

CITY OF NEW ALBIN, 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	\$8.12623	\$134,813	\$0	\$134,813	
2026-27	\$4.51729	\$137,509	\$636	\$138,145	2.5%
2027-28	\$4.54855	\$138,836	\$640	\$139,476	1.0%
2028-29	\$4.42575	\$142,266	\$623	\$142,889	2.4%
2029-30	\$4.45219	\$143,603	\$627	\$144,230	0.9%
2030-31	\$4.32968	\$147,115	\$610	\$147,724	2.4%
2031-32	\$4.35532	\$148,463	\$613	\$149,076	0.9%
2032-33	\$4.23685	\$152,058	\$597	\$152,654	2.4%
2033-34	\$4.26174	\$153,418	\$600	\$154,018	0.9%
2034-35	\$4.14708	\$157,098	\$584	\$157,682	2.4%
2035-36	\$4.17125	\$158,471	\$587	\$159,058	0.9%

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	\$35,460,659	\$16,589,840	\$0	\$16,589,840
2026-27	\$31,760,400	\$30,581,390	\$0	\$30,581,390
2027-28	\$31,842,911	\$30,663,901	\$0	\$30,663,901
2028-29	\$33,464,796	\$32,285,786	\$0	\$32,285,786
2029-30	\$33,574,307	\$32,395,297	\$0	\$32,395,297
2030-31	\$35,298,022	\$34,119,012	\$0	\$34,119,012
2031-32	\$35,407,533	\$34,228,523	\$0	\$34,228,523
2032-33	\$37,209,173	\$36,030,163	\$0	\$36,030,163
2033-34	\$37,318,684	\$36,139,674	\$0	\$36,139,674
2034-35	\$39,201,476	\$38,022,466	\$0	\$38,022,466
2035-36	\$39,310,987	\$38,131,977	\$0	\$38,131,977

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.29%	-1.98%	84.30%	12.59%	0.98%	1.15%
2026-27	108.03%	-24.10%	83.93%	13.67%	1.08%	0.62%
2027-28	108.20%	-24.23%	83.97%	13.63%	1.08%	0.62%
2028-29	107.31%	-23.19%	84.12%	13.59%	1.04%	0.59%
2029-30	107.38%	-23.21%	84.17%	13.55%	1.03%	0.59%
2030-31	106.45%	-22.12%	84.33%	13.50%	0.99%	0.56%
2031-32	106.52%	-22.14%	84.38%	13.46%	0.99%	0.56%
2032-33	105.63%	-21.12%	84.51%	13.43%	0.95%	0.53%
2033-34	105.70%	-21.14%	84.56%	13.39%	0.94%	0.53%
2034-35	104.85%	-20.17%	84.68%	13.36%	0.91%	0.50%
2035-36	104.92%	-20.20%	84.73%	13.32%	0.90%	0.50%

**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 ALBIN, 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	\$16,589,840	\$8.12623	\$134,813
2026-27	\$30,581,390	\$4.51729	\$138,145
2027-28	\$30,663,901	\$4.54855	\$139,476
2028-29	\$32,285,786	\$4.42575	\$142,889
2029-30	\$32,395,297	\$4.45219	\$144,230
2030-31	\$34,119,012	\$4.32968	\$147,724
2031-32	\$34,228,523	\$4.35532	\$149,076
2032-33	\$36,030,163	\$4.23685	\$152,654
2033-34	\$36,139,674	\$4.26174	\$154,018
2034-35	\$38,022,466	\$4.14708	\$157,682
2035-36	\$38,131,977	\$4.17125	\$159,058

CITY OF NEW ALBIN, 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	\$16,589,840	\$8.12623	\$134,813
2026-27	\$16,871,011	\$8.12623	\$137,098
2027-28	\$17,243,444	\$8.12623	\$140,124
2028-29	\$17,865,341	\$8.10000	\$144,709
2029-30	\$18,257,450	\$8.10000	\$147,885
2030-31	\$18,912,812	\$8.10000	\$153,194
2031-32	\$19,325,581	\$8.10000	\$156,537
2032-33	\$20,016,142	\$8.10000	\$162,131
2033-34	\$20,450,716	\$8.10000	\$165,651
2034-35	\$21,178,341	\$8.10000	\$171,545
2035-36	\$21,635,810	\$8.10000	\$175,250

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	\$13,710,379	(\$3.60894)	\$1,047
2027-28	\$13,420,458	(\$3.57768)	-\$648
2028-29	\$14,420,446	(\$3.67425)	-\$1,820
2029-30	\$14,137,848	(\$3.64781)	-\$3,655
2030-31	\$15,206,200	(\$3.77032)	-\$5,469
2031-32	\$14,902,942	(\$3.74468)	-\$7,461
2032-33	\$16,014,021	(\$3.86315)	-\$9,476
2033-34	\$15,688,958	(\$3.83826)	-\$11,633
2034-35	\$16,844,124	(\$3.95292)	-\$13,862
2035-36	\$16,496,167	(\$3.92875)	-\$16,192

CITY OF NEW ALBIN, 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	\$193	\$267	\$50,000	\$51,515	\$193	\$223	\$50,000	\$58,947	\$174	\$39	\$149	\$39	\$193	\$255
\$100,000	\$123,480	\$385	\$535	\$100,000	\$103,030	\$385	\$446	\$100,000	\$117,894	\$367	\$294	\$342	\$294	\$385	\$510
\$150,000	\$185,220	\$578	\$802	\$150,000	\$154,545	\$578	\$669	\$150,000	\$176,842	\$559	\$549	\$534	\$549	\$578	\$766
\$200,000	\$246,960	\$944	\$1,069	\$200,000	\$206,060	\$944	\$892	\$200,000	\$235,789	\$752	\$804	\$727	\$804	\$771	\$1,021
\$250,000	\$308,700	\$1,310	\$1,337	\$250,000	\$257,575	\$1,310	\$1,115	\$250,000	\$294,736	\$945	\$1,060	\$920	\$1,060	\$964	\$1,276
\$300,000	\$370,440	\$1,675	\$1,604	\$300,000	\$309,090	\$1,675	\$1,338	\$300,000	\$353,683	\$1,138	\$1,315	\$1,113	\$1,315	\$1,156	\$1,531
\$400,000	\$493,920	\$2,407	\$2,139	\$400,000	\$412,120	\$2,407	\$1,784	\$400,000	\$471,578	\$1,523	\$1,825	\$1,498	\$1,825	\$1,542	\$2,042
\$500,000	\$617,400	\$3,138	\$2,673	\$500,000	\$515,151	\$3,138	\$2,230	\$500,000	\$589,472	\$1,909	\$2,336	\$1,883	\$2,336	\$1,927	\$2,552
\$600,000	\$740,880	\$3,869	\$3,208	\$600,000	\$618,181	\$3,869	\$2,677	\$600,000	\$707,366	\$2,294	\$2,846	\$2,269	\$2,846	\$2,313	\$3,063
\$700,000	\$864,360	\$4,601	\$3,742	\$700,000	\$721,211	\$4,601	\$3,123	\$700,000	\$825,261	\$2,679	\$3,357	\$2,654	\$3,357	\$2,698	\$3,573
\$800,000	\$987,840	\$5,332	\$4,277	\$800,000	\$824,241	\$5,332	\$3,569	\$800,000	\$943,155	\$3,065	\$3,867	\$3,040	\$3,867	\$3,084	\$4,084
\$900,000	\$1,111,320	\$6,063	\$4,812	\$900,000	\$927,271	\$6,063	\$4,015	\$900,000	\$1,061,050	\$3,450	\$4,378	\$3,425	\$4,378	\$3,469	\$4,594
\$1,000,000	\$1,234,800	\$6,795	\$5,346	\$1,000,000	\$1,030,301	\$6,795	\$4,461	\$1,000,000	\$1,178,944	\$3,836	\$4,888	\$3,811	\$4,888	\$3,854	\$5,104
\$2,000,000	\$2,469,600	\$14,108	\$10,693	\$2,000,000	\$2,060,602	\$14,108	\$8,922	\$2,000,000	\$2,357,888	\$7,690	\$9,992	\$7,665	\$9,992	\$7,709	\$10,209
\$3,000,000	\$3,704,400	\$21,422	\$16,039	\$3,000,000	\$3,090,903	\$21,422	\$13,383	\$3,000,000	\$3,536,832	\$11,545	\$15,097	\$11,519	\$15,097	\$11,563	\$15,313
\$4,000,000	\$4,939,200	\$28,736	\$21,385	\$4,000,000	\$4,121,204	\$28,736	\$17,843	\$4,000,000	\$4,715,776	\$15,399	\$20,201	\$15,374	\$20,201	\$15,418	\$20,418
\$5,000,000	\$6,174,000	\$36,049	\$26,731	\$5,000,000	\$5,151,505	\$36,049	\$22,304	\$5,000,000	\$5,894,720	\$19,253	\$25,306	\$19,228	\$25,306	\$19,272	\$25,522
\$6,000,000	\$7,408,800	\$43,363	\$32,078	\$6,000,000	\$6,181,806	\$43,363	\$26,765	\$6,000,000	\$7,073,664	\$23,108	\$30,410	\$23,083	\$30,410	\$23,126	\$30,627
\$7,000,000	\$8,643,600	\$50,676	\$37,424	\$7,000,000	\$7,212,107	\$50,676	\$31,226	\$7,000,000	\$8,252,608	\$26,962	\$35,515	\$26,937	\$35,515	\$26,981	\$35,731
\$8,000,000	\$9,878,400	\$57,990	\$42,770	\$8,000,000	\$8,242,408	\$57,990	\$35,687	\$8,000,000	\$9,431,552	\$30,817	\$40,619	\$30,791	\$40,619	\$30,835	\$40,836
\$9,000,000	\$11,113,200	\$65,304	\$48,117	\$9,000,000	\$9,272,709	\$65,304	\$40,148	\$9,000,000	\$10,610,496	\$34,671	\$45,724	\$34,646	\$45,724	\$34,690	\$45,940
\$10,000,000	\$12,348,000	\$72,617	\$53,463	\$10,000,000	\$10,303,010	\$72,617	\$44,609	\$10,000,000	\$11,789,440	\$38,525	\$50,828	\$38,500	\$50,828	\$38,544	\$51,045
\$15,000,000	\$18,522,000	\$109,185	\$80,194	\$15,000,000	\$15,454,515	\$109,185	\$66,913	\$15,000,000	\$17,684,160	\$57,797	\$76,350	\$57,772	\$76,350	\$57,816	\$76,567
\$20,000,000	\$24,696,000	\$145,753	\$106,926	\$20,000,000	\$20,606,020	\$145,753	\$89,217	\$20,000,000	\$23,578,880	\$77,069	\$101,873	\$77,044	\$101,873	\$77,088	\$102,089
\$25,000,000	\$30,870,000	\$182,321	\$133,657	\$25,000,000	\$25,757,525	\$182,321	\$111,522	\$25,000,000	\$29,473,600	\$96,341	\$127,395	\$96,316	\$127,395	\$96,360	\$127,611
\$30,000,000	\$37,044,000	\$218,889	\$160,389	\$30,000,000	\$30,909,030	\$218,889	\$133,826	\$30,000,000	\$35,368,320	\$115,613	\$152,917	\$115,588	\$152,917	\$115,632	\$153,134
\$35,000,000	\$43,218,000	\$255,457	\$187,120	\$35,000,000	\$36,060,535	\$255,457	\$156,131	\$35,000,000	\$41,263,040	\$134,885	\$178,439	\$134,860	\$178,439	\$134,904	\$178,656
\$40,000,000	\$49,392,000	\$292,025	\$213,852	\$40,000,000	\$41,212,040	\$292,025	\$178,435	\$40,000,000	\$47,157,760	\$154,157	\$203,962	\$154,132	\$203,962	\$154,176	\$204,178
\$45,000,000	\$55,566,000	\$328,593	\$240,583	\$45,000,000	\$46,363,545	\$328,593	\$200,739	\$45,000,000	\$53,052,480	\$173,429	\$229,484	\$173,404	\$229,484	\$173,448	\$229,700
\$50,000,000	\$61,740,000	\$365,161	\$267,314	\$50,000,000	\$51,515,050	\$365,161	\$223,044	\$50,000,000	\$58,947,200	\$192,701	\$255,006	\$192,676	\$255,006	\$192,720	\$255,223

CITY OF NEW ALBIN, 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	38.71%	\$30	15.73%	(\$135)	(77.74%)	(\$110)	(74.00%)	\$63	32.43%
\$100,000	\$149	38.71%	\$61	15.73%	(\$73)	(19.85%)	(\$48)	(13.97%)	\$125	32.43%
\$150,000	\$224	38.71%	\$91	15.73%	(\$10)	(1.84%)	\$15	2.76%	\$188	32.43%
\$200,000	\$125	13.29%	(\$52)	(5.47%)	\$52	6.94%	\$77	10.63%	\$250	32.43%
\$250,000	\$27	2.07%	(\$194)	(14.84%)	\$115	12.14%	\$140	15.20%	\$313	32.43%
\$300,000	(\$71)	(4.26%)	(\$337)	(20.11%)	\$177	15.58%	\$202	18.18%	\$375	32.43%
\$400,000	(\$268)	(11.14%)	(\$622)	(25.85%)	\$302	19.84%	\$327	21.85%	\$500	32.43%
\$500,000	(\$465)	(14.81%)	(\$907)	(28.92%)	\$427	22.39%	\$452	24.01%	\$625	32.43%
\$600,000	(\$662)	(17.10%)	(\$1,193)	(30.83%)	\$552	24.07%	\$577	25.44%	\$750	32.43%
\$700,000	(\$858)	(18.65%)	(\$1,478)	(32.13%)	\$677	25.28%	\$702	26.46%	\$875	32.43%
\$800,000	(\$1,055)	(19.79%)	(\$1,763)	(33.07%)	\$802	26.18%	\$827	27.22%	\$1,000	32.43%
\$900,000	(\$1,252)	(20.64%)	(\$2,049)	(33.79%)	\$927	26.87%	\$952	27.80%	\$1,125	32.43%
\$1,000,000	(\$1,448)	(21.32%)	(\$2,334)	(34.35%)	\$1,052	27.43%	\$1,077	28.27%	\$1,250	32.43%
\$2,000,000	(\$3,416)	(24.21%)	(\$5,187)	(36.76%)	\$2,302	29.94%	\$2,327	30.36%	\$2,500	32.43%
\$3,000,000	(\$5,383)	(25.13%)	(\$8,039)	(37.53%)	\$3,552	30.77%	\$3,577	31.06%	\$3,750	32.43%
\$4,000,000	(\$7,350)	(25.58%)	(\$10,892)	(37.90%)	\$4,802	31.19%	\$4,827	31.40%	\$5,000	32.43%
\$5,000,000	(\$9,318)	(25.85%)	(\$13,745)	(38.13%)	\$6,052	31.44%	\$6,078	31.61%	\$6,250	32.43%
\$6,000,000	(\$11,285)	(26.02%)	(\$16,598)	(38.28%)	\$7,303	31.60%	\$7,328	31.74%	\$7,500	32.43%
\$7,000,000	(\$13,252)	(26.15%)	(\$19,450)	(38.38%)	\$8,553	31.72%	\$8,578	31.84%	\$8,750	32.43%
\$8,000,000	(\$15,220)	(26.25%)	(\$22,303)	(38.46%)	\$9,803	31.81%	\$9,828	31.92%	\$10,000	32.43%
\$9,000,000	(\$17,187)	(26.32%)	(\$25,156)	(38.52%)	\$11,053	31.88%	\$11,078	31.97%	\$11,250	32.43%
\$10,000,000	(\$19,154)	(26.38%)	(\$28,008)	(38.57%)	\$12,303	31.93%	\$12,328	32.02%	\$12,500	32.43%
\$15,000,000	(\$28,991)	(26.55%)	(\$42,272)	(38.72%)	\$18,553	32.10%	\$18,578	32.16%	\$18,751	32.43%
\$20,000,000	(\$38,827)	(26.64%)	(\$56,536)	(38.79%)	\$24,803	32.18%	\$24,828	32.23%	\$25,001	32.43%
\$25,000,000	(\$48,664)	(26.69%)	(\$70,799)	(38.83%)	\$31,053	32.23%	\$31,078	32.27%	\$31,251	32.43%
\$30,000,000	(\$58,501)	(26.73%)	(\$85,063)	(38.86%)	\$37,304	32.27%	\$37,329	32.29%	\$37,501	32.43%
\$35,000,000	(\$68,337)	(26.75%)	(\$99,327)	(38.88%)	\$43,554	32.29%	\$43,579	32.31%	\$43,752	32.43%
\$40,000,000	(\$78,174)	(26.77%)	(\$113,590)	(38.90%)	\$49,804	32.31%	\$49,829	32.33%	\$50,002	32.43%
\$45,000,000	(\$88,010)	(26.78%)	(\$127,854)	(38.91%)	\$56,054	32.32%	\$56,079	32.34%	\$56,252	32.43%
\$50,000,000	(\$97,847)	(26.80%)	(\$142,118)	(38.92%)	\$62,305	32.33%	\$62,330	32.35%	\$62,502	32.43%