

CITY OF REDFIELD, 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	\$8.37000	\$248,822	\$0	\$248,822	
2026-27	\$4.92500	\$253,799	\$2,202	\$256,001	2.9%
2027-28	\$4.96772	\$257,562	\$2,221	\$259,783	1.5%
2028-29	\$4.83740	\$264,978	\$2,163	\$267,141	2.8%
2029-30	\$4.87688	\$268,837	\$2,180	\$271,017	1.5%
2030-31	\$4.74700	\$276,437	\$2,122	\$278,559	2.8%
2031-32	\$4.78344	\$280,222	\$2,138	\$282,361	1.4%
2032-33	\$4.65706	\$288,008	\$2,082	\$290,090	2.7%
2033-34	\$4.69072	\$291,721	\$2,097	\$293,818	1.3%
2034-35	\$4.56773	\$299,694	\$2,042	\$301,736	2.7%
2035-36	\$4.59885	\$303,335	\$2,056	\$305,391	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	\$58,875,761	\$29,727,896	\$0	\$29,727,896
2026-27	\$54,405,721	\$51,979,861	\$0	\$51,979,861
2027-28	\$54,720,029	\$52,294,169	\$0	\$52,294,169
2028-29	\$57,649,931	\$55,224,071	\$0	\$55,224,071
2029-30	\$57,997,629	\$55,571,769	\$0	\$55,571,769
2030-31	\$61,106,977	\$58,681,117	\$0	\$58,681,117
2031-32	\$61,454,675	\$59,028,815	\$0	\$59,028,815
2032-33	\$64,716,210	\$62,290,350	\$0	\$62,290,350
2033-34	\$65,063,908	\$62,638,048	\$0	\$62,638,048
2034-35	\$68,484,022	\$66,058,162	\$0	\$66,058,162
2035-36	\$68,831,720	\$66,405,860	\$0	\$66,405,860

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.92%	-1.76%	71.16%	26.28%	1.31%	1.25%
2026-27	96.70%	-20.97%	75.73%	22.40%	0.98%	0.72%
2027-28	96.97%	-21.10%	75.87%	22.26%	0.97%	0.71%
2028-29	96.31%	-20.21%	76.09%	22.14%	0.93%	0.67%
2029-30	96.51%	-20.27%	76.24%	22.00%	0.92%	0.67%
2030-31	95.81%	-19.35%	76.46%	21.87%	0.88%	0.63%
2031-32	96.01%	-19.41%	76.60%	21.75%	0.88%	0.63%
2032-33	95.34%	-18.55%	76.79%	21.64%	0.84%	0.60%
2033-34	95.52%	-18.60%	76.92%	21.52%	0.84%	0.59%
2034-35	94.87%	-17.78%	77.09%	21.42%	0.80%	0.56%
2035-36	95.05%	-17.84%	77.21%	21.31%	0.80%	0.56%

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 REDFIELD, 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	\$29,727,896	\$8.37000	\$248,822
2026-27	\$51,979,861	\$4.92500	\$256,001
2027-28	\$52,294,169	\$4.96772	\$259,783
2028-29	\$55,224,071	\$4.83740	\$267,141
2029-30	\$55,571,769	\$4.87688	\$271,017
2030-31	\$58,681,117	\$4.74700	\$278,559
2031-32	\$59,028,815	\$4.78344	\$282,361
2032-33	\$62,290,350	\$4.65706	\$290,090
2033-34	\$62,638,048	\$4.69072	\$293,818
2034-35	\$66,058,162	\$4.56773	\$301,736
2035-36	\$66,405,860	\$4.59885	\$305,391

CITY OF REDFIELD, 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	\$29,727,896	\$8.37000	\$248,822
2026-27	\$30,813,189	\$8.28713	\$255,353
2027-28	\$31,483,073	\$8.28713	\$260,904
2028-29	\$32,795,578	\$8.10000	\$265,644
2029-30	\$33,501,125	\$8.10000	\$271,359
2030-31	\$34,885,173	\$8.10000	\$282,570
2031-32	\$35,628,181	\$8.10000	\$288,588
2032-33	\$37,087,483	\$8.10000	\$300,409
2033-34	\$37,870,014	\$8.10000	\$306,747
2034-35	\$39,408,536	\$8.10000	\$319,209
2035-36	\$40,232,583	\$8.10000	\$325,884

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	\$21,166,673	(\$3.36213)	\$648
2027-28	\$20,811,097	(\$3.31941)	-\$1,121
2028-29	\$22,428,493	(\$3.26260)	\$1,497
2029-30	\$22,070,644	(\$3.22312)	-\$342
2030-31	\$23,795,944	(\$3.35300)	-\$4,011
2031-32	\$23,400,634	(\$3.31656)	-\$6,227
2032-33	\$25,202,867	(\$3.44294)	-\$10,319
2033-34	\$24,768,034	(\$3.40928)	-\$12,930
2034-35	\$26,649,626	(\$3.53227)	-\$17,473
2035-36	\$26,173,277	(\$3.50115)	-\$20,493

CITY OF REDFIELD, 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	\$199	\$293	\$50,000	\$51,515	\$199	\$245	\$50,000	\$58,947	\$179	\$42	\$153	\$42	\$199	\$280
\$100,000	\$123,480	\$397	\$586	\$100,000	\$103,030	\$397	\$489	\$100,000	\$117,894	\$378	\$322	\$352	\$322	\$397	\$560
\$150,000	\$185,220	\$596	\$879	\$150,000	\$154,545	\$596	\$734	\$150,000	\$176,842	\$576	\$602	\$550	\$602	\$596	\$839
\$200,000	\$246,960	\$972	\$1,172	\$200,000	\$206,060	\$972	\$978	\$200,000	\$235,789	\$775	\$882	\$749	\$882	\$794	\$1,119
\$250,000	\$308,700	\$1,349	\$1,465	\$250,000	\$257,575	\$1,349	\$1,223	\$250,000	\$294,736	\$973	\$1,162	\$947	\$1,162	\$993	\$1,399
\$300,000	\$370,440	\$1,725	\$1,758	\$300,000	\$309,090	\$1,725	\$1,467	\$300,000	\$353,683	\$1,172	\$1,442	\$1,146	\$1,442	\$1,191	\$1,679
\$400,000	\$493,920	\$2,479	\$2,345	\$400,000	\$412,120	\$2,479	\$1,956	\$400,000	\$471,578	\$1,569	\$2,001	\$1,543	\$2,001	\$1,588	\$2,239
\$500,000	\$617,400	\$3,232	\$2,931	\$500,000	\$515,151	\$3,232	\$2,445	\$500,000	\$589,472	\$1,966	\$2,561	\$1,940	\$2,561	\$1,985	\$2,798
\$600,000	\$740,880	\$3,985	\$3,517	\$600,000	\$618,181	\$3,985	\$2,935	\$600,000	\$707,366	\$2,363	\$3,121	\$2,337	\$3,121	\$2,382	\$3,358
\$700,000	\$864,360	\$4,739	\$4,103	\$700,000	\$721,211	\$4,739	\$3,424	\$700,000	\$825,261	\$2,760	\$3,680	\$2,734	\$3,680	\$2,779	\$3,918
\$800,000	\$987,840	\$5,492	\$4,689	\$800,000	\$824,241	\$5,492	\$3,913	\$800,000	\$943,155	\$3,157	\$4,240	\$3,131	\$4,240	\$3,176	\$4,477
\$900,000	\$1,111,320	\$6,245	\$5,275	\$900,000	\$927,271	\$6,245	\$4,402	\$900,000	\$1,061,050	\$3,554	\$4,799	\$3,528	\$4,799	\$3,573	\$5,037
\$1,000,000	\$1,234,800	\$6,999	\$5,862	\$1,000,000	\$1,030,301	\$6,999	\$4,891	\$1,000,000	\$1,178,944	\$3,951	\$5,359	\$3,925	\$5,359	\$3,970	\$5,596
\$2,000,000	\$2,469,600	\$14,532	\$11,723	\$2,000,000	\$2,060,602	\$14,532	\$9,782	\$2,000,000	\$2,357,888	\$7,921	\$10,956	\$7,895	\$10,956	\$7,940	\$11,193
\$3,000,000	\$3,704,400	\$22,065	\$17,585	\$3,000,000	\$3,090,903	\$22,065	\$14,673	\$3,000,000	\$3,536,832	\$11,891	\$16,552	\$11,865	\$16,552	\$11,910	\$16,789
\$4,000,000	\$4,939,200	\$29,598	\$23,446	\$4,000,000	\$4,121,204	\$29,598	\$19,563	\$4,000,000	\$4,715,776	\$15,861	\$22,148	\$15,835	\$22,148	\$15,880	\$22,386
\$5,000,000	\$6,174,000	\$37,131	\$29,308	\$5,000,000	\$5,151,505	\$37,131	\$24,454	\$5,000,000	\$5,894,720	\$19,831	\$27,745	\$19,805	\$27,745	\$19,850	\$27,982
\$6,000,000	\$7,408,800	\$44,664	\$35,170	\$6,000,000	\$6,181,806	\$44,664	\$29,345	\$6,000,000	\$7,073,664	\$23,801	\$33,341	\$23,775	\$33,341	\$23,820	\$33,579
\$7,000,000	\$8,643,600	\$52,197	\$41,031	\$7,000,000	\$7,212,107	\$52,197	\$34,236	\$7,000,000	\$8,252,608	\$27,771	\$38,938	\$27,745	\$38,938	\$27,790	\$39,175
\$8,000,000	\$9,878,400	\$59,730	\$46,893	\$8,000,000	\$8,242,408	\$59,730	\$39,127	\$8,000,000	\$9,431,552	\$31,741	\$44,534	\$31,715	\$44,534	\$31,760	\$44,772
\$9,000,000	\$11,113,200	\$67,263	\$52,754	\$9,000,000	\$9,272,709	\$67,263	\$44,018	\$9,000,000	\$10,610,496	\$35,711	\$50,131	\$35,685	\$50,131	\$35,730	\$50,368
\$10,000,000	\$12,348,000	\$74,796	\$58,616	\$10,000,000	\$10,303,010	\$74,796	\$48,908	\$10,000,000	\$11,789,440	\$39,681	\$55,727	\$39,655	\$55,727	\$39,700	\$55,964
\$15,000,000	\$18,522,000	\$112,461	\$87,924	\$15,000,000	\$15,454,515	\$112,461	\$73,363	\$15,000,000	\$17,684,160	\$59,531	\$83,709	\$59,505	\$83,709	\$59,550	\$83,947
\$20,000,000	\$24,696,000	\$150,126	\$117,232	\$20,000,000	\$20,606,020	\$150,126	\$97,817	\$20,000,000	\$23,578,880	\$79,381	\$111,692	\$79,355	\$111,692	\$79,400	\$111,929
\$25,000,000	\$30,870,000	\$187,791	\$146,540	\$25,000,000	\$25,757,525	\$187,791	\$122,271	\$25,000,000	\$29,473,600	\$99,231	\$139,674	\$99,206	\$139,674	\$99,251	\$139,911
\$30,000,000	\$37,044,000	\$225,456	\$175,848	\$30,000,000	\$30,909,030	\$225,456	\$146,725	\$30,000,000	\$35,368,320	\$119,081	\$167,656	\$119,056	\$167,656	\$119,101	\$167,893
\$35,000,000	\$43,218,000	\$263,121	\$205,156	\$35,000,000	\$36,060,535	\$263,121	\$171,179	\$35,000,000	\$41,263,040	\$138,932	\$195,638	\$138,906	\$195,638	\$138,951	\$195,876
\$40,000,000	\$49,392,000	\$300,786	\$234,464	\$40,000,000	\$41,212,040	\$300,786	\$195,634	\$40,000,000	\$47,157,760	\$158,782	\$223,621	\$158,756	\$223,621	\$158,801	\$223,858
\$45,000,000	\$55,566,000	\$338,451	\$263,772	\$45,000,000	\$46,363,545	\$338,451	\$220,088	\$45,000,000	\$53,052,480	\$178,632	\$251,603	\$178,606	\$251,603	\$178,651	\$251,840
\$50,000,000	\$61,740,000	\$376,116	\$293,080	\$50,000,000	\$51,515,050	\$376,116	\$244,542	\$50,000,000	\$58,947,200	\$198,482	\$279,585	\$198,456	\$279,585	\$198,501	\$279,822

CITY OF REDFIELD, 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	\$95	47.65%	\$46	23.19%	(\$137)	(76.31%)	(\$111)	(72.32%)	\$81	40.97%
\$100,000	\$189	47.65%	\$92	23.19%	(\$55)	(14.68%)	(\$30)	(8.42%)	\$163	40.97%
\$150,000	\$284	47.65%	\$138	23.19%	\$26	4.49%	\$52	9.39%	\$244	40.97%
\$200,000	\$200	20.59%	\$6	0.62%	\$107	13.84%	\$133	17.76%	\$325	40.97%
\$250,000	\$117	8.64%	(\$126)	(9.35%)	\$189	19.37%	\$214	22.62%	\$407	40.97%
\$300,000	\$33	1.91%	(\$258)	(14.96%)	\$270	23.03%	\$296	25.80%	\$488	40.97%
\$400,000	(\$134)	(5.41%)	(\$522)	(21.08%)	\$432	27.57%	\$458	29.70%	\$651	40.97%
\$500,000	(\$301)	(9.32%)	(\$787)	(24.34%)	\$595	30.27%	\$621	32.01%	\$813	40.97%
\$600,000	(\$468)	(11.75%)	(\$1,051)	(26.37%)	\$758	32.07%	\$784	33.53%	\$976	40.97%
\$700,000	(\$636)	(13.41%)	(\$1,315)	(27.75%)	\$920	33.35%	\$946	34.61%	\$1,138	40.97%
\$800,000	(\$803)	(14.62%)	(\$1,579)	(28.76%)	\$1,083	34.31%	\$1,109	35.42%	\$1,301	40.97%
\$900,000	(\$970)	(15.53%)	(\$1,843)	(29.52%)	\$1,246	35.05%	\$1,271	36.04%	\$1,464	40.97%
\$1,000,000	(\$1,137)	(16.25%)	(\$2,108)	(30.12%)	\$1,408	35.65%	\$1,434	36.54%	\$1,626	40.97%
\$2,000,000	(\$2,808)	(19.33%)	(\$4,750)	(32.69%)	\$3,035	38.31%	\$3,061	38.77%	\$3,253	40.97%
\$3,000,000	(\$4,480)	(20.30%)	(\$7,392)	(33.50%)	\$4,661	39.20%	\$4,687	39.50%	\$4,879	40.97%
\$4,000,000	(\$6,151)	(20.78%)	(\$10,034)	(33.90%)	\$6,288	39.64%	\$6,313	39.87%	\$6,506	40.97%
\$5,000,000	(\$7,823)	(21.07%)	(\$12,676)	(34.14%)	\$7,914	39.91%	\$7,940	40.09%	\$8,132	40.97%
\$6,000,000	(\$9,494)	(21.26%)	(\$15,319)	(34.30%)	\$9,540	40.08%	\$9,566	40.24%	\$9,759	40.97%
\$7,000,000	(\$11,165)	(21.39%)	(\$17,961)	(34.41%)	\$11,167	40.21%	\$11,193	40.34%	\$11,385	40.97%
\$8,000,000	(\$12,837)	(21.49%)	(\$20,603)	(34.49%)	\$12,793	40.31%	\$12,819	40.42%	\$13,011	40.97%
\$9,000,000	(\$14,508)	(21.57%)	(\$23,245)	(34.56%)	\$14,420	40.38%	\$14,446	40.48%	\$14,638	40.97%
\$10,000,000	(\$16,180)	(21.63%)	(\$25,887)	(34.61%)	\$16,046	40.44%	\$16,072	40.53%	\$16,264	40.97%
\$15,000,000	(\$24,537)	(21.82%)	(\$39,098)	(34.77%)	\$24,178	40.61%	\$24,204	40.68%	\$24,396	40.97%
\$20,000,000	(\$32,894)	(21.91%)	(\$52,309)	(34.84%)	\$32,310	40.70%	\$32,336	40.75%	\$32,528	40.97%
\$25,000,000	(\$41,251)	(21.97%)	(\$65,520)	(34.89%)	\$40,442	40.76%	\$40,468	40.79%	\$40,661	40.97%
\$30,000,000	(\$49,608)	(22.00%)	(\$78,730)	(34.92%)	\$48,575	40.79%	\$48,600	40.82%	\$48,793	40.97%
\$35,000,000	(\$57,965)	(22.03%)	(\$91,941)	(34.94%)	\$56,707	40.82%	\$56,732	40.84%	\$56,925	40.97%
\$40,000,000	(\$66,322)	(22.05%)	(\$105,152)	(34.96%)	\$64,839	40.84%	\$64,865	40.86%	\$65,057	40.97%
\$45,000,000	(\$74,679)	(22.06%)	(\$118,363)	(34.97%)	\$72,971	40.85%	\$72,997	40.87%	\$73,189	40.97%
\$50,000,000	(\$83,036)	(22.08%)	(\$131,574)	(34.98%)	\$81,103	40.86%	\$81,129	40.88%	\$81,321	40.97%