

CITY OF SAINT ANTHONY, 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	\$8.10000	\$11,638	\$0	\$11,638	
2026-27	\$4.54621	\$11,871	\$314	\$12,185	4.7%
2027-28	\$4.66386	\$12,429	\$322	\$12,751	4.6%
2028-29	\$4.57795	\$13,006	\$316	\$13,323	4.5%
2029-30	\$4.68934	\$13,575	\$324	\$13,899	4.3%
2030-31	\$4.60022	\$14,177	\$318	\$14,495	4.3%
2031-32	\$4.70341	\$14,748	\$325	\$15,073	4.0%
2032-33	\$4.61164	\$15,374	\$319	\$15,693	4.1%
2033-34	\$4.70727	\$15,946	\$325	\$16,272	3.7%
2034-35	\$4.61337	\$16,597	\$319	\$16,916	4.0%
2035-36	\$4.70202	\$17,169	\$325	\$17,494	3.4%

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	\$3,429,607	\$1,436,797	\$0	\$1,436,797
2026-27	\$3,627,799	\$2,680,278	\$0	\$2,680,278
2027-28	\$3,681,566	\$2,734,045	\$0	\$2,734,045
2028-29	\$3,857,711	\$2,910,190	\$0	\$2,910,190
2029-30	\$3,911,478	\$2,963,957	\$0	\$2,963,957
2030-31	\$4,098,459	\$3,150,938	\$0	\$3,150,938
2031-32	\$4,152,226	\$3,204,705	\$0	\$3,204,705
2032-33	\$4,350,496	\$3,402,975	\$0	\$3,402,975
2033-34	\$4,404,264	\$3,456,743	\$0	\$3,456,743
2034-35	\$4,614,297	\$3,666,776	\$0	\$3,666,776
2035-36	\$4,668,065	\$3,720,544	\$0	\$3,720,544

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	57.39%	-1.81%	55.58%	39.87%	0.00%	4.55%
2026-27	73.28%	-6.52%	66.76%	30.63%	0.00%	2.44%
2027-28	74.37%	-6.96%	67.41%	30.03%	0.00%	2.39%
2028-29	75.04%	-7.07%	67.97%	29.62%	0.00%	2.25%
2029-30	76.01%	-7.47%	68.54%	29.08%	0.00%	2.21%
2030-31	76.55%	-7.52%	69.04%	28.72%	0.00%	2.08%
2031-32	77.42%	-7.88%	69.55%	28.24%	0.00%	2.04%
2032-33	77.86%	-7.87%	69.99%	27.93%	0.00%	1.92%
2033-34	78.65%	-8.20%	70.45%	27.49%	0.00%	1.89%
2034-35	79.00%	-8.15%	70.85%	27.21%	0.00%	1.78%
2035-36	79.71%	-8.45%	71.27%	26.82%	0.00%	1.76%

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 SAINT ANTHONY, 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	\$1,436,797	\$8.10000	\$11,638
2026-27	\$2,680,278	\$4.54621	\$12,185
2027-28	\$2,734,045	\$4.66386	\$12,751
2028-29	\$2,910,190	\$4.57795	\$13,323
2029-30	\$2,963,957	\$4.68934	\$13,899
2030-31	\$3,150,938	\$4.60022	\$14,495
2031-32	\$3,204,705	\$4.70341	\$15,073
2032-33	\$3,402,975	\$4.61164	\$15,693
2033-34	\$3,456,743	\$4.70727	\$16,272
2034-35	\$3,666,776	\$4.61337	\$16,916
2035-36	\$3,720,544	\$4.70202	\$17,494

CITY OF SAINT ANTHONY, 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	\$1,436,797	\$8.10000	\$11,638
2026-27	\$1,504,823	\$7.94118	\$11,950
2027-28	\$1,553,913	\$7.86255	\$12,218
2028-29	\$1,643,409	\$7.86255	\$12,921
2029-30	\$1,695,164	\$7.86255	\$13,328
2030-31	\$1,789,897	\$7.86255	\$14,073
2031-32	\$1,844,454	\$7.86255	\$14,502
2032-33	\$1,944,701	\$7.86255	\$15,290
2033-34	\$2,002,211	\$7.86255	\$15,742
2034-35	\$2,108,266	\$7.86255	\$16,576
2035-36	\$2,168,882	\$7.86255	\$17,053

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	\$1,175,455	(\$3.39497)	\$235
2027-28	\$1,180,132	(\$3.19869)	\$533
2028-29	\$1,266,781	(\$3.28460)	\$401
2029-30	\$1,268,793	(\$3.17321)	\$571
2030-31	\$1,361,040	(\$3.26233)	\$422
2031-32	\$1,360,252	(\$3.15914)	\$571
2032-33	\$1,458,274	(\$3.25091)	\$403
2033-34	\$1,454,532	(\$3.15528)	\$529
2034-35	\$1,558,510	(\$3.24918)	\$340
2035-36	\$1,551,662	(\$3.16053)	\$441

CITY OF SAINT ANTHONY, 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	\$192	\$284	\$50,000	\$51,515	\$192	\$237	\$50,000	\$58,947	\$173	\$41	\$148	\$41	\$192	\$271
\$100,000	\$123,480	\$384	\$568	\$100,000	\$103,030	\$384	\$474	\$100,000	\$117,894	\$366	\$312	\$341	\$312	\$384	\$542
\$150,000	\$185,220	\$576	\$852	\$150,000	\$154,545	\$576	\$711	\$150,000	\$176,842	\$558	\$583	\$533	\$583	\$576	\$814
\$200,000	\$246,960	\$941	\$1,136	\$200,000	\$206,060	\$941	\$948	\$200,000	\$235,789	\$750	\$855	\$725	\$855	\$768	\$1,085
\$250,000	\$308,700	\$1,305	\$1,420	\$250,000	\$257,575	\$1,305	\$1,185	\$250,000	\$294,736	\$942	\$1,126	\$917	\$1,126	\$960	\$1,356
\$300,000	\$370,440	\$1,670	\$1,704	\$300,000	\$309,090	\$1,670	\$1,422	\$300,000	\$353,683	\$1,134	\$1,397	\$1,109	\$1,397	\$1,153	\$1,627
\$400,000	\$493,920	\$2,399	\$2,272	\$400,000	\$412,120	\$2,399	\$1,896	\$400,000	\$471,578	\$1,518	\$1,939	\$1,493	\$1,939	\$1,537	\$2,169
\$500,000	\$617,400	\$3,128	\$2,840	\$500,000	\$515,151	\$3,128	\$2,370	\$500,000	\$589,472	\$1,902	\$2,482	\$1,877	\$2,482	\$1,921	\$2,712
\$600,000	\$740,880	\$3,857	\$3,408	\$600,000	\$618,181	\$3,857	\$2,844	\$600,000	\$707,366	\$2,287	\$3,024	\$2,262	\$3,024	\$2,305	\$3,254
\$700,000	\$864,360	\$4,586	\$3,976	\$700,000	\$721,211	\$4,586	\$3,318	\$700,000	\$825,261	\$2,671	\$3,566	\$2,646	\$3,566	\$2,689	\$3,796
\$800,000	\$987,840	\$5,315	\$4,544	\$800,000	\$824,241	\$5,315	\$3,792	\$800,000	\$943,155	\$3,055	\$4,109	\$3,030	\$4,109	\$3,074	\$4,339
\$900,000	\$1,111,320	\$6,044	\$5,112	\$900,000	\$927,271	\$6,044	\$4,266	\$900,000	\$1,061,050	\$3,439	\$4,651	\$3,414	\$4,651	\$3,458	\$4,881
\$1,000,000	\$1,234,800	\$6,773	\$5,680	\$1,000,000	\$1,030,301	\$6,773	\$4,740	\$1,000,000	\$1,178,944	\$3,823	\$5,193	\$3,798	\$5,193	\$3,842	\$5,423
\$2,000,000	\$2,469,600	\$14,063	\$11,361	\$2,000,000	\$2,060,602	\$14,063	\$9,479	\$2,000,000	\$2,357,888	\$7,665	\$10,617	\$7,640	\$10,617	\$7,684	\$10,847
\$3,000,000	\$3,704,400	\$21,353	\$17,041	\$3,000,000	\$3,090,903	\$21,353	\$14,219	\$3,000,000	\$3,536,832	\$11,507	\$16,040	\$11,482	\$16,040	\$11,526	\$16,270
\$4,000,000	\$4,939,200	\$28,643	\$22,721	\$4,000,000	\$4,121,204	\$28,643	\$18,958	\$4,000,000	\$4,715,776	\$15,349	\$21,464	\$15,324	\$21,464	\$15,368	\$21,694
\$5,000,000	\$6,174,000	\$35,933	\$28,402	\$5,000,000	\$5,151,505	\$35,933	\$23,698	\$5,000,000	\$5,894,720	\$19,191	\$26,887	\$19,166	\$26,887	\$19,210	\$27,117
\$6,000,000	\$7,408,800	\$43,223	\$34,082	\$6,000,000	\$6,181,806	\$43,223	\$28,438	\$6,000,000	\$7,073,664	\$23,033	\$32,310	\$23,008	\$32,310	\$23,052	\$32,540
\$7,000,000	\$8,643,600	\$50,513	\$39,762	\$7,000,000	\$7,212,107	\$50,513	\$33,177	\$7,000,000	\$8,252,608	\$26,875	\$37,734	\$26,850	\$37,734	\$26,894	\$37,964
\$8,000,000	\$9,878,400	\$57,803	\$45,443	\$8,000,000	\$8,242,408	\$57,803	\$37,917	\$8,000,000	\$9,431,552	\$30,717	\$43,157	\$30,692	\$43,157	\$30,736	\$43,387
\$9,000,000	\$11,113,200	\$65,093	\$51,123	\$9,000,000	\$9,272,709	\$65,093	\$42,657	\$9,000,000	\$10,610,496	\$34,559	\$48,581	\$34,534	\$48,581	\$34,578	\$48,811
\$10,000,000	\$12,348,000	\$72,383	\$56,804	\$10,000,000	\$10,303,010	\$72,383	\$47,396	\$10,000,000	\$11,789,440	\$38,401	\$54,004	\$38,376	\$54,004	\$38,420	\$54,234
\$15,000,000	\$18,522,000	\$108,833	\$85,205	\$15,000,000	\$15,454,515	\$108,833	\$71,094	\$15,000,000	\$17,684,160	\$57,611	\$81,121	\$57,586	\$81,121	\$57,629	\$81,351
\$20,000,000	\$24,696,000	\$145,283	\$113,607	\$20,000,000	\$20,606,020	\$145,283	\$94,792	\$20,000,000	\$23,578,880	\$76,821	\$108,238	\$76,796	\$108,238	\$76,839	\$108,468
\$25,000,000	\$30,870,000	\$181,733	\$142,009	\$25,000,000	\$25,757,525	\$181,733	\$118,490	\$25,000,000	\$29,473,600	\$96,030	\$135,355	\$96,005	\$135,355	\$96,049	\$135,585
\$30,000,000	\$37,044,000	\$218,183	\$170,411	\$30,000,000	\$30,909,030	\$218,183	\$142,188	\$30,000,000	\$35,368,320	\$115,240	\$162,472	\$115,215	\$162,472	\$115,259	\$162,702
\$35,000,000	\$43,218,000	\$254,633	\$198,812	\$35,000,000	\$36,060,535	\$254,633	\$165,886	\$35,000,000	\$41,263,040	\$134,450	\$189,589	\$134,425	\$189,589	\$134,469	\$189,819
\$40,000,000	\$49,392,000	\$291,083	\$227,214	\$40,000,000	\$41,212,040	\$291,083	\$189,584	\$40,000,000	\$47,157,760	\$153,660	\$216,706	\$153,635	\$216,706	\$153,678	\$216,936
\$45,000,000	\$55,566,000	\$327,533	\$255,616	\$45,000,000	\$46,363,545	\$327,533	\$213,283	\$45,000,000	\$53,052,480	\$172,870	\$243,823	\$172,845	\$243,823	\$172,888	\$244,053
\$50,000,000	\$61,740,000	\$363,983	\$284,018	\$50,000,000	\$51,515,050	\$363,983	\$236,981	\$50,000,000	\$58,947,200	\$192,079	\$270,940	\$192,054	\$270,940	\$192,098	\$271,170

CITY OF SAINT ANTHONY, 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	\$92	47.85%	\$45	23.36%	(\$132)	(76.27%)	(\$107)	(72.28%)	\$79	41.16%
\$100,000	\$184	47.85%	\$90	23.36%	(\$53)	(14.56%)	(\$28)	(8.30%)	\$158	41.16%
\$150,000	\$276	47.85%	\$135	23.36%	\$26	4.63%	\$51	9.54%	\$237	41.16%
\$200,000	\$195	20.76%	\$7	0.76%	\$105	13.99%	\$130	17.92%	\$316	41.16%
\$250,000	\$115	8.79%	(\$120)	(9.22%)	\$184	19.53%	\$209	22.79%	\$395	41.16%
\$300,000	\$34	2.05%	(\$248)	(14.85%)	\$263	23.20%	\$288	25.97%	\$474	41.16%
\$400,000	(\$127)	(5.28%)	(\$503)	(20.97%)	\$421	27.74%	\$446	29.88%	\$633	41.16%
\$500,000	(\$288)	(9.20%)	(\$758)	(24.23%)	\$579	30.45%	\$604	32.19%	\$791	41.16%
\$600,000	(\$449)	(11.63%)	(\$1,013)	(26.27%)	\$737	32.25%	\$762	33.71%	\$949	41.16%
\$700,000	(\$610)	(13.29%)	(\$1,268)	(27.65%)	\$896	33.53%	\$921	34.80%	\$1,107	41.16%
\$800,000	(\$771)	(14.50%)	(\$1,523)	(28.66%)	\$1,054	34.49%	\$1,079	35.60%	\$1,265	41.16%
\$900,000	(\$931)	(15.41%)	(\$1,778)	(29.42%)	\$1,212	35.24%	\$1,237	36.23%	\$1,423	41.16%
\$1,000,000	(\$1,092)	(16.13%)	(\$2,033)	(30.02%)	\$1,370	35.83%	\$1,395	36.73%	\$1,581	41.16%
\$2,000,000	(\$2,702)	(19.21%)	(\$4,584)	(32.59%)	\$2,952	38.50%	\$2,976	38.96%	\$3,163	41.16%
\$3,000,000	(\$4,312)	(20.19%)	(\$7,134)	(33.41%)	\$4,533	39.39%	\$4,558	39.70%	\$4,744	41.16%
\$4,000,000	(\$5,921)	(20.67%)	(\$9,684)	(33.81%)	\$6,114	39.84%	\$6,139	40.06%	\$6,326	41.16%
\$5,000,000	(\$7,531)	(20.96%)	(\$12,235)	(34.05%)	\$7,696	40.10%	\$7,721	40.28%	\$7,907	41.16%
\$6,000,000	(\$9,141)	(21.15%)	(\$14,785)	(34.21%)	\$9,277	40.28%	\$9,302	40.43%	\$9,489	41.16%
\$7,000,000	(\$10,750)	(21.28%)	(\$17,336)	(34.32%)	\$10,859	40.40%	\$10,884	40.53%	\$11,070	41.16%
\$8,000,000	(\$12,360)	(21.38%)	(\$19,886)	(34.40%)	\$12,440	40.50%	\$12,465	40.61%	\$12,652	41.16%
\$9,000,000	(\$13,970)	(21.46%)	(\$22,436)	(34.47%)	\$14,022	40.57%	\$14,047	40.67%	\$14,233	41.16%
\$10,000,000	(\$15,579)	(21.52%)	(\$24,987)	(34.52%)	\$15,603	40.63%	\$15,628	40.72%	\$15,814	41.16%
\$15,000,000	(\$23,628)	(21.71%)	(\$37,739)	(34.68%)	\$23,510	40.81%	\$23,535	40.87%	\$23,722	41.16%
\$20,000,000	(\$31,676)	(21.80%)	(\$50,491)	(34.75%)	\$31,417	40.90%	\$31,442	40.94%	\$31,629	41.16%
\$25,000,000	(\$39,724)	(21.86%)	(\$63,243)	(34.80%)	\$39,325	40.95%	\$39,350	40.99%	\$39,536	41.16%
\$30,000,000	(\$47,772)	(21.90%)	(\$75,994)	(34.83%)	\$47,232	40.99%	\$47,257	41.02%	\$47,443	41.16%
\$35,000,000	(\$55,820)	(21.92%)	(\$88,746)	(34.85%)	\$55,139	41.01%	\$55,164	41.04%	\$55,350	41.16%
\$40,000,000	(\$63,869)	(21.94%)	(\$101,498)	(34.87%)	\$63,046	41.03%	\$63,071	41.05%	\$63,258	41.16%
\$45,000,000	(\$71,917)	(21.96%)	(\$114,250)	(34.88%)	\$70,954	41.04%	\$70,978	41.06%	\$71,165	41.16%
\$50,000,000	(\$79,965)	(21.97%)	(\$127,002)	(34.89%)	\$78,861	41.06%	\$78,886	41.07%	\$79,072	41.16%