

CITY OF NORTHBORO, 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	\$8.10000	\$6,797	\$0	\$6,797	
2026-27	\$7.68507	\$6,933	\$68	\$7,001	3.0%
2027-28	\$7.76029	\$7,039	\$69	\$7,107	1.5%
2028-29	\$7.30692	\$7,249	\$65	\$7,314	2.9%
2029-30	\$7.37195	\$7,365	\$65	\$7,430	1.6%
2030-31	\$6.95223	\$7,578	\$61	\$7,640	2.8%
2031-32	\$7.00855	\$7,688	\$62	\$7,750	1.4%
2032-33	\$6.63108	\$7,905	\$59	\$7,963	2.8%
2033-34	\$6.68020	\$8,009	\$59	\$8,068	1.3%
2034-35	\$6.33843	\$8,230	\$56	\$8,285	2.7%
2035-36	\$6.38154	\$8,329	\$56	\$8,386	1.2%

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	\$1,944,369	\$839,165	\$0	\$839,165
2026-27	\$1,063,602	\$910,993	\$0	\$910,993
2027-28	\$1,068,469	\$915,860	\$0	\$915,860
2028-29	\$1,153,579	\$1,000,970	\$0	\$1,000,970
2029-30	\$1,160,446	\$1,007,837	\$0	\$1,007,837
2030-31	\$1,251,495	\$1,098,886	\$0	\$1,098,886
2031-32	\$1,258,363	\$1,105,754	\$0	\$1,105,754
2032-33	\$1,353,511	\$1,200,902	\$0	\$1,200,902
2033-34	\$1,360,379	\$1,207,770	\$0	\$1,207,770
2034-35	\$1,459,790	\$1,307,181	\$0	\$1,307,181
2035-36	\$1,466,658	\$1,314,049	\$0	\$1,314,049

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	100.02%	-4.05%	95.97%	2.40%	0.00%	1.63%
2026-27	212.70%	-120.59%	92.11%	5.23%	0.00%	1.50%
2027-28	212.54%	-120.38%	92.15%	5.20%	0.00%	1.49%
2028-29	203.13%	-110.46%	92.67%	4.99%	0.00%	1.36%
2029-30	202.62%	-109.89%	92.72%	4.96%	0.00%	1.35%
2030-31	194.07%	-100.89%	93.17%	4.78%	0.00%	1.24%
2031-32	193.66%	-100.44%	93.22%	4.75%	0.00%	1.23%
2032-33	186.18%	-92.59%	93.59%	4.59%	0.00%	1.14%
2033-34	185.86%	-92.22%	93.63%	4.56%	0.00%	1.13%
2034-35	179.27%	-85.31%	93.95%	4.43%	0.00%	1.04%
2035-36	179.00%	-85.01%	93.99%	4.40%	0.00%	1.04%

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 NORTHBORO, 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	\$839,165	\$8.10000	\$6,797
2026-27	\$910,993	\$7.68507	\$7,001
2027-28	\$915,860	\$7.76029	\$7,107
2028-29	\$1,000,970	\$7.30692	\$7,314
2029-30	\$1,007,837	\$7.37195	\$7,430
2030-31	\$1,098,886	\$6.95223	\$7,640
2031-32	\$1,105,754	\$7.00855	\$7,750
2032-33	\$1,200,902	\$6.63108	\$7,963
2033-34	\$1,207,770	\$6.68020	\$8,068
2034-35	\$1,307,181	\$6.33843	\$8,285
2035-36	\$1,314,049	\$6.38154	\$8,386

CITY OF NORTHBORO, 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	\$839,165	\$8.10000	\$6,797
2026-27	\$843,472	\$8.10000	\$6,832
2027-28	\$865,570	\$8.10000	\$7,011
2028-29	\$896,477	\$8.10000	\$7,261
2029-30	\$919,743	\$8.10000	\$7,450
2030-31	\$952,344	\$8.10000	\$7,714
2031-32	\$976,837	\$8.10000	\$7,912
2032-33	\$1,011,220	\$8.10000	\$8,191
2033-34	\$1,037,007	\$8.10000	\$8,400
2034-35	\$1,073,269	\$8.10000	\$8,693
2035-36	\$1,100,415	\$8.10000	\$8,913

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	\$67,521	(\$0.41493)	\$169
2027-28	\$50,291	(\$0.33971)	\$96
2028-29	\$104,493	(\$0.79308)	\$53
2029-30	\$88,095	(\$0.72805)	-\$20
2030-31	\$146,542	(\$1.14777)	-\$74
2031-32	\$128,918	(\$1.09145)	-\$163
2032-33	\$189,681	(\$1.46892)	-\$228
2033-34	\$170,762	(\$1.41980)	-\$332
2034-35	\$233,912	(\$1.76157)	-\$408
2035-36	\$213,633	(\$1.71846)	-\$528

CITY OF NORTHBORO, 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	\$192	\$429	\$50,000	\$51,515	\$192	\$358	\$50,000	\$58,947	\$173	\$62	\$148	\$62	\$192	\$410
\$100,000	\$123,480	\$384	\$858	\$100,000	\$103,030	\$384	\$716	\$100,000	\$117,894	\$366	\$472	\$341	\$472	\$384	\$820
\$150,000	\$185,220	\$576	\$1,288	\$150,000	\$154,545	\$576	\$1,074	\$150,000	\$176,842	\$558	\$882	\$533	\$882	\$576	\$1,229
\$200,000	\$246,960	\$941	\$1,717	\$200,000	\$206,060	\$941	\$1,433	\$200,000	\$235,789	\$750	\$1,292	\$725	\$1,292	\$768	\$1,639
\$250,000	\$308,700	\$1,305	\$2,146	\$250,000	\$257,575	\$1,305	\$1,791	\$250,000	\$294,736	\$942	\$1,701	\$917	\$1,701	\$960	\$2,049
\$300,000	\$370,440	\$1,670	\$2,575	\$300,000	\$309,090	\$1,670	\$2,149	\$300,000	\$353,683	\$1,134	\$2,111	\$1,109	\$2,111	\$1,153	\$2,459
\$400,000	\$493,920	\$2,399	\$3,434	\$400,000	\$412,120	\$2,399	\$2,865	\$400,000	\$471,578	\$1,518	\$2,931	\$1,493	\$2,931	\$1,537	\$3,279
\$500,000	\$617,400	\$3,128	\$4,292	\$500,000	\$515,151	\$3,128	\$3,581	\$500,000	\$589,472	\$1,902	\$3,751	\$1,877	\$3,751	\$1,921	\$4,098
\$600,000	\$740,880	\$3,857	\$5,151	\$600,000	\$618,181	\$3,857	\$4,298	\$600,000	\$707,366	\$2,287	\$4,570	\$2,262	\$4,570	\$2,305	\$4,918
\$700,000	\$864,360	\$4,586	\$6,009	\$700,000	\$721,211	\$4,586	\$5,014	\$700,000	\$825,261	\$2,671	\$5,390	\$2,646	\$5,390	\$2,689	\$5,737
\$800,000	\$987,840	\$5,315	\$6,868	\$800,000	\$824,241	\$5,315	\$5,730	\$800,000	\$943,155	\$3,055	\$6,209	\$3,030	\$6,209	\$3,074	\$6,557
\$900,000	\$1,111,320	\$6,044	\$7,726	\$900,000	\$927,271	\$6,044	\$6,447	\$900,000	\$1,061,050	\$3,439	\$7,029	\$3,414	\$7,029	\$3,458	\$7,377
\$1,000,000	\$1,234,800	\$6,773	\$8,585	\$1,000,000	\$1,030,301	\$6,773	\$7,163	\$1,000,000	\$1,178,944	\$3,823	\$7,849	\$3,798	\$7,849	\$3,842	\$8,196
\$2,000,000	\$2,469,600	\$14,063	\$17,169	\$2,000,000	\$2,060,602	\$14,063	\$14,326	\$2,000,000	\$2,357,888	\$7,665	\$16,045	\$7,640	\$16,045	\$7,684	\$16,393
\$3,000,000	\$3,704,400	\$21,353	\$25,754	\$3,000,000	\$3,090,903	\$21,353	\$21,489	\$3,000,000	\$3,536,832	\$11,507	\$24,241	\$11,482	\$24,241	\$11,526	\$24,589
\$4,000,000	\$4,939,200	\$28,643	\$34,338	\$4,000,000	\$4,121,204	\$28,643	\$28,652	\$4,000,000	\$4,715,776	\$15,349	\$32,438	\$15,324	\$32,438	\$15,368	\$32,785
\$5,000,000	\$6,174,000	\$35,933	\$42,923	\$5,000,000	\$5,151,505	\$35,933	\$35,814	\$5,000,000	\$5,894,720	\$19,191	\$40,634	\$19,166	\$40,634	\$19,210	\$40,981
\$6,000,000	\$7,408,800	\$43,223	\$51,508	\$6,000,000	\$6,181,806	\$43,223	\$42,977	\$6,000,000	\$7,073,664	\$23,033	\$48,830	\$23,008	\$48,830	\$23,052	\$49,178
\$7,000,000	\$8,643,600	\$50,513	\$60,092	\$7,000,000	\$7,212,107	\$50,513	\$50,140	\$7,000,000	\$8,252,608	\$26,875	\$57,026	\$26,850	\$57,026	\$26,894	\$57,374
\$8,000,000	\$9,878,400	\$57,803	\$68,677	\$8,000,000	\$8,242,408	\$57,803	\$57,303	\$8,000,000	\$9,431,552	\$30,717	\$65,223	\$30,692	\$65,223	\$30,736	\$65,570
\$9,000,000	\$11,113,200	\$65,093	\$77,262	\$9,000,000	\$9,272,709	\$65,093	\$64,466	\$9,000,000	\$10,610,496	\$34,559	\$73,419	\$34,534	\$73,419	\$34,578	\$73,767
\$10,000,000	\$12,348,000	\$72,383	\$85,846	\$10,000,000	\$10,303,010	\$72,383	\$71,629	\$10,000,000	\$11,789,440	\$38,401	\$81,615	\$38,376	\$81,615	\$38,420	\$81,963
\$15,000,000	\$18,522,000	\$108,833	\$128,769	\$15,000,000	\$15,454,515	\$108,833	\$107,443	\$15,000,000	\$17,684,160	\$57,611	\$122,597	\$57,586	\$122,597	\$57,629	\$122,944
\$20,000,000	\$24,696,000	\$145,283	\$171,692	\$20,000,000	\$20,606,020	\$145,283	\$143,258	\$20,000,000	\$23,578,880	\$76,821	\$163,578	\$76,796	\$163,578	\$76,839	\$163,926
\$25,000,000	\$30,870,000	\$181,733	\$214,615	\$25,000,000	\$25,757,525	\$181,733	\$179,072	\$25,000,000	\$29,473,600	\$96,030	\$204,560	\$96,005	\$204,560	\$96,049	\$204,907
\$30,000,000	\$37,044,000	\$218,183	\$257,538	\$30,000,000	\$30,909,030	\$218,183	\$214,887	\$30,000,000	\$35,368,320	\$115,240	\$245,541	\$115,215	\$245,541	\$115,259	\$245,889
\$35,000,000	\$43,218,000	\$254,633	\$300,461	\$35,000,000	\$36,060,535	\$254,633	\$250,701	\$35,000,000	\$41,263,040	\$134,450	\$286,523	\$134,425	\$286,523	\$134,469	\$286,870
\$40,000,000	\$49,392,000	\$291,083	\$343,385	\$40,000,000	\$41,212,040	\$291,083	\$286,516	\$40,000,000	\$47,157,760	\$153,660	\$327,504	\$153,635	\$327,504	\$153,678	\$327,852
\$45,000,000	\$55,566,000	\$327,533	\$386,308	\$45,000,000	\$46,363,545	\$327,533	\$322,330	\$45,000,000	\$53,052,480	\$172,870	\$368,485	\$172,845	\$368,485	\$172,888	\$368,833
\$50,000,000	\$61,740,000	\$363,983	\$429,231	\$50,000,000	\$51,515,050	\$363,983	\$358,144	\$50,000,000	\$58,947,200	\$192,079	\$409,467	\$192,054	\$409,467	\$192,098	\$409,814

CITY OF NORTHBORO, 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	\$237	123.44%	\$166	86.44%	(\$111)	(64.14%)	(\$86)	(58.11%)	\$218	113.34%
\$100,000	\$474	123.44%	\$332	86.44%	\$106	29.12%	\$131	38.59%	\$435	113.34%
\$150,000	\$711	123.44%	\$498	86.44%	\$324	58.13%	\$349	65.54%	\$653	113.34%
\$200,000	\$776	82.50%	\$492	52.27%	\$542	72.28%	\$567	78.21%	\$871	113.34%
\$250,000	\$841	64.42%	\$485	37.19%	\$760	80.65%	\$785	85.57%	\$1,089	113.34%
\$300,000	\$906	54.23%	\$479	28.69%	\$977	86.19%	\$1,002	90.38%	\$1,306	113.34%
\$400,000	\$1,035	43.15%	\$466	19.44%	\$1,413	93.06%	\$1,438	96.29%	\$1,742	113.34%
\$500,000	\$1,165	37.23%	\$454	14.50%	\$1,848	97.15%	\$1,873	99.78%	\$2,177	113.34%
\$600,000	\$1,294	33.55%	\$441	11.43%	\$2,284	99.87%	\$2,309	102.08%	\$2,613	113.34%
\$700,000	\$1,423	31.04%	\$428	9.34%	\$2,719	101.81%	\$2,744	103.71%	\$3,048	113.34%
\$800,000	\$1,553	29.22%	\$416	7.82%	\$3,154	103.26%	\$3,179	104.93%	\$3,483	113.34%
\$900,000	\$1,682	27.84%	\$403	6.66%	\$3,590	104.38%	\$3,615	105.88%	\$3,919	113.34%
\$1,000,000	\$1,812	26.75%	\$390	5.76%	\$4,025	105.28%	\$4,050	106.63%	\$4,354	113.34%
\$2,000,000	\$3,106	22.09%	\$263	1.87%	\$8,380	109.32%	\$8,405	110.00%	\$8,709	113.34%
\$3,000,000	\$4,401	20.61%	\$136	0.64%	\$12,734	110.66%	\$12,759	111.12%	\$13,063	113.34%
\$4,000,000	\$5,696	19.89%	\$9	0.03%	\$17,088	111.33%	\$17,113	111.67%	\$17,417	113.34%
\$5,000,000	\$6,990	19.45%	(\$118)	(0.33%)	\$21,443	111.73%	\$21,468	112.01%	\$21,772	113.34%
\$6,000,000	\$8,285	19.17%	(\$245)	(0.57%)	\$25,797	112.00%	\$25,822	112.23%	\$26,126	113.34%
\$7,000,000	\$9,580	18.96%	(\$373)	(0.74%)	\$30,151	112.19%	\$30,176	112.39%	\$30,480	113.34%
\$8,000,000	\$10,874	18.81%	(\$500)	(0.86%)	\$34,506	112.33%	\$34,531	112.51%	\$34,835	113.34%
\$9,000,000	\$12,169	18.69%	(\$627)	(0.96%)	\$38,860	112.45%	\$38,885	112.60%	\$39,189	113.34%
\$10,000,000	\$13,463	18.60%	(\$754)	(1.04%)	\$43,214	112.53%	\$43,239	112.67%	\$43,543	113.34%
\$15,000,000	\$19,936	18.32%	(\$1,389)	(1.28%)	\$64,986	112.80%	\$65,011	112.89%	\$65,315	113.34%
\$20,000,000	\$26,409	18.18%	(\$2,025)	(1.39%)	\$86,758	112.94%	\$86,783	113.00%	\$87,087	113.34%
\$25,000,000	\$32,883	18.09%	(\$2,661)	(1.46%)	\$108,529	113.02%	\$108,554	113.07%	\$108,858	113.34%
\$30,000,000	\$39,356	18.04%	(\$3,296)	(1.51%)	\$130,301	113.07%	\$130,326	113.12%	\$130,630	113.34%
\$35,000,000	\$45,829	18.00%	(\$3,932)	(1.54%)	\$152,073	113.11%	\$152,098	113.15%	\$152,402	113.34%
\$40,000,000	\$52,302	17.97%	(\$4,567)	(1.57%)	\$173,844	113.14%	\$173,869	113.17%	\$174,173	113.34%
\$45,000,000	\$58,775	17.94%	(\$5,203)	(1.59%)	\$195,616	113.16%	\$195,641	113.19%	\$195,945	113.34%
\$50,000,000	\$65,248	17.93%	(\$5,838)	(1.60%)	\$217,388	113.18%	\$217,413	113.20%	\$217,717	113.34%