

CITY OF RIDGEWAY, 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	\$7.94121	\$110,863	\$0	\$110,863	
2026-27	\$4.90616	\$113,081	\$1,502	\$114,582	3.4%
2027-28	\$4.97132	\$115,731	\$1,522	\$117,253	2.3%
2028-29	\$4.85572	\$119,598	\$1,486	\$121,084	3.3%
2029-30	\$4.91607	\$122,255	\$1,505	\$123,760	2.2%
2030-31	\$4.80010	\$126,235	\$1,469	\$127,704	3.2%
2031-32	\$4.85597	\$128,860	\$1,486	\$130,347	2.1%
2032-33	\$4.74125	\$132,954	\$1,451	\$134,405	3.1%
2033-34	\$4.79300	\$135,546	\$1,467	\$137,013	1.9%
2034-35	\$4.67964	\$139,753	\$1,432	\$141,186	3.0%
2035-36	\$4.72761	\$142,311	\$1,447	\$143,758	1.8%

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	\$25,589,576	\$13,960,499	\$0	\$13,960,499
2026-27	\$24,543,457	\$23,354,780	\$0	\$23,354,780
2027-28	\$24,774,535	\$23,585,858	\$0	\$23,585,858
2028-29	\$26,125,093	\$24,936,416	\$0	\$24,936,416
2029-30	\$26,363,171	\$25,174,494	\$0	\$25,174,494
2030-31	\$27,793,135	\$26,604,458	\$0	\$26,604,458
2031-32	\$28,031,213	\$26,842,536	\$0	\$26,842,536
2032-33	\$29,536,653	\$28,347,976	\$0	\$28,347,976
2033-34	\$29,774,731	\$28,586,054	\$0	\$28,586,054
2034-35	\$31,358,851	\$30,170,174	\$0	\$30,170,174
2035-36	\$31,596,929	\$30,408,252	\$0	\$30,408,252

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.34%	-0.76%	55.58%	35.33%	8.36%	0.72%
2026-27	78.70%	-16.19%	62.51%	30.61%	6.22%	0.43%
2027-28	79.23%	-16.35%	62.88%	30.31%	6.16%	0.43%
2028-29	79.16%	-15.76%	63.40%	30.11%	5.89%	0.41%
2029-30	79.63%	-15.88%	63.75%	29.82%	5.83%	0.40%
2030-31	79.51%	-15.28%	64.24%	29.63%	5.57%	0.38%
2031-32	79.95%	-15.39%	64.55%	29.37%	5.52%	0.38%
2032-33	79.81%	-14.81%	65.00%	29.20%	5.28%	0.36%
2033-34	80.22%	-14.93%	65.29%	28.95%	5.24%	0.35%
2034-35	80.06%	-14.36%	65.70%	28.81%	5.01%	0.34%
2035-36	80.44%	-14.47%	65.96%	28.58%	4.97%	0.33%

**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 RIDGEWAY, 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	\$13,960,499	\$7.94121	\$110,863
2026-27	\$23,354,780	\$4.90616	\$114,582
2027-28	\$23,585,858	\$4.97132	\$117,253
2028-29	\$24,936,416	\$4.85572	\$121,084
2029-30	\$25,174,494	\$4.91607	\$123,760
2030-31	\$26,604,458	\$4.80010	\$127,704
2031-32	\$26,842,536	\$4.85597	\$130,347
2032-33	\$28,347,976	\$4.74125	\$134,405
2033-34	\$28,586,054	\$4.79300	\$137,013
2034-35	\$30,170,174	\$4.67964	\$141,186
2035-36	\$30,408,252	\$4.72761	\$143,758

CITY OF RIDGEWAY, 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	\$13,960,499	\$7.94121	\$110,863
2026-27	\$14,678,681	\$7.78550	\$114,281
2027-28	\$14,986,907	\$7.78550	\$116,681
2028-29	\$15,657,969	\$7.78550	\$121,905
2029-30	\$15,982,744	\$7.78550	\$124,434
2030-31	\$16,690,559	\$7.78550	\$129,944
2031-32	\$17,032,727	\$7.78550	\$132,608
2032-33	\$17,779,204	\$7.78550	\$138,420
2033-34	\$18,139,715	\$7.78550	\$141,227
2034-35	\$18,926,884	\$7.78550	\$147,355
2035-36	\$19,306,671	\$7.78550	\$150,312

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	\$8,676,099	(\$2.87934)	\$301
2027-28	\$8,598,951	(\$2.81418)	\$572
2028-29	\$9,278,447	(\$2.92978)	-\$821
2029-30	\$9,191,750	(\$2.86943)	-\$674
2030-31	\$9,913,898	(\$2.98540)	-\$2,240
2031-32	\$9,809,809	(\$2.92953)	-\$2,262
2032-33	\$10,568,772	(\$3.04425)	-\$4,015
2033-34	\$10,446,340	(\$2.99250)	-\$4,214
2034-35	\$11,243,290	(\$3.10586)	-\$6,170
2035-36	\$11,101,581	(\$3.05789)	-\$6,554

CITY OF RIDGEWAY, 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	\$188	\$296	\$50,000	\$51,515	\$188	\$247	\$50,000	\$58,947	\$170	\$43	\$146	\$43	\$188	\$283
\$100,000	\$123,480	\$377	\$593	\$100,000	\$103,030	\$377	\$495	\$100,000	\$117,894	\$358	\$326	\$334	\$326	\$377	\$566
\$150,000	\$185,220	\$565	\$889	\$150,000	\$154,545	\$565	\$742	\$150,000	\$176,842	\$547	\$609	\$522	\$609	\$565	\$849
\$200,000	\$246,960	\$922	\$1,185	\$200,000	\$206,060	\$922	\$989	\$200,000	\$235,789	\$735	\$892	\$711	\$892	\$753	\$1,132
\$250,000	\$308,700	\$1,280	\$1,482	\$250,000	\$257,575	\$1,280	\$1,236	\$250,000	\$294,736	\$923	\$1,175	\$899	\$1,175	\$942	\$1,415
\$300,000	\$370,440	\$1,637	\$1,778	\$300,000	\$309,090	\$1,637	\$1,484	\$300,000	\$353,683	\$1,112	\$1,458	\$1,087	\$1,458	\$1,130	\$1,698
\$400,000	\$493,920	\$2,352	\$2,371	\$400,000	\$412,120	\$2,352	\$1,978	\$400,000	\$471,578	\$1,488	\$2,024	\$1,464	\$2,024	\$1,507	\$2,264
\$500,000	\$617,400	\$3,066	\$2,964	\$500,000	\$515,151	\$3,066	\$2,473	\$500,000	\$589,472	\$1,865	\$2,590	\$1,841	\$2,590	\$1,883	\$2,830
\$600,000	\$740,880	\$3,781	\$3,556	\$600,000	\$618,181	\$3,781	\$2,967	\$600,000	\$707,366	\$2,242	\$3,155	\$2,217	\$3,155	\$2,260	\$3,395
\$700,000	\$864,360	\$4,496	\$4,149	\$700,000	\$721,211	\$4,496	\$3,462	\$700,000	\$825,261	\$2,618	\$3,721	\$2,594	\$3,721	\$2,637	\$3,961
\$800,000	\$987,840	\$5,211	\$4,742	\$800,000	\$824,241	\$5,211	\$3,956	\$800,000	\$943,155	\$2,995	\$4,287	\$2,971	\$4,287	\$3,013	\$4,527
\$900,000	\$1,111,320	\$5,925	\$5,334	\$900,000	\$927,271	\$5,925	\$4,451	\$900,000	\$1,061,050	\$3,372	\$4,853	\$3,347	\$4,853	\$3,390	\$5,093
\$1,000,000	\$1,234,800	\$6,640	\$5,927	\$1,000,000	\$1,030,301	\$6,640	\$4,946	\$1,000,000	\$1,178,944	\$3,748	\$5,419	\$3,724	\$5,419	\$3,767	\$5,659
\$2,000,000	\$2,469,600	\$13,787	\$11,854	\$2,000,000	\$2,060,602	\$13,787	\$9,891	\$2,000,000	\$2,357,888	\$7,515	\$11,078	\$7,491	\$11,078	\$7,533	\$11,318
\$3,000,000	\$3,704,400	\$20,934	\$17,781	\$3,000,000	\$3,090,903	\$20,934	\$14,837	\$3,000,000	\$3,536,832	\$11,282	\$16,737	\$11,257	\$16,737	\$11,300	\$16,977
\$4,000,000	\$4,939,200	\$28,081	\$23,709	\$4,000,000	\$4,121,204	\$28,081	\$19,782	\$4,000,000	\$4,715,776	\$15,048	\$22,396	\$15,024	\$22,396	\$15,067	\$22,636
\$5,000,000	\$6,174,000	\$35,228	\$29,636	\$5,000,000	\$5,151,505	\$35,228	\$24,728	\$5,000,000	\$5,894,720	\$18,815	\$28,055	\$18,790	\$28,055	\$18,833	\$28,295
\$6,000,000	\$7,408,800	\$42,375	\$35,563	\$6,000,000	\$6,181,806	\$42,375	\$29,673	\$6,000,000	\$7,073,664	\$22,582	\$33,714	\$22,557	\$33,714	\$22,600	\$33,954
\$7,000,000	\$8,643,600	\$49,523	\$41,490	\$7,000,000	\$7,212,107	\$49,523	\$34,619	\$7,000,000	\$8,252,608	\$26,348	\$39,373	\$26,324	\$39,373	\$26,367	\$39,613
\$8,000,000	\$9,878,400	\$56,670	\$47,417	\$8,000,000	\$8,242,408	\$56,670	\$39,564	\$8,000,000	\$9,431,552	\$30,115	\$45,032	\$30,090	\$45,032	\$30,133	\$45,272
\$9,000,000	\$11,113,200	\$63,817	\$53,344	\$9,000,000	\$9,272,709	\$63,817	\$44,510	\$9,000,000	\$10,610,496	\$33,882	\$50,691	\$33,857	\$50,691	\$33,900	\$50,931
\$10,000,000	\$12,348,000	\$70,964	\$59,272	\$10,000,000	\$10,303,010	\$70,964	\$49,455	\$10,000,000	\$11,789,440	\$37,648	\$56,350	\$37,624	\$56,350	\$37,666	\$56,590
\$15,000,000	\$18,522,000	\$106,699	\$88,907	\$15,000,000	\$15,454,515	\$106,699	\$74,183	\$15,000,000	\$17,684,160	\$56,481	\$84,646	\$56,457	\$84,646	\$56,500	\$84,886
\$20,000,000	\$24,696,000	\$142,435	\$118,543	\$20,000,000	\$20,606,020	\$142,435	\$98,911	\$20,000,000	\$23,578,880	\$75,315	\$112,941	\$75,290	\$112,941	\$75,333	\$113,181
\$25,000,000	\$30,870,000	\$178,170	\$148,179	\$25,000,000	\$25,757,525	\$178,170	\$123,639	\$25,000,000	\$29,473,600	\$94,148	\$141,236	\$94,123	\$141,236	\$94,166	\$141,476
\$30,000,000	\$37,044,000	\$213,906	\$177,815	\$30,000,000	\$30,909,030	\$213,906	\$148,366	\$30,000,000	\$35,368,320	\$112,981	\$169,531	\$112,957	\$169,531	\$112,999	\$169,771
\$35,000,000	\$43,218,000	\$249,641	\$207,451	\$35,000,000	\$36,060,535	\$249,641	\$173,094	\$35,000,000	\$41,263,040	\$131,814	\$197,827	\$131,790	\$197,827	\$131,833	\$198,067
\$40,000,000	\$49,392,000	\$285,376	\$237,087	\$40,000,000	\$41,212,040	\$285,376	\$197,822	\$40,000,000	\$47,157,760	\$150,647	\$226,122	\$150,623	\$226,122	\$150,666	\$226,362
\$45,000,000	\$55,566,000	\$321,112	\$266,722	\$45,000,000	\$46,363,545	\$321,112	\$222,550	\$45,000,000	\$53,052,480	\$169,481	\$254,417	\$169,456	\$254,417	\$169,499	\$254,657
\$50,000,000	\$61,740,000	\$356,847	\$296,358	\$50,000,000	\$51,515,050	\$356,847	\$247,277	\$50,000,000	\$58,947,200	\$188,314	\$282,712	\$188,289	\$282,712	\$188,332	\$282,952

CITY OF            RIDGEWAY, 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	\$108	57.36%	\$59	31.30%	(\$127)	(74.75%)	(\$103)	(70.50%)	\$95	50.24%
\$100,000	\$216	57.36%	\$118	31.30%	(\$32)	(9.07%)	(\$8)	(2.40%)	\$189	50.24%
\$150,000	\$324	57.36%	\$177	31.30%	\$62	11.36%	\$87	16.58%	\$284	50.24%
\$200,000	\$263	28.52%	\$67	7.24%	\$157	21.32%	\$181	25.50%	\$378	50.24%
\$250,000	\$202	15.79%	(\$43)	(3.39%)	\$251	27.22%	\$276	30.69%	\$473	50.24%
\$300,000	\$141	8.62%	(\$153)	(9.37%)	\$346	31.12%	\$370	34.07%	\$568	50.24%
\$400,000	\$19	0.81%	(\$374)	(15.88%)	\$535	35.96%	\$560	38.23%	\$757	50.24%
\$500,000	(\$103)	(3.36%)	(\$594)	(19.36%)	\$724	38.84%	\$749	40.69%	\$946	50.24%
\$600,000	(\$225)	(5.95%)	(\$814)	(21.52%)	\$914	40.76%	\$938	42.31%	\$1,135	50.24%
\$700,000	(\$347)	(7.72%)	(\$1,034)	(23.00%)	\$1,103	42.12%	\$1,127	43.46%	\$1,325	50.24%
\$800,000	(\$469)	(9.00%)	(\$1,254)	(24.07%)	\$1,292	43.14%	\$1,317	44.32%	\$1,514	50.24%
\$900,000	(\$591)	(9.97%)	(\$1,474)	(24.88%)	\$1,481	43.94%	\$1,506	44.99%	\$1,703	50.24%
\$1,000,000	(\$713)	(10.74%)	(\$1,694)	(25.52%)	\$1,671	44.57%	\$1,695	45.52%	\$1,892	50.24%
\$2,000,000	(\$1,933)	(14.02%)	(\$3,896)	(28.26%)	\$3,563	47.41%	\$3,588	47.89%	\$3,785	50.24%
\$3,000,000	(\$3,153)	(15.06%)	(\$6,098)	(29.13%)	\$5,455	48.36%	\$5,480	48.68%	\$5,677	50.24%
\$4,000,000	(\$4,373)	(15.57%)	(\$8,299)	(29.55%)	\$7,348	48.83%	\$7,372	49.07%	\$7,570	50.24%
\$5,000,000	(\$5,593)	(15.88%)	(\$10,501)	(29.81%)	\$9,240	49.11%	\$9,265	49.31%	\$9,462	50.24%
\$6,000,000	(\$6,812)	(16.08%)	(\$12,702)	(29.98%)	\$11,133	49.30%	\$11,157	49.46%	\$11,354	50.24%
\$7,000,000	(\$8,032)	(16.22%)	(\$14,904)	(30.09%)	\$13,025	49.43%	\$13,050	49.57%	\$13,247	50.24%
\$8,000,000	(\$9,252)	(16.33%)	(\$17,105)	(30.18%)	\$14,918	49.54%	\$14,942	49.66%	\$15,139	50.24%
\$9,000,000	(\$10,472)	(16.41%)	(\$19,307)	(30.25%)	\$16,810	49.61%	\$16,834	49.72%	\$17,032	50.24%
\$10,000,000	(\$11,692)	(16.48%)	(\$21,508)	(30.31%)	\$18,702	49.68%	\$18,727	49.77%	\$18,924	50.24%
\$15,000,000	(\$17,792)	(16.67%)	(\$32,516)	(30.47%)	\$28,164	49.86%	\$28,189	49.93%	\$28,386	50.24%
\$20,000,000	(\$23,891)	(16.77%)	(\$43,524)	(30.56%)	\$37,626	49.96%	\$37,651	50.01%	\$37,848	50.24%
\$25,000,000	(\$29,991)	(16.83%)	(\$54,531)	(30.61%)	\$47,088	50.02%	\$47,113	50.05%	\$47,310	50.24%
\$30,000,000	(\$36,091)	(16.87%)	(\$65,539)	(30.64%)	\$56,550	50.05%	\$56,575	50.09%	\$56,772	50.24%
\$35,000,000	(\$42,190)	(16.90%)	(\$76,547)	(30.66%)	\$66,012	50.08%	\$66,037	50.11%	\$66,234	50.24%
\$40,000,000	(\$48,290)	(16.92%)	(\$87,555)	(30.68%)	\$75,475	50.10%	\$75,499	50.12%	\$75,696	50.24%
\$45,000,000	(\$54,390)	(16.94%)	(\$98,562)	(30.69%)	\$84,937	50.12%	\$84,961	50.14%	\$85,158	50.24%
\$50,000,000	(\$60,489)	(16.95%)	(\$109,570)	(30.71%)	\$94,399	50.13%	\$94,423	50.15%	\$94,620	50.24%