

CITY OF REDDING, 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	\$7.56802	\$10,693	\$0	\$10,693	
2026-27	\$5.10297	\$10,907	\$98	\$11,005	2.9%
2027-28	\$5.14893	\$11,073	\$99	\$11,172	1.5%
2028-29	\$4.95468	\$11,396	\$95	\$11,491	2.9%
2029-30	\$4.99615	\$11,587	\$96	\$11,683	1.7%
2030-31	\$4.80098	\$11,917	\$92	\$12,009	2.8%
2031-32	\$4.83821	\$12,103	\$93	\$12,196	1.6%
2032-33	\$4.65495	\$12,440	\$90	\$12,529	2.7%
2033-34	\$4.68848	\$12,619	\$90	\$12,710	1.4%
2034-35	\$4.51590	\$12,964	\$87	\$13,051	2.7%
2035-36	\$4.54618	\$13,138	\$88	\$13,226	1.3%

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	\$3,601,423	\$1,412,878	\$0	\$1,412,878
2026-27	\$2,793,185	\$2,156,544	\$0	\$2,156,544
2027-28	\$2,806,435	\$2,169,794	\$0	\$2,169,794
2028-29	\$2,955,850	\$2,319,209	\$0	\$2,319,209
2029-30	\$2,975,100	\$2,338,459	\$0	\$2,338,459
2030-31	\$3,138,084	\$2,501,443	\$0	\$2,501,443
2031-32	\$3,157,334	\$2,520,693	\$0	\$2,520,693
2032-33	\$3,328,222	\$2,691,581	\$0	\$2,691,581
2033-34	\$3,347,472	\$2,710,831	\$0	\$2,710,831
2034-35	\$3,526,608	\$2,889,967	\$0	\$2,889,967
2035-36	\$3,545,858	\$2,909,217	\$0	\$2,909,217

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.53%	-4.92%	84.61%	12.09%	0.00%	3.30%
2026-27	134.79%	-55.00%	79.79%	17.56%	0.00%	2.16%
2027-28	133.97%	-54.94%	79.03%	18.34%	0.00%	2.15%
2028-29	130.35%	-51.63%	78.72%	18.84%	0.00%	2.01%
2029-30	129.28%	-51.20%	78.07%	19.51%	0.00%	2.00%
2030-31	125.69%	-47.84%	77.85%	19.92%	0.00%	1.87%
2031-32	124.73%	-47.47%	77.25%	20.53%	0.00%	1.85%
2032-33	121.48%	-44.44%	77.04%	20.91%	0.00%	1.73%
2033-34	120.62%	-44.12%	76.50%	21.47%	0.00%	1.72%
2034-35	117.67%	-41.37%	76.30%	21.81%	0.00%	1.61%
2035-36	116.89%	-41.09%	75.80%	22.33%	0.00%	1.60%

**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 REDDING, 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	\$1,412,878	\$7.56802	\$10,693
2026-27	\$2,156,544	\$5.10297	\$11,005
2027-28	\$2,169,794	\$5.14893	\$11,172
2028-29	\$2,319,209	\$4.95468	\$11,491
2029-30	\$2,338,459	\$4.99615	\$11,683
2030-31	\$2,501,443	\$4.80098	\$12,009
2031-32	\$2,520,693	\$4.83821	\$12,196
2032-33	\$2,691,581	\$4.65495	\$12,529
2033-34	\$2,710,831	\$4.68848	\$12,710
2034-35	\$2,889,967	\$4.51590	\$13,051
2035-36	\$2,909,217	\$4.54618	\$13,226

CITY OF REDDING, 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	\$1,412,878	\$7.56802	\$10,693
2026-27	\$1,440,695	\$7.56802	\$10,903
2027-28	\$1,478,219	\$7.56802	\$11,187
2028-29	\$1,537,735	\$7.56802	\$11,638
2029-30	\$1,576,685	\$7.56802	\$11,932
2030-31	\$1,639,778	\$7.56802	\$12,410
2031-32	\$1,680,225	\$7.56802	\$12,716
2032-33	\$1,747,076	\$7.56802	\$13,222
2033-34	\$1,789,104	\$7.56802	\$13,540
2034-35	\$1,859,909	\$7.56802	\$14,076
2035-36	\$1,903,595	\$7.56802	\$14,406

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	\$715,849	(\$2.46505)	\$102
2027-28	\$691,576	(\$2.41909)	-\$15
2028-29	\$781,473	(\$2.61334)	-\$147
2029-30	\$761,774	(\$2.57187)	-\$249
2030-31	\$861,665	(\$2.76704)	-\$400
2031-32	\$840,469	(\$2.72981)	-\$520
2032-33	\$944,504	(\$2.91307)	-\$693
2033-34	\$921,727	(\$2.87954)	-\$830
2034-35	\$1,030,058	(\$3.05212)	-\$1,025
2035-36	\$1,005,622	(\$3.02184)	-\$1,181

CITY OF REDDING, 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	\$179	\$296	\$50,000	\$51,515	\$179	\$247	\$50,000	\$58,947	\$162	\$43	\$139	\$43	\$179	\$283
\$100,000	\$123,480	\$359	\$593	\$100,000	\$103,030	\$359	\$495	\$100,000	\$117,894	\$342	\$326	\$318	\$326	\$359	\$566
\$150,000	\$185,220	\$538	\$889	\$150,000	\$154,545	\$538	\$742	\$150,000	\$176,842	\$521	\$609	\$498	\$609	\$538	\$849
\$200,000	\$246,960	\$879	\$1,186	\$200,000	\$206,060	\$879	\$989	\$200,000	\$235,789	\$701	\$892	\$677	\$892	\$718	\$1,132
\$250,000	\$308,700	\$1,220	\$1,482	\$250,000	\$257,575	\$1,220	\$1,237	\$250,000	\$294,736	\$880	\$1,175	\$857	\$1,175	\$897	\$1,415
\$300,000	\$370,440	\$1,560	\$1,778	\$300,000	\$309,090	\$1,560	\$1,484	\$300,000	\$353,683	\$1,059	\$1,458	\$1,036	\$1,458	\$1,077	\$1,698
\$400,000	\$493,920	\$2,241	\$2,371	\$400,000	\$412,120	\$2,241	\$1,979	\$400,000	\$471,578	\$1,418	\$2,024	\$1,395	\$2,024	\$1,436	\$2,264
\$500,000	\$617,400	\$2,922	\$2,964	\$500,000	\$515,151	\$2,922	\$2,473	\$500,000	\$589,472	\$1,777	\$2,590	\$1,754	\$2,590	\$1,795	\$2,830
\$600,000	\$740,880	\$3,603	\$3,557	\$600,000	\$618,181	\$3,603	\$2,968	\$600,000	\$707,366	\$2,136	\$3,156	\$2,113	\$3,156	\$2,154	\$3,396
\$700,000	\$864,360	\$4,285	\$4,150	\$700,000	\$721,211	\$4,285	\$3,463	\$700,000	\$825,261	\$2,495	\$3,722	\$2,472	\$3,722	\$2,513	\$3,962
\$800,000	\$987,840	\$4,966	\$4,743	\$800,000	\$824,241	\$4,966	\$3,957	\$800,000	\$943,155	\$2,854	\$4,288	\$2,831	\$4,288	\$2,872	\$4,528
\$900,000	\$1,111,320	\$5,647	\$5,335	\$900,000	\$927,271	\$5,647	\$4,452	\$900,000	\$1,061,050	\$3,213	\$4,854	\$3,190	\$4,854	\$3,231	\$5,094
\$1,000,000	\$1,234,800	\$6,328	\$5,928	\$1,000,000	\$1,030,301	\$6,328	\$4,946	\$1,000,000	\$1,178,944	\$3,572	\$5,420	\$3,549	\$5,420	\$3,590	\$5,660
\$2,000,000	\$2,469,600	\$13,139	\$11,857	\$2,000,000	\$2,060,602	\$13,139	\$9,893	\$2,000,000	\$2,357,888	\$7,162	\$11,080	\$7,139	\$11,080	\$7,179	\$11,320
\$3,000,000	\$3,704,400	\$19,950	\$17,785	\$3,000,000	\$3,090,903	\$19,950	\$14,839	\$3,000,000	\$3,536,832	\$10,751	\$16,740	\$10,728	\$16,740	\$10,769	\$16,980
\$4,000,000	\$4,939,200	\$26,762	\$23,713	\$4,000,000	\$4,121,204	\$26,762	\$19,786	\$4,000,000	\$4,715,776	\$14,341	\$22,400	\$14,318	\$22,400	\$14,359	\$22,640
\$5,000,000	\$6,174,000	\$33,573	\$29,641	\$5,000,000	\$5,151,505	\$33,573	\$24,732	\$5,000,000	\$5,894,720	\$17,931	\$28,060	\$17,907	\$28,060	\$17,948	\$28,300
\$6,000,000	\$7,408,800	\$40,384	\$35,570	\$6,000,000	\$6,181,806	\$40,384	\$29,679	\$6,000,000	\$7,073,664	\$21,520	\$33,720	\$21,497	\$33,720	\$21,538	\$33,961
\$7,000,000	\$8,643,600	\$47,195	\$41,498	\$7,000,000	\$7,212,107	\$47,195	\$34,625	\$7,000,000	\$8,252,608	\$25,110	\$39,381	\$25,087	\$39,381	\$25,127	\$39,621
\$8,000,000	\$9,878,400	\$54,007	\$47,426	\$8,000,000	\$8,242,408	\$54,007	\$39,572	\$8,000,000	\$9,431,552	\$28,700	\$45,041	\$28,676	\$45,041	\$28,717	\$45,281
\$9,000,000	\$11,113,200	\$60,818	\$53,354	\$9,000,000	\$9,272,709	\$60,818	\$44,518	\$9,000,000	\$10,610,496	\$32,289	\$50,701	\$32,266	\$50,701	\$32,307	\$50,941
\$10,000,000	\$12,348,000	\$67,629	\$59,283	\$10,000,000	\$10,303,010	\$67,629	\$49,465	\$10,000,000	\$11,789,440	\$35,879	\$56,361	\$35,856	\$56,361	\$35,896	\$56,601
\$15,000,000	\$18,522,000	\$101,685	\$88,924	\$15,000,000	\$15,454,515	\$101,685	\$74,197	\$15,000,000	\$17,684,160	\$53,827	\$84,661	\$53,804	\$84,661	\$53,844	\$84,901
\$20,000,000	\$24,696,000	\$135,741	\$118,565	\$20,000,000	\$20,606,020	\$135,741	\$98,929	\$20,000,000	\$23,578,880	\$71,775	\$112,962	\$71,752	\$112,962	\$71,793	\$113,202
\$25,000,000	\$30,870,000	\$169,797	\$148,206	\$25,000,000	\$25,757,525	\$169,797	\$123,661	\$25,000,000	\$29,473,600	\$89,723	\$141,262	\$89,700	\$141,262	\$89,741	\$141,502
\$30,000,000	\$37,044,000	\$203,853	\$177,848	\$30,000,000	\$30,909,030	\$203,853	\$148,394	\$30,000,000	\$35,368,320	\$107,672	\$169,563	\$107,648	\$169,563	\$107,689	\$169,803
\$35,000,000	\$43,218,000	\$237,909	\$207,489	\$35,000,000	\$36,060,535	\$237,909	\$173,126	\$35,000,000	\$41,263,040	\$125,620	\$197,863	\$125,596	\$197,863	\$125,637	\$198,103
\$40,000,000	\$49,392,000	\$271,965	\$237,130	\$40,000,000	\$41,212,040	\$271,965	\$197,858	\$40,000,000	\$47,157,760	\$143,568	\$226,163	\$143,545	\$226,163	\$143,585	\$226,403
\$45,000,000	\$55,566,000	\$306,022	\$266,771	\$45,000,000	\$46,363,545	\$306,022	\$222,590	\$45,000,000	\$53,052,480	\$161,516	\$254,464	\$161,493	\$254,464	\$161,533	\$254,704
\$50,000,000	\$61,740,000	\$340,078	\$296,413	\$50,000,000	\$51,515,050	\$340,078	\$247,323	\$50,000,000	\$58,947,200	\$179,464	\$282,764	\$179,441	\$282,764	\$179,482	\$283,004

CITY OF            REDDING, 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	\$117	65.15%	\$68	37.80%	(\$119)	(73.50%)	(\$96)	(69.04%)	\$104	57.68%
\$100,000	\$234	65.15%	\$136	37.80%	(\$16)	(4.57%)	\$8	2.43%	\$207	57.68%
\$150,000	\$351	65.15%	\$204	37.80%	\$88	16.88%	\$111	22.35%	\$311	57.68%
\$200,000	\$307	34.89%	\$110	12.55%	\$191	27.33%	\$215	31.72%	\$414	57.68%
\$250,000	\$262	21.52%	\$17	1.40%	\$295	33.52%	\$318	37.16%	\$518	57.68%
\$300,000	\$218	14.00%	(\$76)	(4.88%)	\$398	37.61%	\$422	40.71%	\$621	57.68%
\$400,000	\$130	5.80%	(\$263)	(11.72%)	\$606	42.69%	\$629	45.08%	\$828	57.68%
\$500,000	\$42	1.43%	(\$449)	(15.37%)	\$813	45.72%	\$836	47.66%	\$1,035	57.68%
\$600,000	(\$47)	(1.29%)	(\$636)	(17.64%)	\$1,020	47.73%	\$1,043	49.36%	\$1,242	57.68%
\$700,000	(\$135)	(3.15%)	(\$822)	(19.19%)	\$1,227	49.16%	\$1,250	50.57%	\$1,449	57.68%
\$800,000	(\$223)	(4.49%)	(\$1,009)	(20.31%)	\$1,434	50.23%	\$1,457	51.47%	\$1,656	57.68%
\$900,000	(\$311)	(5.52%)	(\$1,195)	(21.16%)	\$1,641	51.06%	\$1,664	52.17%	\$1,863	57.68%
\$1,000,000	(\$400)	(6.32%)	(\$1,382)	(21.83%)	\$1,848	51.73%	\$1,871	52.72%	\$2,070	57.68%
\$2,000,000	(\$1,283)	(9.76%)	(\$3,246)	(24.71%)	\$3,918	54.71%	\$3,942	55.22%	\$4,141	57.68%
\$3,000,000	(\$2,166)	(10.86%)	(\$5,111)	(25.62%)	\$5,989	55.70%	\$6,012	56.04%	\$6,211	57.68%
\$4,000,000	(\$3,049)	(11.39%)	(\$6,976)	(26.07%)	\$8,059	56.20%	\$8,083	56.45%	\$8,282	57.68%
\$5,000,000	(\$3,932)	(11.71%)	(\$8,841)	(26.33%)	\$10,130	56.49%	\$10,153	56.70%	\$10,352	57.68%
\$6,000,000	(\$4,815)	(11.92%)	(\$10,705)	(26.51%)	\$12,200	56.69%	\$12,223	56.86%	\$12,423	57.68%
\$7,000,000	(\$5,698)	(12.07%)	(\$12,570)	(26.63%)	\$14,271	56.83%	\$14,294	56.98%	\$14,493	57.68%
\$8,000,000	(\$6,581)	(12.18%)	(\$14,435)	(26.73%)	\$16,341	56.94%	\$16,364	57.07%	\$16,564	57.68%
\$9,000,000	(\$7,463)	(12.27%)	(\$16,300)	(26.80%)	\$18,411	57.02%	\$18,435	57.13%	\$18,634	57.68%
\$10,000,000	(\$8,346)	(12.34%)	(\$18,164)	(26.86%)	\$20,482	57.09%	\$20,505	57.19%	\$20,705	57.68%
\$15,000,000	(\$12,761)	(12.55%)	(\$27,488)	(27.03%)	\$30,834	57.28%	\$30,857	57.35%	\$31,057	57.68%
\$20,000,000	(\$17,176)	(12.65%)	(\$36,812)	(27.12%)	\$41,186	57.38%	\$41,210	57.43%	\$41,409	57.68%
\$25,000,000	(\$21,591)	(12.72%)	(\$46,136)	(27.17%)	\$51,539	57.44%	\$51,562	57.48%	\$51,761	57.68%
\$30,000,000	(\$26,006)	(12.76%)	(\$55,460)	(27.21%)	\$61,891	57.48%	\$61,914	57.52%	\$62,114	57.68%
\$35,000,000	(\$30,421)	(12.79%)	(\$64,783)	(27.23%)	\$72,243	57.51%	\$72,267	57.54%	\$72,466	57.68%
\$40,000,000	(\$34,835)	(12.81%)	(\$74,107)	(27.25%)	\$82,596	57.53%	\$82,619	57.56%	\$82,818	57.68%
\$45,000,000	(\$39,250)	(12.83%)	(\$83,431)	(27.26%)	\$92,948	57.55%	\$92,971	57.57%	\$93,170	57.68%
\$50,000,000	(\$43,665)	(12.84%)	(\$92,755)	(27.27%)	\$103,300	57.56%	\$103,323	57.58%	\$103,523	57.68%