

CITY OF ST OLAF, 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	\$8.51042	\$17,830	\$0	\$17,830	
2026-27	\$5.98750	\$18,187	\$153	\$18,340	2.9%
2027-28	\$6.03852	\$18,432	\$155	\$18,587	1.3%
2028-29	\$5.80229	\$18,959	\$149	\$19,107	2.8%
2029-30	\$5.84779	\$19,224	\$150	\$19,374	1.4%
2030-31	\$5.61745	\$19,761	\$144	\$19,905	2.7%
2031-32	\$5.65836	\$20,018	\$145	\$20,163	1.3%
2032-33	\$5.44210	\$20,566	\$139	\$20,705	2.7%
2033-34	\$5.47900	\$20,815	\$140	\$20,955	1.2%
2034-35	\$5.27543	\$21,374	\$135	\$21,509	2.6%
2035-36	\$5.30922	\$21,617	\$136	\$21,753	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	\$4,747,764	\$2,095,119	\$0	\$2,095,119
2026-27	\$3,524,505	\$3,063,106	\$0	\$3,063,106
2027-28	\$3,539,433	\$3,078,034	\$0	\$3,078,034
2028-29	\$3,754,441	\$3,293,042	\$0	\$3,293,042
2029-30	\$3,774,370	\$3,312,971	\$0	\$3,312,971
2030-31	\$4,004,817	\$3,543,418	\$0	\$3,543,418
2031-32	\$4,024,745	\$3,563,346	\$0	\$3,563,346
2032-33	\$4,266,068	\$3,804,669	\$0	\$3,804,669
2033-34	\$4,285,996	\$3,824,597	\$0	\$3,824,597
2034-35	\$4,538,650	\$4,077,251	\$0	\$4,077,251
2035-36	\$4,558,578	\$4,097,179	\$0	\$4,097,179

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.79%	-4.99%	77.80%	20.06%	0.00%	2.14%
2026-27	130.96%	-58.11%	72.85%	25.20%	0.00%	1.47%
2027-28	131.16%	-58.18%	72.98%	25.08%	0.00%	1.46%
2028-29	128.28%	-54.68%	73.60%	24.61%	0.00%	1.36%
2029-30	128.28%	-54.52%	73.76%	24.46%	0.00%	1.36%
2030-31	125.46%	-51.11%	74.35%	24.02%	0.00%	1.27%
2031-32	125.47%	-50.98%	74.49%	23.88%	0.00%	1.26%
2032-33	122.89%	-47.88%	75.01%	23.49%	0.00%	1.18%
2033-34	122.92%	-47.78%	75.14%	23.36%	0.00%	1.17%
2034-35	120.54%	-44.94%	75.60%	23.01%	0.00%	1.10%
2035-36	120.58%	-44.86%	75.72%	22.90%	0.00%	1.10%

**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 OLAF, 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	\$2,095,119	\$8.51042	\$17,830
2026-27	\$3,063,106	\$5.98750	\$18,340
2027-28	\$3,078,034	\$6.03852	\$18,587
2028-29	\$3,293,042	\$5.80229	\$19,107
2029-30	\$3,312,971	\$5.84779	\$19,374
2030-31	\$3,543,418	\$5.61745	\$19,905
2031-32	\$3,563,346	\$5.65836	\$20,163
2032-33	\$3,804,669	\$5.44210	\$20,705
2033-34	\$3,824,597	\$5.47900	\$20,955
2034-35	\$4,077,251	\$5.27543	\$21,509
2035-36	\$4,097,179	\$5.30922	\$21,753

CITY OF ST OLAF, 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	\$2,095,119	\$8.51042	\$17,830
2026-27	\$2,152,657	\$8.51042	\$18,320
2027-28	\$2,201,661	\$8.51042	\$18,737
2028-29	\$2,290,166	\$8.10000	\$18,550
2029-30	\$2,341,769	\$8.10000	\$18,968
2030-31	\$2,435,082	\$8.10000	\$19,724
2031-32	\$2,489,414	\$8.10000	\$20,164
2032-33	\$2,587,784	\$8.10000	\$20,961
2033-34	\$2,644,996	\$8.10000	\$21,424
2034-35	\$2,748,691	\$8.10000	\$22,264
2035-36	\$2,808,928	\$8.10000	\$22,752

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	\$910,449	(\$2.52292)	\$20
2027-28	\$876,373	(\$2.47190)	-\$150
2028-29	\$1,002,876	(\$2.29771)	\$557
2029-30	\$971,202	(\$2.25221)	\$405
2030-31	\$1,108,336	(\$2.48255)	\$181
2031-32	\$1,073,932	(\$2.44164)	-\$2
2032-33	\$1,216,885	(\$2.65790)	-\$256
2033-34	\$1,179,601	(\$2.62100)	-\$470
2034-35	\$1,328,560	(\$2.82457)	-\$755
2035-36	\$1,288,251	(\$2.79078)	-\$999

CITY OF ST OLAF, 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	\$202	\$347	\$50,000	\$51,515	\$202	\$289	\$50,000	\$58,947	\$182	\$50	\$156	\$50	\$202	\$331
\$100,000	\$123,480	\$404	\$694	\$100,000	\$103,030	\$404	\$579	\$100,000	\$117,894	\$384	\$381	\$358	\$381	\$404	\$662
\$150,000	\$185,220	\$605	\$1,040	\$150,000	\$154,545	\$605	\$868	\$150,000	\$176,842	\$586	\$713	\$560	\$713	\$605	\$993
\$200,000	\$246,960	\$988	\$1,387	\$200,000	\$206,060	\$988	\$1,158	\$200,000	\$235,789	\$788	\$1,044	\$762	\$1,044	\$807	\$1,325
\$250,000	\$308,700	\$1,371	\$1,734	\$250,000	\$257,575	\$1,371	\$1,447	\$250,000	\$294,736	\$990	\$1,375	\$963	\$1,375	\$1,009	\$1,656
\$300,000	\$370,440	\$1,754	\$2,081	\$300,000	\$309,090	\$1,754	\$1,736	\$300,000	\$353,683	\$1,191	\$1,706	\$1,165	\$1,706	\$1,211	\$1,987
\$400,000	\$493,920	\$2,520	\$2,775	\$400,000	\$412,120	\$2,520	\$2,315	\$400,000	\$471,578	\$1,595	\$2,368	\$1,569	\$2,368	\$1,615	\$2,649
\$500,000	\$617,400	\$3,286	\$3,468	\$500,000	\$515,151	\$3,286	\$2,894	\$500,000	\$589,472	\$1,999	\$3,030	\$1,972	\$3,030	\$2,018	\$3,311
\$600,000	\$740,880	\$4,052	\$4,162	\$600,000	\$618,181	\$4,052	\$3,473	\$600,000	\$707,366	\$2,402	\$3,693	\$2,376	\$3,693	\$2,422	\$3,974
\$700,000	\$864,360	\$4,818	\$4,855	\$700,000	\$721,211	\$4,818	\$4,051	\$700,000	\$825,261	\$2,806	\$4,355	\$2,780	\$4,355	\$2,826	\$4,636
\$800,000	\$987,840	\$5,584	\$5,549	\$800,000	\$824,241	\$5,584	\$4,630	\$800,000	\$943,155	\$3,210	\$5,017	\$3,183	\$5,017	\$3,229	\$5,298
\$900,000	\$1,111,320	\$6,350	\$6,243	\$900,000	\$927,271	\$6,350	\$5,209	\$900,000	\$1,061,050	\$3,613	\$5,680	\$3,587	\$5,680	\$3,633	\$5,960
\$1,000,000	\$1,234,800	\$7,116	\$6,936	\$1,000,000	\$1,030,301	\$7,116	\$5,788	\$1,000,000	\$1,178,944	\$4,017	\$6,342	\$3,991	\$6,342	\$4,037	\$6,623
\$2,000,000	\$2,469,600	\$14,775	\$13,873	\$2,000,000	\$2,060,602	\$14,775	\$11,575	\$2,000,000	\$2,357,888	\$8,054	\$12,964	\$8,027	\$12,964	\$8,073	\$13,245
\$3,000,000	\$3,704,400	\$22,435	\$20,809	\$3,000,000	\$3,090,903	\$22,435	\$17,363	\$3,000,000	\$3,536,832	\$12,090	\$19,587	\$12,064	\$19,587	\$12,110	\$19,868
\$4,000,000	\$4,939,200	\$30,094	\$27,746	\$4,000,000	\$4,121,204	\$30,094	\$23,151	\$4,000,000	\$4,715,776	\$16,127	\$26,210	\$16,101	\$26,210	\$16,147	\$26,491
\$5,000,000	\$6,174,000	\$37,753	\$34,682	\$5,000,000	\$5,151,505	\$37,753	\$28,938	\$5,000,000	\$5,894,720	\$20,164	\$32,832	\$20,137	\$32,832	\$20,183	\$33,113
\$6,000,000	\$7,408,800	\$45,413	\$41,619	\$6,000,000	\$6,181,806	\$45,413	\$34,726	\$6,000,000	\$7,073,664	\$24,200	\$39,455	\$24,174	\$39,455	\$24,220	\$39,736
\$7,000,000	\$8,643,600	\$53,072	\$48,555	\$7,000,000	\$7,212,107	\$53,072	\$40,514	\$7,000,000	\$8,252,608	\$28,237	\$46,078	\$28,211	\$46,078	\$28,256	\$46,359
\$8,000,000	\$9,878,400	\$60,732	\$55,491	\$8,000,000	\$8,242,408	\$60,732	\$46,301	\$8,000,000	\$9,431,552	\$32,273	\$52,700	\$32,247	\$52,700	\$32,293	\$52,981
\$9,000,000	\$11,113,200	\$68,391	\$62,428	\$9,000,000	\$9,272,709	\$68,391	\$52,089	\$9,000,000	\$10,610,496	\$36,310	\$59,323	\$36,284	\$59,323	\$36,330	\$59,604
\$10,000,000	\$12,348,000	\$76,050	\$69,364	\$10,000,000	\$10,303,010	\$76,050	\$57,877	\$10,000,000	\$11,789,440	\$40,347	\$65,946	\$40,320	\$65,946	\$40,366	\$66,227
\$15,000,000	\$18,522,000	\$114,347	\$104,046	\$15,000,000	\$15,454,515	\$114,347	\$86,815	\$15,000,000	\$17,684,160	\$60,530	\$99,059	\$60,504	\$99,059	\$60,549	\$99,340
\$20,000,000	\$24,696,000	\$152,644	\$138,729	\$20,000,000	\$20,606,020	\$152,644	\$115,753	\$20,000,000	\$23,578,880	\$80,713	\$132,172	\$80,687	\$132,172	\$80,733	\$132,453
\$25,000,000	\$30,870,000	\$190,941	\$173,411	\$25,000,000	\$25,757,525	\$190,941	\$144,692	\$25,000,000	\$29,473,600	\$100,896	\$165,286	\$100,870	\$165,286	\$100,916	\$165,566
\$30,000,000	\$37,044,000	\$229,238	\$208,093	\$30,000,000	\$30,909,030	\$229,238	\$173,630	\$30,000,000	\$35,368,320	\$121,079	\$198,399	\$121,053	\$198,399	\$121,099	\$198,680
\$35,000,000	\$43,218,000	\$267,535	\$242,775	\$35,000,000	\$36,060,535	\$267,535	\$202,568	\$35,000,000	\$41,263,040	\$141,262	\$231,512	\$141,236	\$231,512	\$141,282	\$231,793
\$40,000,000	\$49,392,000	\$305,832	\$277,457	\$40,000,000	\$41,212,040	\$305,832	\$231,507	\$40,000,000	\$47,157,760	\$161,446	\$264,625	\$161,419	\$264,625	\$161,465	\$264,906
\$45,000,000	\$55,566,000	\$344,129	\$312,139	\$45,000,000	\$46,363,545	\$344,129	\$260,445	\$45,000,000	\$53,052,480	\$181,629	\$297,739	\$181,602	\$297,739	\$181,648	\$298,020
\$50,000,000	\$61,740,000	\$382,425	\$346,821	\$50,000,000	\$51,515,050	\$382,425	\$289,383	\$50,000,000	\$58,947,200	\$201,812	\$330,852	\$201,786	\$330,852	\$201,831	\$331,133

CITY OF ST OLAF, 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	\$145	71.84%	\$88	43.38%	(\$132)	(72.42%)	(\$106)	(67.79%)	\$129	64.06%
\$100,000	\$290	71.84%	\$175	43.38%	(\$3)	(0.70%)	\$24	6.58%	\$259	64.06%
\$150,000	\$435	71.84%	\$263	43.38%	\$127	21.61%	\$153	27.31%	\$388	64.06%
\$200,000	\$399	40.35%	\$169	17.10%	\$256	32.49%	\$282	37.05%	\$517	64.06%
\$250,000	\$363	26.44%	\$75	5.50%	\$385	38.93%	\$411	42.71%	\$647	64.06%
\$300,000	\$327	18.61%	(\$18)	(1.03%)	\$515	43.19%	\$541	46.41%	\$776	64.06%
\$400,000	\$254	10.09%	(\$205)	(8.14%)	\$773	48.47%	\$799	50.95%	\$1,034	64.06%
\$500,000	\$182	5.54%	(\$392)	(11.94%)	\$1,032	51.62%	\$1,058	53.64%	\$1,293	64.06%
\$600,000	\$110	2.71%	(\$580)	(14.30%)	\$1,290	53.71%	\$1,317	55.41%	\$1,552	64.06%
\$700,000	\$37	0.78%	(\$767)	(15.91%)	\$1,549	55.20%	\$1,575	56.66%	\$1,810	64.06%
\$800,000	(\$35)	(0.63%)	(\$954)	(17.08%)	\$1,808	56.31%	\$1,834	57.60%	\$2,069	64.06%
\$900,000	(\$107)	(1.69%)	(\$1,141)	(17.97%)	\$2,066	57.18%	\$2,092	58.33%	\$2,327	64.06%
\$1,000,000	(\$180)	(2.52%)	(\$1,328)	(18.67%)	\$2,325	57.87%	\$2,351	58.91%	\$2,586	64.06%
\$2,000,000	(\$902)	(6.11%)	(\$3,200)	(21.66%)	\$4,911	60.98%	\$4,937	61.50%	\$5,172	64.06%
\$3,000,000	(\$1,625)	(7.25%)	(\$5,072)	(22.61%)	\$7,497	62.01%	\$7,523	62.36%	\$7,758	64.06%
\$4,000,000	(\$2,348)	(7.80%)	(\$6,943)	(23.07%)	\$10,083	62.52%	\$10,109	62.79%	\$10,344	64.06%
\$5,000,000	(\$3,071)	(8.14%)	(\$8,815)	(23.35%)	\$12,669	62.83%	\$12,695	63.04%	\$12,930	64.06%
\$6,000,000	(\$3,794)	(8.36%)	(\$10,687)	(23.53%)	\$15,255	63.04%	\$15,281	63.21%	\$15,516	64.06%
\$7,000,000	(\$4,517)	(8.51%)	(\$12,559)	(23.66%)	\$17,841	63.18%	\$17,867	63.33%	\$18,102	64.06%
\$8,000,000	(\$5,240)	(8.63%)	(\$14,430)	(23.76%)	\$20,427	63.29%	\$20,453	63.43%	\$20,688	64.06%
\$9,000,000	(\$5,963)	(8.72%)	(\$16,302)	(23.84%)	\$23,013	63.38%	\$23,039	63.50%	\$23,274	64.06%
\$10,000,000	(\$6,686)	(8.79%)	(\$18,174)	(23.90%)	\$25,599	63.45%	\$25,625	63.55%	\$25,860	64.06%
\$15,000,000	(\$10,301)	(9.01%)	(\$27,532)	(24.08%)	\$38,529	63.65%	\$38,555	63.72%	\$38,790	64.06%
\$20,000,000	(\$13,916)	(9.12%)	(\$36,891)	(24.17%)	\$51,459	63.76%	\$51,486	63.81%	\$51,721	64.06%
\$25,000,000	(\$17,530)	(9.18%)	(\$46,249)	(24.22%)	\$64,389	63.82%	\$64,416	63.86%	\$64,651	64.06%
\$30,000,000	(\$21,145)	(9.22%)	(\$55,608)	(24.26%)	\$77,320	63.86%	\$77,346	63.89%	\$77,581	64.06%
\$35,000,000	(\$24,760)	(9.25%)	(\$64,967)	(24.28%)	\$90,250	63.89%	\$90,276	63.92%	\$90,511	64.06%
\$40,000,000	(\$28,375)	(9.28%)	(\$74,325)	(24.30%)	\$103,180	63.91%	\$103,206	63.94%	\$103,441	64.06%
\$45,000,000	(\$31,989)	(9.30%)	(\$83,684)	(24.32%)	\$116,110	63.93%	\$116,136	63.95%	\$116,371	64.06%
\$50,000,000	(\$35,604)	(9.31%)	(\$93,042)	(24.33%)	\$129,040	63.94%	\$129,066	63.96%	\$129,302	64.06%