

CITY OF STANHOPE, 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	\$8.25738	\$98,278	\$0	\$98,278	
2026-27	\$4.93706	\$100,243	\$381	\$100,624	2.4%
2027-28	\$4.97056	\$101,127	\$383	\$101,510	0.9%
2028-29	\$4.82051	\$103,541	\$372	\$103,912	2.4%
2029-30	\$4.84847	\$104,432	\$374	\$104,806	0.9%
2030-31	\$4.70032	\$106,902	\$362	\$107,264	2.3%
2031-32	\$4.72737	\$107,800	\$364	\$108,165	0.8%
2032-33	\$4.58527	\$110,328	\$353	\$110,682	2.3%
2033-34	\$4.61147	\$111,235	\$355	\$111,590	0.8%
2034-35	\$4.47500	\$113,822	\$345	\$114,167	2.3%
2035-36	\$4.50040	\$114,738	\$347	\$115,085	0.8%

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	\$25,338,648	\$11,901,829	\$0	\$11,901,829
2026-27	\$21,685,258	\$20,381,376	\$0	\$20,381,376
2027-28	\$21,726,217	\$20,422,335	\$0	\$20,422,335
2028-29	\$22,860,140	\$21,556,258	\$0	\$21,556,258
2029-30	\$22,920,099	\$21,616,217	\$0	\$21,616,217
2030-31	\$24,124,468	\$22,820,586	\$0	\$22,820,586
2031-32	\$24,184,427	\$22,880,545	\$0	\$22,880,545
2032-33	\$25,442,376	\$24,138,494	\$0	\$24,138,494
2033-34	\$25,502,335	\$24,198,453	\$0	\$24,198,453
2034-35	\$26,816,091	\$25,512,209	\$0	\$25,512,209
2035-36	\$26,876,050	\$25,572,168	\$0	\$25,572,168

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	85.09%	-1.46%	83.63%	15.75%	0.00%	0.62%
2026-27	114.56%	-30.34%	84.22%	15.30%	0.00%	0.36%
2027-28	114.71%	-30.45%	84.25%	15.27%	0.00%	0.36%
2028-29	113.38%	-29.01%	84.36%	15.19%	0.00%	0.34%
2029-30	113.42%	-29.01%	84.41%	15.15%	0.00%	0.34%
2030-31	112.07%	-27.55%	84.52%	15.07%	0.00%	0.32%
2031-32	112.11%	-27.55%	84.56%	15.03%	0.00%	0.32%
2032-33	110.84%	-26.18%	84.66%	14.96%	0.00%	0.30%
2033-34	110.88%	-26.19%	84.69%	14.92%	0.00%	0.30%
2034-35	109.68%	-24.91%	84.78%	14.86%	0.00%	0.29%
2035-36	109.73%	-24.91%	84.81%	14.82%	0.00%	0.29%

**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 STANHOPE, 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	\$11,901,829	\$8.25738	\$98,278
2026-27	\$20,381,376	\$4.93706	\$100,624
2027-28	\$20,422,335	\$4.97056	\$101,510
2028-29	\$21,556,258	\$4.82051	\$103,912
2029-30	\$21,616,217	\$4.84847	\$104,806
2030-31	\$22,820,586	\$4.70032	\$107,264
2031-32	\$22,880,545	\$4.72737	\$108,165
2032-33	\$24,138,494	\$4.58527	\$110,682
2033-34	\$24,198,453	\$4.61147	\$111,590
2034-35	\$25,512,209	\$4.47500	\$114,167
2035-36	\$25,572,168	\$4.50040	\$115,085

## CITY OF STANHOPE, 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	\$11,901,829	\$8.25738	\$98,278
2026-27	\$12,136,852	\$8.25738	\$100,219
2027-28	\$12,390,126	\$8.25738	\$102,310
2028-29	\$12,840,681	\$8.10000	\$104,010
2029-30	\$13,107,309	\$8.10000	\$106,169
2030-31	\$13,581,885	\$8.10000	\$110,013
2031-32	\$13,862,535	\$8.10000	\$112,287
2032-33	\$14,362,373	\$8.10000	\$116,335
2033-34	\$14,657,822	\$8.10000	\$118,728
2034-35	\$15,184,256	\$8.10000	\$122,992
2035-36	\$15,495,242	\$8.10000	\$125,511

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	\$8,244,524	(\$3.32032)	\$405
2027-28	\$8,032,209	(\$3.28682)	-\$800
2028-29	\$8,715,578	(\$3.27949)	-\$97
2029-30	\$8,508,908	(\$3.25153)	-\$1,364
2030-31	\$9,238,701	(\$3.39968)	-\$2,749
2031-32	\$9,018,010	(\$3.37263)	-\$4,122
2032-33	\$9,776,121	(\$3.51473)	-\$5,654
2033-34	\$9,540,631	(\$3.48853)	-\$7,138
2034-35	\$10,327,953	(\$3.62500)	-\$8,825
2035-36	\$10,076,926	(\$3.59960)	-\$10,426

CITY OF STANHOPE, 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	\$196	\$290	\$50,000	\$51,515	\$196	\$242	\$50,000	\$58,947	\$177	\$42	\$151	\$42	\$196	\$277
\$100,000	\$123,480	\$392	\$580	\$100,000	\$103,030	\$392	\$484	\$100,000	\$117,894	\$373	\$319	\$347	\$319	\$392	\$554
\$150,000	\$185,220	\$587	\$871	\$150,000	\$154,545	\$587	\$726	\$150,000	\$176,842	\$568	\$596	\$543	\$596	\$587	\$831
\$200,000	\$246,960	\$959	\$1,161	\$200,000	\$206,060	\$959	\$969	\$200,000	\$235,789	\$764	\$873	\$739	\$873	\$783	\$1,108
\$250,000	\$308,700	\$1,331	\$1,451	\$250,000	\$257,575	\$1,331	\$1,211	\$250,000	\$294,736	\$960	\$1,150	\$935	\$1,150	\$979	\$1,385
\$300,000	\$370,440	\$1,702	\$1,741	\$300,000	\$309,090	\$1,702	\$1,453	\$300,000	\$353,683	\$1,156	\$1,427	\$1,131	\$1,427	\$1,175	\$1,662
\$400,000	\$493,920	\$2,445	\$2,322	\$400,000	\$412,120	\$2,445	\$1,937	\$400,000	\$471,578	\$1,548	\$1,982	\$1,522	\$1,982	\$1,567	\$2,217
\$500,000	\$617,400	\$3,189	\$2,902	\$500,000	\$515,151	\$3,189	\$2,421	\$500,000	\$589,472	\$1,939	\$2,536	\$1,914	\$2,536	\$1,958	\$2,771
\$600,000	\$740,880	\$3,932	\$3,482	\$600,000	\$618,181	\$3,932	\$2,906	\$600,000	\$707,366	\$2,331	\$3,090	\$2,306	\$3,090	\$2,350	\$3,325
\$700,000	\$864,360	\$4,675	\$4,063	\$700,000	\$721,211	\$4,675	\$3,390	\$700,000	\$825,261	\$2,723	\$3,644	\$2,697	\$3,644	\$2,742	\$3,879
\$800,000	\$987,840	\$5,418	\$4,643	\$800,000	\$824,241	\$5,418	\$3,874	\$800,000	\$943,155	\$3,114	\$4,198	\$3,089	\$4,198	\$3,133	\$4,433
\$900,000	\$1,111,320	\$6,161	\$5,224	\$900,000	\$927,271	\$6,161	\$4,358	\$900,000	\$1,061,050	\$3,506	\$4,752	\$3,480	\$4,752	\$3,525	\$4,987
\$1,000,000	\$1,234,800	\$6,904	\$5,804	\$1,000,000	\$1,030,301	\$6,904	\$4,843	\$1,000,000	\$1,178,944	\$3,898	\$5,306	\$3,872	\$5,306	\$3,917	\$5,541
\$2,000,000	\$2,469,600	\$14,336	\$11,608	\$2,000,000	\$2,060,602	\$14,336	\$9,685	\$2,000,000	\$2,357,888	\$7,814	\$10,848	\$7,789	\$10,848	\$7,833	\$11,083
\$3,000,000	\$3,704,400	\$21,768	\$17,412	\$3,000,000	\$3,090,903	\$21,768	\$14,528	\$3,000,000	\$3,536,832	\$11,731	\$16,389	\$11,705	\$16,389	\$11,750	\$16,624
\$4,000,000	\$4,939,200	\$29,199	\$23,216	\$4,000,000	\$4,121,204	\$29,199	\$19,371	\$4,000,000	\$4,715,776	\$15,647	\$21,931	\$15,622	\$21,931	\$15,666	\$22,166
\$5,000,000	\$6,174,000	\$36,631	\$29,020	\$5,000,000	\$5,151,505	\$36,631	\$24,214	\$5,000,000	\$5,894,720	\$19,564	\$27,472	\$19,539	\$27,472	\$19,583	\$27,707
\$6,000,000	\$7,408,800	\$44,063	\$34,824	\$6,000,000	\$6,181,806	\$44,063	\$29,056	\$6,000,000	\$7,073,664	\$23,481	\$33,013	\$23,455	\$33,013	\$23,500	\$33,248
\$7,000,000	\$8,643,600	\$51,494	\$40,628	\$7,000,000	\$7,212,107	\$51,494	\$33,899	\$7,000,000	\$8,252,608	\$27,397	\$38,555	\$27,372	\$38,555	\$27,416	\$38,790
\$8,000,000	\$9,878,400	\$58,926	\$46,432	\$8,000,000	\$8,242,408	\$58,926	\$38,742	\$8,000,000	\$9,431,552	\$31,314	\$44,096	\$31,288	\$44,096	\$31,333	\$44,331
\$9,000,000	\$11,113,200	\$66,358	\$52,236	\$9,000,000	\$9,272,709	\$66,358	\$43,585	\$9,000,000	\$10,610,496	\$35,230	\$49,638	\$35,205	\$49,638	\$35,249	\$49,873
\$10,000,000	\$12,348,000	\$73,789	\$58,040	\$10,000,000	\$10,303,010	\$73,789	\$48,427	\$10,000,000	\$11,789,440	\$39,147	\$55,179	\$39,122	\$55,179	\$39,166	\$55,414
\$15,000,000	\$18,522,000	\$110,947	\$87,059	\$15,000,000	\$15,454,515	\$110,947	\$72,641	\$15,000,000	\$17,684,160	\$58,730	\$82,886	\$58,705	\$82,886	\$58,749	\$83,121
\$20,000,000	\$24,696,000	\$148,106	\$116,079	\$20,000,000	\$20,606,020	\$148,106	\$96,855	\$20,000,000	\$23,578,880	\$78,313	\$110,593	\$78,288	\$110,593	\$78,332	\$110,828
\$25,000,000	\$30,870,000	\$185,264	\$145,099	\$25,000,000	\$25,757,525	\$185,264	\$121,069	\$25,000,000	\$29,473,600	\$97,896	\$138,300	\$97,871	\$138,300	\$97,915	\$138,535
\$30,000,000	\$37,044,000	\$222,422	\$174,119	\$30,000,000	\$30,909,030	\$222,422	\$145,282	\$30,000,000	\$35,368,320	\$117,479	\$166,007	\$117,454	\$166,007	\$117,498	\$166,242
\$35,000,000	\$43,218,000	\$259,580	\$203,138	\$35,000,000	\$36,060,535	\$259,580	\$169,496	\$35,000,000	\$41,263,040	\$137,062	\$193,714	\$137,037	\$193,714	\$137,081	\$193,949
\$40,000,000	\$49,392,000	\$296,738	\$232,158	\$40,000,000	\$41,212,040	\$296,738	\$193,710	\$40,000,000	\$47,157,760	\$156,645	\$221,422	\$156,620	\$221,422	\$156,664	\$221,657
\$45,000,000	\$55,566,000	\$333,897	\$261,178	\$45,000,000	\$46,363,545	\$333,897	\$217,923	\$45,000,000	\$53,052,480	\$176,228	\$249,129	\$176,203	\$249,129	\$176,247	\$249,364
\$50,000,000	\$61,740,000	\$371,055	\$290,198	\$50,000,000	\$51,515,050	\$371,055	\$242,137	\$50,000,000	\$58,947,200	\$195,811	\$276,836	\$195,786	\$276,836	\$195,830	\$277,071

CITY OF            STANHOPE, 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	\$94	48.19%	\$46	23.65%	(\$135)	(76.22%)	(\$109)	(72.22%)	\$81	41.49%
\$100,000	\$189	48.19%	\$93	23.65%	(\$54)	(14.37%)	(\$28)	(8.09%)	\$162	41.49%
\$150,000	\$283	48.19%	\$139	23.65%	\$28	4.87%	\$53	9.79%	\$244	41.49%
\$200,000	\$202	21.03%	\$9	0.99%	\$109	14.25%	\$134	18.19%	\$325	41.49%
\$250,000	\$120	9.04%	(\$120)	(9.02%)	\$190	19.81%	\$216	23.07%	\$406	41.49%
\$300,000	\$39	2.29%	(\$249)	(14.65%)	\$271	23.48%	\$297	26.26%	\$487	41.49%
\$400,000	(\$124)	(5.06%)	(\$508)	(20.79%)	\$434	28.04%	\$459	30.18%	\$650	41.49%
\$500,000	(\$287)	(8.99%)	(\$767)	(24.06%)	\$596	30.75%	\$622	32.49%	\$812	41.49%
\$600,000	(\$449)	(11.43%)	(\$1,026)	(26.10%)	\$759	32.56%	\$784	34.02%	\$975	41.49%
\$700,000	(\$612)	(13.09%)	(\$1,285)	(27.49%)	\$921	33.84%	\$947	35.10%	\$1,137	41.49%
\$800,000	(\$775)	(14.30%)	(\$1,544)	(28.49%)	\$1,084	34.80%	\$1,109	35.91%	\$1,300	41.49%
\$900,000	(\$938)	(15.22%)	(\$1,803)	(29.26%)	\$1,246	35.55%	\$1,272	36.54%	\$1,462	41.49%
\$1,000,000	(\$1,100)	(15.94%)	(\$2,062)	(29.86%)	\$1,409	36.14%	\$1,434	37.04%	\$1,625	41.49%
\$2,000,000	(\$2,728)	(19.03%)	(\$4,651)	(32.44%)	\$3,034	38.82%	\$3,059	39.28%	\$3,250	41.49%
\$3,000,000	(\$4,356)	(20.01%)	(\$7,239)	(33.26%)	\$4,658	39.71%	\$4,684	40.01%	\$4,874	41.49%
\$4,000,000	(\$5,983)	(20.49%)	(\$9,828)	(33.66%)	\$6,283	40.15%	\$6,309	40.38%	\$6,499	41.49%
\$5,000,000	(\$7,611)	(20.78%)	(\$12,417)	(33.90%)	\$7,908	40.42%	\$7,933	40.60%	\$8,124	41.49%
\$6,000,000	(\$9,239)	(20.97%)	(\$15,006)	(34.06%)	\$9,533	40.60%	\$9,558	40.75%	\$9,749	41.49%
\$7,000,000	(\$10,867)	(21.10%)	(\$17,595)	(34.17%)	\$11,158	40.73%	\$11,183	40.86%	\$11,374	41.49%
\$8,000,000	(\$12,494)	(21.20%)	(\$20,184)	(34.25%)	\$12,782	40.82%	\$12,808	40.93%	\$12,998	41.49%
\$9,000,000	(\$14,122)	(21.28%)	(\$22,773)	(34.32%)	\$14,407	40.89%	\$14,433	41.00%	\$14,623	41.49%
\$10,000,000	(\$15,750)	(21.34%)	(\$25,362)	(34.37%)	\$16,032	40.95%	\$16,058	41.05%	\$16,248	41.49%
\$15,000,000	(\$23,888)	(21.53%)	(\$38,306)	(34.53%)	\$24,156	41.13%	\$24,182	41.19%	\$24,372	41.49%
\$20,000,000	(\$32,026)	(21.62%)	(\$51,251)	(34.60%)	\$32,280	41.22%	\$32,306	41.27%	\$32,496	41.49%
\$25,000,000	(\$40,165)	(21.68%)	(\$64,195)	(34.65%)	\$40,404	41.27%	\$40,430	41.31%	\$40,620	41.49%
\$30,000,000	(\$48,303)	(21.72%)	(\$77,140)	(34.68%)	\$48,528	41.31%	\$48,554	41.34%	\$48,744	41.49%
\$35,000,000	(\$56,442)	(21.74%)	(\$90,084)	(34.70%)	\$56,652	41.33%	\$56,678	41.36%	\$56,868	41.49%
\$40,000,000	(\$64,580)	(21.76%)	(\$103,029)	(34.72%)	\$64,776	41.35%	\$64,802	41.38%	\$64,992	41.49%
\$45,000,000	(\$72,719)	(21.78%)	(\$115,973)	(34.73%)	\$72,900	41.37%	\$72,926	41.39%	\$73,116	41.49%
\$50,000,000	(\$80,857)	(21.79%)	(\$128,918)	(34.74%)	\$81,024	41.38%	\$81,050	41.40%	\$81,240	41.49%