

CITY OF RADCLIFFE, 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	\$8.16021	\$140,189	\$0	\$140,189	
2026-27	\$5.10019	\$142,993	\$845	\$143,839	2.6%
2027-28	\$5.13641	\$144,558	\$851	\$145,409	1.1%
2028-29	\$4.98703	\$148,317	\$827	\$149,144	2.6%
2029-30	\$5.01815	\$149,890	\$832	\$150,722	1.1%
2030-31	\$4.87051	\$153,736	\$807	\$154,543	2.5%
2031-32	\$4.90055	\$155,316	\$812	\$156,128	1.0%
2032-33	\$4.75828	\$159,251	\$789	\$160,040	2.5%
2033-34	\$4.78731	\$160,840	\$793	\$161,633	1.0%
2034-35	\$4.65007	\$164,866	\$771	\$165,637	2.5%
2035-36	\$4.67816	\$166,465	\$775	\$167,240	1.0%

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	\$34,718,532	\$17,179,628	\$0	\$17,179,628
2026-27	\$30,545,872	\$28,202,571	\$0	\$28,202,571
2027-28	\$30,652,789	\$28,309,488	\$0	\$28,309,488
2028-29	\$32,249,668	\$29,906,367	\$0	\$29,906,367
2029-30	\$32,378,585	\$30,035,284	\$0	\$30,035,284
2030-31	\$34,073,702	\$31,730,401	\$0	\$31,730,401
2031-32	\$34,202,619	\$31,859,318	\$0	\$31,859,318
2032-33	\$35,977,200	\$33,633,899	\$0	\$33,633,899
2033-34	\$36,106,116	\$33,762,815	\$0	\$33,762,815
2034-35	\$37,963,523	\$35,620,222	\$0	\$35,620,222
2035-36	\$38,092,440	\$35,749,139	\$0	\$35,749,139

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.78%	-1.99%	68.79%	27.45%	2.33%	1.43%
2026-27	99.67%	-27.64%	72.02%	25.09%	1.86%	0.87%
2027-28	99.88%	-27.75%	72.13%	24.99%	1.85%	0.87%
2028-29	98.88%	-26.46%	72.42%	24.84%	1.77%	0.82%
2029-30	99.01%	-26.46%	72.54%	24.73%	1.76%	0.82%
2030-31	97.99%	-25.16%	72.83%	24.58%	1.69%	0.77%
2031-32	98.11%	-25.17%	72.94%	24.48%	1.68%	0.77%
2032-33	97.15%	-23.95%	73.20%	24.35%	1.61%	0.73%
2033-34	97.27%	-23.97%	73.30%	24.26%	1.60%	0.73%
2034-35	96.35%	-22.82%	73.53%	24.14%	1.53%	0.69%
2035-36	96.46%	-22.84%	73.63%	24.06%	1.53%	0.69%

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 RADCLIFFE, 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	\$17,179,628	\$8.16021	\$140,189
2026-27	\$28,202,571	\$5.10019	\$143,839
2027-28	\$28,309,488	\$5.13641	\$145,409
2028-29	\$29,906,367	\$4.98703	\$149,144
2029-30	\$30,035,284	\$5.01815	\$150,722
2030-31	\$31,730,401	\$4.87051	\$154,543
2031-32	\$31,859,318	\$4.90055	\$156,128
2032-33	\$33,633,899	\$4.75828	\$160,040
2033-34	\$33,762,815	\$4.78731	\$161,633
2034-35	\$35,620,222	\$4.65007	\$165,637
2035-36	\$35,749,139	\$4.67816	\$167,240

CITY OF RADCLIFFE, 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	\$17,179,628	\$8.16021	\$140,189
2026-27	\$17,793,355	\$8.07942	\$143,760
2027-28	\$18,130,613	\$8.07942	\$146,485
2028-29	\$18,847,761	\$8.07942	\$152,279
2029-30	\$19,202,891	\$8.07942	\$155,148
2030-31	\$19,958,275	\$8.07942	\$161,251
2031-32	\$20,332,173	\$8.07942	\$164,272
2032-33	\$21,127,763	\$8.07942	\$170,700
2033-34	\$21,521,466	\$8.07942	\$173,881
2034-35	\$22,359,370	\$8.07942	\$180,651
2035-36	\$22,773,873	\$8.07942	\$184,000

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	\$10,409,217	(\$2.97923)	\$79
2027-28	\$10,178,875	(\$2.94301)	-\$1,076
2028-29	\$11,058,606	(\$3.09239)	-\$3,135
2029-30	\$10,832,392	(\$3.06127)	-\$4,427
2030-31	\$11,772,127	(\$3.20891)	-\$6,708
2031-32	\$11,527,145	(\$3.17887)	-\$8,144
2032-33	\$12,506,136	(\$3.32114)	-\$10,660
2033-34	\$12,241,349	(\$3.29211)	-\$12,248
2034-35	\$13,260,852	(\$3.42935)	-\$15,014
2035-36	\$12,975,267	(\$3.40126)	-\$16,759

CITY OF RADCLIFFE, 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	\$301	\$50,000	\$51,515	\$194	\$251	\$50,000	\$58,947	\$175	\$44	\$150	\$44	\$194	\$287
\$100,000	\$123,480	\$387	\$601	\$100,000	\$103,030	\$387	\$502	\$100,000	\$117,894	\$368	\$331	\$343	\$331	\$387	\$574
\$150,000	\$185,220	\$581	\$902	\$150,000	\$154,545	\$581	\$753	\$150,000	\$176,842	\$562	\$618	\$537	\$618	\$581	\$861
\$200,000	\$246,960	\$948	\$1,203	\$200,000	\$206,060	\$948	\$1,004	\$200,000	\$235,789	\$755	\$905	\$730	\$905	\$774	\$1,148
\$250,000	\$308,700	\$1,315	\$1,504	\$250,000	\$257,575	\$1,315	\$1,255	\$250,000	\$294,736	\$949	\$1,192	\$924	\$1,192	\$968	\$1,436
\$300,000	\$370,440	\$1,682	\$1,804	\$300,000	\$309,090	\$1,682	\$1,505	\$300,000	\$353,683	\$1,142	\$1,479	\$1,117	\$1,479	\$1,161	\$1,723
\$400,000	\$493,920	\$2,417	\$2,406	\$400,000	\$412,120	\$2,417	\$2,007	\$400,000	\$471,578	\$1,529	\$2,053	\$1,504	\$2,053	\$1,548	\$2,297
\$500,000	\$617,400	\$3,151	\$3,007	\$500,000	\$515,151	\$3,151	\$2,509	\$500,000	\$589,472	\$1,916	\$2,628	\$1,891	\$2,628	\$1,935	\$2,871
\$600,000	\$740,880	\$3,885	\$3,608	\$600,000	\$618,181	\$3,885	\$3,011	\$600,000	\$707,366	\$2,304	\$3,202	\$2,278	\$3,202	\$2,322	\$3,445
\$700,000	\$864,360	\$4,620	\$4,210	\$700,000	\$721,211	\$4,620	\$3,513	\$700,000	\$825,261	\$2,691	\$3,776	\$2,665	\$3,776	\$2,709	\$4,019
\$800,000	\$987,840	\$5,354	\$4,811	\$800,000	\$824,241	\$5,354	\$4,014	\$800,000	\$943,155	\$3,078	\$4,350	\$3,052	\$4,350	\$3,096	\$4,594
\$900,000	\$1,111,320	\$6,089	\$5,413	\$900,000	\$927,271	\$6,089	\$4,516	\$900,000	\$1,061,050	\$3,465	\$4,924	\$3,440	\$4,924	\$3,483	\$5,168
\$1,000,000	\$1,234,800	\$6,823	\$6,014	\$1,000,000	\$1,030,301	\$6,823	\$5,018	\$1,000,000	\$1,178,944	\$3,852	\$5,499	\$3,827	\$5,499	\$3,871	\$5,742
\$2,000,000	\$2,469,600	\$14,167	\$12,028	\$2,000,000	\$2,060,602	\$14,167	\$10,036	\$2,000,000	\$2,357,888	\$7,722	\$11,241	\$7,697	\$11,241	\$7,741	\$11,484
\$3,000,000	\$3,704,400	\$21,512	\$18,042	\$3,000,000	\$3,090,903	\$21,512	\$15,054	\$3,000,000	\$3,536,832	\$11,593	\$16,983	\$11,568	\$16,983	\$11,612	\$17,226
\$4,000,000	\$4,939,200	\$28,856	\$24,056	\$4,000,000	\$4,121,204	\$28,856	\$20,072	\$4,000,000	\$4,715,776	\$15,463	\$22,725	\$15,438	\$22,725	\$15,482	\$22,968
\$5,000,000	\$6,174,000	\$36,200	\$30,071	\$5,000,000	\$5,151,505	\$36,200	\$25,090	\$5,000,000	\$5,894,720	\$19,334	\$28,467	\$19,309	\$28,467	\$19,353	\$28,710
\$6,000,000	\$7,408,800	\$43,544	\$36,085	\$6,000,000	\$6,181,806	\$43,544	\$30,109	\$6,000,000	\$7,073,664	\$23,204	\$34,209	\$23,179	\$34,209	\$23,223	\$34,452
\$7,000,000	\$8,643,600	\$50,888	\$42,099	\$7,000,000	\$7,212,107	\$50,888	\$35,127	\$7,000,000	\$8,252,608	\$27,075	\$39,951	\$27,050	\$39,951	\$27,094	\$40,194
\$8,000,000	\$9,878,400	\$58,232	\$48,113	\$8,000,000	\$8,242,408	\$58,232	\$40,145	\$8,000,000	\$9,431,552	\$30,945	\$45,693	\$30,920	\$45,693	\$30,964	\$45,936
\$9,000,000	\$11,113,200	\$65,577	\$54,127	\$9,000,000	\$9,272,709	\$65,577	\$45,163	\$9,000,000	\$10,610,496	\$34,816	\$51,435	\$34,791	\$51,435	\$34,835	\$51,679
\$10,000,000	\$12,348,000	\$72,921	\$60,141	\$10,000,000	\$10,303,010	\$72,921	\$50,181	\$10,000,000	\$11,789,440	\$38,686	\$57,177	\$38,661	\$57,177	\$38,705	\$57,421
\$15,000,000	\$18,522,000	\$109,642	\$90,212	\$15,000,000	\$15,454,515	\$109,642	\$75,271	\$15,000,000	\$17,684,160	\$58,039	\$85,887	\$58,014	\$85,887	\$58,058	\$86,131
\$20,000,000	\$24,696,000	\$146,363	\$120,282	\$20,000,000	\$20,606,020	\$146,363	\$100,362	\$20,000,000	\$23,578,880	\$77,392	\$114,598	\$77,366	\$114,598	\$77,410	\$114,841
\$25,000,000	\$30,870,000	\$183,084	\$150,353	\$25,000,000	\$25,757,525	\$183,084	\$125,452	\$25,000,000	\$29,473,600	\$96,744	\$143,308	\$96,719	\$143,308	\$96,763	\$143,551
\$30,000,000	\$37,044,000	\$219,805	\$180,423	\$30,000,000	\$30,909,030	\$219,805	\$150,543	\$30,000,000	\$35,368,320	\$116,097	\$172,018	\$116,072	\$172,018	\$116,116	\$172,262
\$35,000,000	\$43,218,000	\$256,526	\$210,494	\$35,000,000	\$36,060,535	\$256,526	\$175,633	\$35,000,000	\$41,263,040	\$135,449	\$200,729	\$135,424	\$200,729	\$135,468	\$200,972
\$40,000,000	\$49,392,000	\$293,247	\$240,564	\$40,000,000	\$41,212,040	\$293,247	\$200,724	\$40,000,000	\$47,157,760	\$154,802	\$229,439	\$154,777	\$229,439	\$154,821	\$229,682
\$45,000,000	\$55,566,000	\$329,967	\$270,635	\$45,000,000	\$46,363,545	\$329,967	\$225,814	\$45,000,000	\$53,052,480	\$174,155	\$258,149	\$174,129	\$258,149	\$174,173	\$258,393
\$50,000,000	\$61,740,000	\$366,688	\$300,705	\$50,000,000	\$51,515,050	\$366,688	\$250,905	\$50,000,000	\$58,947,200	\$193,507	\$286,859	\$193,482	\$286,859	\$193,526	\$287,103

CITY OF RADCLIFFE, 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	\$107	55.38%	\$57	29.65%	(\$131)	(75.06%)	(\$106)	(70.87%)	\$94	48.35%
\$100,000	\$214	55.38%	\$115	29.65%	(\$38)	(10.21%)	(\$12)	(3.63%)	\$187	48.35%
\$150,000	\$322	55.38%	\$172	29.65%	\$56	9.96%	\$81	15.12%	\$281	48.35%
\$200,000	\$255	26.91%	\$56	5.89%	\$150	19.80%	\$175	23.93%	\$374	48.35%
\$250,000	\$189	14.34%	(\$60)	(4.60%)	\$243	25.62%	\$268	29.05%	\$468	48.35%
\$300,000	\$122	7.25%	(\$177)	(10.51%)	\$337	29.47%	\$362	32.39%	\$561	48.35%
\$400,000	(\$11)	(0.45%)	(\$409)	(16.94%)	\$524	34.25%	\$549	36.50%	\$749	48.35%
\$500,000	(\$144)	(4.57%)	(\$642)	(20.37%)	\$711	37.10%	\$736	38.92%	\$936	48.35%
\$600,000	(\$277)	(7.13%)	(\$875)	(22.51%)	\$898	38.99%	\$923	40.53%	\$1,123	48.35%
\$700,000	(\$410)	(8.87%)	(\$1,107)	(23.97%)	\$1,085	40.34%	\$1,110	41.66%	\$1,310	48.35%
\$800,000	(\$543)	(10.14%)	(\$1,340)	(25.02%)	\$1,272	41.35%	\$1,298	42.51%	\$1,497	48.35%
\$900,000	(\$676)	(11.10%)	(\$1,572)	(25.83%)	\$1,460	42.13%	\$1,485	43.17%	\$1,684	48.35%
\$1,000,000	(\$809)	(11.86%)	(\$1,805)	(26.45%)	\$1,647	42.75%	\$1,672	43.69%	\$1,872	48.35%
\$2,000,000	(\$2,139)	(15.10%)	(\$4,131)	(29.16%)	\$3,518	45.56%	\$3,543	46.04%	\$3,743	48.35%
\$3,000,000	(\$3,469)	(16.13%)	(\$6,457)	(30.02%)	\$5,390	46.49%	\$5,415	46.81%	\$5,615	48.35%
\$4,000,000	(\$4,799)	(16.63%)	(\$8,783)	(30.44%)	\$7,261	46.96%	\$7,287	47.20%	\$7,486	48.35%
\$5,000,000	(\$6,129)	(16.93%)	(\$11,109)	(30.69%)	\$9,133	47.24%	\$9,158	47.43%	\$9,358	48.35%
\$6,000,000	(\$7,459)	(17.13%)	(\$13,436)	(30.86%)	\$11,004	47.42%	\$11,030	47.58%	\$11,229	48.35%
\$7,000,000	(\$8,790)	(17.27%)	(\$15,762)	(30.97%)	\$12,876	47.56%	\$12,901	47.69%	\$13,101	48.35%
\$8,000,000	(\$10,120)	(17.38%)	(\$18,088)	(31.06%)	\$14,748	47.66%	\$14,773	47.78%	\$14,972	48.35%
\$9,000,000	(\$11,450)	(17.46%)	(\$20,414)	(31.13%)	\$16,619	47.73%	\$16,644	47.84%	\$16,844	48.35%
\$10,000,000	(\$12,780)	(17.53%)	(\$22,740)	(31.18%)	\$18,491	47.80%	\$18,516	47.89%	\$18,715	48.35%
\$15,000,000	(\$19,430)	(17.72%)	(\$34,370)	(31.35%)	\$27,848	47.98%	\$27,874	48.05%	\$28,073	48.35%
\$20,000,000	(\$26,081)	(17.82%)	(\$46,001)	(31.43%)	\$37,206	48.08%	\$37,231	48.12%	\$37,431	48.35%
\$25,000,000	(\$32,731)	(17.88%)	(\$57,631)	(31.48%)	\$46,564	48.13%	\$46,589	48.17%	\$46,789	48.35%
\$30,000,000	(\$39,381)	(17.92%)	(\$69,262)	(31.51%)	\$55,921	48.17%	\$55,947	48.20%	\$56,146	48.35%
\$35,000,000	(\$46,032)	(17.94%)	(\$80,892)	(31.53%)	\$65,279	48.19%	\$65,304	48.22%	\$65,504	48.35%
\$40,000,000	(\$52,682)	(17.97%)	(\$92,523)	(31.55%)	\$74,637	48.21%	\$74,662	48.24%	\$74,862	48.35%
\$45,000,000	(\$59,333)	(17.98%)	(\$104,153)	(31.56%)	\$83,995	48.23%	\$84,020	48.25%	\$84,219	48.35%
\$50,000,000	(\$65,983)	(17.99%)	(\$115,784)	(31.58%)	\$93,352	48.24%	\$93,377	48.26%	\$93,577	48.35%