

CITY OF NEWHALL, 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	\$7.80866	\$254,621	\$0	\$254,621	
2026-27	\$4.23502	\$259,713	\$23	\$259,737	2.0%
2027-28	\$4.25975	\$261,035	\$23	\$261,058	0.5%
2028-29	\$4.14277	\$266,279	\$23	\$266,302	2.0%
2029-30	\$4.16356	\$267,633	\$23	\$267,656	0.5%
2030-31	\$4.04752	\$273,010	\$22	\$273,032	2.0%
2031-32	\$4.06783	\$274,397	\$22	\$274,419	0.5%
2032-33	\$3.95593	\$279,907	\$22	\$279,929	2.0%
2033-34	\$3.97578	\$281,329	\$22	\$281,351	0.5%
2034-35	\$3.86778	\$286,978	\$21	\$286,999	2.0%
2035-36	\$3.88718	\$288,434	\$21	\$288,456	0.5%

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	\$69,743,952	\$32,607,499	\$0	\$32,607,499
2026-27	\$63,198,104	\$61,330,651	\$0	\$61,330,651
2027-28	\$63,152,382	\$61,284,929	\$0	\$61,284,929
2028-29	\$66,148,637	\$64,281,184	\$0	\$64,281,184
2029-30	\$66,152,915	\$64,285,462	\$0	\$64,285,462
2030-31	\$69,324,020	\$67,456,567	\$0	\$67,456,567
2031-32	\$69,328,298	\$67,460,845	\$0	\$67,460,845
2032-33	\$72,629,382	\$70,761,929	\$0	\$70,761,929
2033-34	\$72,633,660	\$70,766,207	\$0	\$70,766,207
2034-35	\$76,070,068	\$74,202,615	\$0	\$74,202,615
2035-36	\$76,074,345	\$74,206,892	\$0	\$74,206,892

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.37%	-2.69%	89.68%	9.16%	0.00%	1.16%
2026-27	112.86%	-22.38%	90.48%	8.90%	0.00%	0.62%
2027-28	112.95%	-22.48%	90.47%	8.91%	0.00%	0.62%
2028-29	112.00%	-21.52%	90.49%	8.92%	0.00%	0.59%
2029-30	112.01%	-21.52%	90.49%	8.92%	0.00%	0.59%
2030-31	111.02%	-20.51%	90.51%	8.92%	0.00%	0.56%
2031-32	111.02%	-20.51%	90.51%	8.92%	0.00%	0.56%
2032-33	110.08%	-19.55%	90.53%	8.93%	0.00%	0.54%
2033-34	110.08%	-19.55%	90.53%	8.93%	0.00%	0.54%
2034-35	109.19%	-18.65%	90.54%	8.95%	0.00%	0.51%
2035-36	109.19%	-18.65%	90.54%	8.94%	0.00%	0.51%

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 NEWHALL, 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	\$32,607,499	\$7.80866	\$254,621
2026-27	\$61,330,651	\$4.23502	\$259,737
2027-28	\$61,284,929	\$4.25975	\$261,058
2028-29	\$64,281,184	\$4.14277	\$266,302
2029-30	\$64,285,462	\$4.16356	\$267,656
2030-31	\$67,456,567	\$4.04752	\$273,032
2031-32	\$67,460,845	\$4.06783	\$274,419
2032-33	\$70,761,929	\$3.95593	\$279,929
2033-34	\$70,766,207	\$3.97578	\$281,351
2034-35	\$74,202,615	\$3.86778	\$286,999
2035-36	\$74,206,892	\$3.88718	\$288,456

CITY OF NEWHALL, 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	\$32,607,499	\$7.80866	\$254,621
2026-27	\$32,898,548	\$7.80866	\$256,894
2027-28	\$33,550,461	\$7.80866	\$261,984
2028-29	\$34,641,170	\$7.80866	\$270,501
2029-30	\$35,327,188	\$7.80866	\$275,858
2030-31	\$36,474,593	\$7.80866	\$284,818
2031-32	\$37,196,401	\$7.80866	\$290,454
2032-33	\$38,403,412	\$7.80866	\$299,879
2033-34	\$39,163,010	\$7.80866	\$305,811
2034-35	\$40,432,774	\$7.80866	\$315,726
2035-36	\$41,232,030	\$7.80866	\$321,967

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	\$28,432,103	(\$3.57364)	\$2,843
2027-28	\$27,734,468	(\$3.54891)	-\$926
2028-29	\$29,640,014	(\$3.66589)	-\$4,199
2029-30	\$28,958,274	(\$3.64510)	-\$8,202
2030-31	\$30,981,974	(\$3.76114)	-\$11,786
2031-32	\$30,264,444	(\$3.74083)	-\$16,035
2032-33	\$32,358,517	(\$3.85273)	-\$19,950
2033-34	\$31,603,197	(\$3.83288)	-\$24,460
2034-35	\$33,769,841	(\$3.94088)	-\$28,726
2035-36	\$32,974,862	(\$3.92148)	-\$33,511

CITY OF NEWHALL, 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	\$185	\$250	\$50,000	\$51,515	\$185	\$209	\$50,000	\$58,947	\$167	\$36	\$143	\$36	\$185	\$239
\$100,000	\$123,480	\$370	\$500	\$100,000	\$103,030	\$370	\$417	\$100,000	\$117,894	\$352	\$275	\$328	\$275	\$370	\$477
\$150,000	\$185,220	\$556	\$750	\$150,000	\$154,545	\$556	\$626	\$150,000	\$176,842	\$538	\$513	\$514	\$513	\$556	\$716
\$200,000	\$246,960	\$907	\$1,000	\$200,000	\$206,060	\$907	\$834	\$200,000	\$235,789	\$723	\$752	\$699	\$752	\$741	\$954
\$250,000	\$308,700	\$1,258	\$1,249	\$250,000	\$257,575	\$1,258	\$1,043	\$250,000	\$294,736	\$908	\$991	\$884	\$991	\$926	\$1,193
\$300,000	\$370,440	\$1,610	\$1,499	\$300,000	\$309,090	\$1,610	\$1,251	\$300,000	\$353,683	\$1,093	\$1,229	\$1,069	\$1,229	\$1,111	\$1,432
\$400,000	\$493,920	\$2,313	\$1,999	\$400,000	\$412,120	\$2,313	\$1,668	\$400,000	\$471,578	\$1,464	\$1,706	\$1,439	\$1,706	\$1,482	\$1,909
\$500,000	\$617,400	\$3,015	\$2,499	\$500,000	\$515,151	\$3,015	\$2,085	\$500,000	\$589,472	\$1,834	\$2,184	\$1,810	\$2,184	\$1,852	\$2,386
\$600,000	\$740,880	\$3,718	\$2,999	\$600,000	\$618,181	\$3,718	\$2,502	\$600,000	\$707,366	\$2,204	\$2,661	\$2,180	\$2,661	\$2,222	\$2,863
\$700,000	\$864,360	\$4,421	\$3,499	\$700,000	\$721,211	\$4,421	\$2,919	\$700,000	\$825,261	\$2,575	\$3,138	\$2,551	\$3,138	\$2,593	\$3,340
\$800,000	\$987,840	\$5,124	\$3,998	\$800,000	\$824,241	\$5,124	\$3,336	\$800,000	\$943,155	\$2,945	\$3,615	\$2,921	\$3,615	\$2,963	\$3,817
\$900,000	\$1,111,320	\$5,826	\$4,498	\$900,000	\$927,271	\$5,826	\$3,753	\$900,000	\$1,061,050	\$3,315	\$4,092	\$3,291	\$4,092	\$3,333	\$4,295
\$1,000,000	\$1,234,800	\$6,529	\$4,998	\$1,000,000	\$1,030,301	\$6,529	\$4,170	\$1,000,000	\$1,178,944	\$3,686	\$4,569	\$3,662	\$4,569	\$3,704	\$4,772
\$2,000,000	\$2,469,600	\$13,557	\$9,996	\$2,000,000	\$2,060,602	\$13,557	\$8,340	\$2,000,000	\$2,357,888	\$7,390	\$9,341	\$7,366	\$9,341	\$7,408	\$9,544
\$3,000,000	\$3,704,400	\$20,585	\$14,994	\$3,000,000	\$3,090,903	\$20,585	\$12,510	\$3,000,000	\$3,536,832	\$11,093	\$14,113	\$11,069	\$14,113	\$11,111	\$14,315
\$4,000,000	\$4,939,200	\$27,613	\$19,992	\$4,000,000	\$4,121,204	\$27,613	\$16,681	\$4,000,000	\$4,715,776	\$14,797	\$18,885	\$14,773	\$18,885	\$14,815	\$19,087
\$5,000,000	\$6,174,000	\$34,640	\$24,989	\$5,000,000	\$5,151,505	\$34,640	\$20,851	\$5,000,000	\$5,894,720	\$18,501	\$23,657	\$18,477	\$23,657	\$18,519	\$23,859
\$6,000,000	\$7,408,800	\$41,668	\$29,987	\$6,000,000	\$6,181,806	\$41,668	\$25,021	\$6,000,000	\$7,073,664	\$22,205	\$28,428	\$22,181	\$28,428	\$22,223	\$28,631
\$7,000,000	\$8,643,600	\$48,696	\$34,985	\$7,000,000	\$7,212,107	\$48,696	\$29,191	\$7,000,000	\$8,252,608	\$25,908	\$33,200	\$25,884	\$33,200	\$25,926	\$33,403
\$8,000,000	\$9,878,400	\$55,724	\$39,983	\$8,000,000	\$8,242,408	\$55,724	\$33,361	\$8,000,000	\$9,431,552	\$29,612	\$37,972	\$29,588	\$37,972	\$29,630	\$38,174
\$9,000,000	\$11,113,200	\$62,752	\$44,981	\$9,000,000	\$9,272,709	\$62,752	\$37,531	\$9,000,000	\$10,610,496	\$33,316	\$42,744	\$33,292	\$42,744	\$33,334	\$42,946
\$10,000,000	\$12,348,000	\$69,779	\$49,979	\$10,000,000	\$10,303,010	\$69,779	\$41,702	\$10,000,000	\$11,789,440	\$37,020	\$47,516	\$36,996	\$47,516	\$37,038	\$47,718
\$15,000,000	\$18,522,000	\$104,918	\$74,968	\$15,000,000	\$15,454,515	\$104,918	\$62,552	\$15,000,000	\$17,684,160	\$55,539	\$71,375	\$55,515	\$71,375	\$55,557	\$71,577
\$20,000,000	\$24,696,000	\$140,057	\$99,958	\$20,000,000	\$20,606,020	\$140,057	\$83,403	\$20,000,000	\$23,578,880	\$74,057	\$95,234	\$74,033	\$95,234	\$74,075	\$95,436
\$25,000,000	\$30,870,000	\$175,196	\$124,947	\$25,000,000	\$25,757,525	\$175,196	\$104,254	\$25,000,000	\$29,473,600	\$92,576	\$119,093	\$92,552	\$119,093	\$92,594	\$119,295
\$30,000,000	\$37,044,000	\$210,335	\$149,936	\$30,000,000	\$30,909,030	\$210,335	\$125,105	\$30,000,000	\$35,368,320	\$111,095	\$142,952	\$111,071	\$142,952	\$111,113	\$143,154
\$35,000,000	\$43,218,000	\$245,474	\$174,926	\$35,000,000	\$36,060,535	\$245,474	\$145,956	\$35,000,000	\$41,263,040	\$129,614	\$166,811	\$129,590	\$166,811	\$129,632	\$167,013
\$40,000,000	\$49,392,000	\$280,613	\$199,915	\$40,000,000	\$41,212,040	\$280,613	\$166,807	\$40,000,000	\$47,157,760	\$148,133	\$190,670	\$148,109	\$190,670	\$148,151	\$190,872
\$45,000,000	\$55,566,000	\$315,752	\$224,904	\$45,000,000	\$46,363,545	\$315,752	\$187,657	\$45,000,000	\$53,052,480	\$166,652	\$214,529	\$166,628	\$214,529	\$166,670	\$214,731
\$50,000,000	\$61,740,000	\$350,891	\$249,894	\$50,000,000	\$51,515,050	\$350,891	\$208,508	\$50,000,000	\$58,947,200	\$185,171	\$238,388	\$185,147	\$238,388	\$185,189	\$238,590

CITY OF NEWHALL, 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	\$65	34.94%	\$23	12.59%	(\$131)	(78.34%)	(\$107)	(74.70%)	\$53	28.84%
\$100,000	\$129	34.94%	\$47	12.59%	(\$78)	(22.02%)	(\$54)	(16.30%)	\$107	28.84%
\$150,000	\$194	34.94%	\$70	12.59%	(\$24)	(4.50%)	(\$0)	(0.03%)	\$160	28.84%
\$200,000	\$93	10.21%	(\$73)	(8.04%)	\$29	4.04%	\$53	7.62%	\$214	28.84%
\$250,000	(\$9)	(0.71%)	(\$216)	(17.15%)	\$83	9.10%	\$107	12.07%	\$267	28.84%
\$300,000	(\$110)	(6.86%)	(\$359)	(22.28%)	\$136	12.44%	\$160	14.97%	\$320	28.84%
\$400,000	(\$313)	(13.55%)	(\$644)	(27.87%)	\$243	16.59%	\$267	18.54%	\$427	28.84%
\$500,000	(\$516)	(17.12%)	(\$930)	(30.85%)	\$350	19.06%	\$374	20.65%	\$534	28.84%
\$600,000	(\$719)	(19.35%)	(\$1,216)	(32.70%)	\$456	20.71%	\$480	22.04%	\$641	28.84%
\$700,000	(\$922)	(20.86%)	(\$1,502)	(33.97%)	\$563	21.87%	\$587	23.03%	\$748	28.84%
\$800,000	(\$1,125)	(21.96%)	(\$1,788)	(34.89%)	\$670	22.75%	\$694	23.76%	\$854	28.84%
\$900,000	(\$1,328)	(22.80%)	(\$2,073)	(35.58%)	\$777	23.43%	\$801	24.33%	\$961	28.84%
\$1,000,000	(\$1,531)	(23.45%)	(\$2,359)	(36.13%)	\$884	23.97%	\$908	24.79%	\$1,068	28.84%
\$2,000,000	(\$3,561)	(26.27%)	(\$5,217)	(38.48%)	\$1,952	26.41%	\$1,976	26.82%	\$2,136	28.84%
\$3,000,000	(\$5,591)	(27.16%)	(\$8,074)	(39.22%)	\$3,020	27.22%	\$3,044	27.50%	\$3,204	28.84%
\$4,000,000	(\$7,621)	(27.60%)	(\$10,932)	(39.59%)	\$4,088	27.62%	\$4,112	27.83%	\$4,272	28.84%
\$5,000,000	(\$9,651)	(27.86%)	(\$13,790)	(39.81%)	\$5,156	27.87%	\$5,180	28.03%	\$5,340	28.84%
\$6,000,000	(\$11,681)	(28.03%)	(\$16,647)	(39.95%)	\$6,224	28.03%	\$6,248	28.17%	\$6,408	28.84%
\$7,000,000	(\$13,711)	(28.16%)	(\$19,505)	(40.05%)	\$7,292	28.14%	\$7,316	28.26%	\$7,476	28.84%
\$8,000,000	(\$15,741)	(28.25%)	(\$22,362)	(40.13%)	\$8,360	28.23%	\$8,384	28.34%	\$8,544	28.84%
\$9,000,000	(\$17,771)	(28.32%)	(\$25,220)	(40.19%)	\$9,428	28.30%	\$9,452	28.39%	\$9,612	28.84%
\$10,000,000	(\$19,801)	(28.38%)	(\$28,078)	(40.24%)	\$10,496	28.35%	\$10,520	28.44%	\$10,680	28.84%
\$15,000,000	(\$29,950)	(28.55%)	(\$42,366)	(40.38%)	\$15,836	28.51%	\$15,860	28.57%	\$16,020	28.84%
\$20,000,000	(\$40,100)	(28.63%)	(\$56,654)	(40.45%)	\$21,176	28.59%	\$21,200	28.64%	\$21,361	28.84%
\$25,000,000	(\$50,249)	(28.68%)	(\$70,942)	(40.49%)	\$26,516	28.64%	\$26,540	28.68%	\$26,701	28.84%
\$30,000,000	(\$60,399)	(28.72%)	(\$85,230)	(40.52%)	\$31,856	28.67%	\$31,880	28.70%	\$32,041	28.84%
\$35,000,000	(\$70,548)	(28.74%)	(\$99,518)	(40.54%)	\$37,197	28.70%	\$37,221	28.72%	\$37,381	28.84%
\$40,000,000	(\$80,698)	(28.76%)	(\$113,807)	(40.56%)	\$42,537	28.72%	\$42,561	28.74%	\$42,721	28.84%
\$45,000,000	(\$90,848)	(28.77%)	(\$128,095)	(40.57%)	\$47,877	28.73%	\$47,901	28.75%	\$48,061	28.84%
\$50,000,000	(\$100,997)	(28.78%)	(\$142,383)	(40.58%)	\$53,217	28.74%	\$53,241	28.76%	\$53,401	28.84%