,478	66.98%	\$2,709	72.39%
\$2,000,000	(\$184)	(1.34%)	(\$2,422)	(17.68%)	\$5,163	69.15%	\$5,187	69.70%	\$5,418	72.39%
\$3,000,000	(\$528)	(2.54%)	(\$3,885)	(18.68%)	\$7,872	70.23%	\$7,896	70.60%	\$8,127	72.39%
\$4,000,000	(\$871)	(3.12%)	(\$5,348)	(19.17%)	\$10,581	70.77%	\$10,605	71.05%	\$10,836	72.39%
\$5,000,000	(\$1,215)	(3.47%)	(\$6,810)	(19.46%)	\$13,290	71.10%	\$13,314	71.32%	\$13,545	72.39%
\$6,000,000	(\$1,559)	(3.70%)	(\$8,273)	(19.65%)	\$15,999	71.31%	\$16,023	71.50%	\$16,254	72.39%
\$7,000,000	(\$1,903)	(3.87%)	(\$9,736)	(19.79%)	\$18,708	71.47%	\$18,732	71.63%	\$18,963	72.39%
\$8,000,000	(\$2,247)	(3.99%)	(\$11,199)	(19.89%)	\$21,417	71.58%	\$21,441	71.72%	\$21,672	72.39%
\$9,000,000	(\$2,590)	(4.09%)	(\$12,662)	(19.97%)	\$24,126	71.67%	\$24,150	71.80%	\$24,381	72.39%
\$10,000,000	(\$2,934)	(4.16%)	(\$14,125)	(20.03%)	\$26,835	71.74%	\$26,859	71.86%	\$27,090	72.39%
\$15,000,000	(\$4,653)	(4.39%)	(\$21,439)	(20.22%)	\$40,380	71.96%	\$40,404	72.03%	\$40,636	72.39%
\$20,000,000	(\$6,372)	(4.50%)	(\$28,753)	(20.32%)	\$53,925	72.07%	\$53,950	72.12%	\$54,181	72.39%
\$25,000,000	(\$8,091)	(4.57%)	(\$36,067)	(20.38%)	\$67,471	72.13%	\$67,495	72.18%	\$67,726	72.39%
\$30,000,000	(\$9,810)	(4.62%)	(\$43,381)	(20.41%)	\$81,016	72.18%	\$81,040	72.21%	\$81,271	72.39%
\$35,000,000	(\$11,529)	(4.65%)	(\$50,695)	(20.44%)	\$94,561	72.21%	\$94,585	72.24%	\$94,816	72.39%
\$40,000,000	(\$13,248)	(4.67%)	(\$58,009)	(20.46%)	\$108,106	72.23%	\$108,130	72.26%	\$108,362	72.39%
\$45,000,000	(\$14,967)	(4.69%)	(\$65,324)	(20.48%)	\$121,651	72.25%	\$121,676	72.27%	\$121,907	72.39%
\$50,000,000	(\$16,686)	(4.71%)	(\$72,638)	(20.49%)	\$135,196	72.26%	\$135,221	72.28%	\$135,452	72.39%