

CITY OF STATE CENTER, 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	\$8.12622	\$425,699	\$0	\$425,699	
2026-27	\$3.76853	\$434,213	\$8,378	\$442,591	4.0%
2027-28	\$3.84125	\$449,651	\$8,540	\$458,190	3.5%
2028-29	\$3.77506	\$467,354	\$8,393	\$475,747	3.8%
2029-30	\$3.84285	\$482,809	\$8,543	\$491,352	3.3%
2030-31	\$3.77482	\$501,180	\$8,392	\$509,572	3.7%
2031-32	\$3.83803	\$516,626	\$8,533	\$525,158	3.1%
2032-33	\$3.76847	\$535,662	\$8,378	\$544,040	3.6%
2033-34	\$3.82741	\$551,074	\$8,509	\$559,583	2.9%
2034-35	\$3.75660	\$570,774	\$8,351	\$579,126	3.5%
2035-36	\$3.81157	\$586,131	\$8,474	\$594,605	2.7%

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	\$107,132,333	\$52,385,807	\$0	\$52,385,807
2026-27	\$118,542,185	\$117,443,750	\$0	\$117,443,750
2027-28	\$120,379,995	\$119,281,560	\$0	\$119,281,560
2028-29	\$127,122,041	\$126,023,606	\$0	\$126,023,606
2029-30	\$128,959,851	\$127,861,416	\$0	\$127,861,416
2030-31	\$136,090,760	\$134,992,325	\$0	\$134,992,325
2031-32	\$137,928,570	\$136,830,135	\$0	\$136,830,135
2032-33	\$145,464,638	\$144,366,203	\$0	\$144,366,203
2033-34	\$147,302,448	\$146,204,013	\$0	\$146,204,013
2034-35	\$155,260,662	\$154,162,227	\$0	\$154,162,227
2035-36	\$157,098,472	\$156,000,037	\$0	\$156,000,037

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.46%	-1.22%	87.24%	10.12%	0.00%	0.27%
2026-27	92.15%	-1.67%	90.48%	8.20%	0.00%	0.12%
2027-28	92.18%	-1.98%	90.21%	8.48%	0.00%	0.12%
2028-29	92.12%	-2.18%	89.94%	8.82%	0.00%	0.11%
2029-30	92.15%	-2.45%	89.69%	9.07%	0.00%	0.11%
2030-31	92.06%	-2.61%	89.44%	9.39%	0.00%	0.11%
2031-32	92.09%	-2.86%	89.22%	9.62%	0.00%	0.10%
2032-33	91.97%	-2.98%	88.99%	9.91%	0.00%	0.10%
2033-34	92.00%	-3.21%	88.79%	10.12%	0.00%	0.10%
2034-35	91.87%	-3.30%	88.57%	10.40%	0.00%	0.09%
2035-36	91.90%	-3.51%	88.39%	10.59%	0.00%	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 STATE CENTER, 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	\$52,385,807	\$8.12622	\$425,699
2026-27	\$117,443,750	\$3.76853	\$442,591
2027-28	\$119,281,560	\$3.84125	\$458,190
2028-29	\$126,023,606	\$3.77506	\$475,747
2029-30	\$127,861,416	\$3.84285	\$491,352
2030-31	\$134,992,325	\$3.77482	\$509,572
2031-32	\$136,830,135	\$3.83803	\$525,158
2032-33	\$144,366,203	\$3.76847	\$544,040
2033-34	\$146,204,013	\$3.82741	\$559,583
2034-35	\$154,162,227	\$3.75660	\$579,126
2035-36	\$156,000,037	\$3.81157	\$594,605

CITY OF STATE CENTER, 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	\$52,385,807	\$8.12622	\$425,699
2026-27	\$53,279,404	\$8.12622	\$432,960
2027-28	\$55,381,740	\$8.04576	\$445,588
2028-29	\$58,252,966	\$8.04576	\$468,690
2029-30	\$60,451,065	\$8.04576	\$486,375
2030-31	\$63,502,668	\$8.04576	\$510,927
2031-32	\$65,801,406	\$8.04576	\$529,422
2032-33	\$69,042,835	\$8.04576	\$555,502
2033-34	\$71,447,713	\$8.04576	\$574,851
2034-35	\$74,889,052	\$8.04576	\$602,540
2035-36	\$77,405,467	\$8.04576	\$622,786

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	\$64,164,346	(\$4.35769)	\$9,630
2027-28	\$63,899,820	(\$4.20451)	\$12,602
2028-29	\$67,770,640	(\$4.27070)	\$7,057
2029-30	\$67,410,350	(\$4.20291)	\$4,977
2030-31	\$71,489,656	(\$4.27094)	-\$1,356
2031-32	\$71,028,729	(\$4.20773)	-\$4,264
2032-33	\$75,323,368	(\$4.27729)	-\$11,463
2033-34	\$74,756,300	(\$4.21835)	-\$15,269
2034-35	\$79,273,175	(\$4.28916)	-\$23,414
2035-36	\$78,594,570	(\$4.23419)	-\$28,181

CITY OF STATE CENTER, 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	\$233	\$50,000	\$51,515	\$193	\$194	\$50,000	\$58,947	\$174	\$34	\$149	\$34	\$193	\$223
\$100,000	\$123,480	\$385	\$466	\$100,000	\$103,030	\$385	\$389	\$100,000	\$117,894	\$367	\$256	\$342	\$256	\$385	\$445
\$150,000	\$185,220	\$578	\$699	\$150,000	\$154,545	\$578	\$583	\$150,000	\$176,842	\$559	\$479	\$534	\$479	\$578	\$668
\$200,000	\$246,960	\$944	\$932	\$200,000	\$206,060	\$944	\$778	\$200,000	\$235,789	\$752	\$701	\$727	\$701	\$771	\$890
\$250,000	\$308,700	\$1,310	\$1,165	\$250,000	\$257,575	\$1,310	\$972	\$250,000	\$294,736	\$945	\$924	\$920	\$924	\$964	\$1,113
\$300,000	\$370,440	\$1,675	\$1,398	\$300,000	\$309,090	\$1,675	\$1,167	\$300,000	\$353,683	\$1,138	\$1,146	\$1,113	\$1,146	\$1,156	\$1,335
\$400,000	\$493,920	\$2,407	\$1,864	\$400,000	\$412,120	\$2,407	\$1,556	\$400,000	\$471,578	\$1,523	\$1,591	\$1,498	\$1,591	\$1,542	\$1,780
\$500,000	\$617,400	\$3,138	\$2,331	\$500,000	\$515,151	\$3,138	\$1,945	\$500,000	\$589,472	\$1,909	\$2,036	\$1,883	\$2,036	\$1,927	\$2,225
\$600,000	\$740,880	\$3,869	\$2,797	\$600,000	\$618,181	\$3,869	\$2,334	\$600,000	\$707,366	\$2,294	\$2,481	\$2,269	\$2,481	\$2,313	\$2,670
\$700,000	\$864,360	\$4,601	\$3,263	\$700,000	\$721,211	\$4,601	\$2,722	\$700,000	\$825,261	\$2,679	\$2,926	\$2,654	\$2,926	\$2,698	\$3,115
\$800,000	\$987,840	\$5,332	\$3,729	\$800,000	\$824,241	\$5,332	\$3,111	\$800,000	\$943,155	\$3,065	\$3,372	\$3,040	\$3,372	\$3,084	\$3,560
\$900,000	\$1,111,320	\$6,063	\$4,195	\$900,000	\$927,271	\$6,063	\$3,500	\$900,000	\$1,061,050	\$3,450	\$3,817	\$3,425	\$3,817	\$3,469	\$4,005
\$1,000,000	\$1,234,800	\$6,795	\$4,661	\$1,000,000	\$1,030,301	\$6,795	\$3,889	\$1,000,000	\$1,178,944	\$3,836	\$4,262	\$3,811	\$4,262	\$3,854	\$4,450
\$2,000,000	\$2,469,600	\$14,108	\$9,322	\$2,000,000	\$2,060,602	\$14,108	\$7,778	\$2,000,000	\$2,357,888	\$7,690	\$8,712	\$7,665	\$8,712	\$7,709	\$8,901
\$3,000,000	\$3,704,400	\$21,422	\$13,983	\$3,000,000	\$3,090,903	\$21,422	\$11,668	\$3,000,000	\$3,536,832	\$11,544	\$13,162	\$11,519	\$13,162	\$11,563	\$13,351
\$4,000,000	\$4,939,200	\$28,736	\$18,645	\$4,000,000	\$4,121,204	\$28,736	\$15,557	\$4,000,000	\$4,715,776	\$15,399	\$17,612	\$15,374	\$17,612	\$15,418	\$17,801
\$5,000,000	\$6,174,000	\$36,049	\$23,306	\$5,000,000	\$5,151,505	\$36,049	\$19,446	\$5,000,000	\$5,894,720	\$19,253	\$22,063	\$19,228	\$22,063	\$19,272	\$22,252
\$6,000,000	\$7,408,800	\$43,363	\$27,967	\$6,000,000	\$6,181,806	\$43,363	\$23,335	\$6,000,000	\$7,073,664	\$23,108	\$26,513	\$23,083	\$26,513	\$23,126	\$26,702
\$7,000,000	\$8,643,600	\$50,676	\$32,628	\$7,000,000	\$7,212,107	\$50,676	\$27,224	\$7,000,000	\$8,252,608	\$26,962	\$30,963	\$26,937	\$30,963	\$26,981	\$31,152
\$8,000,000	\$9,878,400	\$57,990	\$37,289	\$8,000,000	\$8,242,408	\$57,990	\$31,114	\$8,000,000	\$9,431,552	\$30,816	\$35,414	\$30,791	\$35,414	\$30,835	\$35,602
\$9,000,000	\$11,113,200	\$65,304	\$41,950	\$9,000,000	\$9,272,709	\$65,304	\$35,003	\$9,000,000	\$10,610,496	\$34,671	\$39,864	\$34,646	\$39,864	\$34,690	\$40,053
\$10,000,000	\$12,348,000	\$72,617	\$46,611	\$10,000,000	\$10,303,010	\$72,617	\$38,892	\$10,000,000	\$11,789,440	\$38,525	\$44,314	\$38,500	\$44,314	\$38,544	\$44,503
\$15,000,000	\$18,522,000	\$109,185	\$69,917	\$15,000,000	\$15,454,515	\$109,185	\$58,338	\$15,000,000	\$17,684,160	\$57,797	\$66,566	\$57,772	\$66,566	\$57,816	\$66,755
\$20,000,000	\$24,696,000	\$145,753	\$93,223	\$20,000,000	\$20,606,020	\$145,753	\$77,784	\$20,000,000	\$23,578,880	\$77,069	\$88,817	\$77,044	\$88,817	\$77,088	\$89,006
\$25,000,000	\$30,870,000	\$182,321	\$116,529	\$25,000,000	\$25,757,525	\$182,321	\$97,230	\$25,000,000	\$29,473,600	\$96,341	\$111,069	\$96,316	\$111,069	\$96,360	\$111,258
\$30,000,000	\$37,044,000	\$218,889	\$139,834	\$30,000,000	\$30,909,030	\$218,889	\$116,676	\$30,000,000	\$35,368,320	\$115,613	\$133,320	\$115,588	\$133,320	\$115,632	\$133,509
\$35,000,000	\$43,218,000	\$255,457	\$163,140	\$35,000,000	\$36,060,535	\$255,457	\$136,122	\$35,000,000	\$41,263,040	\$134,885	\$155,572	\$134,860	\$155,572	\$134,904	\$155,761
\$40,000,000	\$49,392,000	\$292,025	\$186,446	\$40,000,000	\$41,212,040	\$292,025	\$155,568	\$40,000,000	\$47,157,760	\$154,157	\$177,823	\$154,132	\$177,823	\$154,176	\$178,012
\$45,000,000	\$55,566,000	\$328,593	\$209,752	\$45,000,000	\$46,363,545	\$328,593	\$175,014	\$45,000,000	\$53,052,480	\$173,429	\$200,075	\$173,404	\$200,075	\$173,448	\$200,264
\$50,000,000	\$61,740,000	\$365,161	\$233,057	\$50,000,000	\$51,515,050	\$365,161	\$194,460	\$50,000,000	\$58,947,200	\$192,701	\$222,326	\$192,676	\$222,326	\$192,720	\$222,515

CITY OF STATE CENTER, 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	\$40	20.93%	\$2	0.90%	(\$140)	(80.59%)	(\$115)	(77.33%)	\$30	15.46%
\$100,000	\$81	20.93%	\$3	0.90%	(\$110)	(30.12%)	(\$85)	(24.99%)	\$60	15.46%
\$150,000	\$121	20.93%	\$5	0.90%	(\$81)	(14.42%)	(\$56)	(10.41%)	\$89	15.46%
\$200,000	(\$12)	(1.23%)	(\$166)	(17.59%)	(\$51)	(6.76%)	(\$26)	(3.55%)	\$119	15.46%
\$250,000	(\$144)	(11.01%)	(\$337)	(25.75%)	(\$21)	(2.23%)	\$4	0.43%	\$149	15.46%
\$300,000	(\$277)	(16.53%)	(\$508)	(30.35%)	\$9	0.77%	\$34	3.04%	\$179	15.46%
\$400,000	(\$542)	(22.53%)	(\$851)	(35.36%)	\$68	4.49%	\$93	6.23%	\$238	15.46%
\$500,000	(\$807)	(25.73%)	(\$1,193)	(38.03%)	\$128	6.70%	\$153	8.12%	\$298	15.46%
\$600,000	(\$1,073)	(27.72%)	(\$1,536)	(39.69%)	\$187	8.17%	\$213	9.37%	\$358	15.46%
\$700,000	(\$1,338)	(29.08%)	(\$1,878)	(40.82%)	\$247	9.22%	\$272	10.25%	\$417	15.46%
\$800,000	(\$1,603)	(30.07%)	(\$2,221)	(41.65%)	\$307	10.01%	\$332	10.91%	\$477	15.46%
\$900,000	(\$1,868)	(30.81%)	(\$2,563)	(42.27%)	\$366	10.62%	\$391	11.42%	\$536	15.46%
\$1,000,000	(\$2,134)	(31.40%)	(\$2,906)	(42.76%)	\$426	11.10%	\$451	11.83%	\$596	15.46%
\$2,000,000	(\$4,786)	(33.92%)	(\$6,330)	(44.87%)	\$1,022	13.29%	\$1,047	13.66%	\$1,192	15.46%
\$3,000,000	(\$7,438)	(34.72%)	(\$9,754)	(45.53%)	\$1,618	14.01%	\$1,643	14.26%	\$1,788	15.46%
\$4,000,000	(\$10,091)	(35.12%)	(\$13,179)	(45.86%)	\$2,214	14.37%	\$2,239	14.56%	\$2,384	15.46%
\$5,000,000	(\$12,743)	(35.35%)	(\$16,603)	(46.06%)	\$2,809	14.59%	\$2,835	14.74%	\$2,980	15.46%
\$6,000,000	(\$15,396)	(35.50%)	(\$20,028)	(46.19%)	\$3,405	14.74%	\$3,430	14.86%	\$3,575	15.46%
\$7,000,000	(\$18,048)	(35.61%)	(\$23,452)	(46.28%)	\$4,001	14.84%	\$4,026	14.95%	\$4,171	15.46%
\$8,000,000	(\$20,701)	(35.70%)	(\$26,876)	(46.35%)	\$4,597	14.92%	\$4,622	15.01%	\$4,767	15.46%
\$9,000,000	(\$23,353)	(35.76%)	(\$30,301)	(46.40%)	\$5,193	14.98%	\$5,218	15.06%	\$5,363	15.46%
\$10,000,000	(\$26,006)	(35.81%)	(\$33,725)	(46.44%)	\$5,789	15.03%	\$5,814	15.10%	\$5,959	15.46%
\$15,000,000	(\$39,268)	(35.96%)	(\$50,847)	(46.57%)	\$8,769	15.17%	\$8,794	15.22%	\$8,939	15.46%
\$20,000,000	(\$52,530)	(36.04%)	(\$67,969)	(46.63%)	\$11,748	15.24%	\$11,773	15.28%	\$11,918	15.46%
\$25,000,000	(\$65,792)	(36.09%)	(\$85,091)	(46.67%)	\$14,728	15.29%	\$14,753	15.32%	\$14,898	15.46%
\$30,000,000	(\$79,055)	(36.12%)	(\$102,213)	(46.70%)	\$17,707	15.32%	\$17,732	15.34%	\$17,877	15.46%
\$35,000,000	(\$92,317)	(36.14%)	(\$119,335)	(46.71%)	\$20,687	15.34%	\$20,712	15.36%	\$20,857	15.46%
\$40,000,000	(\$105,579)	(36.15%)	(\$136,457)	(46.73%)	\$23,666	15.35%	\$23,691	15.37%	\$23,836	15.46%
\$45,000,000	(\$118,841)	(36.17%)	(\$153,579)	(46.74%)	\$26,646	15.36%	\$26,671	15.38%	\$26,816	15.46%
\$50,000,000	(\$132,104)	(36.18%)	(\$170,701)	(46.75%)	\$29,625	15.37%	\$29,650	15.39%	\$29,795	15.46%