

CITY OF NICHOLS, 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	\$7.86408	\$72,759	\$0	\$72,759	
2026-27	\$4.40227	\$74,214	\$595	\$74,809	2.8%
2027-28	\$4.43758	\$75,205	\$600	\$75,805	1.3%
2028-29	\$4.31751	\$77,321	\$584	\$77,905	2.8%
2029-30	\$4.35011	\$78,362	\$588	\$78,951	1.3%
2030-31	\$4.23001	\$80,530	\$572	\$81,102	2.7%
2031-32	\$4.26005	\$81,550	\$576	\$82,126	1.3%
2032-33	\$4.14387	\$83,768	\$560	\$84,328	2.7%
2033-34	\$4.17159	\$84,767	\$564	\$85,331	1.2%
2034-35	\$4.05914	\$87,038	\$549	\$87,587	2.6%
2035-36	\$4.08512	\$88,024	\$552	\$88,577	1.1%

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	\$20,735,694	\$9,252,042	\$0	\$9,252,042
2026-27	\$18,308,371	\$16,993,341	\$0	\$16,993,341
2027-28	\$18,397,543	\$17,082,513	\$0	\$17,082,513
2028-29	\$19,358,959	\$18,043,929	\$0	\$18,043,929
2029-30	\$19,464,130	\$18,149,100	\$0	\$18,149,100
2030-31	\$20,487,932	\$19,172,902	\$0	\$19,172,902
2031-32	\$20,593,103	\$19,278,073	\$0	\$19,278,073
2032-33	\$21,665,179	\$20,350,149	\$0	\$20,350,149
2033-34	\$21,770,350	\$20,455,320	\$0	\$20,455,320
2034-35	\$22,892,667	\$21,577,637	\$0	\$21,577,637
2035-36	\$22,997,838	\$21,682,808	\$0	\$21,682,808

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.32%	-2.31%	91.01%	6.60%	0.00%	2.39%
2026-27	117.55%	-27.05%	90.51%	7.98%	0.00%	1.30%
2027-28	117.73%	-27.18%	90.56%	7.94%	0.00%	1.29%
2028-29	116.67%	-25.97%	90.69%	7.89%	0.00%	1.22%
2029-30	116.74%	-25.99%	90.75%	7.84%	0.00%	1.22%
2030-31	115.63%	-24.75%	90.88%	7.79%	0.00%	1.15%
2031-32	115.70%	-24.77%	90.93%	7.75%	0.00%	1.15%
2032-33	114.65%	-23.61%	91.05%	7.71%	0.00%	1.09%
2033-34	114.72%	-23.63%	91.09%	7.67%	0.00%	1.08%
2034-35	113.73%	-22.53%	91.20%	7.64%	0.00%	1.02%
2035-36	113.81%	-22.56%	91.24%	7.60%	0.00%	1.02%

**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 NICHOLS, 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	\$9,252,042	\$7.86408	\$72,759
2026-27	\$16,993,341	\$4.40227	\$74,809
2027-28	\$17,082,513	\$4.43758	\$75,805
2028-29	\$18,043,929	\$4.31751	\$77,905
2029-30	\$18,149,100	\$4.35011	\$78,951
2030-31	\$19,172,902	\$4.23001	\$81,102
2031-32	\$19,278,073	\$4.26005	\$82,126
2032-33	\$20,350,149	\$4.14387	\$84,328
2033-34	\$20,455,320	\$4.17159	\$85,331
2034-35	\$21,577,637	\$4.05914	\$87,587
2035-36	\$21,682,808	\$4.08512	\$88,577

## CITY OF NICHOLS, 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	\$9,252,042	\$7.86408	\$72,759
2026-27	\$9,364,060	\$7.86408	\$73,640
2027-28	\$9,611,473	\$7.86408	\$75,585
2028-29	\$9,972,667	\$7.86408	\$78,426
2029-30	\$10,233,210	\$7.86408	\$80,475
2030-31	\$10,614,446	\$7.86408	\$83,473
2031-32	\$10,888,778	\$7.86408	\$85,630
2032-33	\$11,291,105	\$7.86408	\$88,794
2033-34	\$11,579,988	\$7.86408	\$91,066
2034-35	\$12,004,534	\$7.86408	\$94,405
2035-36	\$12,308,698	\$7.86408	\$96,797

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	\$7,629,282	(\$3.46181)	\$1,170
2027-28	\$7,471,040	(\$3.42650)	\$220
2028-29	\$8,071,262	(\$3.54657)	-\$521
2029-30	\$7,915,890	(\$3.51397)	-\$1,524
2030-31	\$8,558,456	(\$3.63407)	-\$2,371
2031-32	\$8,389,295	(\$3.60403)	-\$3,505
2032-33	\$9,059,044	(\$3.72021)	-\$4,466
2033-34	\$8,875,332	(\$3.69249)	-\$5,735
2034-35	\$9,573,104	(\$3.80494)	-\$6,818
2035-36	\$9,374,110	(\$3.77896)	-\$8,220

CITY OF NICHOLS, 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	\$261	\$50,000	\$51,515	\$187	\$218	\$50,000	\$58,947	\$168	\$38	\$144	\$38	\$187	\$249
\$100,000	\$123,480	\$373	\$522	\$100,000	\$103,030	\$373	\$436	\$100,000	\$117,894	\$355	\$287	\$331	\$287	\$373	\$499
\$150,000	\$185,220	\$560	\$783	\$150,000	\$154,545	\$560	\$654	\$150,000	\$176,842	\$541	\$537	\$517	\$537	\$560	\$748
\$200,000	\$246,960	\$913	\$1,045	\$200,000	\$206,060	\$913	\$872	\$200,000	\$235,789	\$728	\$786	\$704	\$786	\$746	\$997
\$250,000	\$308,700	\$1,267	\$1,306	\$250,000	\$257,575	\$1,267	\$1,090	\$250,000	\$294,736	\$914	\$1,035	\$890	\$1,035	\$933	\$1,247
\$300,000	\$370,440	\$1,621	\$1,567	\$300,000	\$309,090	\$1,621	\$1,307	\$300,000	\$353,683	\$1,101	\$1,285	\$1,077	\$1,285	\$1,119	\$1,496
\$400,000	\$493,920	\$2,329	\$2,089	\$400,000	\$412,120	\$2,329	\$1,743	\$400,000	\$471,578	\$1,474	\$1,783	\$1,450	\$1,783	\$1,492	\$1,995
\$500,000	\$617,400	\$3,037	\$2,612	\$500,000	\$515,151	\$3,037	\$2,179	\$500,000	\$589,472	\$1,847	\$2,282	\$1,823	\$2,282	\$1,865	\$2,493
\$600,000	\$740,880	\$3,744	\$3,134	\$600,000	\$618,181	\$3,744	\$2,615	\$600,000	\$707,366	\$2,220	\$2,781	\$2,196	\$2,781	\$2,238	\$2,992
\$700,000	\$864,360	\$4,452	\$3,656	\$700,000	\$721,211	\$4,452	\$3,051	\$700,000	\$825,261	\$2,593	\$3,279	\$2,569	\$3,279	\$2,611	\$3,491
\$800,000	\$987,840	\$5,160	\$4,179	\$800,000	\$824,241	\$5,160	\$3,487	\$800,000	\$943,155	\$2,966	\$3,778	\$2,942	\$3,778	\$2,984	\$3,990
\$900,000	\$1,111,320	\$5,868	\$4,701	\$900,000	\$927,271	\$5,868	\$3,922	\$900,000	\$1,061,050	\$3,339	\$4,277	\$3,315	\$4,277	\$3,357	\$4,488
\$1,000,000	\$1,234,800	\$6,576	\$5,223	\$1,000,000	\$1,030,301	\$6,576	\$4,358	\$1,000,000	\$1,178,944	\$3,712	\$4,775	\$3,688	\$4,775	\$3,730	\$4,987
\$2,000,000	\$2,469,600	\$13,653	\$10,446	\$2,000,000	\$2,060,602	\$13,653	\$8,716	\$2,000,000	\$2,357,888	\$7,442	\$9,762	\$7,418	\$9,762	\$7,460	\$9,974
\$3,000,000	\$3,704,400	\$20,731	\$15,670	\$3,000,000	\$3,090,903	\$20,731	\$13,075	\$3,000,000	\$3,536,832	\$11,172	\$14,749	\$11,148	\$14,749	\$11,190	\$14,961
\$4,000,000	\$4,939,200	\$27,809	\$20,893	\$4,000,000	\$4,121,204	\$27,809	\$17,433	\$4,000,000	\$4,715,776	\$14,902	\$19,736	\$14,878	\$19,736	\$14,920	\$19,948
\$5,000,000	\$6,174,000	\$34,886	\$26,116	\$5,000,000	\$5,151,505	\$34,886	\$21,791	\$5,000,000	\$5,894,720	\$18,632	\$24,723	\$18,608	\$24,723	\$18,650	\$24,935
\$6,000,000	\$7,408,800	\$41,964	\$31,339	\$6,000,000	\$6,181,806	\$41,964	\$26,149	\$6,000,000	\$7,073,664	\$22,362	\$29,710	\$22,338	\$29,710	\$22,380	\$29,922
\$7,000,000	\$8,643,600	\$49,042	\$36,563	\$7,000,000	\$7,212,107	\$49,042	\$30,507	\$7,000,000	\$8,252,608	\$26,092	\$34,697	\$26,068	\$34,697	\$26,110	\$34,909
\$8,000,000	\$9,878,400	\$56,119	\$41,786	\$8,000,000	\$8,242,408	\$56,119	\$34,865	\$8,000,000	\$9,431,552	\$29,822	\$39,684	\$29,798	\$39,684	\$29,840	\$39,896
\$9,000,000	\$11,113,200	\$63,197	\$47,009	\$9,000,000	\$9,272,709	\$63,197	\$39,224	\$9,000,000	\$10,610,496	\$33,552	\$44,671	\$33,528	\$44,671	\$33,571	\$44,883
\$10,000,000	\$12,348,000	\$70,275	\$52,232	\$10,000,000	\$10,303,010	\$70,275	\$43,582	\$10,000,000	\$11,789,440	\$37,282	\$49,658	\$37,258	\$49,658	\$37,301	\$49,869
\$15,000,000	\$18,522,000	\$105,663	\$78,348	\$15,000,000	\$15,454,515	\$105,663	\$65,373	\$15,000,000	\$17,684,160	\$55,933	\$74,593	\$55,909	\$74,593	\$55,951	\$74,804
\$20,000,000	\$24,696,000	\$141,051	\$104,464	\$20,000,000	\$20,606,020	\$141,051	\$87,164	\$20,000,000	\$23,578,880	\$74,583	\$99,527	\$74,559	\$99,527	\$74,601	\$99,739
\$25,000,000	\$30,870,000	\$176,440	\$130,580	\$25,000,000	\$25,757,525	\$176,440	\$108,955	\$25,000,000	\$29,473,600	\$93,233	\$124,462	\$93,209	\$124,462	\$93,251	\$124,674
\$30,000,000	\$37,044,000	\$211,828	\$156,696	\$30,000,000	\$30,909,030	\$211,828	\$130,746	\$30,000,000	\$35,368,320	\$111,884	\$149,397	\$111,859	\$149,397	\$111,902	\$149,608
\$35,000,000	\$43,218,000	\$247,216	\$182,813	\$35,000,000	\$36,060,535	\$247,216	\$152,536	\$35,000,000	\$41,263,040	\$130,534	\$174,332	\$130,510	\$174,332	\$130,552	\$174,543
\$40,000,000	\$49,392,000	\$282,605	\$208,929	\$40,000,000	\$41,212,040	\$282,605	\$174,327	\$40,000,000	\$47,157,760	\$149,184	\$199,266	\$149,160	\$199,266	\$149,202	\$199,478
\$45,000,000	\$55,566,000	\$317,993	\$235,045	\$45,000,000	\$46,363,545	\$317,993	\$196,118	\$45,000,000	\$53,052,480	\$167,835	\$224,201	\$167,810	\$224,201	\$167,853	\$224,413
\$50,000,000	\$61,740,000	\$353,381	\$261,161	\$50,000,000	\$51,515,050	\$353,381	\$217,909	\$50,000,000	\$58,947,200	\$186,485	\$249,136	\$186,461	\$249,136	\$186,503	\$249,347

CITY OF           NICHOLS, 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	\$75	40.03%	\$31	16.84%	(\$131)	(77.53%)	(\$106)	(73.75%)	\$63	33.70%
\$100,000	\$149	40.03%	\$63	16.84%	(\$68)	(19.08%)	(\$43)	(13.15%)	\$126	33.70%
\$150,000	\$224	40.03%	\$94	16.84%	(\$5)	(0.90%)	\$19	3.75%	\$189	33.70%
\$200,000	\$131	14.37%	(\$42)	(4.57%)	\$58	7.96%	\$82	11.68%	\$251	33.70%
\$250,000	\$39	3.04%	(\$178)	(14.02%)	\$121	13.21%	\$145	16.30%	\$314	33.70%
\$300,000	(\$54)	(3.34%)	(\$314)	(19.35%)	\$184	16.68%	\$208	19.31%	\$377	33.70%
\$400,000	(\$240)	(10.29%)	(\$586)	(25.15%)	\$309	20.99%	\$334	23.01%	\$503	33.70%
\$500,000	(\$425)	(14.00%)	(\$858)	(28.24%)	\$435	23.55%	\$459	25.20%	\$628	33.70%
\$600,000	(\$611)	(16.30%)	(\$1,130)	(30.17%)	\$561	25.26%	\$585	26.64%	\$754	33.70%
\$700,000	(\$796)	(17.88%)	(\$1,401)	(31.48%)	\$686	26.47%	\$711	27.67%	\$880	33.70%
\$800,000	(\$981)	(19.02%)	(\$1,673)	(32.43%)	\$812	27.38%	\$836	28.43%	\$1,006	33.70%
\$900,000	(\$1,167)	(19.89%)	(\$1,945)	(33.15%)	\$938	28.09%	\$962	29.02%	\$1,131	33.70%
\$1,000,000	(\$1,352)	(20.57%)	(\$2,217)	(33.72%)	\$1,063	28.65%	\$1,088	29.50%	\$1,257	33.70%
\$2,000,000	(\$3,207)	(23.49%)	(\$4,937)	(36.16%)	\$2,320	31.18%	\$2,345	31.61%	\$2,514	33.70%
\$3,000,000	(\$5,061)	(24.41%)	(\$7,656)	(36.93%)	\$3,577	32.02%	\$3,601	32.31%	\$3,771	33.70%
\$4,000,000	(\$6,916)	(24.87%)	(\$10,376)	(37.31%)	\$4,834	32.44%	\$4,858	32.66%	\$5,028	33.70%
\$5,000,000	(\$8,770)	(25.14%)	(\$13,095)	(37.54%)	\$6,091	32.69%	\$6,115	32.86%	\$6,284	33.70%
\$6,000,000	(\$10,625)	(25.32%)	(\$15,815)	(37.69%)	\$7,348	32.86%	\$7,372	33.00%	\$7,541	33.70%
\$7,000,000	(\$12,479)	(25.45%)	(\$18,534)	(37.79%)	\$8,605	32.98%	\$8,629	33.10%	\$8,798	33.70%
\$8,000,000	(\$14,333)	(25.54%)	(\$21,254)	(37.87%)	\$9,862	33.07%	\$9,886	33.18%	\$10,055	33.70%
\$9,000,000	(\$16,188)	(25.62%)	(\$23,973)	(37.93%)	\$11,119	33.14%	\$11,143	33.23%	\$11,312	33.70%
\$10,000,000	(\$18,042)	(25.67%)	(\$26,693)	(37.98%)	\$12,375	33.19%	\$12,400	33.28%	\$12,569	33.70%
\$15,000,000	(\$27,315)	(25.85%)	(\$40,290)	(38.13%)	\$18,660	33.36%	\$18,684	33.42%	\$18,853	33.70%
\$20,000,000	(\$36,587)	(25.94%)	(\$53,888)	(38.20%)	\$24,944	33.45%	\$24,969	33.49%	\$25,138	33.70%
\$25,000,000	(\$45,859)	(25.99%)	(\$67,485)	(38.25%)	\$31,229	33.50%	\$31,253	33.53%	\$31,422	33.70%
\$30,000,000	(\$55,131)	(26.03%)	(\$81,082)	(38.28%)	\$37,513	33.53%	\$37,537	33.56%	\$37,707	33.70%
\$35,000,000	(\$64,404)	(26.05%)	(\$94,680)	(38.30%)	\$43,798	33.55%	\$43,822	33.58%	\$43,991	33.70%
\$40,000,000	(\$73,676)	(26.07%)	(\$108,277)	(38.31%)	\$50,082	33.57%	\$50,106	33.59%	\$50,275	33.70%
\$45,000,000	(\$82,948)	(26.08%)	(\$121,875)	(38.33%)	\$56,367	33.58%	\$56,391	33.60%	\$56,560	33.70%
\$50,000,000	(\$92,221)	(26.10%)	(\$135,472)	(38.34%)	\$62,651	33.60%	\$62,675	33.61%	\$62,844	33.70%