

CITY OF SOLDIER, 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	\$8.12621	\$21,408	\$0	\$21,408	
2026-27	\$5.08634	\$21,836	\$8	\$21,844	2.0%
2027-28	\$5.12582	\$21,953	\$8	\$21,961	0.5%
2028-29	\$4.90232	\$22,400	\$7	\$22,407	2.0%
2029-30	\$4.92766	\$22,519	\$7	\$22,527	0.5%
2030-31	\$4.70867	\$22,977	\$7	\$22,984	2.0%
2031-32	\$4.73296	\$23,099	\$7	\$23,106	0.5%
2032-33	\$4.52962	\$23,569	\$7	\$23,575	2.0%
2033-34	\$4.55294	\$23,693	\$7	\$23,700	0.5%
2034-35	\$4.36350	\$24,174	\$7	\$24,181	2.0%
2035-36	\$4.38592	\$24,302	\$7	\$24,308	0.5%

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	\$10,065,495	\$2,634,456	\$3,113,636	\$5,748,092
2026-27	\$8,246,459	\$4,294,624	\$3,491,164	\$7,785,789
2027-28	\$8,238,138	\$4,284,358	\$3,493,110	\$7,777,468
2028-29	\$8,701,057	\$4,570,773	\$3,669,615	\$8,240,387
2029-30	\$8,703,737	\$4,571,506	\$3,671,561	\$8,243,067
2030-31	\$9,198,957	\$4,881,300	\$3,856,987	\$8,738,287
2031-32	\$9,201,636	\$4,882,033	\$3,858,933	\$8,740,966
2032-33	\$9,719,118	\$5,204,720	\$4,053,729	\$9,258,448
2033-34	\$9,721,798	\$5,205,453	\$4,055,675	\$9,261,128
2034-35	\$10,262,547	\$5,541,570	\$4,260,307	\$9,801,877
2035-36	\$10,265,226	\$5,542,303	\$4,262,253	\$9,804,556

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	47.95%	-3.13%	44.83%	53.65%	0.00%	1.53%
2026-27	81.40%	-38.44%	42.96%	55.89%	0.00%	1.13%
2027-28	81.53%	-38.63%	42.90%	55.95%	0.00%	1.13%
2028-29	80.07%	-36.60%	43.47%	55.45%	0.00%	1.06%
2029-30	80.09%	-36.60%	43.49%	55.43%	0.00%	1.06%
2030-31	78.61%	-34.54%	44.08%	54.91%	0.00%	1.00%
2031-32	78.63%	-34.53%	44.09%	54.89%	0.00%	1.00%
2032-33	77.24%	-32.61%	44.63%	54.41%	0.00%	0.95%
2033-34	77.25%	-32.61%	44.64%	54.40%	0.00%	0.95%
2034-35	75.95%	-30.82%	45.13%	53.97%	0.00%	0.90%
2035-36	75.96%	-30.82%	45.14%	53.95%	0.00%	0.89%

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 SOLDIER, 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	\$2,634,456	\$8.12621	\$21,408
2026-27	\$4,294,624	\$5.08634	\$21,844
2027-28	\$4,284,358	\$5.12582	\$21,961
2028-29	\$4,570,773	\$4.90232	\$22,407
2029-30	\$4,571,506	\$4.92766	\$22,527
2030-31	\$4,881,300	\$4.70867	\$22,984
2031-32	\$4,882,033	\$4.73296	\$23,106
2032-33	\$5,204,720	\$4.52962	\$23,575
2033-34	\$5,205,453	\$4.55294	\$23,700
2034-35	\$5,541,570	\$4.36350	\$24,181
2035-36	\$5,542,303	\$4.38592	\$24,308

CITY OF SOLDIER, 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	\$2,634,456	\$8.12621	\$21,408
2026-27	\$2,624,036	\$8.12621	\$21,323
2027-28	\$2,681,139	\$8.12621	\$21,788
2028-29	\$2,763,211	\$8.10000	\$22,382
2029-30	\$2,825,456	\$8.10000	\$22,886
2030-31	\$2,911,761	\$8.10000	\$23,585
2031-32	\$2,977,359	\$8.10000	\$24,117
2032-33	\$3,068,117	\$8.10000	\$24,852
2033-34	\$3,137,256	\$8.10000	\$25,412
2034-35	\$3,232,706	\$8.10000	\$26,185
2035-36	\$3,305,560	\$8.10000	\$26,775

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	\$1,670,589	(\$3.03987)	\$520
2027-28	\$1,603,218	(\$3.00039)	\$173
2028-29	\$1,807,562	(\$3.19768)	\$25
2029-30	\$1,746,050	(\$3.17234)	-\$359
2030-31	\$1,969,539	(\$3.39133)	-\$601
2031-32	\$1,904,674	(\$3.36704)	-\$1,010
2032-33	\$2,136,602	(\$3.57038)	-\$1,276
2033-34	\$2,068,197	(\$3.54706)	-\$1,712
2034-35	\$2,308,863	(\$3.73650)	-\$2,004
2035-36	\$2,236,743	(\$3.71408)	-\$2,467

CITY OF SOLDIER, 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	\$193	\$291	\$50,000	\$51,515	\$193	\$243	\$50,000	\$58,947	\$174	\$42	\$149	\$42	\$193	\$278
\$100,000	\$123,480	\$385	\$581	\$100,000	\$103,030	\$385	\$485	\$100,000	\$117,894	\$367	\$320	\$342	\$320	\$385	\$555
\$150,000	\$185,220	\$578	\$872	\$150,000	\$154,545	\$578	\$728	\$150,000	\$176,842	\$559	\$597	\$534	\$597	\$578	\$833
\$200,000	\$246,960	\$944	\$1,163	\$200,000	\$206,060	\$944	\$970	\$200,000	\$235,789	\$752	\$875	\$727	\$875	\$771	\$1,110
\$250,000	\$308,700	\$1,310	\$1,454	\$250,000	\$257,575	\$1,310	\$1,213	\$250,000	\$294,736	\$945	\$1,152	\$920	\$1,152	\$964	\$1,388
\$300,000	\$370,440	\$1,675	\$1,744	\$300,000	\$309,090	\$1,675	\$1,455	\$300,000	\$353,683	\$1,138	\$1,430	\$1,113	\$1,430	\$1,156	\$1,665
\$400,000	\$493,920	\$2,407	\$2,326	\$400,000	\$412,120	\$2,407	\$1,941	\$400,000	\$471,578	\$1,523	\$1,985	\$1,498	\$1,985	\$1,542	\$2,221
\$500,000	\$617,400	\$3,138	\$2,907	\$500,000	\$515,151	\$3,138	\$2,426	\$500,000	\$589,472	\$1,909	\$2,540	\$1,883	\$2,540	\$1,927	\$2,776
\$600,000	\$740,880	\$3,869	\$3,489	\$600,000	\$618,181	\$3,869	\$2,911	\$600,000	\$707,366	\$2,294	\$3,095	\$2,269	\$3,095	\$2,313	\$3,331
\$700,000	\$864,360	\$4,601	\$4,070	\$700,000	\$721,211	\$4,601	\$3,396	\$700,000	\$825,261	\$2,679	\$3,650	\$2,654	\$3,650	\$2,698	\$3,886
\$800,000	\$987,840	\$5,332	\$4,651	\$800,000	\$824,241	\$5,332	\$3,881	\$800,000	\$943,155	\$3,065	\$4,206	\$3,040	\$4,206	\$3,084	\$4,441
\$900,000	\$1,111,320	\$6,063	\$5,233	\$900,000	\$927,271	\$6,063	\$4,366	\$900,000	\$1,061,050	\$3,450	\$4,761	\$3,425	\$4,761	\$3,469	\$4,996
\$1,000,000	\$1,234,800	\$6,795	\$5,814	\$1,000,000	\$1,030,301	\$6,795	\$4,851	\$1,000,000	\$1,178,944	\$3,836	\$5,316	\$3,811	\$5,316	\$3,854	\$5,551
\$2,000,000	\$2,469,600	\$14,108	\$11,629	\$2,000,000	\$2,060,602	\$14,108	\$9,703	\$2,000,000	\$2,357,888	\$7,690	\$10,867	\$7,665	\$10,867	\$7,709	\$11,103
\$3,000,000	\$3,704,400	\$21,422	\$17,443	\$3,000,000	\$3,090,903	\$21,422	\$14,554	\$3,000,000	\$3,536,832	\$11,544	\$16,418	\$11,519	\$16,418	\$11,563	\$16,654
\$4,000,000	\$4,939,200	\$28,735	\$23,257	\$4,000,000	\$4,121,204	\$28,735	\$19,405	\$4,000,000	\$4,715,776	\$15,399	\$21,970	\$15,374	\$21,970	\$15,418	\$22,205
\$5,000,000	\$6,174,000	\$36,049	\$29,071	\$5,000,000	\$5,151,505	\$36,049	\$24,257	\$5,000,000	\$5,894,720	\$19,253	\$27,521	\$19,228	\$27,521	\$19,272	\$27,756
\$6,000,000	\$7,408,800	\$43,363	\$34,886	\$6,000,000	\$6,181,806	\$43,363	\$29,108	\$6,000,000	\$7,073,664	\$23,108	\$33,072	\$23,083	\$33,072	\$23,126	\$33,308
\$7,000,000	\$8,643,600	\$50,676	\$40,700	\$7,000,000	\$7,212,107	\$50,676	\$33,959	\$7,000,000	\$8,252,608	\$26,962	\$38,623	\$26,937	\$38,623	\$26,981	\$38,859
\$8,000,000	\$9,878,400	\$57,990	\$46,514	\$8,000,000	\$8,242,408	\$57,990	\$38,811	\$8,000,000	\$9,431,552	\$30,816	\$44,175	\$30,791	\$44,175	\$30,835	\$44,410
\$9,000,000	\$11,113,200	\$65,303	\$52,328	\$9,000,000	\$9,272,709	\$65,303	\$43,662	\$9,000,000	\$10,610,496	\$34,671	\$49,726	\$34,646	\$49,726	\$34,690	\$49,961
\$10,000,000	\$12,348,000	\$72,617	\$58,143	\$10,000,000	\$10,303,010	\$72,617	\$48,513	\$10,000,000	\$11,789,440	\$38,525	\$55,277	\$38,500	\$55,277	\$38,544	\$55,513
\$15,000,000	\$18,522,000	\$109,185	\$87,214	\$15,000,000	\$15,454,515	\$109,185	\$72,770	\$15,000,000	\$17,684,160	\$57,797	\$83,033	\$57,772	\$83,033	\$57,816	\$83,269
\$20,000,000	\$24,696,000	\$145,753	\$116,285	\$20,000,000	\$20,606,020	\$145,753	\$97,027	\$20,000,000	\$23,578,880	\$77,069	\$110,790	\$77,044	\$110,790	\$77,088	\$111,025
\$25,000,000	\$30,870,000	\$182,321	\$145,357	\$25,000,000	\$25,757,525	\$182,321	\$121,284	\$25,000,000	\$29,473,600	\$96,341	\$138,546	\$96,316	\$138,546	\$96,360	\$138,781
\$30,000,000	\$37,044,000	\$218,889	\$174,428	\$30,000,000	\$30,909,030	\$218,889	\$145,540	\$30,000,000	\$35,368,320	\$115,613	\$166,302	\$115,588	\$166,302	\$115,632	\$166,538
\$35,000,000	\$43,218,000	\$255,457	\$203,499	\$35,000,000	\$36,060,535	\$255,457	\$169,797	\$35,000,000	\$41,263,040	\$134,885	\$194,059	\$134,860	\$194,059	\$134,904	\$194,294
\$40,000,000	\$49,392,000	\$292,025	\$232,571	\$40,000,000	\$41,212,040	\$292,025	\$194,054	\$40,000,000	\$47,157,760	\$154,157	\$221,815	\$154,132	\$221,815	\$154,176	\$222,050
\$45,000,000	\$55,566,000	\$328,593	\$261,642	\$45,000,000	\$46,363,545	\$328,593	\$218,311	\$45,000,000	\$53,052,480	\$173,429	\$249,571	\$173,404	\$249,571	\$173,448	\$249,807
\$50,000,000	\$61,740,000	\$365,161	\$290,713	\$50,000,000	\$51,515,050	\$365,161	\$242,567	\$50,000,000	\$58,947,200	\$192,701	\$277,327	\$192,676	\$277,327	\$192,720	\$277,563

CITY OF SOLDIER, 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	\$98	50.85%	\$50	25.87%	(\$132)	(75.79%)	(\$107)	(71.72%)	\$85	44.02%
\$100,000	\$196	50.85%	\$100	25.87%	(\$47)	(12.83%)	(\$22)	(6.44%)	\$170	44.02%
\$150,000	\$294	50.85%	\$150	25.87%	\$38	6.75%	\$63	11.76%	\$255	44.02%
\$200,000	\$219	23.20%	\$26	2.80%	\$123	16.30%	\$148	20.31%	\$339	44.02%
\$250,000	\$144	11.00%	(\$97)	(7.38%)	\$207	21.96%	\$233	25.28%	\$424	44.02%
\$300,000	\$69	4.12%	(\$220)	(13.12%)	\$292	25.70%	\$317	28.53%	\$509	44.02%
\$400,000	(\$81)	(3.36%)	(\$466)	(19.36%)	\$462	30.33%	\$487	32.51%	\$679	44.02%
\$500,000	(\$231)	(7.35%)	(\$712)	(22.70%)	\$632	33.10%	\$657	34.87%	\$848	44.02%
\$600,000	(\$381)	(9.84%)	(\$958)	(24.77%)	\$801	34.93%	\$826	36.42%	\$1,018	44.02%
\$700,000	(\$531)	(11.53%)	(\$1,205)	(26.19%)	\$971	36.24%	\$996	37.53%	\$1,188	44.02%
\$800,000	(\$681)	(12.76%)	(\$1,451)	(27.21%)	\$1,141	37.22%	\$1,166	38.35%	\$1,357	44.02%
\$900,000	(\$831)	(13.70%)	(\$1,697)	(27.99%)	\$1,310	37.98%	\$1,335	38.99%	\$1,527	44.02%
\$1,000,000	(\$980)	(14.43%)	(\$1,943)	(28.60%)	\$1,480	38.59%	\$1,505	39.50%	\$1,697	44.02%
\$2,000,000	(\$2,480)	(17.58%)	(\$4,406)	(31.23%)	\$3,177	41.31%	\$3,202	41.77%	\$3,394	44.02%
\$3,000,000	(\$3,979)	(18.57%)	(\$6,868)	(32.06%)	\$4,874	42.22%	\$4,899	42.53%	\$5,091	44.02%
\$4,000,000	(\$5,478)	(19.07%)	(\$9,330)	(32.47%)	\$6,571	42.67%	\$6,596	42.90%	\$6,787	44.02%
\$5,000,000	(\$6,978)	(19.36%)	(\$11,792)	(32.71%)	\$8,268	42.94%	\$8,293	43.13%	\$8,484	44.02%
\$6,000,000	(\$8,477)	(19.55%)	(\$14,255)	(32.87%)	\$9,964	43.12%	\$9,990	43.28%	\$10,181	44.02%
\$7,000,000	(\$9,976)	(19.69%)	(\$16,717)	(32.99%)	\$11,661	43.25%	\$11,686	43.38%	\$11,878	44.02%
\$8,000,000	(\$11,476)	(19.79%)	(\$19,179)	(33.07%)	\$13,358	43.35%	\$13,383	43.46%	\$13,575	44.02%
\$9,000,000	(\$12,975)	(19.87%)	(\$21,641)	(33.14%)	\$15,055	43.42%	\$15,080	43.53%	\$15,272	44.02%
\$10,000,000	(\$14,474)	(19.93%)	(\$24,104)	(33.19%)	\$16,752	43.48%	\$16,777	43.58%	\$16,969	44.02%
\$15,000,000	(\$21,971)	(20.12%)	(\$36,415)	(33.35%)	\$25,236	43.66%	\$25,261	43.73%	\$25,453	44.02%
\$20,000,000	(\$29,468)	(20.22%)	(\$48,726)	(33.43%)	\$33,721	43.75%	\$33,746	43.80%	\$33,937	44.02%
\$25,000,000	(\$36,964)	(20.27%)	(\$61,037)	(33.48%)	\$42,205	43.81%	\$42,230	43.85%	\$42,422	44.02%
\$30,000,000	(\$44,461)	(20.31%)	(\$73,348)	(33.51%)	\$50,689	43.84%	\$50,714	43.88%	\$50,906	44.02%
\$35,000,000	(\$51,958)	(20.34%)	(\$85,660)	(33.53%)	\$59,174	43.87%	\$59,199	43.90%	\$59,390	44.02%
\$40,000,000	(\$59,454)	(20.36%)	(\$97,971)	(33.55%)	\$67,658	43.89%	\$67,683	43.91%	\$67,875	44.02%
\$45,000,000	(\$66,951)	(20.38%)	(\$110,282)	(33.56%)	\$76,142	43.90%	\$76,167	43.92%	\$76,359	44.02%
\$50,000,000	(\$74,447)	(20.39%)	(\$122,593)	(33.57%)	\$84,627	43.92%	\$84,652	43.93%	\$84,843	44.02%