

CITY OF NEWTON, 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	\$8.37000	\$4,625,052	\$0	\$4,625,052	
2026-27	\$4.56368	\$4,717,553	\$16,771	\$4,734,323	2.4%
2027-28	\$4.59306	\$4,757,995	\$16,878	\$4,774,874	0.9%
2028-29	\$4.48329	\$4,870,371	\$16,475	\$4,886,846	2.3%
2029-30	\$4.50950	\$4,911,285	\$16,571	\$4,927,856	0.8%
2030-31	\$4.40008	\$5,026,411	\$16,169	\$5,042,580	2.3%
2031-32	\$4.42562	\$5,067,796	\$16,263	\$5,084,059	0.8%
2032-33	\$4.31894	\$5,185,735	\$15,871	\$5,201,606	2.3%
2033-34	\$4.34384	\$5,227,616	\$15,963	\$5,243,579	0.8%
2034-35	\$4.23980	\$5,348,453	\$15,580	\$5,364,034	2.3%
2035-36	\$4.26409	\$5,390,859	\$15,670	\$5,406,528	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	\$1,289,607,629	\$552,574,868	\$117,151,802	\$669,726,670
2026-27	\$1,234,298,938	\$1,037,392,668	\$134,110,946	\$1,171,503,614
2027-28	\$1,237,941,200	\$1,039,584,466	\$135,561,410	\$1,175,145,876
2028-29	\$1,296,526,110	\$1,090,013,364	\$143,717,422	\$1,233,730,786
2029-30	\$1,300,735,372	\$1,092,772,162	\$145,167,886	\$1,237,940,048
2030-31	\$1,362,619,680	\$1,146,020,135	\$153,804,221	\$1,299,824,356
2031-32	\$1,366,828,942	\$1,148,778,933	\$155,254,685	\$1,304,033,618
2032-33	\$1,431,561,739	\$1,204,371,055	\$164,395,360	\$1,368,766,415
2033-34	\$1,435,771,001	\$1,207,129,853	\$165,845,824	\$1,372,975,677
2034-35	\$1,503,473,365	\$1,265,161,986	\$175,516,056	\$1,440,678,041
2035-36	\$1,507,682,628	\$1,267,920,784	\$176,966,520	\$1,444,887,304

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.68%	-1.38%	67.30%	25.14%	6.07%	1.42%
2026-27	90.59%	-15.66%	74.93%	20.17%	3.99%	0.81%
2027-28	90.66%	-15.74%	74.92%	20.19%	3.98%	0.81%
2028-29	90.14%	-15.11%	75.03%	20.27%	3.82%	0.77%
2029-30	90.17%	-15.13%	75.04%	20.28%	3.81%	0.77%
2030-31	89.62%	-14.48%	75.15%	20.36%	3.67%	0.73%
2031-32	89.65%	-14.50%	75.15%	20.37%	3.65%	0.73%
2032-33	89.13%	-13.88%	75.25%	20.45%	3.52%	0.69%
2033-34	89.16%	-13.90%	75.25%	20.46%	3.51%	0.69%
2034-35	88.65%	-13.31%	75.34%	20.55%	3.37%	0.66%
2035-36	88.68%	-13.34%	75.34%	20.56%	3.36%	0.66%

**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 NEWTON, 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	\$552,574,868	\$8.37000	\$4,625,052
2026-27	\$1,037,392,668	\$4.56368	\$4,734,323
2027-28	\$1,039,584,466	\$4.59306	\$4,774,874
2028-29	\$1,090,013,364	\$4.48329	\$4,886,846
2029-30	\$1,092,772,162	\$4.50950	\$4,927,856
2030-31	\$1,146,020,135	\$4.40008	\$5,042,580
2031-32	\$1,148,778,933	\$4.42562	\$5,084,059
2032-33	\$1,204,371,055	\$4.31894	\$5,201,606
2033-34	\$1,207,129,853	\$4.34384	\$5,243,579
2034-35	\$1,265,161,986	\$4.23980	\$5,364,034
2035-36	\$1,267,920,784	\$4.26409	\$5,406,528

## CITY OF NEWTON, 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	\$552,574,868	\$8.37000	\$4,625,052
2026-27	\$559,210,937	\$8.37000	\$4,680,596
2027-28	\$568,899,892	\$8.37000	\$4,761,692
2028-29	\$587,454,334	\$8.10000	\$4,758,380
2029-30	\$599,215,938	\$8.10000	\$4,853,649
2030-31	\$618,723,539	\$8.10000	\$5,011,661
2031-32	\$631,138,409	\$8.10000	\$5,112,221
2032-33	\$651,648,566	\$8.10000	\$5,278,353
2033-34	\$664,752,919	\$8.10000	\$5,384,499
2034-35	\$686,318,914	\$8.10000	\$5,559,183
2035-36	\$700,147,187	\$8.10000	\$5,671,192

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	\$478,181,731	(\$3.80632)	\$53,728
2027-28	\$470,684,574	(\$3.77694)	\$13,182
2028-29	\$502,559,030	(\$3.61671)	\$128,466
2029-30	\$493,556,224	(\$3.59050)	\$74,207
2030-31	\$527,296,596	(\$3.69992)	\$30,920
2031-32	\$517,640,524	(\$3.67438)	-\$28,162
2032-33	\$552,722,489	(\$3.78106)	-\$76,747
2033-34	\$542,376,934	(\$3.75616)	-\$140,920
2034-35	\$578,843,072	(\$3.86020)	-\$195,149
2035-36	\$567,773,597	(\$3.83591)	-\$264,664

CITY OF NEWTON, 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	\$199	\$272	\$50,000	\$51,515	\$199	\$227	\$50,000	\$58,947	\$179	\$39	\$153	\$39	\$199	\$259
\$100,000	\$123,480	\$397	\$543	\$100,000	\$103,030	\$397	\$453	\$100,000	\$117,894	\$378	\$299	\$352	\$299	\$397	\$519
\$150,000	\$185,220	\$596	\$815	\$150,000	\$154,545	\$596	\$680	\$150,000	\$176,842	\$576	\$558	\$550	\$558	\$596	\$778
\$200,000	\$246,960	\$972	\$1,087	\$200,000	\$206,060	\$972	\$907	\$200,000	\$235,789	\$775	\$817	\$749	\$817	\$794	\$1,037
\$250,000	\$308,700	\$1,349	\$1,358	\$250,000	\$257,575	\$1,349	\$1,133	\$250,000	\$294,736	\$973	\$1,077	\$947	\$1,077	\$993	\$1,297
\$300,000	\$370,440	\$1,725	\$1,630	\$300,000	\$309,090	\$1,725	\$1,360	\$300,000	\$353,683	\$1,172	\$1,336	\$1,146	\$1,336	\$1,191	\$1,556
\$400,000	\$493,920	\$2,479	\$2,173	\$400,000	\$412,120	\$2,479	\$1,813	\$400,000	\$471,578	\$1,569	\$1,855	\$1,543	\$1,855	\$1,588	\$2,075
\$500,000	\$617,400	\$3,232	\$2,717	\$500,000	\$515,151	\$3,232	\$2,267	\$500,000	\$589,472	\$1,966	\$2,374	\$1,940	\$2,374	\$1,985	\$2,594
\$600,000	\$740,880	\$3,985	\$3,260	\$600,000	\$618,181	\$3,985	\$2,720	\$600,000	\$707,366	\$2,363	\$2,892	\$2,337	\$2,892	\$2,382	\$3,112
\$700,000	\$864,360	\$4,739	\$3,803	\$700,000	\$721,211	\$4,739	\$3,173	\$700,000	\$825,261	\$2,760	\$3,411	\$2,734	\$3,411	\$2,779	\$3,631
\$800,000	\$987,840	\$5,492	\$4,347	\$800,000	\$824,241	\$5,492	\$3,627	\$800,000	\$943,155	\$3,157	\$3,930	\$3,131	\$3,930	\$3,176	\$4,150
\$900,000	\$1,111,320	\$6,245	\$4,890	\$900,000	\$927,271	\$6,245	\$4,080	\$900,000	\$1,061,050	\$3,554	\$4,449	\$3,528	\$4,449	\$3,573	\$4,669
\$1,000,000	\$1,234,800	\$6,999	\$5,433	\$1,000,000	\$1,030,301	\$6,999	\$4,533	\$1,000,000	\$1,178,944	\$3,951	\$4,967	\$3,925	\$4,967	\$3,970	\$5,187
\$2,000,000	\$2,469,600	\$14,532	\$10,866	\$2,000,000	\$2,060,602	\$14,532	\$9,067	\$2,000,000	\$2,357,888	\$7,921	\$10,155	\$7,895	\$10,155	\$7,940	\$10,375
\$3,000,000	\$3,704,400	\$22,065	\$16,300	\$3,000,000	\$3,090,903	\$22,065	\$13,600	\$3,000,000	\$3,536,832	\$11,891	\$15,342	\$11,865	\$15,342	\$11,910	\$15,562
\$4,000,000	\$4,939,200	\$29,598	\$21,733	\$4,000,000	\$4,121,204	\$29,598	\$18,134	\$4,000,000	\$4,715,776	\$15,861	\$20,530	\$15,835	\$20,530	\$15,880	\$20,750
\$5,000,000	\$6,174,000	\$37,131	\$27,166	\$5,000,000	\$5,151,505	\$37,131	\$22,667	\$5,000,000	\$5,894,720	\$19,831	\$25,717	\$19,805	\$25,717	\$19,850	\$25,937
\$6,000,000	\$7,408,800	\$44,664	\$32,599	\$6,000,000	\$6,181,806	\$44,664	\$27,200	\$6,000,000	\$7,073,664	\$23,801	\$30,905	\$23,775	\$30,905	\$23,820	\$31,125
\$7,000,000	\$8,643,600	\$52,197	\$38,033	\$7,000,000	\$7,212,107	\$52,197	\$31,734	\$7,000,000	\$8,252,608	\$27,771	\$36,092	\$27,745	\$36,092	\$27,790	\$36,312
\$8,000,000	\$9,878,400	\$59,730	\$43,466	\$8,000,000	\$8,242,408	\$59,730	\$36,267	\$8,000,000	\$9,431,552	\$31,741	\$41,280	\$31,715	\$41,280	\$31,760	\$41,500
\$9,000,000	\$11,113,200	\$67,263	\$48,899	\$9,000,000	\$9,272,709	\$67,263	\$40,801	\$9,000,000	\$10,610,496	\$35,711	\$46,467	\$35,685	\$46,467	\$35,730	\$46,687
\$10,000,000	\$12,348,000	\$74,796	\$54,332	\$10,000,000	\$10,303,010	\$74,796	\$45,334	\$10,000,000	\$11,789,440	\$39,681	\$51,654	\$39,655	\$51,654	\$39,700	\$51,874
\$15,000,000	\$18,522,000	\$112,461	\$81,498	\$15,000,000	\$15,454,515	\$112,461	\$68,001	\$15,000,000	\$17,684,160	\$59,531	\$77,592	\$59,505	\$77,592	\$59,550	\$77,812
\$20,000,000	\$24,696,000	\$150,126	\$108,664	\$20,000,000	\$20,606,020	\$150,126	\$90,668	\$20,000,000	\$23,578,880	\$79,381	\$103,529	\$79,355	\$103,529	\$79,400	\$103,749
\$25,000,000	\$30,870,000	\$187,791	\$135,830	\$25,000,000	\$25,757,525	\$187,791	\$113,335	\$25,000,000	\$29,473,600	\$99,231	\$129,466	\$99,206	\$129,466	\$99,251	\$129,686
\$30,000,000	\$37,044,000	\$225,456	\$162,997	\$30,000,000	\$30,909,030	\$225,456	\$136,002	\$30,000,000	\$35,368,320	\$119,081	\$155,403	\$119,056	\$155,403	\$119,101	\$155,623
\$35,000,000	\$43,218,000	\$263,121	\$190,163	\$35,000,000	\$36,060,535	\$263,121	\$158,669	\$35,000,000	\$41,263,040	\$138,932	\$181,341	\$138,906	\$181,341	\$138,951	\$181,561
\$40,000,000	\$49,392,000	\$300,786	\$217,329	\$40,000,000	\$41,212,040	\$300,786	\$181,336	\$40,000,000	\$47,157,760	\$158,782	\$207,278	\$158,756	\$207,278	\$158,801	\$207,498
\$45,000,000	\$55,566,000	\$338,451	\$244,495	\$45,000,000	\$46,363,545	\$338,451	\$204,003	\$45,000,000	\$53,052,480	\$178,632	\$233,215	\$178,606	\$233,215	\$178,651	\$233,435
\$50,000,000	\$61,740,000	\$376,116	\$271,661	\$50,000,000	\$51,515,050	\$376,116	\$226,670	\$50,000,000	\$58,947,200	\$198,482	\$259,152	\$198,456	\$259,152	\$198,501	\$259,372

CITY OF            NEWTON, 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	\$73	36.86%	\$28	14.19%	(\$140)	(78.04%)	(\$114)	(74.34%)	\$61	30.67%
\$100,000	\$146	36.86%	\$56	14.19%	(\$79)	(20.92%)	(\$53)	(15.12%)	\$122	30.67%
\$150,000	\$219	36.86%	\$85	14.19%	(\$18)	(3.15%)	\$8	1.39%	\$183	30.67%
\$200,000	\$114	11.78%	(\$65)	(6.73%)	\$43	5.52%	\$69	9.15%	\$243	30.67%
\$250,000	\$10	0.70%	(\$215)	(15.97%)	\$104	10.65%	\$129	13.66%	\$304	30.67%
\$300,000	(\$95)	(5.53%)	(\$365)	(21.18%)	\$164	14.04%	\$190	16.60%	\$365	30.67%
\$400,000	(\$305)	(12.32%)	(\$665)	(26.84%)	\$286	18.25%	\$312	20.22%	\$487	30.67%
\$500,000	(\$515)	(15.95%)	(\$965)	(29.87%)	\$408	20.75%	\$434	22.36%	\$609	30.67%
\$600,000	(\$725)	(18.20%)	(\$1,265)	(31.75%)	\$530	22.42%	\$556	23.77%	\$730	30.67%
\$700,000	(\$935)	(19.74%)	(\$1,565)	(33.03%)	\$651	23.61%	\$677	24.77%	\$852	30.67%
\$800,000	(\$1,145)	(20.86%)	(\$1,865)	(33.96%)	\$773	24.49%	\$799	25.52%	\$974	30.67%
\$900,000	(\$1,355)	(21.70%)	(\$2,165)	(34.67%)	\$895	25.18%	\$921	26.10%	\$1,096	30.67%
\$1,000,000	(\$1,565)	(22.37%)	(\$2,465)	(35.22%)	\$1,017	25.73%	\$1,042	26.56%	\$1,217	30.67%
\$2,000,000	(\$3,665)	(25.22%)	(\$5,465)	(37.61%)	\$2,234	28.21%	\$2,260	28.62%	\$2,435	30.67%
\$3,000,000	(\$5,765)	(26.13%)	(\$8,464)	(38.36%)	\$3,452	29.03%	\$3,477	29.31%	\$3,652	30.67%
\$4,000,000	(\$7,865)	(26.57%)	(\$11,464)	(38.73%)	\$4,669	29.44%	\$4,695	29.65%	\$4,870	30.67%
\$5,000,000	(\$9,964)	(26.84%)	(\$14,464)	(38.95%)	\$5,886	29.68%	\$5,912	29.85%	\$6,087	30.67%
\$6,000,000	(\$12,064)	(27.01%)	(\$17,463)	(39.10%)	\$7,104	29.85%	\$7,130	29.99%	\$7,305	30.67%
\$7,000,000	(\$14,164)	(27.14%)	(\$20,463)	(39.20%)	\$8,321	29.96%	\$8,347	30.08%	\$8,522	30.67%
\$8,000,000	(\$16,264)	(27.23%)	(\$23,462)	(39.28%)	\$9,539	30.05%	\$9,564	30.16%	\$9,739	30.67%
\$9,000,000	(\$18,364)	(27.30%)	(\$26,462)	(39.34%)	\$10,756	30.12%	\$10,782	30.21%	\$10,957	30.67%
\$10,000,000	(\$20,463)	(27.36%)	(\$29,461)	(39.39%)	\$11,973	30.17%	\$11,999	30.26%	\$12,174	30.67%
\$15,000,000	(\$30,962)	(27.53%)	(\$44,459)	(39.53%)	\$18,061	30.34%	\$18,086	30.39%	\$18,261	30.67%
\$20,000,000	(\$41,461)	(27.62%)	(\$59,457)	(39.61%)	\$24,148	30.42%	\$24,174	30.46%	\$24,348	30.67%
\$25,000,000	(\$51,960)	(27.67%)	(\$74,455)	(39.65%)	\$30,235	30.47%	\$30,261	30.50%	\$30,436	30.67%
\$30,000,000	(\$62,459)	(27.70%)	(\$89,453)	(39.68%)	\$36,322	30.50%	\$36,348	30.53%	\$36,523	30.67%
\$35,000,000	(\$72,958)	(27.73%)	(\$104,451)	(39.70%)	\$42,409	30.53%	\$42,435	30.55%	\$42,610	30.67%
\$40,000,000	(\$83,457)	(27.75%)	(\$119,449)	(39.71%)	\$48,496	30.54%	\$48,522	30.56%	\$48,697	30.67%
\$45,000,000	(\$93,956)	(27.76%)	(\$134,447)	(39.72%)	\$54,583	30.56%	\$54,609	30.58%	\$54,784	30.67%
\$50,000,000	(\$104,455)	(27.77%)	(\$149,445)	(39.73%)	\$60,670	30.57%	\$60,696	30.58%	\$60,871	30.67%