

CITY OF ONSLOW, 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	\$8.17874	\$31,846	\$0	\$31,846	
2026-27	\$5.00252	\$32,482	\$164	\$32,647	2.5%
2027-28	\$5.04167	\$32,810	\$166	\$32,975	1.0%
2028-29	\$4.88068	\$33,635	\$160	\$33,795	2.5%
2029-30	\$4.91026	\$33,964	\$161	\$34,125	1.0%
2030-31	\$4.74898	\$34,808	\$156	\$34,964	2.5%
2031-32	\$4.77746	\$35,139	\$157	\$35,296	0.9%
2032-33	\$4.62370	\$36,001	\$152	\$36,153	2.4%
2033-34	\$4.65116	\$36,334	\$153	\$36,487	0.9%
2034-35	\$4.50432	\$37,216	\$148	\$37,364	2.4%
2035-36	\$4.53083	\$37,551	\$149	\$37,700	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	\$9,041,142	\$3,893,698	\$0	\$3,893,698
2026-27	\$7,416,095	\$6,526,043	\$0	\$6,526,043
2027-28	\$7,430,629	\$6,540,577	\$0	\$6,540,577
2028-29	\$7,814,329	\$6,924,277	\$0	\$6,924,277
2029-30	\$7,839,863	\$6,949,811	\$0	\$6,949,811
2030-31	\$8,252,439	\$7,362,387	\$0	\$7,362,387
2031-32	\$8,277,974	\$7,387,922	\$0	\$7,387,922
2032-33	\$8,709,165	\$7,819,113	\$0	\$7,819,113
2033-34	\$8,734,700	\$7,844,648	\$0	\$7,844,648
2034-35	\$9,185,277	\$8,295,225	\$0	\$8,295,225
2035-36	\$9,210,812	\$8,320,760	\$0	\$8,320,760

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.90%	-3.63%	85.27%	11.36%	0.00%	3.37%
2026-27	122.40%	-39.42%	82.97%	14.82%	0.00%	2.01%
2027-28	122.63%	-39.62%	83.01%	14.78%	0.00%	2.01%
2028-29	120.94%	-37.68%	83.26%	14.66%	0.00%	1.90%
2029-30	120.97%	-37.64%	83.32%	14.61%	0.00%	1.89%
2030-31	119.20%	-35.62%	83.58%	14.48%	0.00%	1.78%
2031-32	119.23%	-35.60%	83.64%	14.43%	0.00%	1.78%
2032-33	117.58%	-33.72%	83.86%	14.32%	0.00%	1.68%
2033-34	117.62%	-33.70%	83.92%	14.27%	0.00%	1.67%
2034-35	116.08%	-31.95%	84.12%	14.17%	0.00%	1.58%
2035-36	116.12%	-31.94%	84.17%	14.12%	0.00%	1.58%

**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 ONSLOW, 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	\$3,893,698	\$8.17874	\$31,846
2026-27	\$6,526,043	\$5.00252	\$32,647
2027-28	\$6,540,577	\$5.04167	\$32,975
2028-29	\$6,924,277	\$4.88068	\$33,795
2029-30	\$6,949,811	\$4.91026	\$34,125
2030-31	\$7,362,387	\$4.74898	\$34,964
2031-32	\$7,387,922	\$4.77746	\$35,296
2032-33	\$7,819,113	\$4.62370	\$36,153
2033-34	\$7,844,648	\$4.65116	\$36,487
2034-35	\$8,295,225	\$4.50432	\$37,364
2035-36	\$8,320,760	\$4.53083	\$37,700

CITY OF ONSLOW, 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	\$3,893,698	\$8.17874	\$31,846
2026-27	\$3,953,020	\$8.17874	\$32,331
2027-28	\$4,042,529	\$8.17874	\$33,063
2028-29	\$4,188,439	\$8.10000	\$33,926
2029-30	\$4,282,676	\$8.10000	\$34,690
2030-31	\$4,436,458	\$8.10000	\$35,935
2031-32	\$4,535,659	\$8.10000	\$36,739
2032-33	\$4,697,722	\$8.10000	\$38,052
2033-34	\$4,802,161	\$8.10000	\$38,898
2034-35	\$4,972,944	\$8.10000	\$40,281
2035-36	\$5,082,884	\$8.10000	\$41,171

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	\$2,573,023	(\$3.17622)	\$316
2027-28	\$2,498,048	(\$3.13707)	-\$87
2028-29	\$2,735,838	(\$3.21932)	-\$131
2029-30	\$2,667,135	(\$3.18974)	-\$564
2030-31	\$2,925,929	(\$3.35102)	-\$971
2031-32	\$2,852,263	(\$3.32254)	-\$1,443
2032-33	\$3,121,392	(\$3.47630)	-\$1,898
2033-34	\$3,042,487	(\$3.44884)	-\$2,411
2034-35	\$3,322,281	(\$3.59568)	-\$2,916
2035-36	\$3,237,876	(\$3.56917)	-\$3,471

CITY OF ONSLOW, 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	\$194	\$293	\$50,000	\$51,515	\$194	\$245	\$50,000	\$58,947	\$175	\$42	\$150	\$42	\$194	\$280
\$100,000	\$123,480	\$388	\$586	\$100,000	\$103,030	\$388	\$489	\$100,000	\$117,894	\$369	\$322	\$344	\$322	\$388	\$560
\$150,000	\$185,220	\$582	\$880	\$150,000	\$154,545	\$582	\$734	\$150,000	\$176,842	\$563	\$602	\$538	\$602	\$582	\$840
\$200,000	\$246,960	\$950	\$1,173	\$200,000	\$206,060	\$950	\$979	\$200,000	\$235,789	\$757	\$882	\$732	\$882	\$776	\$1,120
\$250,000	\$308,700	\$1,318	\$1,466	\$250,000	\$257,575	\$1,318	\$1,223	\$250,000	\$294,736	\$951	\$1,162	\$926	\$1,162	\$970	\$1,400
\$300,000	\$370,440	\$1,686	\$1,759	\$300,000	\$309,090	\$1,686	\$1,468	\$300,000	\$353,683	\$1,145	\$1,442	\$1,120	\$1,442	\$1,164	\$1,680
\$400,000	\$493,920	\$2,422	\$2,346	\$400,000	\$412,120	\$2,422	\$1,957	\$400,000	\$471,578	\$1,533	\$2,002	\$1,508	\$2,002	\$1,552	\$2,240
\$500,000	\$617,400	\$3,158	\$2,932	\$500,000	\$515,151	\$3,158	\$2,446	\$500,000	\$589,472	\$1,921	\$2,562	\$1,896	\$2,562	\$1,940	\$2,799
\$600,000	\$740,880	\$3,894	\$3,518	\$600,000	\$618,181	\$3,894	\$2,936	\$600,000	\$707,366	\$2,309	\$3,122	\$2,284	\$3,122	\$2,328	\$3,359
\$700,000	\$864,360	\$4,630	\$4,105	\$700,000	\$721,211	\$4,630	\$3,425	\$700,000	\$825,261	\$2,697	\$3,682	\$2,671	\$3,682	\$2,716	\$3,919
\$800,000	\$987,840	\$5,366	\$4,691	\$800,000	\$824,241	\$5,366	\$3,914	\$800,000	\$943,155	\$3,085	\$4,242	\$3,059	\$4,242	\$3,103	\$4,479
\$900,000	\$1,111,320	\$6,103	\$5,278	\$900,000	\$927,271	\$6,103	\$4,404	\$900,000	\$1,061,050	\$3,473	\$4,801	\$3,447	\$4,801	\$3,491	\$5,039
\$1,000,000	\$1,234,800	\$6,839	\$5,864	\$1,000,000	\$1,030,301	\$6,839	\$4,893	\$1,000,000	\$1,178,944	\$3,860	\$5,361	\$3,835	\$5,361	\$3,879	\$5,599
\$2,000,000	\$2,469,600	\$14,199	\$11,728	\$2,000,000	\$2,060,602	\$14,199	\$9,786	\$2,000,000	\$2,357,888	\$7,740	\$10,960	\$7,715	\$10,960	\$7,759	\$11,198
\$3,000,000	\$3,704,400	\$21,560	\$17,592	\$3,000,000	\$3,090,903	\$21,560	\$14,679	\$3,000,000	\$3,536,832	\$11,619	\$16,559	\$11,594	\$16,559	\$11,638	\$16,796
\$4,000,000	\$4,939,200	\$28,921	\$23,456	\$4,000,000	\$4,121,204	\$28,921	\$19,572	\$4,000,000	\$4,715,776	\$15,498	\$22,158	\$15,473	\$22,158	\$15,517	\$22,395
\$5,000,000	\$6,174,000	\$36,282	\$29,320	\$5,000,000	\$5,151,505	\$36,282	\$24,464	\$5,000,000	\$5,894,720	\$19,378	\$27,756	\$19,353	\$27,756	\$19,397	\$27,994
\$6,000,000	\$7,408,800	\$43,643	\$35,184	\$6,000,000	\$6,181,806	\$43,643	\$29,357	\$6,000,000	\$7,073,664	\$23,257	\$33,355	\$23,232	\$33,355	\$23,276	\$33,593
\$7,000,000	\$8,643,600	\$51,004	\$41,048	\$7,000,000	\$7,212,107	\$51,004	\$34,250	\$7,000,000	\$8,252,608	\$27,136	\$38,954	\$27,111	\$38,954	\$27,155	\$39,191
\$8,000,000	\$9,878,400	\$58,365	\$46,912	\$8,000,000	\$8,242,408	\$58,365	\$39,143	\$8,000,000	\$9,431,552	\$31,016	\$44,553	\$30,990	\$44,553	\$31,034	\$44,790
\$9,000,000	\$11,113,200	\$65,726	\$52,776	\$9,000,000	\$9,272,709	\$65,726	\$44,036	\$9,000,000	\$10,610,496	\$34,895	\$50,152	\$34,870	\$50,152	\$34,914	\$50,389
\$10,000,000	\$12,348,000	\$73,086	\$58,640	\$10,000,000	\$10,303,010	\$73,086	\$48,929	\$10,000,000	\$11,789,440	\$38,774	\$55,750	\$38,749	\$55,750	\$38,793	\$55,988
\$15,000,000	\$18,522,000	\$109,891	\$87,961	\$15,000,000	\$15,454,515	\$109,891	\$73,393	\$15,000,000	\$17,684,160	\$58,171	\$83,744	\$58,146	\$83,744	\$58,190	\$83,982
\$20,000,000	\$24,696,000	\$146,695	\$117,281	\$20,000,000	\$20,606,020	\$146,695	\$97,858	\$20,000,000	\$23,578,880	\$77,567	\$111,738	\$77,542	\$111,738	\$77,586	\$111,976
\$25,000,000	\$30,870,000	\$183,499	\$146,601	\$25,000,000	\$25,757,525	\$183,499	\$122,322	\$25,000,000	\$29,473,600	\$96,964	\$139,732	\$96,939	\$139,732	\$96,983	\$139,970
\$30,000,000	\$37,044,000	\$220,304	\$175,921	\$30,000,000	\$30,909,030	\$220,304	\$146,786	\$30,000,000	\$35,368,320	\$116,360	\$167,726	\$116,335	\$167,726	\$116,379	\$167,963
\$35,000,000	\$43,218,000	\$257,108	\$205,241	\$35,000,000	\$36,060,535	\$257,108	\$171,251	\$35,000,000	\$41,263,040	\$135,757	\$195,720	\$135,732	\$195,720	\$135,776	\$195,957
\$40,000,000	\$49,392,000	\$293,912	\$234,562	\$40,000,000	\$41,212,040	\$293,912	\$195,715	\$40,000,000	\$47,157,760	\$155,153	\$223,714	\$155,128	\$223,714	\$155,172	\$223,951
\$45,000,000	\$55,566,000	\$330,717	\$263,882	\$45,000,000	\$46,363,545	\$330,717	\$220,180	\$45,000,000	\$53,052,480	\$174,550	\$251,708	\$174,525	\$251,708	\$174,569	\$251,945
\$50,000,000	\$61,740,000	\$367,521	\$293,202	\$50,000,000	\$51,515,050	\$367,521	\$244,644	\$50,000,000	\$58,947,200	\$193,947	\$279,702	\$193,921	\$279,702	\$193,965	\$279,939

CITY OF            ONSLOW, 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	\$99	51.16%	\$51	26.13%	(\$133)	(75.74%)	(\$107)	(71.66%)	\$86	44.32%
\$100,000	\$198	51.16%	\$101	26.13%	(\$47)	(12.65%)	(\$21)	(6.24%)	\$172	44.32%
\$150,000	\$298	51.16%	\$152	26.13%	\$39	6.98%	\$65	11.99%	\$258	44.32%
\$200,000	\$223	23.46%	\$29	3.01%	\$125	16.55%	\$150	20.56%	\$344	44.32%
\$250,000	\$148	11.23%	(\$95)	(7.19%)	\$211	22.21%	\$236	25.54%	\$430	44.32%
\$300,000	\$73	4.34%	(\$218)	(12.94%)	\$297	25.96%	\$322	28.79%	\$516	44.32%
\$400,000	(\$76)	(3.16%)	(\$465)	(19.20%)	\$469	30.61%	\$494	32.79%	\$688	44.32%
\$500,000	(\$226)	(7.16%)	(\$712)	(22.54%)	\$641	33.38%	\$666	35.15%	\$860	44.32%
\$600,000	(\$376)	(9.65%)	(\$959)	(24.61%)	\$813	35.22%	\$838	36.71%	\$1,032	44.32%
\$700,000	(\$526)	(11.35%)	(\$1,205)	(26.03%)	\$985	36.53%	\$1,010	37.81%	\$1,204	44.32%
\$800,000	(\$675)	(12.58%)	(\$1,452)	(27.06%)	\$1,157	37.51%	\$1,182	38.64%	\$1,376	44.32%
\$900,000	(\$825)	(13.52%)	(\$1,699)	(27.84%)	\$1,329	38.27%	\$1,354	39.28%	\$1,548	44.32%
\$1,000,000	(\$975)	(14.25%)	(\$1,946)	(28.45%)	\$1,501	38.88%	\$1,526	39.79%	\$1,719	44.32%
\$2,000,000	(\$2,471)	(17.40%)	(\$4,414)	(31.08%)	\$3,220	41.61%	\$3,246	42.07%	\$3,439	44.32%
\$3,000,000	(\$3,968)	(18.41%)	(\$6,882)	(31.92%)	\$4,940	42.51%	\$4,965	42.82%	\$5,158	44.32%
\$4,000,000	(\$5,465)	(18.90%)	(\$9,350)	(32.33%)	\$6,659	42.97%	\$6,684	43.20%	\$6,878	44.32%
\$5,000,000	(\$6,962)	(19.19%)	(\$11,818)	(32.57%)	\$8,379	43.24%	\$8,404	43.43%	\$8,597	44.32%
\$6,000,000	(\$8,459)	(19.38%)	(\$14,286)	(32.73%)	\$10,098	43.42%	\$10,123	43.58%	\$10,317	44.32%
\$7,000,000	(\$9,956)	(19.52%)	(\$16,754)	(32.85%)	\$11,818	43.55%	\$11,843	43.68%	\$12,036	44.32%
\$8,000,000	(\$11,452)	(19.62%)	(\$19,222)	(32.93%)	\$13,537	43.65%	\$13,562	43.76%	\$13,756	44.32%
\$9,000,000	(\$12,949)	(19.70%)	(\$21,690)	(33.00%)	\$15,257	43.72%	\$15,282	43.83%	\$15,475	44.32%
\$10,000,000	(\$14,446)	(19.77%)	(\$24,158)	(33.05%)	\$16,976	43.78%	\$17,001	43.88%	\$17,195	44.32%
\$15,000,000	(\$21,930)	(19.96%)	(\$36,498)	(33.21%)	\$25,573	43.96%	\$25,599	44.03%	\$25,792	44.32%
\$20,000,000	(\$29,414)	(20.05%)	(\$48,838)	(33.29%)	\$34,171	44.05%	\$34,196	44.10%	\$34,389	44.32%
\$25,000,000	(\$36,898)	(20.11%)	(\$61,177)	(33.34%)	\$42,768	44.11%	\$42,793	44.14%	\$42,987	44.32%
\$30,000,000	(\$44,383)	(20.15%)	(\$73,517)	(33.37%)	\$51,366	44.14%	\$51,391	44.17%	\$51,584	44.32%
\$35,000,000	(\$51,867)	(20.17%)	(\$85,857)	(33.39%)	\$59,963	44.17%	\$59,988	44.20%	\$60,182	44.32%
\$40,000,000	(\$59,351)	(20.19%)	(\$98,197)	(33.41%)	\$68,560	44.19%	\$68,586	44.21%	\$68,779	44.32%
\$45,000,000	(\$66,835)	(20.21%)	(\$110,537)	(33.42%)	\$77,158	44.20%	\$77,183	44.22%	\$77,376	44.32%
\$50,000,000	(\$74,319)	(20.22%)	(\$122,877)	(33.43%)	\$85,755	44.22%	\$85,780	44.23%	\$85,974	44.32%