

CITY OF SOLON, 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	\$7.63503	\$1,457,965	\$0	\$1,457,965	
2026-27	\$3.77705	\$1,487,124	\$75,776	\$1,562,901	7.2%
2027-28	\$3.89691	\$1,594,157	\$78,181	\$1,672,338	7.0%
2028-29	\$3.84425	\$1,705,783	\$77,125	\$1,782,908	6.6%
2029-30	\$3.96061	\$1,818,567	\$79,459	\$1,898,026	6.5%
2030-31	\$3.90115	\$1,935,984	\$78,266	\$2,014,250	6.1%
2031-32	\$4.01512	\$2,054,537	\$80,553	\$2,135,089	6.0%
2032-33	\$3.95055	\$2,177,790	\$79,257	\$2,257,048	5.7%
2033-34	\$4.06243	\$2,302,190	\$81,502	\$2,383,692	5.6%
2034-35	\$3.99351	\$2,431,368	\$80,119	\$2,511,487	5.4%
2035-36	\$4.10354	\$2,561,717	\$82,327	\$2,644,043	5.3%

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	\$425,637,722	\$190,957,347	\$21,090,770	\$212,048,117
2026-27	\$443,641,575	\$413,788,472	\$25,453,108	\$439,241,581
2027-28	\$459,913,390	\$429,144,565	\$26,368,831	\$455,513,396
2028-29	\$496,742,767	\$463,785,563	\$28,557,210	\$492,342,773
2029-30	\$513,098,582	\$479,225,655	\$29,472,933	\$508,698,588
2030-31	\$552,538,674	\$516,322,164	\$31,816,516	\$548,138,680
2031-32	\$568,894,490	\$531,762,257	\$32,732,239	\$564,494,496
2032-33	\$610,963,687	\$571,324,905	\$35,238,788	\$606,563,693
2033-34	\$627,319,502	\$586,764,997	\$36,154,511	\$622,919,508
2034-35	\$672,124,354	\$628,892,187	\$38,832,174	\$667,724,360
2035-36	\$688,480,170	\$644,332,280	\$39,747,897	\$684,080,176

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	85.13%	-0.69%	84.44%	14.91%	0.37%	0.28%
2026-27	99.18%	-10.42%	88.76%	10.39%	0.22%	0.13%
2027-28	100.21%	-11.11%	89.09%	10.05%	0.21%	0.13%
2028-29	100.64%	-11.24%	89.40%	9.80%	0.20%	0.12%
2029-30	101.50%	-11.81%	89.68%	9.52%	0.19%	0.12%
2030-31	101.76%	-11.81%	89.95%	9.31%	0.18%	0.11%
2031-32	102.49%	-12.30%	90.19%	9.07%	0.17%	0.10%
2032-33	102.63%	-12.21%	90.42%	8.90%	0.16%	0.10%
2033-34	103.27%	-12.64%	90.63%	8.69%	0.16%	0.09%
2034-35	103.31%	-12.48%	90.83%	8.54%	0.15%	0.09%
2035-36	103.88%	-12.87%	91.01%	8.36%	0.15%	0.09%

**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 SOLON, 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	\$190,957,347	\$7.63503	\$1,457,965
2026-27	\$413,788,472	\$3.77705	\$1,562,901
2027-28	\$429,144,565	\$3.89691	\$1,672,338
2028-29	\$463,785,563	\$3.84425	\$1,782,908
2029-30	\$479,225,655	\$3.96061	\$1,898,026
2030-31	\$516,322,164	\$3.90115	\$2,014,250
2031-32	\$531,762,257	\$4.01512	\$2,135,089
2032-33	\$571,324,905	\$3.95055	\$2,257,048
2033-34	\$586,764,997	\$4.06243	\$2,383,692
2034-35	\$628,892,187	\$3.99351	\$2,511,487
2035-36	\$644,332,280	\$4.10354	\$2,644,043

CITY OF SOLON, 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	\$190,957,347	\$7.63503	\$1,457,965
2026-27	\$200,063,551	\$7.48532	\$1,497,540
2027-28	\$211,683,922	\$7.33855	\$1,553,453
2028-29	\$226,636,659	\$7.33855	\$1,663,185
2029-30	\$239,898,169	\$7.33855	\$1,760,505
2030-31	\$255,784,179	\$7.33855	\$1,877,085
2031-32	\$269,808,659	\$7.33855	\$1,980,005
2032-33	\$286,678,821	\$7.33855	\$2,103,807
2033-34	\$301,507,462	\$7.33855	\$2,212,628
2034-35	\$319,416,027	\$7.33855	\$2,344,051
2035-36	\$335,090,366	\$7.33855	\$2,459,078

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	\$213,724,921	(\$3.70827)	\$65,360
2027-28	\$217,460,643	(\$3.44164)	\$118,884
2028-29	\$237,148,904	(\$3.49430)	\$119,723
2029-30	\$239,327,487	(\$3.37794)	\$137,521
2030-31	\$260,537,985	(\$3.43740)	\$137,165
2031-32	\$261,953,598	(\$3.32343)	\$155,084
2032-33	\$284,646,084	(\$3.38800)	\$153,240
2033-34	\$285,257,535	(\$3.27612)	\$171,064
2034-35	\$309,476,160	(\$3.34504)	\$167,436
2035-36	\$309,241,913	(\$3.23501)	\$184,965

CITY OF SOLON, 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	\$181	\$241	\$50,000	\$51,515	\$181	\$201	\$50,000	\$58,947	\$164	\$35	\$140	\$35	\$181	\$230
\$100,000	\$123,480	\$362	\$482	\$100,000	\$103,030	\$362	\$402	\$100,000	\$117,894	\$345	\$265	\$321	\$265	\$362	\$460
\$150,000	\$185,220	\$543	\$723	\$150,000	\$154,545	\$543	\$603	\$150,000	\$176,842	\$526	\$495	\$502	\$495	\$543	\$690
\$200,000	\$246,960	\$887	\$963	\$200,000	\$206,060	\$887	\$804	\$200,000	\$235,789	\$707	\$725	\$683	\$725	\$724	\$920
\$250,000	\$308,700	\$1,230	\$1,204	\$250,000	\$257,575	\$1,230	\$1,005	\$250,000	\$294,736	\$888	\$955	\$864	\$955	\$905	\$1,150
\$300,000	\$370,440	\$1,574	\$1,445	\$300,000	\$309,090	\$1,574	\$1,206	\$300,000	\$353,683	\$1,069	\$1,185	\$1,045	\$1,185	\$1,086	\$1,380
\$400,000	\$493,920	\$2,261	\$1,927	\$400,000	\$412,120	\$2,261	\$1,608	\$400,000	\$471,578	\$1,431	\$1,645	\$1,407	\$1,645	\$1,449	\$1,840
\$500,000	\$617,400	\$2,948	\$2,409	\$500,000	\$515,151	\$2,948	\$2,010	\$500,000	\$589,472	\$1,793	\$2,105	\$1,770	\$2,105	\$1,811	\$2,300
\$600,000	\$740,880	\$3,635	\$2,890	\$600,000	\$618,181	\$3,635	\$2,412	\$600,000	\$707,366	\$2,155	\$2,564	\$2,132	\$2,564	\$2,173	\$2,760
\$700,000	\$864,360	\$4,323	\$3,372	\$700,000	\$721,211	\$4,323	\$2,814	\$700,000	\$825,261	\$2,517	\$3,024	\$2,494	\$3,024	\$2,535	\$3,219
\$800,000	\$987,840	\$5,010	\$3,854	\$800,000	\$824,241	\$5,010	\$3,215	\$800,000	\$943,155	\$2,880	\$3,484	\$2,856	\$3,484	\$2,897	\$3,679
\$900,000	\$1,111,320	\$5,697	\$4,335	\$900,000	\$927,271	\$5,697	\$3,617	\$900,000	\$1,061,050	\$3,242	\$3,944	\$3,218	\$3,944	\$3,259	\$4,139
\$1,000,000	\$1,234,800	\$6,384	\$4,817	\$1,000,000	\$1,030,301	\$6,384	\$4,019	\$1,000,000	\$1,178,944	\$3,604	\$4,404	\$3,580	\$4,404	\$3,621	\$4,599
\$2,000,000	\$2,469,600	\$13,256	\$9,634	\$2,000,000	\$2,060,602	\$13,256	\$8,039	\$2,000,000	\$2,357,888	\$7,225	\$9,003	\$7,202	\$9,003	\$7,243	\$9,198
\$3,000,000	\$3,704,400	\$20,127	\$14,451	\$3,000,000	\$3,090,903	\$20,127	\$12,058	\$3,000,000	\$3,536,832	\$10,847	\$13,603	\$10,823	\$13,603	\$10,864	\$13,798
\$4,000,000	\$4,939,200	\$26,999	\$19,269	\$4,000,000	\$4,121,204	\$26,999	\$16,077	\$4,000,000	\$4,715,776	\$14,468	\$18,202	\$14,445	\$18,202	\$14,486	\$18,397
\$5,000,000	\$6,174,000	\$33,870	\$24,086	\$5,000,000	\$5,151,505	\$33,870	\$20,097	\$5,000,000	\$5,894,720	\$18,090	\$22,801	\$18,066	\$22,801	\$18,107	\$22,996
\$6,000,000	\$7,408,800	\$40,742	\$28,903	\$6,000,000	\$6,181,806	\$40,742	\$24,116	\$6,000,000	\$7,073,664	\$21,711	\$27,400	\$21,687	\$27,400	\$21,728	\$27,595
\$7,000,000	\$8,643,600	\$47,613	\$33,720	\$7,000,000	\$7,212,107	\$47,613	\$28,136	\$7,000,000	\$8,252,608	\$25,332	\$32,000	\$25,309	\$32,000	\$25,350	\$32,195
\$8,000,000	\$9,878,400	\$54,485	\$38,537	\$8,000,000	\$8,242,408	\$54,485	\$32,155	\$8,000,000	\$9,431,552	\$28,954	\$36,599	\$28,930	\$36,599	\$28,971	\$36,794
\$9,000,000	\$11,113,200	\$61,356	\$43,354	\$9,000,000	\$9,272,709	\$61,356	\$36,174	\$9,000,000	\$10,610,496	\$32,575	\$41,198	\$32,552	\$41,198	\$32,593	\$41,393
\$10,000,000	\$12,348,000	\$68,228	\$48,171	\$10,000,000	\$10,303,010	\$68,228	\$40,194	\$10,000,000	\$11,789,440	\$36,197	\$45,797	\$36,173	\$45,797	\$36,214	\$45,992
\$15,000,000	\$18,522,000	\$102,585	\$72,257	\$15,000,000	\$15,454,515	\$102,585	\$60,290	\$15,000,000	\$17,684,160	\$54,304	\$68,794	\$54,280	\$68,794	\$54,321	\$68,989
\$20,000,000	\$24,696,000	\$136,943	\$96,343	\$20,000,000	\$20,606,020	\$136,943	\$80,387	\$20,000,000	\$23,578,880	\$72,411	\$91,790	\$72,387	\$91,790	\$72,428	\$91,985
\$25,000,000	\$30,870,000	\$171,301	\$120,429	\$25,000,000	\$25,757,525	\$171,301	\$100,484	\$25,000,000	\$29,473,600	\$90,518	\$114,786	\$90,494	\$114,786	\$90,535	\$114,981
\$30,000,000	\$37,044,000	\$205,658	\$144,514	\$30,000,000	\$30,909,030	\$205,658	\$120,581	\$30,000,000	\$35,368,320	\$108,625	\$137,782	\$108,601	\$137,782	\$108,642	\$137,977
\$35,000,000	\$43,218,000	\$240,016	\$168,600	\$35,000,000	\$36,060,535	\$240,016	\$140,678	\$35,000,000	\$41,263,040	\$126,732	\$160,778	\$126,708	\$160,778	\$126,750	\$160,973
\$40,000,000	\$49,392,000	\$274,374	\$192,686	\$40,000,000	\$41,212,040	\$274,374	\$160,774	\$40,000,000	\$47,157,760	\$144,839	\$183,774	\$144,816	\$183,774	\$144,857	\$183,969
\$45,000,000	\$55,566,000	\$308,731	\$216,771	\$45,000,000	\$46,363,545	\$308,731	\$180,871	\$45,000,000	\$53,052,480	\$162,946	\$206,771	\$162,923	\$206,771	\$162,964	\$206,966
\$50,000,000	\$61,740,000	\$343,089	\$240,857	\$50,000,000	\$51,515,050	\$343,089	\$200,968	\$50,000,000	\$58,947,200	\$181,053	\$229,767	\$181,030	\$229,767	\$181,071	\$229,962

CITY OF SOLON, 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	\$60	33.02%	\$20	10.99%	(\$129)	(78.65%)	(\$105)	(75.06%)	\$49	27.00%
\$100,000	\$120	33.02%	\$40	10.99%	(\$80)	(23.13%)	(\$56)	(17.50%)	\$98	27.00%
\$150,000	\$179	33.02%	\$60	10.99%	(\$31)	(5.86%)	(\$7)	(1.45%)	\$147	27.00%
\$200,000	\$77	8.64%	(\$83)	(9.35%)	\$18	2.56%	\$42	6.09%	\$196	27.00%
\$250,000	(\$26)	(2.12%)	(\$226)	(18.33%)	\$67	7.54%	\$91	10.47%	\$244	27.00%
\$300,000	(\$129)	(8.18%)	(\$368)	(23.39%)	\$116	10.84%	\$139	13.33%	\$293	27.00%
\$400,000	(\$334)	(14.78%)	(\$653)	(28.90%)	\$214	14.93%	\$237	16.85%	\$391	27.00%
\$500,000	(\$540)	(18.31%)	(\$939)	(31.83%)	\$311	17.37%	\$335	18.93%	\$489	27.00%
\$600,000	(\$745)	(20.50%)	(\$1,224)	(33.66%)	\$409	18.99%	\$433	20.30%	\$587	27.00%
\$700,000	(\$951)	(21.99%)	(\$1,509)	(34.91%)	\$507	20.14%	\$531	21.27%	\$684	27.00%
\$800,000	(\$1,156)	(23.08%)	(\$1,794)	(35.81%)	\$605	21.00%	\$628	22.00%	\$782	27.00%
\$900,000	(\$1,361)	(23.90%)	(\$2,079)	(36.50%)	\$703	21.67%	\$726	22.56%	\$880	27.00%
\$1,000,000	(\$1,567)	(24.54%)	(\$2,365)	(37.04%)	\$800	22.21%	\$824	23.01%	\$978	27.00%
\$2,000,000	(\$3,621)	(27.32%)	(\$5,217)	(39.36%)	\$1,778	24.61%	\$1,802	25.02%	\$1,956	27.00%
\$3,000,000	(\$5,676)	(28.20%)	(\$8,069)	(40.09%)	\$2,756	25.41%	\$2,780	25.68%	\$2,933	27.00%
\$4,000,000	(\$7,730)	(28.63%)	(\$10,921)	(40.45%)	\$3,734	25.81%	\$3,757	26.01%	\$3,911	27.00%
\$5,000,000	(\$9,784)	(28.89%)	(\$13,773)	(40.67%)	\$4,712	26.05%	\$4,735	26.21%	\$4,889	27.00%
\$6,000,000	(\$11,839)	(29.06%)	(\$16,625)	(40.81%)	\$5,689	26.21%	\$5,713	26.34%	\$5,867	27.00%
\$7,000,000	(\$13,893)	(29.18%)	(\$19,478)	(40.91%)	\$6,667	26.32%	\$6,691	26.44%	\$6,845	27.00%
\$8,000,000	(\$15,948)	(29.27%)	(\$22,330)	(40.98%)	\$7,645	26.40%	\$7,669	26.51%	\$7,823	27.00%
\$9,000,000	(\$18,002)	(29.34%)	(\$25,182)	(41.04%)	\$8,623	26.47%	\$8,646	26.56%	\$8,800	27.00%
\$10,000,000	(\$20,056)	(29.40%)	(\$28,034)	(41.09%)	\$9,601	26.52%	\$9,624	26.61%	\$9,778	27.00%
\$15,000,000	(\$30,328)	(29.56%)	(\$42,295)	(41.23%)	\$14,490	26.68%	\$14,513	26.74%	\$14,667	27.00%
\$20,000,000	(\$40,600)	(29.65%)	(\$56,556)	(41.30%)	\$19,379	26.76%	\$19,402	26.80%	\$19,556	27.00%
\$25,000,000	(\$50,872)	(29.70%)	(\$70,817)	(41.34%)	\$24,268	26.81%	\$24,292	26.84%	\$24,446	27.00%
\$30,000,000	(\$61,144)	(29.73%)	(\$85,078)	(41.37%)	\$29,157	26.84%	\$29,181	26.87%	\$29,335	27.00%
\$35,000,000	(\$71,416)	(29.75%)	(\$99,338)	(41.39%)	\$34,046	26.86%	\$34,070	26.89%	\$34,224	27.00%
\$40,000,000	(\$81,688)	(29.77%)	(\$113,599)	(41.40%)	\$38,935	26.88%	\$38,959	26.90%	\$39,113	27.00%
\$45,000,000	(\$91,960)	(29.79%)	(\$127,860)	(41.41%)	\$43,824	26.90%	\$43,848	26.91%	\$44,002	27.00%
\$50,000,000	(\$102,232)	(29.80%)	(\$142,121)	(41.42%)	\$48,714	26.91%	\$48,737	26.92%	\$48,891	27.00%