

CITY OF SPENCER, 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	\$8.10000	\$4,586,422	\$0	\$4,586,422	
2026-27	\$4.66651	\$4,678,150	\$29,324	\$4,707,474	2.6%
2027-28	\$4.69795	\$4,731,011	\$29,521	\$4,760,532	1.1%
2028-29	\$4.58254	\$4,855,744	\$28,796	\$4,884,540	2.6%
2029-30	\$4.61090	\$4,908,961	\$28,974	\$4,937,935	1.1%
2030-31	\$4.49606	\$5,036,694	\$28,252	\$5,064,946	2.6%
2031-32	\$4.52360	\$5,090,274	\$28,426	\$5,118,699	1.1%
2032-33	\$4.41147	\$5,221,072	\$27,721	\$5,248,792	2.5%
2033-34	\$4.43823	\$5,275,042	\$27,889	\$5,302,931	1.0%
2034-35	\$4.32872	\$5,408,988	\$27,201	\$5,436,189	2.5%
2035-36	\$4.35473	\$5,463,368	\$27,364	\$5,490,733	1.0%

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	\$1,130,824,755	\$566,224,943	\$46,500,004	\$612,724,947
2026-27	\$1,090,770,593	\$1,008,778,795	\$55,498,972	\$1,064,277,767
2027-28	\$1,097,022,411	\$1,013,321,128	\$57,208,456	\$1,070,529,585
2028-29	\$1,154,087,985	\$1,065,902,270	\$61,692,889	\$1,127,595,159
2029-30	\$1,160,821,802	\$1,070,926,603	\$63,402,373	\$1,134,328,976
2030-31	\$1,221,219,311	\$1,126,529,984	\$68,196,502	\$1,194,726,485
2031-32	\$1,227,953,129	\$1,131,554,317	\$69,905,986	\$1,201,460,303
2032-33	\$1,291,323,889	\$1,189,805,769	\$75,025,295	\$1,264,831,063
2033-34	\$1,298,057,707	\$1,194,830,102	\$76,734,779	\$1,271,564,881
2034-35	\$1,364,530,439	\$1,255,842,085	\$82,195,527	\$1,338,037,613
2035-36	\$1,371,264,256	\$1,260,866,419	\$83,905,011	\$1,344,771,430

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	63.58%	-1.41%	62.16%	31.83%	4.84%	0.96%
2026-27	84.65%	-15.23%	69.41%	26.47%	3.32%	0.55%
2027-28	84.68%	-15.31%	69.37%	26.53%	3.30%	0.55%
2028-29	84.11%	-14.68%	69.43%	26.65%	3.16%	0.52%
2029-30	84.11%	-14.71%	69.41%	26.70%	3.14%	0.52%
2030-31	83.53%	-14.06%	69.47%	26.81%	3.01%	0.49%
2031-32	83.53%	-14.09%	69.44%	26.85%	3.00%	0.49%
2032-33	82.97%	-13.48%	69.49%	26.97%	2.87%	0.46%
2033-34	82.98%	-13.51%	69.47%	27.01%	2.86%	0.46%
2034-35	82.43%	-12.93%	69.51%	27.12%	2.74%	0.44%
2035-36	82.44%	-12.96%	69.49%	27.16%	2.73%	0.44%

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 SPENCER, 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	\$566,224,943	\$8.10000	\$4,586,422
2026-27	\$1,008,778,795	\$4.66651	\$4,707,474
2027-28	\$1,013,321,128	\$4.69795	\$4,760,532
2028-29	\$1,065,902,270	\$4.58254	\$4,884,540
2029-30	\$1,070,926,603	\$4.61090	\$4,937,935
2030-31	\$1,126,529,984	\$4.49606	\$5,064,946
2031-32	\$1,131,554,317	\$4.52360	\$5,118,699
2032-33	\$1,189,805,769	\$4.41147	\$5,248,792
2033-34	\$1,194,830,102	\$4.43823	\$5,302,931
2034-35	\$1,255,842,085	\$4.32872	\$5,436,189
2035-36	\$1,260,866,419	\$4.35473	\$5,490,733

CITY OF SPENCER, 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	\$566,224,943	\$8.10000	\$4,586,422
2026-27	\$586,021,054	\$8.01980	\$4,699,773
2027-28	\$595,386,989	\$8.01980	\$4,774,886
2028-29	\$618,673,677	\$8.01980	\$4,961,640
2029-30	\$630,330,612	\$8.01980	\$5,055,127
2030-31	\$654,860,134	\$8.01980	\$5,251,849
2031-32	\$667,127,785	\$8.01980	\$5,350,233
2032-33	\$692,964,168	\$8.01980	\$5,557,435
2033-34	\$705,876,266	\$8.01980	\$5,660,988
2034-35	\$733,087,970	\$8.01980	\$5,879,220
2035-36	\$746,676,858	\$8.01980	\$5,988,201

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	\$422,757,741	(\$3.35329)	\$7,701
2027-28	\$417,934,139	(\$3.32185)	-\$14,354
2028-29	\$447,228,593	(\$3.43726)	-\$77,101
2029-30	\$440,595,991	(\$3.40890)	-\$117,191
2030-31	\$471,669,850	(\$3.52374)	-\$186,902
2031-32	\$464,426,533	(\$3.49620)	-\$231,534
2032-33	\$496,841,601	(\$3.60833)	-\$308,643
2033-34	\$488,953,836	(\$3.58157)	-\$358,057
2034-35	\$522,754,116	(\$3.69108)	-\$443,032
2035-36	\$514,189,561	(\$3.66507)	-\$497,468

CITY OF SPENCER, 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	\$192	\$278	\$50,000	\$51,515	\$192	\$232	\$50,000	\$58,947	\$173	\$40	\$148	\$40	\$192	\$265
\$100,000	\$123,480	\$384	\$555	\$100,000	\$103,030	\$384	\$463	\$100,000	\$117,894	\$366	\$305	\$341	\$305	\$384	\$530
\$150,000	\$185,220	\$576	\$833	\$150,000	\$154,545	\$576	\$695	\$150,000	\$176,842	\$558	\$570	\$533	\$570	\$576	\$795
\$200,000	\$246,960	\$941	\$1,110	\$200,000	\$206,060	\$941	\$926	\$200,000	\$235,789	\$750	\$835	\$725	\$835	\$768	\$1,060
\$250,000	\$308,700	\$1,305	\$1,388	\$250,000	\$257,575	\$1,305	\$1,158	\$250,000	\$294,736	\$942	\$1,100	\$917	\$1,100	\$960	\$1,325
\$300,000	\$370,440	\$1,670	\$1,666	\$300,000	\$309,090	\$1,670	\$1,390	\$300,000	\$353,683	\$1,134	\$1,365	\$1,109	\$1,365	\$1,153	\$1,590
\$400,000	\$493,920	\$2,399	\$2,221	\$400,000	\$412,120	\$2,399	\$1,853	\$400,000	\$471,578	\$1,518	\$1,895	\$1,493	\$1,895	\$1,537	\$2,120
\$500,000	\$617,400	\$3,128	\$2,776	\$500,000	\$515,151	\$3,128	\$2,316	\$500,000	\$589,472	\$1,902	\$2,425	\$1,877	\$2,425	\$1,921	\$2,650
\$600,000	\$740,880	\$3,857	\$3,331	\$600,000	\$618,181	\$3,857	\$2,779	\$600,000	\$707,366	\$2,287	\$2,956	\$2,262	\$2,956	\$2,305	\$3,180
\$700,000	\$864,360	\$4,586	\$3,886	\$700,000	\$721,211	\$4,586	\$3,243	\$700,000	\$825,261	\$2,671	\$3,486	\$2,646	\$3,486	\$2,689	\$3,710
\$800,000	\$987,840	\$5,315	\$4,441	\$800,000	\$824,241	\$5,315	\$3,706	\$800,000	\$943,155	\$3,055	\$4,016	\$3,030	\$4,016	\$3,074	\$4,240
\$900,000	\$1,111,320	\$6,044	\$4,997	\$900,000	\$927,271	\$6,044	\$4,169	\$900,000	\$1,061,050	\$3,439	\$4,546	\$3,414	\$4,546	\$3,458	\$4,771
\$1,000,000	\$1,234,800	\$6,773	\$5,552	\$1,000,000	\$1,030,301	\$6,773	\$4,632	\$1,000,000	\$1,178,944	\$3,823	\$5,076	\$3,798	\$5,076	\$3,842	\$5,301
\$2,000,000	\$2,469,600	\$14,063	\$11,103	\$2,000,000	\$2,060,602	\$14,063	\$9,265	\$2,000,000	\$2,357,888	\$7,665	\$10,376	\$7,640	\$10,376	\$7,684	\$10,601
\$3,000,000	\$3,704,400	\$21,353	\$16,655	\$3,000,000	\$3,090,903	\$21,353	\$13,897	\$3,000,000	\$3,536,832	\$11,507	\$15,677	\$11,482	\$15,677	\$11,526	\$15,902
\$4,000,000	\$4,939,200	\$28,643	\$22,207	\$4,000,000	\$4,121,204	\$28,643	\$18,529	\$4,000,000	\$4,715,776	\$15,349	\$20,978	\$15,324	\$20,978	\$15,368	\$21,202
\$5,000,000	\$6,174,000	\$35,933	\$27,759	\$5,000,000	\$5,151,505	\$35,933	\$23,161	\$5,000,000	\$5,894,720	\$19,191	\$26,278	\$19,166	\$26,278	\$19,210	\$26,503
\$6,000,000	\$7,408,800	\$43,223	\$33,310	\$6,000,000	\$6,181,806	\$43,223	\$27,794	\$6,000,000	\$7,073,664	\$23,033	\$31,579	\$23,008	\$31,579	\$23,052	\$31,804
\$7,000,000	\$8,643,600	\$50,513	\$38,862	\$7,000,000	\$7,212,107	\$50,513	\$32,426	\$7,000,000	\$8,252,608	\$26,875	\$36,879	\$26,850	\$36,879	\$26,894	\$37,104
\$8,000,000	\$9,878,400	\$57,803	\$44,414	\$8,000,000	\$8,242,408	\$57,803	\$37,058	\$8,000,000	\$9,431,552	\$30,717	\$42,180	\$30,692	\$42,180	\$30,736	\$42,405
\$9,000,000	\$11,113,200	\$65,093	\$49,966	\$9,000,000	\$9,272,709	\$65,093	\$41,691	\$9,000,000	\$10,610,496	\$34,559	\$47,481	\$34,534	\$47,481	\$34,578	\$47,705
\$10,000,000	\$12,348,000	\$72,383	\$55,517	\$10,000,000	\$10,303,010	\$72,383	\$46,323	\$10,000,000	\$11,789,440	\$38,401	\$52,781	\$38,376	\$52,781	\$38,420	\$53,006
\$15,000,000	\$18,522,000	\$108,833	\$83,276	\$15,000,000	\$15,454,515	\$108,833	\$69,484	\$15,000,000	\$17,684,160	\$57,611	\$79,284	\$57,586	\$79,284	\$57,629	\$79,509
\$20,000,000	\$24,696,000	\$145,283	\$111,035	\$20,000,000	\$20,606,020	\$145,283	\$92,646	\$20,000,000	\$23,578,880	\$76,821	\$105,787	\$76,796	\$105,787	\$76,839	\$106,012
\$25,000,000	\$30,870,000	\$181,733	\$138,793	\$25,000,000	\$25,757,525	\$181,733	\$115,807	\$25,000,000	\$29,473,600	\$96,030	\$132,290	\$96,005	\$132,290	\$96,049	\$132,515
\$30,000,000	\$37,044,000	\$218,183	\$166,552	\$30,000,000	\$30,909,030	\$218,183	\$138,969	\$30,000,000	\$35,368,320	\$115,240	\$158,793	\$115,215	\$158,793	\$115,259	\$159,018
\$35,000,000	\$43,218,000	\$254,633	\$194,311	\$35,000,000	\$36,060,535	\$254,633	\$162,130	\$35,000,000	\$41,263,040	\$134,450	\$185,296	\$134,425	\$185,296	\$134,469	\$185,521
\$40,000,000	\$49,392,000	\$291,083	\$222,069	\$40,000,000	\$41,212,040	\$291,083	\$185,292	\$40,000,000	\$47,157,760	\$153,660	\$211,799	\$153,635	\$211,799	\$153,678	\$212,024
\$45,000,000	\$55,566,000	\$327,533	\$249,828	\$45,000,000	\$46,363,545	\$327,533	\$208,453	\$45,000,000	\$53,052,480	\$172,870	\$238,302	\$172,845	\$238,302	\$172,888	\$238,527
\$50,000,000	\$61,740,000	\$363,983	\$277,587	\$50,000,000	\$51,515,050	\$363,983	\$231,615	\$50,000,000	\$58,947,200	\$192,079	\$264,805	\$192,054	\$264,805	\$192,098	\$265,030

CITY OF SPENCER, 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	\$85	44.50%	\$40	20.57%	(\$133)	(76.81%)	(\$108)	(72.91%)	\$73	37.97%
\$100,000	\$171	44.50%	\$79	20.57%	(\$60)	(16.50%)	(\$35)	(10.37%)	\$146	37.97%
\$150,000	\$256	44.50%	\$119	20.57%	\$13	2.26%	\$38	7.06%	\$219	37.97%
\$200,000	\$170	18.02%	(\$14)	(1.52%)	\$86	11.41%	\$111	15.25%	\$292	37.97%
\$250,000	\$83	6.33%	(\$147)	(11.28%)	\$158	16.83%	\$183	20.01%	\$365	37.97%
\$300,000	(\$4)	(0.26%)	(\$280)	(16.77%)	\$231	20.41%	\$256	23.12%	\$438	37.97%
\$400,000	(\$178)	(7.42%)	(\$546)	(22.76%)	\$377	24.85%	\$402	26.94%	\$583	37.97%
\$500,000	(\$352)	(11.25%)	(\$812)	(25.95%)	\$523	27.50%	\$548	29.20%	\$729	37.97%
\$600,000	(\$526)	(13.63%)	(\$1,077)	(27.94%)	\$669	29.26%	\$694	30.69%	\$875	37.97%
\$700,000	(\$700)	(15.26%)	(\$1,343)	(29.29%)	\$815	30.51%	\$840	31.74%	\$1,021	37.97%
\$800,000	(\$873)	(16.43%)	(\$1,609)	(30.27%)	\$961	31.45%	\$986	32.53%	\$1,167	37.97%
\$900,000	(\$1,047)	(17.33%)	(\$1,875)	(31.02%)	\$1,107	32.18%	\$1,132	33.14%	\$1,313	37.97%
\$1,000,000	(\$1,221)	(18.03%)	(\$2,140)	(31.60%)	\$1,252	32.76%	\$1,277	33.63%	\$1,459	37.97%
\$2,000,000	(\$2,959)	(21.04%)	(\$4,798)	(34.12%)	\$2,711	35.37%	\$2,736	35.81%	\$2,917	37.97%
\$3,000,000	(\$4,698)	(22.00%)	(\$7,456)	(34.92%)	\$4,170	36.24%	\$4,195	36.53%	\$4,376	37.97%
\$4,000,000	(\$6,436)	(22.47%)	(\$10,114)	(35.31%)	\$5,628	36.67%	\$5,653	36.89%	\$5,835	37.97%
\$5,000,000	(\$8,174)	(22.75%)	(\$12,771)	(35.54%)	\$7,087	36.93%	\$7,112	37.11%	\$7,293	37.97%
\$6,000,000	(\$9,912)	(22.93%)	(\$15,429)	(35.70%)	\$8,546	37.10%	\$8,571	37.25%	\$8,752	37.97%
\$7,000,000	(\$11,651)	(23.06%)	(\$18,087)	(35.81%)	\$10,004	37.23%	\$10,029	37.35%	\$10,211	37.97%
\$8,000,000	(\$13,389)	(23.16%)	(\$20,744)	(35.89%)	\$11,463	37.32%	\$11,488	37.43%	\$11,669	37.97%
\$9,000,000	(\$15,127)	(23.24%)	(\$23,402)	(35.95%)	\$12,922	37.39%	\$12,947	37.49%	\$13,128	37.97%
\$10,000,000	(\$16,865)	(23.30%)	(\$26,060)	(36.00%)	\$14,380	37.45%	\$14,405	37.54%	\$14,586	37.97%
\$15,000,000	(\$25,557)	(23.48%)	(\$39,348)	(36.15%)	\$21,673	37.62%	\$21,698	37.68%	\$21,880	37.97%
\$20,000,000	(\$34,248)	(23.57%)	(\$52,637)	(36.23%)	\$28,967	37.71%	\$28,992	37.75%	\$29,173	37.97%
\$25,000,000	(\$42,939)	(23.63%)	(\$65,925)	(36.28%)	\$36,260	37.76%	\$36,285	37.79%	\$36,466	37.97%
\$30,000,000	(\$51,631)	(23.66%)	(\$79,214)	(36.31%)	\$43,553	37.79%	\$43,578	37.82%	\$43,759	37.97%
\$35,000,000	(\$60,322)	(23.69%)	(\$92,502)	(36.33%)	\$50,846	37.82%	\$50,871	37.84%	\$51,053	37.97%
\$40,000,000	(\$69,013)	(23.71%)	(\$105,791)	(36.34%)	\$58,140	37.84%	\$58,165	37.86%	\$58,346	37.97%
\$45,000,000	(\$77,705)	(23.72%)	(\$119,080)	(36.36%)	\$65,433	37.85%	\$65,458	37.87%	\$65,639	37.97%
\$50,000,000	(\$86,396)	(23.74%)	(\$132,368)	(36.37%)	\$72,726	37.86%	\$72,751	37.88%	\$72,932	37.97%