

CITY OF NORTH ENGLISH, 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	\$6.73808	\$190,771	\$0	\$190,771	
2026-27	\$3.76987	\$194,587	\$958	\$195,545	2.5%
2027-28	\$3.79446	\$196,523	\$965	\$197,487	1.0%
2028-29	\$3.69126	\$201,437	\$938	\$202,376	2.5%
2029-30	\$3.71354	\$203,387	\$944	\$204,331	1.0%
2030-31	\$3.61229	\$208,418	\$918	\$209,336	2.4%
2031-32	\$3.63389	\$210,383	\$924	\$211,306	0.9%
2032-33	\$3.53599	\$215,533	\$899	\$216,431	2.4%
2033-34	\$3.55695	\$217,513	\$904	\$218,418	0.9%
2034-35	\$3.46221	\$222,786	\$880	\$223,666	2.4%
2035-36	\$3.48257	\$224,785	\$885	\$225,670	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	\$61,159,372	\$28,312,442	\$0	\$28,312,442
2026-27	\$54,428,032	\$51,870,562	\$0	\$51,870,562
2027-28	\$54,603,735	\$52,046,265	\$0	\$52,046,265
2028-29	\$57,383,100	\$54,825,630	\$0	\$54,825,630
2029-30	\$57,580,804	\$55,023,334	\$0	\$55,023,334
2030-31	\$60,508,572	\$57,951,102	\$0	\$57,951,102
2031-32	\$60,706,275	\$58,148,805	\$0	\$58,148,805
2032-33	\$63,765,606	\$61,208,136	\$0	\$61,208,136
2033-34	\$63,963,309	\$61,405,839	\$0	\$61,405,839
2034-35	\$67,159,574	\$64,602,104	\$0	\$64,602,104
2035-36	\$67,357,277	\$64,799,807	\$0	\$64,799,807

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	91.01%	-1.67%	89.35%	7.90%	1.13%	1.61%
2026-27	114.65%	-24.80%	89.85%	8.06%	1.08%	0.88%
2027-28	114.75%	-24.87%	89.89%	8.03%	1.08%	0.88%
2028-29	113.76%	-23.74%	90.01%	8.01%	1.04%	0.83%
2029-30	113.81%	-23.76%	90.05%	7.98%	1.03%	0.83%
2030-31	112.82%	-22.65%	90.17%	7.95%	0.99%	0.79%
2031-32	112.87%	-22.67%	90.20%	7.93%	0.99%	0.79%
2032-33	111.94%	-21.63%	90.31%	7.91%	0.95%	0.75%
2033-34	111.99%	-21.65%	90.34%	7.88%	0.94%	0.74%
2034-35	111.10%	-20.66%	90.44%	7.87%	0.91%	0.71%
2035-36	111.15%	-20.69%	90.47%	7.84%	0.90%	0.71%

**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 NORTH ENGLISH, 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	\$28,312,442	\$6.73808	\$190,771
2026-27	\$51,870,562	\$3.76987	\$195,545
2027-28	\$52,046,265	\$3.79446	\$197,487
2028-29	\$54,825,630	\$3.69126	\$202,376
2029-30	\$55,023,334	\$3.71354	\$204,331
2030-31	\$57,951,102	\$3.61229	\$209,336
2031-32	\$58,148,805	\$3.63389	\$211,306
2032-33	\$61,208,136	\$3.53599	\$216,431
2033-34	\$61,405,839	\$3.55695	\$218,418
2034-35	\$64,602,104	\$3.46221	\$223,666
2035-36	\$64,799,807	\$3.48257	\$225,670

CITY OF NORTH ENGLISH, 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	\$28,312,442	\$6.73808	\$190,771
2026-27	\$28,634,876	\$6.73808	\$192,944
2027-28	\$29,305,626	\$6.73808	\$197,464
2028-29	\$30,340,503	\$6.73808	\$204,437
2029-30	\$31,046,692	\$6.73808	\$209,195
2030-31	\$32,137,576	\$6.73808	\$216,546
2031-32	\$32,880,974	\$6.73808	\$221,555
2032-33	\$34,030,775	\$6.73808	\$229,302
2033-34	\$34,813,444	\$6.73808	\$234,576
2034-35	\$36,025,297	\$6.73808	\$242,741
2035-36	\$36,849,201	\$6.73808	\$248,293

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	\$23,235,686	(\$2.96821)	\$2,601
2027-28	\$22,740,639	(\$2.94362)	\$24
2028-29	\$24,485,127	(\$3.04682)	-\$2,061
2029-30	\$23,976,642	(\$3.02454)	-\$4,864
2030-31	\$25,813,526	(\$3.12579)	-\$7,209
2031-32	\$25,267,831	(\$3.10419)	-\$10,248
2032-33	\$27,177,362	(\$3.20209)	-\$12,871
2033-34	\$26,592,395	(\$3.18113)	-\$16,158
2034-35	\$28,576,807	(\$3.27587)	-\$19,075
2035-36	\$27,950,606	(\$3.25551)	-\$22,623

CITY OF NORTH ENGLISH, 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	\$160	\$223	\$50,000	\$51,515	\$160	\$186	\$50,000	\$58,947	\$144	\$32	\$124	\$32	\$160	\$213
\$100,000	\$123,480	\$320	\$446	\$100,000	\$103,030	\$320	\$372	\$100,000	\$117,894	\$304	\$245	\$283	\$245	\$320	\$426
\$150,000	\$185,220	\$479	\$669	\$150,000	\$154,545	\$479	\$558	\$150,000	\$176,842	\$464	\$458	\$443	\$458	\$479	\$639
\$200,000	\$246,960	\$783	\$892	\$200,000	\$206,060	\$783	\$744	\$200,000	\$235,789	\$624	\$671	\$603	\$671	\$639	\$852
\$250,000	\$308,700	\$1,086	\$1,115	\$250,000	\$257,575	\$1,086	\$930	\$250,000	\$294,736	\$783	\$884	\$763	\$884	\$799	\$1,065
\$300,000	\$370,440	\$1,389	\$1,338	\$300,000	\$309,090	\$1,389	\$1,117	\$300,000	\$353,683	\$943	\$1,097	\$923	\$1,097	\$959	\$1,278
\$400,000	\$493,920	\$1,995	\$1,784	\$400,000	\$412,120	\$1,995	\$1,489	\$400,000	\$471,578	\$1,263	\$1,523	\$1,242	\$1,523	\$1,278	\$1,703
\$500,000	\$617,400	\$2,602	\$2,230	\$500,000	\$515,151	\$2,602	\$1,861	\$500,000	\$589,472	\$1,582	\$1,949	\$1,562	\$1,949	\$1,598	\$2,129
\$600,000	\$740,880	\$3,208	\$2,676	\$600,000	\$618,181	\$3,208	\$2,233	\$600,000	\$707,366	\$1,902	\$2,375	\$1,881	\$2,375	\$1,918	\$2,555
\$700,000	\$864,360	\$3,815	\$3,122	\$700,000	\$721,211	\$3,815	\$2,605	\$700,000	\$825,261	\$2,222	\$2,800	\$2,201	\$2,800	\$2,237	\$2,981
\$800,000	\$987,840	\$4,421	\$3,568	\$800,000	\$824,241	\$4,421	\$2,977	\$800,000	\$943,155	\$2,541	\$3,226	\$2,521	\$3,226	\$2,557	\$3,407
\$900,000	\$1,111,320	\$5,028	\$4,014	\$900,000	\$927,271	\$5,028	\$3,350	\$900,000	\$1,061,050	\$2,861	\$3,652	\$2,840	\$3,652	\$2,876	\$3,833
\$1,000,000	\$1,234,800	\$5,634	\$4,460	\$1,000,000	\$1,030,301	\$5,634	\$3,722	\$1,000,000	\$1,178,944	\$3,180	\$4,078	\$3,160	\$4,078	\$3,196	\$4,259
\$2,000,000	\$2,469,600	\$11,698	\$8,921	\$2,000,000	\$2,060,602	\$11,698	\$7,443	\$2,000,000	\$2,357,888	\$6,376	\$8,337	\$6,356	\$8,337	\$6,392	\$8,517
\$3,000,000	\$3,704,400	\$17,763	\$13,381	\$3,000,000	\$3,090,903	\$17,763	\$11,165	\$3,000,000	\$3,536,832	\$9,572	\$12,595	\$9,552	\$12,595	\$9,588	\$12,776
\$4,000,000	\$4,939,200	\$23,827	\$17,842	\$4,000,000	\$4,121,204	\$23,827	\$14,887	\$4,000,000	\$4,715,776	\$12,768	\$16,854	\$12,748	\$16,854	\$12,784	\$17,035
\$5,000,000	\$6,174,000	\$29,891	\$22,302	\$5,000,000	\$5,151,505	\$29,891	\$18,609	\$5,000,000	\$5,894,720	\$15,964	\$21,113	\$15,944	\$21,113	\$15,980	\$21,293
\$6,000,000	\$7,408,800	\$35,955	\$26,763	\$6,000,000	\$6,181,806	\$35,955	\$22,330	\$6,000,000	\$7,073,664	\$19,160	\$25,372	\$19,140	\$25,372	\$19,176	\$25,552
\$7,000,000	\$8,643,600	\$42,020	\$31,223	\$7,000,000	\$7,212,107	\$42,020	\$26,052	\$7,000,000	\$8,252,608	\$22,356	\$29,630	\$22,336	\$29,630	\$22,372	\$29,811
\$8,000,000	\$9,878,400	\$48,084	\$35,684	\$8,000,000	\$8,242,408	\$48,084	\$29,774	\$8,000,000	\$9,431,552	\$25,552	\$33,889	\$25,532	\$33,889	\$25,568	\$34,070
\$9,000,000	\$11,113,200	\$54,148	\$40,144	\$9,000,000	\$9,272,709	\$54,148	\$33,496	\$9,000,000	\$10,610,496	\$28,748	\$38,148	\$28,728	\$38,148	\$28,764	\$38,328
\$10,000,000	\$12,348,000	\$60,212	\$44,605	\$10,000,000	\$10,303,010	\$60,212	\$37,217	\$10,000,000	\$11,789,440	\$31,944	\$42,406	\$31,924	\$42,406	\$31,960	\$42,587
\$15,000,000	\$18,522,000	\$90,534	\$66,907	\$15,000,000	\$15,454,515	\$90,534	\$55,826	\$15,000,000	\$17,684,160	\$47,924	\$63,700	\$47,903	\$63,700	\$47,940	\$63,880
\$20,000,000	\$24,696,000	\$120,855	\$89,209	\$20,000,000	\$20,606,020	\$120,855	\$74,435	\$20,000,000	\$23,578,880	\$63,904	\$84,993	\$63,883	\$84,993	\$63,920	\$85,174
\$25,000,000	\$30,870,000	\$151,177	\$111,511	\$25,000,000	\$25,757,525	\$151,177	\$93,044	\$25,000,000	\$29,473,600	\$79,884	\$106,287	\$79,863	\$106,287	\$79,899	\$106,467
\$30,000,000	\$37,044,000	\$181,498	\$133,814	\$30,000,000	\$30,909,030	\$181,498	\$111,652	\$30,000,000	\$35,368,320	\$95,864	\$127,580	\$95,843	\$127,580	\$95,879	\$127,761
\$35,000,000	\$43,218,000	\$211,819	\$156,116	\$35,000,000	\$36,060,535	\$211,819	\$130,261	\$35,000,000	\$41,263,040	\$111,844	\$148,873	\$111,823	\$148,873	\$111,859	\$149,054
\$40,000,000	\$49,392,000	\$242,141	\$178,418	\$40,000,000	\$41,212,040	\$242,141	\$148,870	\$40,000,000	\$47,157,760	\$127,824	\$170,167	\$127,803	\$170,167	\$127,839	\$170,348
\$45,000,000	\$55,566,000	\$272,462	\$200,721	\$45,000,000	\$46,363,545	\$272,462	\$167,479	\$45,000,000	\$53,052,480	\$143,804	\$191,460	\$143,783	\$191,460	\$143,819	\$191,641
\$50,000,000	\$61,740,000	\$302,783	\$223,023	\$50,000,000	\$51,515,050	\$302,783	\$186,087	\$50,000,000	\$58,947,200	\$159,783	\$212,754	\$159,763	\$212,754	\$159,799	\$212,934

CITY OF NORTH ENGLISH, 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	\$63	39.56%	\$26	16.45%	(\$112)	(77.60%)	(\$91)	(73.84%)	\$53	33.25%
\$100,000	\$126	39.56%	\$53	16.45%	(\$59)	(19.35%)	(\$38)	(13.44%)	\$106	33.25%
\$150,000	\$190	39.56%	\$79	16.45%	(\$6)	(1.23%)	\$15	3.40%	\$159	33.25%
\$200,000	\$109	13.99%	(\$38)	(4.89%)	\$47	7.60%	\$68	11.31%	\$213	33.25%
\$250,000	\$29	2.70%	(\$155)	(14.31%)	\$101	12.84%	\$121	15.91%	\$266	33.25%
\$300,000	(\$51)	(3.66%)	(\$273)	(19.62%)	\$154	16.29%	\$174	18.91%	\$319	33.25%
\$400,000	(\$211)	(10.59%)	(\$507)	(25.40%)	\$260	20.59%	\$281	22.60%	\$425	33.25%
\$500,000	(\$372)	(14.28%)	(\$741)	(28.48%)	\$366	23.14%	\$387	24.78%	\$531	33.25%
\$600,000	(\$532)	(16.58%)	(\$975)	(30.40%)	\$473	24.84%	\$493	26.22%	\$638	33.25%
\$700,000	(\$692)	(18.15%)	(\$1,210)	(31.71%)	\$579	26.05%	\$600	27.24%	\$744	33.25%
\$800,000	(\$853)	(19.29%)	(\$1,444)	(32.66%)	\$685	26.96%	\$706	28.00%	\$850	33.25%
\$900,000	(\$1,013)	(20.15%)	(\$1,678)	(33.38%)	\$791	27.66%	\$812	28.59%	\$956	33.25%
\$1,000,000	(\$1,174)	(20.83%)	(\$1,912)	(33.94%)	\$898	28.22%	\$918	29.07%	\$1,063	33.25%
\$2,000,000	(\$2,777)	(23.74%)	(\$4,255)	(36.37%)	\$1,960	30.74%	\$1,981	31.17%	\$2,125	33.25%
\$3,000,000	(\$4,381)	(24.67%)	(\$6,597)	(37.14%)	\$3,023	31.58%	\$3,044	31.87%	\$3,188	33.25%
\$4,000,000	(\$5,985)	(25.12%)	(\$8,940)	(37.52%)	\$4,086	32.00%	\$4,106	32.21%	\$4,251	33.25%
\$5,000,000	(\$7,589)	(25.39%)	(\$11,282)	(37.74%)	\$5,148	32.25%	\$5,169	32.42%	\$5,314	33.25%
\$6,000,000	(\$9,193)	(25.57%)	(\$13,625)	(37.89%)	\$6,211	32.42%	\$6,232	32.56%	\$6,376	33.25%
\$7,000,000	(\$10,796)	(25.69%)	(\$15,967)	(38.00%)	\$7,274	32.54%	\$7,295	32.66%	\$7,439	33.25%
\$8,000,000	(\$12,400)	(25.79%)	(\$18,310)	(38.08%)	\$8,337	32.63%	\$8,357	32.73%	\$8,502	33.25%
\$9,000,000	(\$14,004)	(25.86%)	(\$20,652)	(38.14%)	\$9,399	32.70%	\$9,420	32.79%	\$9,564	33.25%
\$10,000,000	(\$15,608)	(25.92%)	(\$22,995)	(38.19%)	\$10,462	32.75%	\$10,483	32.84%	\$10,627	33.25%
\$15,000,000	(\$23,627)	(26.10%)	(\$34,708)	(38.34%)	\$15,776	32.92%	\$15,796	32.98%	\$15,941	33.25%
\$20,000,000	(\$31,646)	(26.19%)	(\$46,420)	(38.41%)	\$21,089	33.00%	\$21,110	33.04%	\$21,254	33.25%
\$25,000,000	(\$39,665)	(26.24%)	(\$58,133)	(38.45%)	\$26,403	33.05%	\$26,423	33.09%	\$26,568	33.25%
\$30,000,000	(\$47,684)	(26.27%)	(\$69,846)	(38.48%)	\$31,716	33.08%	\$31,737	33.11%	\$31,881	33.25%
\$35,000,000	(\$55,703)	(26.30%)	(\$81,558)	(38.50%)	\$37,030	33.11%	\$37,050	33.13%	\$37,195	33.25%
\$40,000,000	(\$63,722)	(26.32%)	(\$93,271)	(38.52%)	\$42,343	33.13%	\$42,364	33.15%	\$42,508	33.25%
\$45,000,000	(\$71,741)	(26.33%)	(\$104,983)	(38.53%)	\$47,657	33.14%	\$47,678	33.16%	\$47,822	33.25%
\$50,000,000	(\$79,761)	(26.34%)	(\$116,696)	(38.54%)	\$52,970	33.15%	\$52,991	33.17%	\$53,135	33.25%