

CITY OF SALIX, 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	\$8.04506	\$89,675	\$0	\$89,675	
2026-27	\$4.76673	\$91,468	\$1,538	\$93,007	3.7%
2027-28	\$4.84690	\$94,155	\$1,564	\$95,720	2.9%
2028-29	\$4.74226	\$97,634	\$1,530	\$99,164	3.6%
2029-30	\$4.81660	\$100,374	\$1,554	\$101,928	2.8%
2030-31	\$4.70883	\$103,967	\$1,520	\$105,486	3.5%
2031-32	\$4.77766	\$106,685	\$1,542	\$108,227	2.6%
2032-33	\$4.67041	\$110,392	\$1,507	\$111,899	3.4%
2033-34	\$4.73418	\$113,087	\$1,528	\$114,615	2.4%
2034-35	\$4.62764	\$116,908	\$1,493	\$118,401	3.3%
2035-36	\$4.68676	\$119,577	\$1,513	\$121,090	2.3%

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	\$24,674,179	\$11,146,574	\$0	\$11,146,574
2026-27	\$22,475,257	\$19,511,630	\$0	\$19,511,630
2027-28	\$22,712,261	\$19,748,634	\$0	\$19,748,634
2028-29	\$23,874,433	\$20,910,806	\$0	\$20,910,806
2029-30	\$24,125,437	\$21,161,810	\$0	\$21,161,810
2030-31	\$25,365,402	\$22,401,775	\$0	\$22,401,775
2031-32	\$25,616,407	\$22,652,780	\$0	\$22,652,780
2032-33	\$26,922,764	\$23,959,137	\$0	\$23,959,137
2033-34	\$27,173,769	\$24,210,142	\$0	\$24,210,142
2034-35	\$28,549,227	\$25,585,600	\$0	\$25,585,600
2035-36	\$28,800,231	\$25,836,604	\$0	\$25,836,604

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.32%	-1.26%	77.06%	8.92%	0.00%	1.95%
2026-27	104.47%	-23.59%	80.89%	9.93%	0.00%	1.11%
2027-28	104.85%	-23.74%	81.11%	9.81%	0.00%	1.10%
2028-29	104.53%	-22.82%	81.71%	9.73%	0.00%	1.04%
2029-30	104.82%	-22.89%	81.93%	9.61%	0.00%	1.02%
2030-31	104.42%	-21.93%	82.49%	9.54%	0.00%	0.97%
2031-32	104.68%	-22.00%	82.68%	9.43%	0.00%	0.96%
2032-33	104.28%	-21.09%	83.19%	9.36%	0.00%	0.91%
2033-34	104.53%	-21.17%	83.37%	9.26%	0.00%	0.90%
2034-35	104.13%	-20.30%	83.83%	9.20%	0.00%	0.85%
2035-36	104.37%	-20.38%	83.99%	9.11%	0.00%	0.84%

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 SALIX, 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	\$11,146,574	\$8.04506	\$89,675
2026-27	\$19,511,630	\$4.76673	\$93,007
2027-28	\$19,748,634	\$4.84690	\$95,720
2028-29	\$20,910,806	\$4.74226	\$99,164
2029-30	\$21,161,810	\$4.81660	\$101,928
2030-31	\$22,401,775	\$4.70883	\$105,486
2031-32	\$22,652,780	\$4.77766	\$108,227
2032-33	\$23,959,137	\$4.67041	\$111,899
2033-34	\$24,210,142	\$4.73418	\$114,615
2034-35	\$25,585,600	\$4.62764	\$118,401
2035-36	\$25,836,604	\$4.68676	\$121,090

CITY OF SALIX, 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	\$11,146,574	\$8.04506	\$89,675
2026-27	\$11,389,004	\$8.04506	\$91,625
2027-28	\$11,723,409	\$7.96540	\$93,382
2028-29	\$12,196,378	\$7.96540	\$97,149
2029-30	\$12,548,724	\$7.96540	\$99,956
2030-31	\$13,049,244	\$7.96540	\$103,943
2031-32	\$13,420,445	\$7.96540	\$106,899
2032-33	\$13,949,973	\$7.96540	\$111,117
2033-34	\$14,341,061	\$7.96540	\$114,232
2034-35	\$14,901,158	\$7.96540	\$118,694
2035-36	\$15,313,142	\$7.96540	\$121,975

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	\$8,122,626	(\$3.27833)	\$1,381
2027-28	\$8,025,226	(\$3.11850)	\$2,338
2028-29	\$8,714,428	(\$3.22314)	\$2,015
2029-30	\$8,613,086	(\$3.14880)	\$1,972
2030-31	\$9,352,532	(\$3.25657)	\$1,544
2031-32	\$9,232,335	(\$3.18774)	\$1,328
2032-33	\$10,009,164	(\$3.29499)	\$782
2033-34	\$9,869,081	(\$3.23122)	\$383
2034-35	\$10,684,442	(\$3.33776)	-\$293
2035-36	\$10,523,462	(\$3.27864)	-\$885

CITY OF SALIX, 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	\$191	\$291	\$50,000	\$51,515	\$191	\$243	\$50,000	\$58,947	\$172	\$42	\$147	\$42	\$191	\$278
\$100,000	\$123,480	\$382	\$581	\$100,000	\$103,030	\$382	\$485	\$100,000	\$117,894	\$363	\$320	\$338	\$320	\$382	\$555
\$150,000	\$185,220	\$572	\$872	\$150,000	\$154,545	\$572	\$728	\$150,000	\$176,842	\$554	\$597	\$529	\$597	\$572	\$833
\$200,000	\$246,960	\$934	\$1,163	\$200,000	\$206,060	\$934	\$970	\$200,000	\$235,789	\$745	\$875	\$720	\$875	\$763	\$1,110
\$250,000	\$308,700	\$1,296	\$1,454	\$250,000	\$257,575	\$1,296	\$1,213	\$250,000	\$294,736	\$935	\$1,152	\$911	\$1,152	\$954	\$1,388
\$300,000	\$370,440	\$1,658	\$1,744	\$300,000	\$309,090	\$1,658	\$1,455	\$300,000	\$353,683	\$1,126	\$1,430	\$1,101	\$1,430	\$1,145	\$1,665
\$400,000	\$493,920	\$2,383	\$2,326	\$400,000	\$412,120	\$2,383	\$1,941	\$400,000	\$471,578	\$1,508	\$1,985	\$1,483	\$1,985	\$1,526	\$2,221
\$500,000	\$617,400	\$3,107	\$2,907	\$500,000	\$515,151	\$3,107	\$2,426	\$500,000	\$589,472	\$1,889	\$2,540	\$1,865	\$2,540	\$1,908	\$2,776
\$600,000	\$740,880	\$3,831	\$3,489	\$600,000	\$618,181	\$3,831	\$2,911	\$600,000	\$707,366	\$2,271	\$3,095	\$2,246	\$3,095	\$2,290	\$3,331
\$700,000	\$864,360	\$4,555	\$4,070	\$700,000	\$721,211	\$4,555	\$3,396	\$700,000	\$825,261	\$2,653	\$3,651	\$2,628	\$3,651	\$2,671	\$3,886
\$800,000	\$987,840	\$5,279	\$4,652	\$800,000	\$824,241	\$5,279	\$3,881	\$800,000	\$943,155	\$3,034	\$4,206	\$3,009	\$4,206	\$3,053	\$4,441
\$900,000	\$1,111,320	\$6,003	\$5,233	\$900,000	\$927,271	\$6,003	\$4,366	\$900,000	\$1,061,050	\$3,416	\$4,761	\$3,391	\$4,761	\$3,434	\$4,996
\$1,000,000	\$1,234,800	\$6,727	\$5,814	\$1,000,000	\$1,030,301	\$6,727	\$4,852	\$1,000,000	\$1,178,944	\$3,797	\$5,316	\$3,773	\$5,316	\$3,816	\$5,551
\$2,000,000	\$2,469,600	\$13,967	\$11,629	\$2,000,000	\$2,060,602	\$13,967	\$9,703	\$2,000,000	\$2,357,888	\$7,613	\$10,867	\$7,588	\$10,867	\$7,632	\$11,103
\$3,000,000	\$3,704,400	\$21,208	\$17,443	\$3,000,000	\$3,090,903	\$21,208	\$14,555	\$3,000,000	\$3,536,832	\$11,429	\$16,419	\$11,404	\$16,419	\$11,448	\$16,654
\$4,000,000	\$4,939,200	\$28,449	\$23,258	\$4,000,000	\$4,121,204	\$28,449	\$19,406	\$4,000,000	\$4,715,776	\$15,245	\$21,970	\$15,220	\$21,970	\$15,264	\$22,206
\$5,000,000	\$6,174,000	\$35,689	\$29,072	\$5,000,000	\$5,151,505	\$35,689	\$24,258	\$5,000,000	\$5,894,720	\$19,061	\$27,522	\$19,036	\$27,522	\$19,080	\$27,757
\$6,000,000	\$7,408,800	\$42,930	\$34,887	\$6,000,000	\$6,181,806	\$42,930	\$29,109	\$6,000,000	\$7,073,664	\$22,877	\$33,073	\$22,852	\$33,073	\$22,895	\$33,309
\$7,000,000	\$8,643,600	\$50,170	\$40,701	\$7,000,000	\$7,212,107	\$50,170	\$33,961	\$7,000,000	\$8,252,608	\$26,693	\$38,625	\$26,668	\$38,625	\$26,711	\$38,860
\$8,000,000	\$9,878,400	\$57,411	\$46,516	\$8,000,000	\$8,242,408	\$57,411	\$38,812	\$8,000,000	\$9,431,552	\$30,509	\$44,176	\$30,484	\$44,176	\$30,527	\$44,412
\$9,000,000	\$11,113,200	\$64,651	\$52,330	\$9,000,000	\$9,272,709	\$64,651	\$43,664	\$9,000,000	\$10,610,496	\$34,325	\$49,728	\$34,300	\$49,728	\$34,343	\$49,963
\$10,000,000	\$12,348,000	\$71,892	\$58,145	\$10,000,000	\$10,303,010	\$71,892	\$48,515	\$10,000,000	\$11,789,440	\$38,140	\$55,279	\$38,116	\$55,279	\$38,159	\$55,514
\$15,000,000	\$18,522,000	\$108,095	\$87,217	\$15,000,000	\$15,454,515	\$108,095	\$72,773	\$15,000,000	\$17,684,160	\$57,220	\$83,036	\$57,195	\$83,036	\$57,239	\$83,272
\$20,000,000	\$24,696,000	\$144,297	\$116,289	\$20,000,000	\$20,606,020	\$144,297	\$97,030	\$20,000,000	\$23,578,880	\$76,299	\$110,793	\$76,275	\$110,793	\$76,318	\$111,029
\$25,000,000	\$30,870,000	\$180,500	\$145,362	\$25,000,000	\$25,757,525	\$180,500	\$121,288	\$25,000,000	\$29,473,600	\$95,379	\$138,551	\$95,354	\$138,551	\$95,398	\$138,786
\$30,000,000	\$37,044,000	\$216,703	\$174,434	\$30,000,000	\$30,909,030	\$216,703	\$145,545	\$30,000,000	\$35,368,320	\$114,458	\$166,308	\$114,434	\$166,308	\$114,477	\$166,543
\$35,000,000	\$43,218,000	\$252,906	\$203,506	\$35,000,000	\$36,060,535	\$252,906	\$169,803	\$35,000,000	\$41,263,040	\$133,538	\$194,065	\$133,513	\$194,065	\$133,557	\$194,301
\$40,000,000	\$49,392,000	\$289,108	\$232,579	\$40,000,000	\$41,212,040	\$289,108	\$194,060	\$40,000,000	\$47,157,760	\$152,617	\$221,822	\$152,593	\$221,822	\$152,636	\$222,058
\$45,000,000	\$55,566,000	\$325,311	\$261,651	\$45,000,000	\$46,363,545	\$325,311	\$218,318	\$45,000,000	\$53,052,480	\$171,697	\$249,580	\$171,672	\$249,580	\$171,716	\$249,815
\$50,000,000	\$61,740,000	\$361,514	\$290,723	\$50,000,000	\$51,515,050	\$361,514	\$242,576	\$50,000,000	\$58,947,200	\$190,776	\$277,337	\$190,752	\$277,337	\$190,795	\$277,572

CITY OF SALIX, 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	\$100	52.37%	\$52	27.14%	(\$130)	(75.55%)	(\$105)	(71.43%)	\$87	45.48%
\$100,000	\$200	52.37%	\$104	27.14%	(\$43)	(11.95%)	(\$19)	(5.49%)	\$174	45.48%
\$150,000	\$300	52.37%	\$155	27.14%	\$43	7.84%	\$68	12.89%	\$260	45.48%
\$200,000	\$228	24.45%	\$36	3.84%	\$130	17.48%	\$155	21.53%	\$347	45.48%
\$250,000	\$157	12.12%	(\$84)	(6.45%)	\$217	23.19%	\$242	26.55%	\$434	45.48%
\$300,000	\$86	5.18%	(\$203)	(12.24%)	\$304	26.97%	\$329	29.83%	\$521	45.48%
\$400,000	(\$57)	(2.38%)	(\$442)	(18.55%)	\$477	31.65%	\$502	33.86%	\$694	45.48%
\$500,000	(\$199)	(6.42%)	(\$681)	(21.92%)	\$651	34.45%	\$676	36.23%	\$868	45.48%
\$600,000	(\$342)	(8.93%)	(\$920)	(24.01%)	\$824	36.30%	\$849	37.81%	\$1,041	45.48%
\$700,000	(\$485)	(10.64%)	(\$1,159)	(25.44%)	\$998	37.62%	\$1,023	38.92%	\$1,215	45.48%
\$800,000	(\$627)	(11.88%)	(\$1,398)	(26.47%)	\$1,172	38.61%	\$1,196	39.75%	\$1,388	45.48%
\$900,000	(\$770)	(12.82%)	(\$1,636)	(27.26%)	\$1,345	39.38%	\$1,370	40.40%	\$1,562	45.48%
\$1,000,000	(\$912)	(13.56%)	(\$1,875)	(27.88%)	\$1,519	39.99%	\$1,543	40.91%	\$1,736	45.48%
\$2,000,000	(\$2,338)	(16.74%)	(\$4,264)	(30.53%)	\$3,254	42.74%	\$3,279	43.21%	\$3,471	45.48%
\$3,000,000	(\$3,765)	(17.75%)	(\$6,653)	(31.37%)	\$4,990	43.66%	\$5,015	43.97%	\$5,207	45.48%
\$4,000,000	(\$5,191)	(18.25%)	(\$9,042)	(31.79%)	\$6,725	44.11%	\$6,750	44.35%	\$6,942	45.48%
\$5,000,000	(\$6,617)	(18.54%)	(\$11,432)	(32.03%)	\$8,461	44.39%	\$8,486	44.58%	\$8,678	45.48%
\$6,000,000	(\$8,043)	(18.73%)	(\$13,821)	(32.19%)	\$10,196	44.57%	\$10,221	44.73%	\$10,413	45.48%
\$7,000,000	(\$9,469)	(18.87%)	(\$16,210)	(32.31%)	\$11,932	44.70%	\$11,957	44.84%	\$12,149	45.48%
\$8,000,000	(\$10,895)	(18.98%)	(\$18,599)	(32.40%)	\$13,667	44.80%	\$13,692	44.92%	\$13,884	45.48%
\$9,000,000	(\$12,321)	(19.06%)	(\$20,988)	(32.46%)	\$15,403	44.87%	\$15,428	44.98%	\$15,620	45.48%
\$10,000,000	(\$13,747)	(19.12%)	(\$23,377)	(32.52%)	\$17,139	44.94%	\$17,163	45.03%	\$17,355	45.48%
\$15,000,000	(\$20,878)	(19.31%)	(\$35,322)	(32.68%)	\$25,816	45.12%	\$25,841	45.18%	\$26,033	45.48%
\$20,000,000	(\$28,008)	(19.41%)	(\$47,267)	(32.76%)	\$34,494	45.21%	\$34,519	45.26%	\$34,711	45.48%
\$25,000,000	(\$35,139)	(19.47%)	(\$59,212)	(32.80%)	\$43,172	45.26%	\$43,197	45.30%	\$43,389	45.48%
\$30,000,000	(\$42,269)	(19.51%)	(\$71,158)	(32.84%)	\$51,849	45.30%	\$51,874	45.33%	\$52,066	45.48%
\$35,000,000	(\$49,399)	(19.53%)	(\$83,103)	(32.86%)	\$60,527	45.33%	\$60,552	45.35%	\$60,744	45.48%
\$40,000,000	(\$56,530)	(19.55%)	(\$95,048)	(32.88%)	\$69,205	45.35%	\$69,230	45.37%	\$69,422	45.48%
\$45,000,000	(\$63,660)	(19.57%)	(\$106,993)	(32.89%)	\$77,883	45.36%	\$77,907	45.38%	\$78,100	45.48%
\$50,000,000	(\$70,791)	(19.58%)	(\$118,938)	(32.90%)	\$86,560	45.37%	\$86,585	45.39%	\$86,777	45.48%