

CITY OF RED OAK, 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	\$8.12621	\$1,519,291	\$0	\$1,519,291	
2026-27	\$4.92201	\$1,549,677	\$6,881	\$1,556,557	2.5%
2027-28	\$4.95364	\$1,564,339	\$6,925	\$1,571,264	0.9%
2028-29	\$4.82493	\$1,602,688	\$6,745	\$1,609,432	2.4%
2029-30	\$4.85284	\$1,617,480	\$6,784	\$1,624,264	0.9%
2030-31	\$4.72504	\$1,656,749	\$6,605	\$1,663,354	2.4%
2031-32	\$4.75218	\$1,671,672	\$6,643	\$1,678,315	0.9%
2032-33	\$4.62803	\$1,711,880	\$6,470	\$1,718,350	2.4%
2033-34	\$4.65443	\$1,726,941	\$6,506	\$1,733,448	0.9%
2034-35	\$4.53377	\$1,768,118	\$6,338	\$1,774,456	2.4%
2035-36	\$4.55947	\$1,783,328	\$6,374	\$1,789,702	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	\$367,671,016	\$186,961,819	\$5,638,721	\$192,600,540
2026-27	\$338,141,290	\$316,244,019	\$6,317,688	\$322,561,706
2027-28	\$339,092,211	\$317,193,780	\$6,318,848	\$323,512,627
2028-29	\$355,781,435	\$333,565,959	\$6,635,892	\$340,201,851
2029-30	\$356,920,356	\$334,703,720	\$6,637,052	\$341,340,772
2030-31	\$374,579,309	\$352,029,718	\$6,970,006	\$358,999,725
2031-32	\$375,718,230	\$353,167,479	\$6,971,166	\$360,138,646
2032-33	\$394,192,274	\$371,291,863	\$7,320,827	\$378,612,690
2033-34	\$395,331,195	\$372,429,624	\$7,321,987	\$379,751,611
2034-35	\$414,655,135	\$391,386,363	\$7,689,188	\$399,075,551
2035-36	\$415,794,056	\$392,524,124	\$7,690,348	\$400,214,472

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.68%	-1.13%	65.55%	26.71%	2.87%	2.58%
2026-27	91.86%	-20.42%	71.44%	23.32%	2.09%	1.54%
2027-28	91.95%	-20.50%	71.45%	23.32%	2.08%	1.54%
2028-29	91.28%	-19.62%	71.66%	23.35%	2.00%	1.46%
2029-30	91.32%	-19.63%	71.69%	23.34%	1.99%	1.46%
2030-31	90.62%	-18.73%	71.89%	23.37%	1.91%	1.39%
2031-32	90.66%	-18.75%	71.92%	23.36%	1.91%	1.38%
2032-33	90.00%	-17.90%	72.10%	23.39%	1.83%	1.31%
2033-34	90.04%	-17.91%	72.12%	23.38%	1.83%	1.31%
2034-35	89.40%	-17.11%	72.29%	23.42%	1.76%	1.25%
2035-36	89.44%	-17.12%	72.31%	23.41%	1.75%	1.24%

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 RED OAK, 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	\$186,961,819	\$8.12621	\$1,519,291
2026-27	\$316,244,019	\$4.92201	\$1,556,557
2027-28	\$317,193,780	\$4.95364	\$1,571,264
2028-29	\$333,565,959	\$4.82493	\$1,609,432
2029-30	\$334,703,720	\$4.85284	\$1,624,264
2030-31	\$352,029,718	\$4.72504	\$1,663,354
2031-32	\$353,167,479	\$4.75218	\$1,678,315
2032-33	\$371,291,863	\$4.62803	\$1,718,350
2033-34	\$372,429,624	\$4.65443	\$1,733,448
2034-35	\$391,386,363	\$4.53377	\$1,774,456
2035-36	\$392,524,124	\$4.55947	\$1,789,702

CITY OF RED OAK, 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	\$186,961,819	\$8.12621	\$1,519,291
2026-27	\$192,905,780	\$8.04575	\$1,552,072
2027-28	\$196,378,279	\$8.04575	\$1,580,011
2028-29	\$203,662,798	\$8.04575	\$1,638,620
2029-30	\$207,310,662	\$8.04575	\$1,667,970
2030-31	\$214,986,802	\$8.04575	\$1,729,731
2031-32	\$218,817,573	\$8.04575	\$1,760,552
2032-33	\$226,905,429	\$8.04575	\$1,825,625
2033-34	\$230,929,247	\$8.04575	\$1,858,000
2034-35	\$239,450,312	\$8.04575	\$1,926,558
2035-36	\$243,676,820	\$8.04575	\$1,960,563

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	\$123,338,239	(\$3.12374)	\$4,485
2027-28	\$120,815,501	(\$3.09211)	-\$8,747
2028-29	\$129,903,161	(\$3.22082)	-\$29,188
2029-30	\$127,393,059	(\$3.19291)	-\$43,707
2030-31	\$137,042,916	(\$3.32071)	-\$66,376
2031-32	\$134,349,906	(\$3.29357)	-\$82,237
2032-33	\$144,386,434	(\$3.41772)	-\$107,275
2033-34	\$141,500,377	(\$3.39132)	-\$124,552
2034-35	\$151,936,051	(\$3.51198)	-\$152,102
2035-36	\$148,847,305	(\$3.48628)	-\$170,861

CITY OF RED OAK, 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	\$292	\$50,000	\$51,515	\$193	\$243	\$50,000	\$58,947	\$174	\$42	\$149	\$42	\$193	\$279
\$100,000	\$123,480	\$385	\$583	\$100,000	\$103,030	\$385	\$487	\$100,000	\$117,894	\$367	\$321	\$342	\$321	\$385	\$557
\$150,000	\$185,220	\$578	\$875	\$150,000	\$154,545	\$578	\$730	\$150,000	\$176,842	\$559	\$599	\$534	\$599	\$578	\$836
\$200,000	\$246,960	\$944	\$1,167	\$200,000	\$206,060	\$944	\$974	\$200,000	\$235,789	\$752	\$878	\$727	\$878	\$771	\$1,114
\$250,000	\$308,700	\$1,310	\$1,459	\$250,000	\$257,575	\$1,310	\$1,217	\$250,000	\$294,736	\$945	\$1,156	\$920	\$1,156	\$964	\$1,393
\$300,000	\$370,440	\$1,675	\$1,750	\$300,000	\$309,090	\$1,675	\$1,460	\$300,000	\$353,683	\$1,138	\$1,435	\$1,113	\$1,435	\$1,156	\$1,671
\$400,000	\$493,920	\$2,407	\$2,334	\$400,000	\$412,120	\$2,407	\$1,947	\$400,000	\$471,578	\$1,523	\$1,992	\$1,498	\$1,992	\$1,542	\$2,228
\$500,000	\$617,400	\$3,138	\$2,917	\$500,000	\$515,151	\$3,138	\$2,434	\$500,000	\$589,472	\$1,909	\$2,549	\$1,883	\$2,549	\$1,927	\$2,785
\$600,000	\$740,880	\$3,869	\$3,501	\$600,000	\$618,181	\$3,869	\$2,921	\$600,000	\$707,366	\$2,294	\$3,106	\$2,269	\$3,106	\$2,313	\$3,342
\$700,000	\$864,360	\$4,601	\$4,084	\$700,000	\$721,211	\$4,601	\$3,408	\$700,000	\$825,261	\$2,679	\$3,663	\$2,654	\$3,663	\$2,698	\$3,899
\$800,000	\$987,840	\$5,332	\$4,668	\$800,000	\$824,241	\$5,332	\$3,895	\$800,000	\$943,155	\$3,065	\$4,220	\$3,040	\$4,220	\$3,084	\$4,456
\$900,000	\$1,111,320	\$6,063	\$5,251	\$900,000	\$927,271	\$6,063	\$4,381	\$900,000	\$1,061,050	\$3,450	\$4,777	\$3,425	\$4,777	\$3,469	\$5,014
\$1,000,000	\$1,234,800	\$6,795	\$5,834	\$1,000,000	\$1,030,301	\$6,795	\$4,868	\$1,000,000	\$1,178,944	\$3,836	\$5,334	\$3,811	\$5,334	\$3,854	\$5,571
\$2,000,000	\$2,469,600	\$14,108	\$11,669	\$2,000,000	\$2,060,602	\$14,108	\$9,736	\$2,000,000	\$2,357,888	\$7,690	\$10,905	\$7,665	\$10,905	\$7,709	\$11,141
\$3,000,000	\$3,704,400	\$21,422	\$17,503	\$3,000,000	\$3,090,903	\$21,422	\$14,605	\$3,000,000	\$3,536,832	\$11,544	\$16,475	\$11,519	\$16,475	\$11,563	\$16,712
\$4,000,000	\$4,939,200	\$28,735	\$23,338	\$4,000,000	\$4,121,204	\$28,735	\$19,473	\$4,000,000	\$4,715,776	\$15,399	\$22,046	\$15,374	\$22,046	\$15,418	\$22,282
\$5,000,000	\$6,174,000	\$36,049	\$29,172	\$5,000,000	\$5,151,505	\$36,049	\$24,341	\$5,000,000	\$5,894,720	\$19,253	\$27,617	\$19,228	\$27,617	\$19,272	\$27,853
\$6,000,000	\$7,408,800	\$43,363	\$35,007	\$6,000,000	\$6,181,806	\$43,363	\$29,209	\$6,000,000	\$7,073,664	\$23,108	\$33,187	\$23,083	\$33,187	\$23,126	\$33,423
\$7,000,000	\$8,643,600	\$50,676	\$40,841	\$7,000,000	\$7,212,107	\$50,676	\$34,077	\$7,000,000	\$8,252,608	\$26,962	\$38,758	\$26,937	\$38,758	\$26,981	\$38,994
\$8,000,000	\$9,878,400	\$57,990	\$46,676	\$8,000,000	\$8,242,408	\$57,990	\$38,946	\$8,000,000	\$9,431,552	\$30,816	\$44,328	\$30,791	\$44,328	\$30,835	\$44,564
\$9,000,000	\$11,113,200	\$65,303	\$52,510	\$9,000,000	\$9,272,709	\$65,303	\$43,814	\$9,000,000	\$10,610,496	\$34,671	\$49,899	\$34,646	\$49,899	\$34,690	\$50,135
\$10,000,000	\$12,348,000	\$72,617	\$58,345	\$10,000,000	\$10,303,010	\$72,617	\$48,682	\$10,000,000	\$11,789,440	\$38,525	\$55,469	\$38,500	\$55,469	\$38,544	\$55,706
\$15,000,000	\$18,522,000	\$109,185	\$87,517	\$15,000,000	\$15,454,515	\$109,185	\$73,023	\$15,000,000	\$17,684,160	\$57,797	\$83,322	\$57,772	\$83,322	\$57,816	\$83,558
\$20,000,000	\$24,696,000	\$145,753	\$116,690	\$20,000,000	\$20,606,020	\$145,753	\$97,364	\$20,000,000	\$23,578,880	\$77,069	\$111,175	\$77,044	\$111,175	\$77,088	\$111,411
\$25,000,000	\$30,870,000	\$182,321	\$145,862	\$25,000,000	\$25,757,525	\$182,321	\$121,705	\$25,000,000	\$29,473,600	\$96,341	\$139,028	\$96,316	\$139,028	\$96,360	\$139,264
\$30,000,000	\$37,044,000	\$218,889	\$175,034	\$30,000,000	\$30,909,030	\$218,889	\$146,046	\$30,000,000	\$35,368,320	\$115,613	\$166,880	\$115,588	\$166,880	\$115,632	\$167,117
\$35,000,000	\$43,218,000	\$255,457	\$204,207	\$35,000,000	\$36,060,535	\$255,457	\$170,387	\$35,000,000	\$41,263,040	\$134,885	\$194,733	\$134,860	\$194,733	\$134,904	\$194,970
\$40,000,000	\$49,392,000	\$292,025	\$233,379	\$40,000,000	\$41,212,040	\$292,025	\$194,729	\$40,000,000	\$47,157,760	\$154,157	\$222,586	\$154,132	\$222,586	\$154,176	\$222,822
\$45,000,000	\$55,566,000	\$328,593	\$262,552	\$45,000,000	\$46,363,545	\$328,593	\$219,070	\$45,000,000	\$53,052,480	\$173,429	\$250,439	\$173,404	\$250,439	\$173,448	\$250,675
\$50,000,000	\$61,740,000	\$365,161	\$291,724	\$50,000,000	\$51,515,050	\$365,161	\$243,411	\$50,000,000	\$58,947,200	\$192,701	\$278,292	\$192,676	\$278,292	\$192,720	\$278,528

CITY OF RED OAK, 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	51.37%	\$51	26.30%	(\$132)	(75.71%)	(\$107)	(71.62%)	\$86	44.52%
\$100,000	\$198	51.37%	\$101	26.30%	(\$46)	(12.53%)	(\$21)	(6.11%)	\$172	44.52%
\$150,000	\$297	51.37%	\$152	26.30%	\$40	7.13%	\$65	12.15%	\$257	44.52%
\$200,000	\$223	23.63%	\$30	3.16%	\$126	16.71%	\$151	20.73%	\$343	44.52%
\$250,000	\$149	11.39%	(\$92)	(7.06%)	\$211	22.38%	\$237	25.71%	\$429	44.52%
\$300,000	\$75	4.49%	(\$215)	(12.82%)	\$297	26.13%	\$322	28.97%	\$515	44.52%
\$400,000	(\$73)	(3.02%)	(\$459)	(19.08%)	\$469	30.79%	\$494	32.97%	\$686	44.52%
\$500,000	(\$221)	(7.03%)	(\$704)	(22.43%)	\$641	33.56%	\$666	35.34%	\$858	44.52%
\$600,000	(\$369)	(9.53%)	(\$948)	(24.51%)	\$812	35.40%	\$837	36.90%	\$1,030	44.52%
\$700,000	(\$516)	(11.23%)	(\$1,193)	(25.93%)	\$984	36.72%	\$1,009	38.01%	\$1,201	44.52%
\$800,000	(\$664)	(12.46%)	(\$1,437)	(26.96%)	\$1,155	37.70%	\$1,180	38.83%	\$1,373	44.52%
\$900,000	(\$812)	(13.40%)	(\$1,682)	(27.74%)	\$1,327	38.46%	\$1,352	39.47%	\$1,545	44.52%
\$1,000,000	(\$960)	(14.13%)	(\$1,926)	(28.35%)	\$1,499	39.07%	\$1,524	39.98%	\$1,716	44.52%
\$2,000,000	(\$2,439)	(17.29%)	(\$4,372)	(30.99%)	\$3,215	41.80%	\$3,240	42.27%	\$3,432	44.52%
\$3,000,000	(\$3,918)	(18.29%)	(\$6,817)	(31.82%)	\$4,931	42.71%	\$4,956	43.02%	\$5,148	44.52%
\$4,000,000	(\$5,398)	(18.78%)	(\$9,263)	(32.23%)	\$6,647	43.17%	\$6,672	43.40%	\$6,865	44.52%
\$5,000,000	(\$6,877)	(19.08%)	(\$11,708)	(32.48%)	\$8,363	43.44%	\$8,388	43.63%	\$8,581	44.52%
\$6,000,000	(\$8,356)	(19.27%)	(\$14,153)	(32.64%)	\$10,079	43.62%	\$10,104	43.78%	\$10,297	44.52%
\$7,000,000	(\$9,835)	(19.41%)	(\$16,599)	(32.75%)	\$11,796	43.75%	\$11,821	43.88%	\$12,013	44.52%
\$8,000,000	(\$11,314)	(19.51%)	(\$19,044)	(32.84%)	\$13,512	43.85%	\$13,537	43.96%	\$13,729	44.52%
\$9,000,000	(\$12,793)	(19.59%)	(\$21,490)	(32.91%)	\$15,228	43.92%	\$15,253	44.03%	\$15,445	44.52%
\$10,000,000	(\$14,272)	(19.65%)	(\$23,935)	(32.96%)	\$16,944	43.98%	\$16,969	44.08%	\$17,162	44.52%
\$15,000,000	(\$21,668)	(19.85%)	(\$36,162)	(33.12%)	\$25,525	44.16%	\$25,550	44.23%	\$25,742	44.52%
\$20,000,000	(\$29,063)	(19.94%)	(\$48,389)	(33.20%)	\$34,106	44.25%	\$34,131	44.30%	\$34,323	44.52%
\$25,000,000	(\$36,459)	(20.00%)	(\$60,616)	(33.25%)	\$42,687	44.31%	\$42,712	44.35%	\$42,904	44.52%
\$30,000,000	(\$43,854)	(20.04%)	(\$72,842)	(33.28%)	\$51,267	44.34%	\$51,292	44.38%	\$51,485	44.52%
\$35,000,000	(\$51,250)	(20.06%)	(\$85,069)	(33.30%)	\$59,848	44.37%	\$59,873	44.40%	\$60,066	44.52%
\$40,000,000	(\$58,646)	(20.08%)	(\$97,296)	(33.32%)	\$68,429	44.39%	\$68,454	44.41%	\$68,647	44.52%
\$45,000,000	(\$66,041)	(20.10%)	(\$109,523)	(33.33%)	\$77,010	44.40%	\$77,035	44.43%	\$77,227	44.52%
\$50,000,000	(\$73,437)	(20.11%)	(\$121,750)	(33.34%)	\$85,591	44.42%	\$85,616	44.44%	\$85,808	44.52%