

CITY OF ST ANSGAR, 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	\$8.12624	\$497,111	\$0	\$497,111	
2026-27	\$4.77664	\$507,053	\$3,467	\$510,521	2.7%
2027-28	\$4.81107	\$513,073	\$3,492	\$516,566	1.2%
2028-29	\$4.76678	\$526,898	\$3,460	\$530,358	2.7%
2029-30	\$4.79818	\$533,010	\$3,483	\$536,493	1.2%
2030-31	\$4.75000	\$547,224	\$3,448	\$550,672	2.6%
2031-32	\$4.78098	\$553,425	\$3,471	\$556,895	1.1%
2032-33	\$4.73165	\$568,033	\$3,435	\$571,468	2.6%
2033-34	\$4.76222	\$574,325	\$3,457	\$577,782	1.1%
2034-35	\$4.71184	\$589,337	\$3,420	\$592,758	2.6%
2035-36	\$4.74201	\$595,722	\$3,442	\$599,164	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	\$153,879,667	\$61,173,544	\$33,059,097	\$94,232,641
2026-27	\$147,806,015	\$106,878,702	\$37,531,573	\$144,410,275
2027-28	\$148,550,264	\$107,370,259	\$37,784,265	\$145,154,524
2028-29	\$154,570,546	\$111,261,271	\$39,913,535	\$151,174,806
2029-30	\$155,373,795	\$111,811,828	\$40,166,227	\$151,978,055
2030-31	\$161,741,218	\$115,930,882	\$42,414,596	\$158,345,478
2031-32	\$162,544,467	\$116,481,439	\$42,667,288	\$159,148,727
2032-33	\$169,212,068	\$120,775,618	\$45,040,710	\$165,816,328
2033-34	\$170,015,317	\$121,326,175	\$45,293,402	\$166,619,577
2034-35	\$176,995,645	\$125,801,776	\$47,798,129	\$173,599,905
2035-36	\$177,798,894	\$126,352,333	\$48,050,821	\$174,403,154

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	43.96%	-0.97%	42.99%	11.81%	44.47%	0.54%
2026-27	66.47%	-12.73%	53.75%	12.74%	32.94%	0.35%
2027-28	66.67%	-12.82%	53.85%	12.80%	32.77%	0.35%
2028-29	67.10%	-12.46%	54.64%	13.03%	31.78%	0.34%
2029-30	67.27%	-12.51%	54.75%	13.09%	31.61%	0.34%
2030-31	67.64%	-12.12%	55.52%	13.31%	30.64%	0.32%
2031-32	67.80%	-12.17%	55.63%	13.36%	30.49%	0.32%
2032-33	68.15%	-11.78%	56.37%	13.58%	29.56%	0.31%
2033-34	68.29%	-11.83%	56.46%	13.63%	29.41%	0.31%
2034-35	68.62%	-11.46%	57.17%	13.84%	28.51%	0.30%
2035-36	68.76%	-11.50%	57.26%	13.89%	28.38%	0.29%

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 ST ANSGAR, 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	\$61,173,544	\$8.12624	\$497,111
2026-27	\$106,878,702	\$4.77664	\$510,521
2027-28	\$107,370,259	\$4.81107	\$516,566
2028-29	\$111,261,271	\$4.76678	\$530,358
2029-30	\$111,811,828	\$4.79818	\$536,493
2030-31	\$115,930,882	\$4.75000	\$550,672
2031-32	\$116,481,439	\$4.78098	\$556,895
2032-33	\$120,775,618	\$4.73165	\$571,468
2033-34	\$121,326,175	\$4.76222	\$577,782
2034-35	\$125,801,776	\$4.71184	\$592,758
2035-36	\$126,352,333	\$4.74201	\$599,164

CITY OF ST ANSGAR, 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	\$61,173,544	\$8.12624	\$497,111
2026-27	\$59,086,196	\$8.12624	\$480,149
2027-28	\$59,961,219	\$8.12624	\$487,259
2028-29	\$60,655,405	\$8.10000	\$491,309
2029-30	\$61,849,641	\$8.10000	\$500,982
2030-31	\$62,566,400	\$8.10000	\$506,788
2031-32	\$63,830,507	\$8.10000	\$517,027
2032-33	\$64,571,047	\$8.10000	\$523,025
2033-34	\$65,908,874	\$8.10000	\$533,862
2034-35	\$66,674,593	\$8.10000	\$540,064
2035-36	\$68,089,853	\$8.10000	\$551,528

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	\$47,792,507	(\$3.34960)	\$30,372
2027-28	\$47,409,040	(\$3.31517)	\$29,307
2028-29	\$50,605,866	(\$3.33322)	\$39,049
2029-30	\$49,962,187	(\$3.30182)	\$35,511
2030-31	\$53,364,482	(\$3.35000)	\$43,884
2031-32	\$52,650,932	(\$3.31902)	\$39,868
2032-33	\$56,204,571	(\$3.36835)	\$48,442
2033-34	\$55,417,301	(\$3.33778)	\$43,920
2034-35	\$59,127,183	(\$3.38816)	\$52,694
2035-36	\$58,262,480	(\$3.35799)	\$47,636

CITY OF ST ANSGAR, 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	\$293	\$50,000	\$51,515	\$193	\$245	\$50,000	\$58,947	\$174	\$42	\$149	\$42	\$193	\$280
\$100,000	\$123,480	\$385	\$587	\$100,000	\$103,030	\$385	\$489	\$100,000	\$117,894	\$367	\$322	\$342	\$322	\$385	\$560
\$150,000	\$185,220	\$578	\$880	\$150,000	\$154,545	\$578	\$734	\$150,000	\$176,842	\$559	\$602	\$534	\$602	\$578	\$840
\$200,000	\$246,960	\$944	\$1,173	\$200,000	\$206,060	\$944	\$979	\$200,000	\$235,789	\$752	\$882	\$727	\$882	\$771	\$1,120
\$250,000	\$308,700	\$1,310	\$1,466	\$250,000	\$257,575	\$1,310	\$1,223	\$250,000	\$294,736	\$945	\$1,162	\$920	\$1,162	\$964	\$1,400
\$300,000	\$370,440	\$1,675	\$1,760	\$300,000	\$309,090	\$1,675	\$1,468	\$300,000	\$353,683	\$1,138	\$1,442	\$1,113	\$1,442	\$1,156	\$1,680
\$400,000	\$493,920	\$2,407	\$2,346	\$400,000	\$412,120	\$2,407	\$1,958	\$400,000	\$471,578	\$1,523	\$2,002	\$1,498	\$2,002	\$1,542	\$2,240
\$500,000	\$617,400	\$3,138	\$2,933	\$500,000	\$515,151	\$3,138	\$2,447	\$500,000	\$589,472	\$1,909	\$2,562	\$1,883	\$2,562	\$1,927	\$2,800
\$600,000	\$740,880	\$3,869	\$3,519	\$600,000	\$618,181	\$3,869	\$2,936	\$600,000	\$707,366	\$2,294	\$3,122	\$2,269	\$3,122	\$2,313	\$3,360
\$700,000	\$864,360	\$4,601	\$4,106	\$700,000	\$721,211	\$4,601	\$3,426	\$700,000	\$825,261	\$2,679	\$3,682	\$2,654	\$3,682	\$2,698	\$3,920
\$800,000	\$987,840	\$5,332	\$4,692	\$800,000	\$824,241	\$5,332	\$3,915	\$800,000	\$943,155	\$3,065	\$4,242	\$3,040	\$4,242	\$3,084	\$4,480
\$900,000	\$1,111,320	\$6,063	\$5,279	\$900,000	\$927,271	\$6,063	\$4,405	\$900,000	\$1,061,050	\$3,450	\$4,802	\$3,425	\$4,802	\$3,469	\$5,040
\$1,000,000	\$1,234,800	\$6,795	\$5,865	\$1,000,000	\$1,030,301	\$6,795	\$4,894	\$1,000,000	\$1,178,944	\$3,836	\$5,362	\$3,811	\$5,362	\$3,854	\$5,600
\$2,000,000	\$2,469,600	\$14,108	\$11,731	\$2,000,000	\$2,060,602	\$14,108	\$9,788	\$2,000,000	\$2,357,888	\$7,690	\$10,962	\$7,665	\$10,962	\$7,709	\$11,200
\$3,000,000	\$3,704,400	\$21,422	\$17,596	\$3,000,000	\$3,090,903	\$21,422	\$14,682	\$3,000,000	\$3,536,832	\$11,545	\$16,562	\$11,519	\$16,562	\$11,563	\$16,800
\$4,000,000	\$4,939,200	\$28,736	\$23,461	\$4,000,000	\$4,121,204	\$28,736	\$19,576	\$4,000,000	\$4,715,776	\$15,399	\$22,162	\$15,374	\$22,162	\$15,418	\$22,400
\$5,000,000	\$6,174,000	\$36,049	\$29,327	\$5,000,000	\$5,151,505	\$36,049	\$24,470	\$5,000,000	\$5,894,720	\$19,253	\$27,762	\$19,228	\$27,762	\$19,272	\$28,000
\$6,000,000	\$7,408,800	\$43,363	\$35,192	\$6,000,000	\$6,181,806	\$43,363	\$29,364	\$6,000,000	\$7,073,664	\$23,108	\$33,362	\$23,083	\$33,362	\$23,126	\$33,600
\$7,000,000	\$8,643,600	\$50,676	\$41,057	\$7,000,000	\$7,212,107	\$50,676	\$34,258	\$7,000,000	\$8,252,608	\$26,962	\$38,962	\$26,937	\$38,962	\$26,981	\$39,200
\$8,000,000	\$9,878,400	\$57,990	\$46,922	\$8,000,000	\$8,242,408	\$57,990	\$39,151	\$8,000,000	\$9,431,552	\$30,817	\$44,562	\$30,791	\$44,562	\$30,835	\$44,800
\$9,000,000	\$11,113,200	\$65,304	\$52,788	\$9,000,000	\$9,272,709	\$65,304	\$44,045	\$9,000,000	\$10,610,496	\$34,671	\$50,162	\$34,646	\$50,162	\$34,690	\$50,400
\$10,000,000	\$12,348,000	\$72,617	\$58,653	\$10,000,000	\$10,303,010	\$72,617	\$48,939	\$10,000,000	\$11,789,440	\$38,525	\$55,762	\$38,500	\$55,762	\$38,544	\$56,000
\$15,000,000	\$18,522,000	\$109,185	\$87,980	\$15,000,000	\$15,454,515	\$109,185	\$73,409	\$15,000,000	\$17,684,160	\$57,797	\$83,762	\$57,772	\$83,762	\$57,816	\$84,000
\$20,000,000	\$24,696,000	\$145,753	\$117,306	\$20,000,000	\$20,606,020	\$145,753	\$97,879	\$20,000,000	\$23,578,880	\$77,069	\$111,762	\$77,044	\$111,762	\$77,088	\$112,000
\$25,000,000	\$30,870,000	\$182,322	\$146,633	\$25,000,000	\$25,757,525	\$182,322	\$122,348	\$25,000,000	\$29,473,600	\$96,341	\$139,762	\$96,316	\$139,762	\$96,360	\$140,000
\$30,000,000	\$37,044,000	\$218,890	\$175,959	\$30,000,000	\$30,909,030	\$218,890	\$146,818	\$30,000,000	\$35,368,320	\$115,613	\$167,762	\$115,588	\$167,762	\$115,632	\$168,000
\$35,000,000	\$43,218,000	\$255,458	\$205,286	\$35,000,000	\$36,060,535	\$255,458	\$171,288	\$35,000,000	\$41,263,040	\$134,886	\$195,762	\$134,860	\$195,762	\$134,904	\$195,999
\$40,000,000	\$49,392,000	\$292,026	\$234,612	\$40,000,000	\$41,212,040	\$292,026	\$195,757	\$40,000,000	\$47,157,760	\$154,158	\$223,762	\$154,132	\$223,762	\$154,176	\$223,999
\$45,000,000	\$55,566,000	\$328,594	\$263,939	\$45,000,000	\$46,363,545	\$328,594	\$220,227	\$45,000,000	\$53,052,480	\$173,430	\$251,762	\$173,405	\$251,762	\$173,448	\$251,999
\$50,000,000	\$61,740,000	\$365,162	\$293,265	\$50,000,000	\$51,515,050	\$365,162	\$244,696	\$50,000,000	\$58,947,200	\$192,702	\$279,762	\$192,677	\$279,762	\$192,720	\$279,999

CITY OF ST ANSGAR, 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	\$101	52.17%	\$52	26.97%	(\$132)	(75.58%)	(\$106)	(71.47%)	\$87	45.29%
\$100,000	\$201	52.17%	\$104	26.97%	(\$44)	(12.07%)	(\$19)	(5.62%)	\$175	45.29%
\$150,000	\$302	52.17%	\$156	26.97%	\$43	7.69%	\$68	12.74%	\$262	45.29%
\$200,000	\$229	24.29%	\$35	3.70%	\$130	17.32%	\$155	21.37%	\$349	45.29%
\$250,000	\$157	11.97%	(\$86)	(6.57%)	\$218	23.03%	\$243	26.38%	\$436	45.29%
\$300,000	\$84	5.04%	(\$207)	(12.36%)	\$305	26.80%	\$330	29.65%	\$524	45.29%
\$400,000	(\$60)	(2.51%)	(\$449)	(18.66%)	\$479	31.48%	\$504	33.68%	\$698	45.29%
\$500,000	(\$205)	(6.54%)	(\$691)	(22.02%)	\$654	34.27%	\$679	36.05%	\$873	45.29%
\$600,000	(\$350)	(9.05%)	(\$933)	(24.11%)	\$829	36.12%	\$854	37.62%	\$1,047	45.29%
\$700,000	(\$495)	(10.76%)	(\$1,175)	(25.54%)	\$1,003	37.44%	\$1,028	38.73%	\$1,222	45.29%
\$800,000	(\$640)	(12.00%)	(\$1,417)	(26.57%)	\$1,178	38.42%	\$1,203	39.57%	\$1,396	45.29%
\$900,000	(\$785)	(12.94%)	(\$1,659)	(27.36%)	\$1,352	39.19%	\$1,377	40.21%	\$1,571	45.29%
\$1,000,000	(\$929)	(13.68%)	(\$1,901)	(27.97%)	\$1,527	39.80%	\$1,552	40.72%	\$1,746	45.29%
\$2,000,000	(\$2,378)	(16.85%)	(\$4,320)	(30.62%)	\$3,272	42.55%	\$3,297	43.02%	\$3,491	45.29%
\$3,000,000	(\$3,826)	(17.86%)	(\$6,740)	(31.46%)	\$5,018	43.47%	\$5,043	43.78%	\$5,237	45.29%
\$4,000,000	(\$5,274)	(18.35%)	(\$9,160)	(31.88%)	\$6,764	43.92%	\$6,789	44.16%	\$6,982	45.29%
\$5,000,000	(\$6,723)	(18.65%)	(\$11,580)	(32.12%)	\$8,509	44.20%	\$8,534	44.38%	\$8,728	45.29%
\$6,000,000	(\$8,171)	(18.84%)	(\$13,999)	(32.28%)	\$10,255	44.38%	\$10,280	44.53%	\$10,473	45.29%
\$7,000,000	(\$9,619)	(18.98%)	(\$16,419)	(32.40%)	\$12,000	44.51%	\$12,025	44.64%	\$12,219	45.29%
\$8,000,000	(\$11,068)	(19.09%)	(\$18,839)	(32.49%)	\$13,746	44.61%	\$13,771	44.72%	\$13,965	45.29%
\$9,000,000	(\$12,516)	(19.17%)	(\$21,258)	(32.55%)	\$15,491	44.68%	\$15,516	44.79%	\$15,710	45.29%
\$10,000,000	(\$13,964)	(19.23%)	(\$23,678)	(32.61%)	\$17,237	44.74%	\$17,262	44.84%	\$17,456	45.29%
\$15,000,000	(\$21,206)	(19.42%)	(\$35,776)	(32.77%)	\$25,965	44.92%	\$25,990	44.99%	\$26,184	45.29%
\$20,000,000	(\$28,447)	(19.52%)	(\$47,875)	(32.85%)	\$34,693	45.01%	\$34,718	45.06%	\$34,912	45.29%
\$25,000,000	(\$35,689)	(19.57%)	(\$59,973)	(32.89%)	\$43,421	45.07%	\$43,446	45.11%	\$43,639	45.29%
\$30,000,000	(\$42,931)	(19.61%)	(\$72,072)	(32.93%)	\$52,149	45.11%	\$52,174	45.14%	\$52,367	45.29%
\$35,000,000	(\$50,172)	(19.64%)	(\$84,170)	(32.95%)	\$60,876	45.13%	\$60,901	45.16%	\$61,095	45.29%
\$40,000,000	(\$57,414)	(19.66%)	(\$96,269)	(32.97%)	\$69,604	45.15%	\$69,629	45.18%	\$69,823	45.29%
\$45,000,000	(\$64,655)	(19.68%)	(\$108,367)	(32.98%)	\$78,332	45.17%	\$78,357	45.19%	\$78,551	45.29%
\$50,000,000	(\$71,897)	(19.69%)	(\$120,465)	(32.99%)	\$87,060	45.18%	\$87,085	45.20%	\$87,279	45.29%