

CITY OF SALEM, 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	\$8.25762	\$55,560	\$0	\$55,560	
2026-27	\$5.57416	\$56,671	\$526	\$57,197	2.9%
2027-28	\$5.62588	\$57,508	\$531	\$58,039	1.5%
2028-29	\$5.42541	\$59,200	\$512	\$59,712	2.9%
2029-30	\$5.47231	\$60,113	\$516	\$60,629	1.5%
2030-31	\$5.27400	\$61,842	\$497	\$62,339	2.8%
2031-32	\$5.31643	\$62,729	\$501	\$63,231	1.4%
2032-33	\$5.12897	\$64,496	\$484	\$64,979	2.8%
2033-34	\$5.16745	\$65,359	\$487	\$65,846	1.3%
2034-35	\$4.98987	\$67,163	\$471	\$67,634	2.7%
2035-36	\$5.02484	\$68,002	\$474	\$68,476	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	\$15,378,705	\$6,728,309	\$0	\$6,728,309
2026-27	\$11,481,084	\$10,261,058	\$0	\$10,261,058
2027-28	\$11,536,452	\$10,316,426	\$0	\$10,316,426
2028-29	\$12,225,932	\$11,005,906	\$0	\$11,005,906
2029-30	\$12,299,299	\$11,079,273	\$0	\$11,079,273
2030-31	\$13,040,153	\$11,820,127	\$0	\$11,820,127
2031-32	\$13,113,521	\$11,893,495	\$0	\$11,893,495
2032-33	\$13,889,107	\$12,669,081	\$0	\$12,669,081
2033-34	\$13,962,475	\$12,742,449	\$0	\$12,742,449
2034-35	\$14,774,206	\$13,554,180	\$0	\$13,554,180
2035-36	\$14,847,574	\$13,627,548	\$0	\$13,627,548

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.82%	-2.23%	91.59%	5.84%	0.00%	2.57%
2026-27	142.29%	-53.50%	88.80%	9.03%	0.00%	1.69%
2027-28	142.44%	-53.59%	88.86%	8.98%	0.00%	1.68%
2028-29	139.72%	-50.56%	89.16%	8.84%	0.00%	1.57%
2029-30	139.65%	-50.41%	89.23%	8.78%	0.00%	1.56%
2030-31	136.93%	-47.41%	89.52%	8.64%	0.00%	1.46%
2031-32	136.87%	-47.29%	89.59%	8.58%	0.00%	1.46%
2032-33	134.38%	-44.54%	89.84%	8.46%	0.00%	1.37%
2033-34	134.35%	-44.45%	89.90%	8.41%	0.00%	1.36%
2034-35	132.05%	-41.92%	90.13%	8.30%	0.00%	1.28%
2035-36	132.03%	-41.85%	90.18%	8.26%	0.00%	1.27%

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 SALEM, 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	\$6,728,309	\$8.25762	\$55,560
2026-27	\$10,261,058	\$5.57416	\$57,197
2027-28	\$10,316,426	\$5.62588	\$58,039
2028-29	\$11,005,906	\$5.42541	\$59,712
2029-30	\$11,079,273	\$5.47231	\$60,629
2030-31	\$11,820,127	\$5.27400	\$62,339
2031-32	\$11,893,495	\$5.31643	\$63,231
2032-33	\$12,669,081	\$5.12897	\$64,979
2033-34	\$12,742,449	\$5.16745	\$65,846
2034-35	\$13,554,180	\$4.98987	\$67,634
2035-36	\$13,627,548	\$5.02484	\$68,476

CITY OF SALEM, 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	\$6,728,309	\$8.25762	\$55,560
2026-27	\$6,801,782	\$8.25762	\$56,167
2027-28	\$6,980,620	\$8.25762	\$57,643
2028-29	\$7,239,574	\$8.10000	\$58,641
2029-30	\$7,427,897	\$8.10000	\$60,166
2030-31	\$7,701,202	\$8.10000	\$62,380
2031-32	\$7,899,488	\$8.10000	\$63,986
2032-33	\$8,187,894	\$8.10000	\$66,322
2033-34	\$8,396,692	\$8.10000	\$68,013
2034-35	\$8,701,008	\$8.10000	\$70,478
2035-36	\$8,920,846	\$8.10000	\$72,259

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	\$3,459,276	(\$2.68346)	\$1,030
2027-28	\$3,335,806	(\$2.63174)	\$396
2028-29	\$3,766,332	(\$2.67459)	\$1,071
2029-30	\$3,651,376	(\$2.62769)	\$463
2030-31	\$4,118,925	(\$2.82600)	-\$40
2031-32	\$3,994,007	(\$2.78357)	-\$755
2032-33	\$4,481,187	(\$2.97103)	-\$1,343
2033-34	\$4,345,756	(\$2.93255)	-\$2,167
2034-35	\$4,853,172	(\$3.11013)	-\$2,845
2035-36	\$4,706,702	(\$3.07516)	-\$3,783

CITY OF SALEM, 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	\$196	\$326	\$50,000	\$51,515	\$196	\$272	\$50,000	\$58,947	\$177	\$47	\$151	\$47	\$196	\$311
\$100,000	\$123,480	\$392	\$651	\$100,000	\$103,030	\$392	\$543	\$100,000	\$117,894	\$373	\$358	\$347	\$358	\$392	\$622
\$150,000	\$185,220	\$588	\$977	\$150,000	\$154,545	\$588	\$815	\$150,000	\$176,842	\$569	\$669	\$543	\$669	\$588	\$933
\$200,000	\$246,960	\$959	\$1,302	\$200,000	\$206,060	\$959	\$1,087	\$200,000	\$235,789	\$764	\$980	\$739	\$980	\$783	\$1,244
\$250,000	\$308,700	\$1,331	\$1,628	\$250,000	\$257,575	\$1,331	\$1,358	\$250,000	\$294,736	\$960	\$1,291	\$935	\$1,291	\$979	\$1,554
\$300,000	\$370,440	\$1,702	\$1,954	\$300,000	\$309,090	\$1,702	\$1,630	\$300,000	\$353,683	\$1,156	\$1,602	\$1,131	\$1,602	\$1,175	\$1,865
\$400,000	\$493,920	\$2,445	\$2,605	\$400,000	\$412,120	\$2,445	\$2,174	\$400,000	\$471,578	\$1,548	\$2,223	\$1,522	\$2,223	\$1,567	\$2,487
\$500,000	\$617,400	\$3,189	\$3,256	\$500,000	\$515,151	\$3,189	\$2,717	\$500,000	\$589,472	\$1,939	\$2,845	\$1,914	\$2,845	\$1,958	\$3,109
\$600,000	\$740,880	\$3,932	\$3,907	\$600,000	\$618,181	\$3,932	\$3,260	\$600,000	\$707,366	\$2,331	\$3,467	\$2,306	\$3,467	\$2,350	\$3,731
\$700,000	\$864,360	\$4,675	\$4,559	\$700,000	\$721,211	\$4,675	\$3,804	\$700,000	\$825,261	\$2,723	\$4,089	\$2,697	\$4,089	\$2,742	\$4,352
\$800,000	\$987,840	\$5,418	\$5,210	\$800,000	\$824,241	\$5,418	\$4,347	\$800,000	\$943,155	\$3,114	\$4,711	\$3,089	\$4,711	\$3,133	\$4,974
\$900,000	\$1,111,320	\$6,161	\$5,861	\$900,000	\$927,271	\$6,161	\$4,890	\$900,000	\$1,061,050	\$3,506	\$5,332	\$3,481	\$5,332	\$3,525	\$5,596
\$1,000,000	\$1,234,800	\$6,905	\$6,512	\$1,000,000	\$1,030,301	\$6,905	\$5,434	\$1,000,000	\$1,178,944	\$3,898	\$5,954	\$3,872	\$5,954	\$3,917	\$6,218
\$2,000,000	\$2,469,600	\$14,336	\$13,025	\$2,000,000	\$2,060,602	\$14,336	\$10,868	\$2,000,000	\$2,357,888	\$7,814	\$12,172	\$7,789	\$12,172	\$7,833	\$12,436
\$3,000,000	\$3,704,400	\$21,768	\$19,537	\$3,000,000	\$3,090,903	\$21,768	\$16,301	\$3,000,000	\$3,536,832	\$11,731	\$18,390	\$11,706	\$18,390	\$11,750	\$18,653
\$4,000,000	\$4,939,200	\$29,200	\$26,049	\$4,000,000	\$4,121,204	\$29,200	\$21,735	\$4,000,000	\$4,715,776	\$15,648	\$24,607	\$15,622	\$24,607	\$15,667	\$24,871
\$5,000,000	\$6,174,000	\$36,632	\$32,562	\$5,000,000	\$5,151,505	\$36,632	\$27,169	\$5,000,000	\$5,894,720	\$19,565	\$30,825	\$19,539	\$30,825	\$19,584	\$31,089
\$6,000,000	\$7,408,800	\$44,064	\$39,074	\$6,000,000	\$6,181,806	\$44,064	\$32,603	\$6,000,000	\$7,073,664	\$23,481	\$37,043	\$23,456	\$37,043	\$23,500	\$37,307
\$7,000,000	\$8,643,600	\$51,496	\$45,586	\$7,000,000	\$7,212,107	\$51,496	\$38,037	\$7,000,000	\$8,252,608	\$27,398	\$43,261	\$27,373	\$43,261	\$27,417	\$43,524
\$8,000,000	\$9,878,400	\$58,928	\$52,099	\$8,000,000	\$8,242,408	\$58,928	\$43,470	\$8,000,000	\$9,431,552	\$31,315	\$49,478	\$31,289	\$49,478	\$31,334	\$49,742
\$9,000,000	\$11,113,200	\$66,359	\$58,611	\$9,000,000	\$9,272,709	\$66,359	\$48,904	\$9,000,000	\$10,610,496	\$35,231	\$55,696	\$35,206	\$55,696	\$35,250	\$55,960
\$10,000,000	\$12,348,000	\$73,791	\$65,123	\$10,000,000	\$10,303,010	\$73,791	\$54,338	\$10,000,000	\$11,789,440	\$39,148	\$61,914	\$39,123	\$61,914	\$39,167	\$62,178
\$15,000,000	\$18,522,000	\$110,951	\$97,685	\$15,000,000	\$15,454,515	\$110,951	\$81,507	\$15,000,000	\$17,684,160	\$58,732	\$93,003	\$58,706	\$93,003	\$58,751	\$93,266
\$20,000,000	\$24,696,000	\$148,110	\$130,247	\$20,000,000	\$20,606,020	\$148,110	\$108,676	\$20,000,000	\$23,578,880	\$78,315	\$124,091	\$78,290	\$124,091	\$78,334	\$124,355
\$25,000,000	\$30,870,000	\$185,269	\$162,808	\$25,000,000	\$25,757,525	\$185,269	\$135,845	\$25,000,000	\$29,473,600	\$97,899	\$155,180	\$97,874	\$155,180	\$97,918	\$155,444
\$30,000,000	\$37,044,000	\$222,428	\$195,370	\$30,000,000	\$30,909,030	\$222,428	\$163,014	\$30,000,000	\$35,368,320	\$117,483	\$186,269	\$117,457	\$186,269	\$117,502	\$186,533
\$35,000,000	\$43,218,000	\$259,588	\$227,932	\$35,000,000	\$36,060,535	\$259,588	\$190,183	\$35,000,000	\$41,263,040	\$137,066	\$217,358	\$137,041	\$217,358	\$137,085	\$217,621
\$40,000,000	\$49,392,000	\$296,747	\$260,493	\$40,000,000	\$41,212,040	\$296,747	\$217,352	\$40,000,000	\$47,157,760	\$156,650	\$248,446	\$156,624	\$248,446	\$156,669	\$248,710
\$45,000,000	\$55,566,000	\$333,906	\$293,055	\$45,000,000	\$46,363,545	\$333,906	\$244,521	\$45,000,000	\$53,052,480	\$176,233	\$279,535	\$176,208	\$279,535	\$176,252	\$279,799
\$50,000,000	\$61,740,000	\$371,066	\$325,617	\$50,000,000	\$51,515,050	\$371,066	\$271,690	\$50,000,000	\$58,947,200	\$195,817	\$310,624	\$195,792	\$310,624	\$195,836	\$310,888

CITY OF            SALEM, 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	\$130	66.27%	\$76	38.73%	(\$130)	(73.32%)	(\$104)	(68.83%)	\$115	58.75%
\$100,000	\$260	66.27%	\$152	38.73%	(\$15)	(3.92%)	\$11	3.13%	\$230	58.75%
\$150,000	\$389	66.27%	\$228	38.73%	\$100	17.67%	\$126	23.19%	\$345	58.75%
\$200,000	\$343	35.80%	\$128	13.31%	\$216	28.19%	\$241	32.61%	\$460	58.75%
\$250,000	\$297	22.35%	\$28	2.09%	\$331	34.43%	\$356	38.09%	\$575	58.75%
\$300,000	\$251	14.77%	(\$72)	(4.24%)	\$446	38.55%	\$471	41.67%	\$690	58.75%
\$400,000	\$159	6.52%	(\$272)	(11.12%)	\$676	43.66%	\$701	46.06%	\$920	58.75%
\$500,000	\$68	2.12%	(\$472)	(14.79%)	\$906	46.71%	\$931	48.66%	\$1,151	58.75%
\$600,000	(\$24)	(0.62%)	(\$672)	(17.08%)	\$1,136	48.73%	\$1,161	50.37%	\$1,381	58.75%
\$700,000	(\$116)	(2.49%)	(\$871)	(18.64%)	\$1,366	50.17%	\$1,391	51.59%	\$1,611	58.75%
\$800,000	(\$208)	(3.85%)	(\$1,071)	(19.77%)	\$1,596	51.25%	\$1,622	52.50%	\$1,841	58.75%
\$900,000	(\$300)	(4.87%)	(\$1,271)	(20.63%)	\$1,826	52.09%	\$1,852	53.20%	\$2,071	58.75%
\$1,000,000	(\$392)	(5.68%)	(\$1,471)	(21.30%)	\$2,056	52.76%	\$2,082	53.76%	\$2,301	58.75%
\$2,000,000	(\$1,312)	(9.15%)	(\$3,469)	(24.20%)	\$4,357	55.76%	\$4,383	56.27%	\$4,602	58.75%
\$3,000,000	(\$2,231)	(10.25%)	(\$5,467)	(25.11%)	\$6,658	56.76%	\$6,684	57.10%	\$6,903	58.75%
\$4,000,000	(\$3,151)	(10.79%)	(\$7,465)	(25.56%)	\$8,959	57.26%	\$8,985	57.51%	\$9,204	58.75%
\$5,000,000	(\$4,070)	(11.11%)	(\$9,463)	(25.83%)	\$11,260	57.56%	\$11,286	57.76%	\$11,505	58.75%
\$6,000,000	(\$4,990)	(11.32%)	(\$11,461)	(26.01%)	\$13,561	57.75%	\$13,587	57.93%	\$13,806	58.75%
\$7,000,000	(\$5,909)	(11.48%)	(\$13,459)	(26.14%)	\$15,863	57.90%	\$15,888	58.04%	\$16,107	58.75%
\$8,000,000	(\$6,829)	(11.59%)	(\$15,457)	(26.23%)	\$18,164	58.00%	\$18,189	58.13%	\$18,408	58.75%
\$9,000,000	(\$7,748)	(11.68%)	(\$17,455)	(26.30%)	\$20,465	58.09%	\$20,490	58.20%	\$20,709	58.75%
\$10,000,000	(\$8,668)	(11.75%)	(\$19,453)	(26.36%)	\$22,766	58.15%	\$22,791	58.26%	\$23,010	58.75%
\$15,000,000	(\$13,266)	(11.96%)	(\$29,443)	(26.54%)	\$34,271	58.35%	\$34,296	58.42%	\$34,515	58.75%
\$20,000,000	(\$17,863)	(12.06%)	(\$39,434)	(26.62%)	\$45,776	58.45%	\$45,801	58.50%	\$46,021	58.75%
\$25,000,000	(\$22,461)	(12.12%)	(\$49,424)	(26.68%)	\$57,281	58.51%	\$57,306	58.55%	\$57,526	58.75%
\$30,000,000	(\$27,058)	(12.16%)	(\$59,414)	(26.71%)	\$68,786	58.55%	\$68,812	58.58%	\$69,031	58.75%
\$35,000,000	(\$31,656)	(12.19%)	(\$69,404)	(26.74%)	\$80,291	58.58%	\$80,317	58.61%	\$80,536	58.75%
\$40,000,000	(\$36,254)	(12.22%)	(\$79,395)	(26.76%)	\$91,796	58.60%	\$91,822	58.63%	\$92,041	58.75%
\$45,000,000	(\$40,851)	(12.23%)	(\$89,385)	(26.77%)	\$103,302	58.62%	\$103,327	58.64%	\$103,546	58.75%
\$50,000,000	(\$45,449)	(12.25%)	(\$99,375)	(26.78%)	\$114,807	58.63%	\$114,832	58.65%	\$115,051	58.75%