

CITY OF STANTON, 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	\$8.04582	\$166,982	\$0	\$166,982	
2026-27	\$4.59532	\$170,322	\$1,707	\$172,029	3.0%
2027-28	\$4.64137	\$173,221	\$1,724	\$174,945	1.7%
2028-29	\$4.52152	\$178,444	\$1,679	\$180,123	3.0%
2029-30	\$4.56407	\$181,442	\$1,695	\$183,137	1.7%
2030-31	\$4.44354	\$186,800	\$1,650	\$188,450	2.9%
2031-32	\$4.48280	\$189,745	\$1,665	\$191,410	1.6%
2032-33	\$4.36544	\$195,239	\$1,621	\$196,860	2.8%
2033-34	\$4.40169	\$198,131	\$1,635	\$199,766	1.5%
2034-35	\$4.28740	\$203,762	\$1,592	\$205,354	2.8%
2035-36	\$4.32091	\$206,603	\$1,605	\$208,208	1.4%

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	\$42,260,754	\$20,753,914	\$0	\$20,753,914
2026-27	\$37,772,491	\$37,435,676	\$0	\$37,435,676
2027-28	\$38,029,381	\$37,692,566	\$0	\$37,692,566
2028-29	\$40,173,732	\$39,836,917	\$0	\$39,836,917
2029-30	\$40,462,622	\$40,125,807	\$0	\$40,125,807
2030-31	\$42,746,736	\$42,409,921	\$0	\$42,409,921
2031-32	\$43,035,626	\$42,698,811	\$0	\$42,698,811
2032-33	\$45,431,939	\$45,095,124	\$0	\$45,095,124
2033-34	\$45,720,829	\$45,384,014	\$0	\$45,384,014
2034-35	\$48,233,965	\$47,897,150	\$0	\$47,897,150
2035-36	\$48,522,855	\$48,186,040	\$0	\$48,186,040

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.02%	-1.46%	82.55%	13.49%	0.00%	0.01%
2026-27	108.03%	-24.33%	83.70%	13.62%	0.00%	0.01%
2027-28	108.28%	-24.47%	83.81%	13.53%	0.00%	0.01%
2028-29	107.48%	-23.43%	84.05%	13.44%	0.00%	0.01%
2029-30	107.63%	-23.47%	84.16%	13.34%	0.00%	0.01%
2030-31	106.78%	-22.39%	84.40%	13.26%	0.00%	0.00%
2031-32	106.93%	-22.43%	84.50%	13.17%	0.00%	0.00%
2032-33	106.12%	-21.41%	84.71%	13.09%	0.00%	0.00%
2033-34	106.27%	-21.46%	84.81%	13.01%	0.00%	0.00%
2034-35	105.49%	-20.50%	84.99%	12.94%	0.00%	0.00%
2035-36	105.63%	-20.55%	85.08%	12.86%	0.00%	0.00%

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 STANTON, 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	\$20,753,914	\$8.04582	\$166,982
2026-27	\$37,435,676	\$4.59532	\$172,029
2027-28	\$37,692,566	\$4.64137	\$174,945
2028-29	\$39,836,917	\$4.52152	\$180,123
2029-30	\$40,125,807	\$4.56407	\$183,137
2030-31	\$42,409,921	\$4.44354	\$188,450
2031-32	\$42,698,811	\$4.48280	\$191,410
2032-33	\$45,095,124	\$4.36544	\$196,860
2033-34	\$45,384,014	\$4.40169	\$199,766
2034-35	\$47,897,150	\$4.28740	\$205,354
2035-36	\$48,186,040	\$4.32091	\$208,208

CITY OF STANTON, 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	\$20,753,914	\$8.04582	\$166,982
2026-27	\$21,212,160	\$8.04582	\$170,669
2027-28	\$21,756,362	\$8.04582	\$175,048
2028-29	\$22,619,353	\$8.04582	\$181,991
2029-30	\$23,192,538	\$8.04582	\$186,603
2030-31	\$24,103,686	\$8.04582	\$193,934
2031-32	\$24,707,317	\$8.04582	\$198,791
2032-33	\$25,669,141	\$8.04582	\$206,529
2033-34	\$26,304,892	\$8.04582	\$211,644
2034-35	\$27,320,093	\$8.04582	\$219,813
2035-36	\$27,989,586	\$8.04582	\$225,199

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	\$16,223,516	(\$3.45050)	\$1,360
2027-28	\$15,936,204	(\$3.40445)	-\$103
2028-29	\$17,217,564	(\$3.52430)	-\$1,868
2029-30	\$16,933,269	(\$3.48175)	-\$3,466
2030-31	\$18,306,234	(\$3.60228)	-\$5,484
2031-32	\$17,991,494	(\$3.56302)	-\$7,380
2032-33	\$19,425,984	(\$3.68038)	-\$9,669
2033-34	\$19,079,122	(\$3.64413)	-\$11,878
2034-35	\$20,577,057	(\$3.75842)	-\$14,458
2035-36	\$20,196,455	(\$3.72491)	-\$16,992

CITY OF STANTON, 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	\$191	\$274	\$50,000	\$51,515	\$191	\$229	\$50,000	\$58,947	\$172	\$40	\$147	\$40	\$191	\$262
\$100,000	\$123,480	\$382	\$549	\$100,000	\$103,030	\$382	\$458	\$100,000	\$117,894	\$363	\$302	\$338	\$302	\$382	\$524
\$150,000	\$185,220	\$572	\$823	\$150,000	\$154,545	\$572	\$687	\$150,000	\$176,842	\$554	\$564	\$529	\$564	\$572	\$786
\$200,000	\$246,960	\$935	\$1,097	\$200,000	\$206,060	\$935	\$916	\$200,000	\$235,789	\$745	\$826	\$720	\$826	\$763	\$1,048
\$250,000	\$308,700	\$1,297	\$1,372	\$250,000	\$257,575	\$1,297	\$1,145	\$250,000	\$294,736	\$936	\$1,087	\$911	\$1,087	\$954	\$1,310
\$300,000	\$370,440	\$1,659	\$1,646	\$300,000	\$309,090	\$1,659	\$1,373	\$300,000	\$353,683	\$1,126	\$1,349	\$1,102	\$1,349	\$1,145	\$1,572
\$400,000	\$493,920	\$2,383	\$2,195	\$400,000	\$412,120	\$2,383	\$1,831	\$400,000	\$471,578	\$1,508	\$1,873	\$1,483	\$1,873	\$1,527	\$2,095
\$500,000	\$617,400	\$3,107	\$2,743	\$500,000	\$515,151	\$3,107	\$2,289	\$500,000	\$589,472	\$1,890	\$2,397	\$1,865	\$2,397	\$1,908	\$2,619
\$600,000	\$740,880	\$3,831	\$3,292	\$600,000	\$618,181	\$3,831	\$2,747	\$600,000	\$707,366	\$2,271	\$2,921	\$2,246	\$2,921	\$2,290	\$3,143
\$700,000	\$864,360	\$4,555	\$3,841	\$700,000	\$721,211	\$4,555	\$3,205	\$700,000	\$825,261	\$2,653	\$3,445	\$2,628	\$3,445	\$2,671	\$3,667
\$800,000	\$987,840	\$5,279	\$4,390	\$800,000	\$824,241	\$5,279	\$3,663	\$800,000	\$943,155	\$3,035	\$3,969	\$3,010	\$3,969	\$3,053	\$4,191
\$900,000	\$1,111,320	\$6,003	\$4,938	\$900,000	\$927,271	\$6,003	\$4,120	\$900,000	\$1,061,050	\$3,416	\$4,493	\$3,391	\$4,493	\$3,435	\$4,715
\$1,000,000	\$1,234,800	\$6,727	\$5,487	\$1,000,000	\$1,030,301	\$6,727	\$4,578	\$1,000,000	\$1,178,944	\$3,798	\$5,017	\$3,773	\$5,017	\$3,816	\$5,239
\$2,000,000	\$2,469,600	\$13,969	\$10,974	\$2,000,000	\$2,060,602	\$13,969	\$9,156	\$2,000,000	\$2,357,888	\$7,614	\$10,255	\$7,589	\$10,255	\$7,633	\$10,477
\$3,000,000	\$3,704,400	\$21,210	\$16,461	\$3,000,000	\$3,090,903	\$21,210	\$13,735	\$3,000,000	\$3,536,832	\$11,430	\$15,494	\$11,405	\$15,494	\$11,449	\$15,716
\$4,000,000	\$4,939,200	\$28,451	\$21,948	\$4,000,000	\$4,121,204	\$28,451	\$18,313	\$4,000,000	\$4,715,776	\$15,247	\$20,733	\$15,222	\$20,733	\$15,265	\$20,955
\$5,000,000	\$6,174,000	\$35,692	\$27,434	\$5,000,000	\$5,151,505	\$35,692	\$22,891	\$5,000,000	\$5,894,720	\$19,063	\$25,971	\$19,038	\$25,971	\$19,081	\$26,193
\$6,000,000	\$7,408,800	\$42,934	\$32,921	\$6,000,000	\$6,181,806	\$42,934	\$27,469	\$6,000,000	\$7,073,664	\$22,879	\$31,210	\$22,854	\$31,210	\$22,898	\$31,432
\$7,000,000	\$8,643,600	\$50,175	\$38,408	\$7,000,000	\$7,212,107	\$50,175	\$32,047	\$7,000,000	\$8,252,608	\$26,695	\$36,449	\$26,671	\$36,449	\$26,714	\$36,671
\$8,000,000	\$9,878,400	\$57,416	\$43,895	\$8,000,000	\$8,242,408	\$57,416	\$36,625	\$8,000,000	\$9,431,552	\$30,512	\$41,687	\$30,487	\$41,687	\$30,530	\$41,909
\$9,000,000	\$11,113,200	\$64,657	\$49,382	\$9,000,000	\$9,272,709	\$64,657	\$41,204	\$9,000,000	\$10,610,496	\$34,328	\$46,926	\$34,303	\$46,926	\$34,346	\$47,148
\$10,000,000	\$12,348,000	\$71,899	\$54,869	\$10,000,000	\$10,303,010	\$71,899	\$45,782	\$10,000,000	\$11,789,440	\$38,144	\$52,165	\$38,119	\$52,165	\$38,163	\$52,387
\$15,000,000	\$18,522,000	\$108,105	\$82,303	\$15,000,000	\$15,454,515	\$108,105	\$68,673	\$15,000,000	\$17,684,160	\$57,225	\$78,358	\$57,201	\$78,358	\$57,244	\$78,580
\$20,000,000	\$24,696,000	\$144,311	\$109,738	\$20,000,000	\$20,606,020	\$144,311	\$91,564	\$20,000,000	\$23,578,880	\$76,307	\$104,552	\$76,282	\$104,552	\$76,325	\$104,774
\$25,000,000	\$30,870,000	\$180,517	\$137,172	\$25,000,000	\$25,757,525	\$180,517	\$114,455	\$25,000,000	\$29,473,600	\$95,388	\$130,745	\$95,363	\$130,745	\$95,407	\$130,967
\$30,000,000	\$37,044,000	\$216,723	\$164,606	\$30,000,000	\$30,909,030	\$216,723	\$137,346	\$30,000,000	\$35,368,320	\$114,469	\$156,938	\$114,445	\$156,938	\$114,488	\$157,161
\$35,000,000	\$43,218,000	\$252,930	\$192,041	\$35,000,000	\$36,060,535	\$252,930	\$160,236	\$35,000,000	\$41,263,040	\$133,551	\$183,132	\$133,526	\$183,132	\$133,569	\$183,354
\$40,000,000	\$49,392,000	\$289,136	\$219,475	\$40,000,000	\$41,212,040	\$289,136	\$183,127	\$40,000,000	\$47,157,760	\$152,632	\$209,325	\$152,607	\$209,325	\$152,650	\$209,547
\$45,000,000	\$55,566,000	\$325,342	\$246,910	\$45,000,000	\$46,363,545	\$325,342	\$206,018	\$45,000,000	\$53,052,480	\$171,713	\$235,519	\$171,688	\$235,519	\$171,732	\$235,741
\$50,000,000	\$61,740,000	\$361,548	\$274,344	\$50,000,000	\$51,515,050	\$361,548	\$228,909	\$50,000,000	\$58,947,200	\$190,795	\$261,712	\$190,770	\$261,712	\$190,813	\$261,934

CITY OF STANTON, 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	\$84	43.78%	\$38	19.97%	(\$133)	(76.93%)	(\$108)	(73.05%)	\$71	37.27%
\$100,000	\$167	43.78%	\$76	19.97%	(\$61)	(16.92%)	(\$37)	(10.82%)	\$142	37.27%
\$150,000	\$251	43.78%	\$114	19.97%	\$10	1.75%	\$35	6.52%	\$213	37.27%
\$200,000	\$163	17.43%	(\$19)	(2.02%)	\$81	10.85%	\$106	14.67%	\$284	37.27%
\$250,000	\$75	5.80%	(\$152)	(11.72%)	\$152	16.24%	\$177	19.41%	\$356	37.27%
\$300,000	(\$13)	(0.76%)	(\$285)	(17.19%)	\$223	19.80%	\$248	22.50%	\$427	37.27%
\$400,000	(\$188)	(7.89%)	(\$551)	(23.14%)	\$365	24.22%	\$390	26.30%	\$569	37.27%
\$500,000	(\$363)	(11.70%)	(\$818)	(26.32%)	\$508	26.86%	\$532	28.55%	\$711	37.27%
\$600,000	(\$539)	(14.07%)	(\$1,084)	(28.30%)	\$650	28.61%	\$675	30.03%	\$853	37.27%
\$700,000	(\$714)	(15.68%)	(\$1,350)	(29.65%)	\$792	29.86%	\$817	31.08%	\$996	37.27%
\$800,000	(\$890)	(16.85%)	(\$1,617)	(30.62%)	\$934	30.79%	\$959	31.87%	\$1,138	37.27%
\$900,000	(\$1,065)	(17.74%)	(\$1,883)	(31.37%)	\$1,077	31.51%	\$1,101	32.47%	\$1,280	37.27%
\$1,000,000	(\$1,241)	(18.44%)	(\$2,149)	(31.95%)	\$1,219	32.09%	\$1,244	32.96%	\$1,422	37.27%
\$2,000,000	(\$2,995)	(21.44%)	(\$4,812)	(34.45%)	\$2,641	34.69%	\$2,666	35.13%	\$2,845	37.27%
\$3,000,000	(\$4,749)	(22.39%)	(\$7,475)	(35.24%)	\$4,064	35.55%	\$4,088	35.85%	\$4,267	37.27%
\$4,000,000	(\$6,504)	(22.86%)	(\$10,138)	(35.63%)	\$5,486	35.98%	\$5,511	36.20%	\$5,690	37.27%
\$5,000,000	(\$8,258)	(23.14%)	(\$12,802)	(35.87%)	\$6,908	36.24%	\$6,933	36.42%	\$7,112	37.27%
\$6,000,000	(\$10,012)	(23.32%)	(\$15,465)	(36.02%)	\$8,331	36.41%	\$8,356	36.56%	\$8,535	37.27%
\$7,000,000	(\$11,767)	(23.45%)	(\$18,128)	(36.13%)	\$9,753	36.54%	\$9,778	36.66%	\$9,957	37.27%
\$8,000,000	(\$13,521)	(23.55%)	(\$20,791)	(36.21%)	\$11,176	36.63%	\$11,201	36.74%	\$11,379	37.27%
\$9,000,000	(\$15,275)	(23.63%)	(\$23,454)	(36.27%)	\$12,598	36.70%	\$12,623	36.80%	\$12,802	37.27%
\$10,000,000	(\$17,030)	(23.69%)	(\$26,117)	(36.32%)	\$14,021	36.76%	\$14,045	36.85%	\$14,224	37.27%
\$15,000,000	(\$25,802)	(23.87%)	(\$39,432)	(36.48%)	\$21,133	36.93%	\$21,157	36.99%	\$21,336	37.27%
\$20,000,000	(\$34,573)	(23.96%)	(\$52,747)	(36.55%)	\$28,245	37.01%	\$28,270	37.06%	\$28,448	37.27%
\$25,000,000	(\$43,345)	(24.01%)	(\$66,063)	(36.60%)	\$35,357	37.07%	\$35,382	37.10%	\$35,561	37.27%
\$30,000,000	(\$52,117)	(24.05%)	(\$79,378)	(36.63%)	\$42,469	37.10%	\$42,494	37.13%	\$42,673	37.27%
\$35,000,000	(\$60,889)	(24.07%)	(\$92,693)	(36.65%)	\$49,581	37.13%	\$49,606	37.15%	\$49,785	37.27%
\$40,000,000	(\$69,661)	(24.09%)	(\$106,008)	(36.66%)	\$56,693	37.14%	\$56,718	37.17%	\$56,897	37.27%
\$45,000,000	(\$78,432)	(24.11%)	(\$119,324)	(36.68%)	\$63,805	37.16%	\$63,830	37.18%	\$64,009	37.27%
\$50,000,000	(\$87,204)	(24.12%)	(\$132,639)	(36.69%)	\$70,917	37.17%	\$70,942	37.19%	\$71,121	37.27%