

CITY OF REMSEN, 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	\$7.63503	\$694,922	\$0	\$694,922	
2026-27	\$4.22245	\$708,820	\$5,173	\$713,993	2.7%
2027-28	\$4.25326	\$718,842	\$5,210	\$724,053	1.4%
2028-29	\$4.14239	\$738,533	\$5,075	\$743,607	2.7%
2029-30	\$4.17085	\$748,629	\$5,109	\$753,739	1.4%
2030-31	\$4.06141	\$768,814	\$4,975	\$773,789	2.7%
2031-32	\$4.08769	\$778,711	\$5,008	\$783,719	1.3%
2032-33	\$3.98115	\$799,392	\$4,877	\$804,269	2.6%
2033-34	\$4.00544	\$809,093	\$4,907	\$813,999	1.2%
2034-35	\$3.90170	\$830,279	\$4,780	\$835,058	2.6%
2035-36	\$3.92416	\$839,783	\$4,807	\$844,591	1.1%

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	\$174,265,661	\$91,017,602	\$744,069	\$91,761,671
2026-27	\$170,240,297	\$169,094,570	\$941,117	\$170,035,687
2027-28	\$171,434,332	\$170,234,725	\$994,997	\$171,229,722
2028-29	\$180,812,229	\$179,511,686	\$1,095,933	\$180,607,619
2029-30	\$182,070,265	\$180,715,842	\$1,149,813	\$181,865,655
2030-31	\$191,985,461	\$190,522,361	\$1,258,490	\$191,780,851
2031-32	\$193,243,497	\$191,726,517	\$1,312,370	\$193,038,887
2032-33	\$203,653,106	\$202,019,322	\$1,429,174	\$203,448,496
2033-34	\$204,911,141	\$203,223,477	\$1,483,054	\$204,706,531
2034-35	\$215,837,231	\$214,024,228	\$1,608,393	\$215,632,621
2035-36	\$217,095,266	\$215,228,383	\$1,662,273	\$216,890,656

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	73.30%	-1.53%	71.77%	28.06%	0.00%	0.00%
2026-27	90.96%	-13.92%	77.04%	22.75%	0.00%	0.00%
2027-28	90.38%	-13.87%	76.51%	23.28%	0.00%	0.00%
2028-29	89.17%	-13.19%	75.98%	23.83%	0.00%	0.00%
2029-30	88.61%	-13.11%	75.49%	24.32%	0.00%	0.00%
2030-31	87.43%	-12.44%	74.99%	24.83%	0.00%	0.00%
2031-32	86.91%	-12.37%	74.54%	25.28%	0.00%	0.00%
2032-33	85.81%	-11.74%	74.07%	25.77%	0.00%	0.00%
2033-34	85.33%	-11.68%	73.65%	26.19%	0.00%	0.00%
2034-35	84.29%	-11.10%	73.19%	26.66%	0.00%	0.00%
2035-36	83.84%	-11.04%	72.80%	27.05%	0.00%	0.00%

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 REMSEN, 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	\$91,017,602	\$7.63503	\$694,922
2026-27	\$169,094,570	\$4.22245	\$713,993
2027-28	\$170,234,725	\$4.25326	\$724,053
2028-29	\$179,511,686	\$4.14239	\$743,607
2029-30	\$180,715,842	\$4.17085	\$753,739
2030-31	\$190,522,361	\$4.06141	\$773,789
2031-32	\$191,726,517	\$4.08769	\$783,719
2032-33	\$202,019,322	\$3.98115	\$804,269
2033-34	\$203,223,477	\$4.00544	\$813,999
2034-35	\$214,024,228	\$3.90170	\$835,058
2035-36	\$215,228,383	\$3.92416	\$844,591

CITY OF REMSEN, 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	\$91,017,602	\$7.63503	\$694,922
2026-27	\$94,761,056	\$7.48532	\$709,317
2027-28	\$97,057,474	\$7.48532	\$726,507
2028-29	\$101,501,084	\$7.48532	\$759,768
2029-30	\$103,929,600	\$7.48532	\$777,947
2030-31	\$108,643,913	\$7.48532	\$813,235
2031-32	\$111,154,519	\$7.48532	\$832,027
2032-33	\$116,153,258	\$7.48532	\$869,445
2033-34	\$118,750,535	\$7.48532	\$888,886
2034-35	\$124,048,307	\$7.48532	\$928,542
2035-36	\$126,736,547	\$7.48532	\$948,664

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	\$74,333,513	(\$3.26287)	\$4,676
2027-28	\$73,177,251	(\$3.23206)	-\$2,454
2028-29	\$78,010,602	(\$3.34293)	-\$16,161
2029-30	\$76,786,242	(\$3.31447)	-\$24,208
2030-31	\$81,878,448	(\$3.42391)	-\$39,445
2031-32	\$80,571,997	(\$3.39763)	-\$48,309
2032-33	\$85,866,063	(\$3.50417)	-\$65,175
2033-34	\$84,472,942	(\$3.47988)	-\$74,887
2034-35	\$89,975,921	(\$3.58362)	-\$93,483
2035-36	\$88,491,836	(\$3.56116)	-\$104,073

CITY OF REMSEN, 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	\$181	\$251	\$50,000	\$51,515	\$181	\$209	\$50,000	\$58,947	\$164	\$36	\$140	\$36	\$181	\$239
\$100,000	\$123,480	\$362	\$502	\$100,000	\$103,030	\$362	\$418	\$100,000	\$117,894	\$345	\$276	\$321	\$276	\$362	\$479
\$150,000	\$185,220	\$543	\$752	\$150,000	\$154,545	\$543	\$628	\$150,000	\$176,842	\$526	\$515	\$502	\$515	\$543	\$718
\$200,000	\$246,960	\$887	\$1,003	\$200,000	\$206,060	\$887	\$837	\$200,000	\$235,789	\$707	\$755	\$683	\$755	\$724	\$958
\$250,000	\$308,700	\$1,230	\$1,254	\$250,000	\$257,575	\$1,230	\$1,046	\$250,000	\$294,736	\$888	\$994	\$864	\$994	\$905	\$1,197
\$300,000	\$370,440	\$1,574	\$1,505	\$300,000	\$309,090	\$1,574	\$1,255	\$300,000	\$353,683	\$1,069	\$1,233	\$1,045	\$1,233	\$1,086	\$1,436
\$400,000	\$493,920	\$2,261	\$2,006	\$400,000	\$412,120	\$2,261	\$1,674	\$400,000	\$471,578	\$1,431	\$1,712	\$1,407	\$1,712	\$1,449	\$1,915
\$500,000	\$617,400	\$2,948	\$2,508	\$500,000	\$515,151	\$2,948	\$2,092	\$500,000	\$589,472	\$1,793	\$2,191	\$1,770	\$2,191	\$1,811	\$2,394
\$600,000	\$740,880	\$3,635	\$3,009	\$600,000	\$618,181	\$3,635	\$2,511	\$600,000	\$707,366	\$2,155	\$2,670	\$2,132	\$2,670	\$2,173	\$2,873
\$700,000	\$864,360	\$4,323	\$3,511	\$700,000	\$721,211	\$4,323	\$2,929	\$700,000	\$825,261	\$2,517	\$3,149	\$2,494	\$3,149	\$2,535	\$3,352
\$800,000	\$987,840	\$5,010	\$4,012	\$800,000	\$824,241	\$5,010	\$3,348	\$800,000	\$943,155	\$2,880	\$3,627	\$2,856	\$3,627	\$2,897	\$3,831
\$900,000	\$1,111,320	\$5,697	\$4,514	\$900,000	\$927,271	\$5,697	\$3,766	\$900,000	\$1,061,050	\$3,242	\$4,106	\$3,218	\$4,106	\$3,259	\$4,309
\$1,000,000	\$1,234,800	\$6,384	\$5,015	\$1,000,000	\$1,030,301	\$6,384	\$4,184	\$1,000,000	\$1,178,944	\$3,604	\$4,585	\$3,580	\$4,585	\$3,621	\$4,788
\$2,000,000	\$2,469,600	\$13,256	\$10,030	\$2,000,000	\$2,060,602	\$13,256	\$8,369	\$2,000,000	\$2,357,888	\$7,225	\$9,373	\$7,202	\$9,373	\$7,243	\$9,576
\$3,000,000	\$3,704,400	\$20,127	\$15,045	\$3,000,000	\$3,090,903	\$20,127	\$12,553	\$3,000,000	\$3,536,832	\$10,847	\$14,161	\$10,823	\$14,161	\$10,864	\$14,365
\$4,000,000	\$4,939,200	\$26,999	\$20,060	\$4,000,000	\$4,121,204	\$26,999	\$16,738	\$4,000,000	\$4,715,776	\$14,468	\$18,950	\$14,445	\$18,950	\$14,486	\$19,153
\$5,000,000	\$6,174,000	\$33,870	\$25,075	\$5,000,000	\$5,151,505	\$33,870	\$20,922	\$5,000,000	\$5,894,720	\$18,090	\$23,738	\$18,066	\$23,738	\$18,107	\$23,941
\$6,000,000	\$7,408,800	\$40,742	\$30,090	\$6,000,000	\$6,181,806	\$40,742	\$25,107	\$6,000,000	\$7,073,664	\$21,711	\$28,526	\$21,687	\$28,526	\$21,728	\$28,729
\$7,000,000	\$8,643,600	\$47,613	\$35,105	\$7,000,000	\$7,212,107	\$47,613	\$29,291	\$7,000,000	\$8,252,608	\$25,332	\$33,314	\$25,309	\$33,314	\$25,350	\$33,517
\$8,000,000	\$9,878,400	\$54,485	\$40,120	\$8,000,000	\$8,242,408	\$54,485	\$33,476	\$8,000,000	\$9,431,552	\$28,954	\$38,102	\$28,930	\$38,102	\$28,971	\$38,305
\$9,000,000	\$11,113,200	\$61,356	\$45,135	\$9,000,000	\$9,272,709	\$61,356	\$37,660	\$9,000,000	\$10,610,496	\$32,575	\$42,891	\$32,552	\$42,891	\$32,593	\$43,094
\$10,000,000	\$12,348,000	\$68,228	\$50,150	\$10,000,000	\$10,303,010	\$68,228	\$41,845	\$10,000,000	\$11,789,440	\$36,197	\$47,679	\$36,173	\$47,679	\$36,214	\$47,882
\$15,000,000	\$18,522,000	\$102,585	\$75,225	\$15,000,000	\$15,454,515	\$102,585	\$62,767	\$15,000,000	\$17,684,160	\$54,304	\$71,620	\$54,280	\$71,620	\$54,321	\$71,823
\$20,000,000	\$24,696,000	\$136,943	\$100,301	\$20,000,000	\$20,606,020	\$136,943	\$83,689	\$20,000,000	\$23,578,880	\$72,411	\$95,560	\$72,387	\$95,560	\$72,428	\$95,763
\$25,000,000	\$30,870,000	\$171,301	\$125,376	\$25,000,000	\$25,757,525	\$171,301	\$104,612	\$25,000,000	\$29,473,600	\$90,518	\$119,501	\$90,494	\$119,501	\$90,535	\$119,704
\$30,000,000	\$37,044,000	\$205,658	\$150,451	\$30,000,000	\$30,909,030	\$205,658	\$125,534	\$30,000,000	\$35,368,320	\$108,625	\$143,442	\$108,601	\$143,442	\$108,642	\$143,645
\$35,000,000	\$43,218,000	\$240,016	\$175,526	\$35,000,000	\$36,060,535	\$240,016	\$146,457	\$35,000,000	\$41,263,040	\$126,732	\$167,383	\$126,708	\$167,383	\$126,750	\$167,586
\$40,000,000	\$49,392,000	\$274,374	\$200,601	\$40,000,000	\$41,212,040	\$274,374	\$167,379	\$40,000,000	\$47,157,760	\$144,839	\$191,324	\$144,816	\$191,324	\$144,857	\$191,527
\$45,000,000	\$55,566,000	\$308,731	\$225,676	\$45,000,000	\$46,363,545	\$308,731	\$188,301	\$45,000,000	\$53,052,480	\$162,946	\$215,265	\$162,923	\$215,265	\$162,964	\$215,468
\$50,000,000	\$61,740,000	\$343,089	\$250,751	\$50,000,000	\$51,515,050	\$343,089	\$209,224	\$50,000,000	\$58,947,200	\$181,053	\$239,206	\$181,030	\$239,206	\$181,071	\$239,409

CITY OF REMSEN, 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	\$70	38.48%	\$28	15.55%	(\$127)	(77.78%)	(\$104)	(74.04%)	\$58	32.22%
\$100,000	\$139	38.48%	\$56	15.55%	(\$69)	(19.98%)	(\$45)	(14.11%)	\$117	32.22%
\$150,000	\$209	38.48%	\$84	15.55%	(\$10)	(2.00%)	\$13	2.60%	\$175	32.22%
\$200,000	\$116	13.11%	(\$50)	(5.63%)	\$48	6.77%	\$71	10.45%	\$233	32.22%
\$250,000	\$23	1.90%	(\$184)	(14.97%)	\$106	11.96%	\$130	15.01%	\$292	32.22%
\$300,000	(\$69)	(4.41%)	(\$319)	(20.24%)	\$165	15.39%	\$188	17.99%	\$350	32.22%
\$400,000	(\$255)	(11.28%)	(\$587)	(25.97%)	\$281	19.65%	\$305	21.65%	\$467	32.22%
\$500,000	(\$441)	(14.95%)	(\$856)	(29.03%)	\$398	22.19%	\$421	23.81%	\$583	32.22%
\$600,000	(\$626)	(17.23%)	(\$1,125)	(30.94%)	\$515	23.87%	\$538	25.24%	\$700	32.22%
\$700,000	(\$812)	(18.79%)	(\$1,393)	(32.24%)	\$631	25.07%	\$655	26.25%	\$817	32.22%
\$800,000	(\$998)	(19.91%)	(\$1,662)	(33.18%)	\$748	25.97%	\$771	27.01%	\$933	32.22%
\$900,000	(\$1,183)	(20.77%)	(\$1,931)	(33.89%)	\$865	26.67%	\$888	27.60%	\$1,050	32.22%
\$1,000,000	(\$1,369)	(21.44%)	(\$2,200)	(34.45%)	\$981	27.23%	\$1,005	28.06%	\$1,167	32.22%
\$2,000,000	(\$3,225)	(24.33%)	(\$4,887)	(36.86%)	\$2,148	29.73%	\$2,172	30.15%	\$2,334	32.22%
\$3,000,000	(\$5,082)	(25.25%)	(\$7,574)	(37.63%)	\$3,315	30.56%	\$3,338	30.84%	\$3,500	32.22%
\$4,000,000	(\$6,938)	(25.70%)	(\$10,261)	(38.00%)	\$4,482	30.98%	\$4,505	31.19%	\$4,667	32.22%
\$5,000,000	(\$8,795)	(25.97%)	(\$12,948)	(38.23%)	\$5,648	31.22%	\$5,672	31.40%	\$5,834	32.22%
\$6,000,000	(\$10,651)	(26.14%)	(\$15,635)	(38.38%)	\$6,815	31.39%	\$6,839	31.53%	\$7,001	32.22%
\$7,000,000	(\$12,508)	(26.27%)	(\$18,322)	(38.48%)	\$7,982	31.51%	\$8,005	31.63%	\$8,167	32.22%
\$8,000,000	(\$14,364)	(26.36%)	(\$21,009)	(38.56%)	\$9,149	31.60%	\$9,172	31.70%	\$9,334	32.22%
\$9,000,000	(\$16,221)	(26.44%)	(\$23,696)	(38.62%)	\$10,315	31.67%	\$10,339	31.76%	\$10,501	32.22%
\$10,000,000	(\$18,077)	(26.50%)	(\$26,383)	(38.67%)	\$11,482	31.72%	\$11,506	31.81%	\$11,668	32.22%
\$15,000,000	(\$27,360)	(26.67%)	(\$39,818)	(38.81%)	\$17,316	31.89%	\$17,339	31.94%	\$17,501	32.22%
\$20,000,000	(\$36,642)	(26.76%)	(\$53,254)	(38.89%)	\$23,150	31.97%	\$23,173	32.01%	\$23,335	32.22%
\$25,000,000	(\$45,925)	(26.81%)	(\$66,689)	(38.93%)	\$28,983	32.02%	\$29,007	32.05%	\$29,169	32.22%
\$30,000,000	(\$55,207)	(26.84%)	(\$80,124)	(38.96%)	\$34,817	32.05%	\$34,841	32.08%	\$35,003	32.22%
\$35,000,000	(\$64,490)	(26.87%)	(\$93,559)	(38.98%)	\$40,651	32.08%	\$40,675	32.10%	\$40,837	32.22%
\$40,000,000	(\$73,772)	(26.89%)	(\$106,995)	(39.00%)	\$46,485	32.09%	\$46,508	32.12%	\$46,670	32.22%
\$45,000,000	(\$83,055)	(26.90%)	(\$120,430)	(39.01%)	\$52,319	32.11%	\$52,342	32.13%	\$52,504	32.22%
\$50,000,000	(\$92,337)	(26.91%)	(\$133,865)	(39.02%)	\$58,152	32.12%	\$58,176	32.14%	\$58,338	32.22%