

CITY OF STRATFORD, 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	\$8.04572	\$170,285	\$0	\$170,285	
2026-27	\$4.65064	\$173,690	\$1,081	\$174,771	2.6%
2027-28	\$4.68021	\$175,645	\$1,088	\$176,733	1.1%
2028-29	\$4.55325	\$180,267	\$1,058	\$181,325	2.6%
2029-30	\$4.57997	\$182,258	\$1,064	\$183,322	1.1%
2030-31	\$4.45456	\$186,989	\$1,035	\$188,024	2.6%
2031-32	\$4.47988	\$188,964	\$1,041	\$190,005	1.1%
2032-33	\$4.35850	\$193,805	\$1,013	\$194,818	2.5%
2033-34	\$4.38310	\$195,792	\$1,019	\$196,810	1.0%
2034-35	\$4.26553	\$200,746	\$991	\$201,738	2.5%
2035-36	\$4.28946	\$202,746	\$997	\$203,743	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	\$45,301,436	\$21,164,624	\$1,352,197	\$22,516,821
2026-27	\$41,097,838	\$37,579,986	\$1,598,899	\$39,178,885
2027-28	\$41,321,752	\$37,761,682	\$1,641,118	\$39,402,799
2028-29	\$43,505,490	\$39,823,255	\$1,763,282	\$41,586,537
2029-30	\$43,751,404	\$40,026,951	\$1,805,501	\$41,832,451
2030-31	\$46,064,162	\$42,209,325	\$1,935,884	\$44,145,209
2031-32	\$46,310,076	\$42,413,020	\$1,978,103	\$44,391,123
2032-33	\$48,734,467	\$44,698,398	\$2,117,116	\$46,815,514
2033-34	\$48,980,382	\$44,902,094	\$2,159,335	\$47,061,429
2034-35	\$51,521,222	\$47,294,859	\$2,307,410	\$49,602,269
2035-36	\$51,767,136	\$47,498,554	\$2,349,629	\$49,848,183

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.08%	-0.98%	75.09%	20.67%	0.00%	0.32%
2026-27	100.81%	-22.42%	78.39%	18.77%	0.00%	0.19%
2027-28	100.56%	-22.42%	78.14%	19.03%	0.00%	0.19%
2028-29	99.40%	-21.36%	78.04%	19.28%	0.00%	0.18%
2029-30	99.13%	-21.30%	77.82%	19.52%	0.00%	0.17%
2030-31	97.98%	-20.24%	77.74%	19.75%	0.00%	0.17%
2031-32	97.73%	-20.19%	77.53%	19.97%	0.00%	0.16%
2032-33	96.65%	-19.20%	77.45%	20.19%	0.00%	0.16%
2033-34	96.42%	-19.16%	77.26%	20.39%	0.00%	0.16%
2034-35	95.40%	-18.24%	77.16%	20.61%	0.00%	0.15%
2035-36	95.19%	-18.20%	76.99%	20.80%	0.00%	0.15%

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 STRATFORD, 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	\$21,164,624	\$8.04572	\$170,285
2026-27	\$37,579,986	\$4.65064	\$174,771
2027-28	\$37,761,682	\$4.68021	\$176,733
2028-29	\$39,823,255	\$4.55325	\$181,325
2029-30	\$40,026,951	\$4.57997	\$183,322
2030-31	\$42,209,325	\$4.45456	\$188,024
2031-32	\$42,413,020	\$4.47988	\$190,005
2032-33	\$44,698,398	\$4.35850	\$194,818
2033-34	\$44,902,094	\$4.38310	\$196,810
2034-35	\$47,294,859	\$4.26553	\$201,738
2035-36	\$47,498,554	\$4.28946	\$203,743

CITY OF STRATFORD, 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	\$21,164,624	\$8.04572	\$170,285
2026-27	\$21,641,647	\$8.04572	\$174,123
2027-28	\$22,090,280	\$8.04572	\$177,732
2028-29	\$22,928,392	\$8.04572	\$184,475
2029-30	\$23,441,801	\$8.04572	\$188,606
2030-31	\$24,327,484	\$8.04572	\$195,732
2031-32	\$24,864,574	\$8.04572	\$200,053
2032-33	\$25,800,272	\$8.04572	\$207,582
2033-34	\$26,362,358	\$8.04572	\$212,104
2034-35	\$27,350,691	\$8.04572	\$220,056
2035-36	\$27,939,019	\$8.04572	\$224,790

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	\$15,938,339	(\$3.39508)	\$648
2027-28	\$15,671,401	(\$3.36551)	-\$1,000
2028-29	\$16,894,863	(\$3.49247)	-\$3,150
2029-30	\$16,585,149	(\$3.46575)	-\$5,284
2030-31	\$17,881,841	(\$3.59116)	-\$7,708
2031-32	\$17,548,446	(\$3.56584)	-\$10,048
2032-33	\$18,898,126	(\$3.68722)	-\$12,764
2033-34	\$18,539,736	(\$3.66262)	-\$15,294
2034-35	\$19,944,168	(\$3.78019)	-\$18,318
2035-36	\$19,559,535	(\$3.75626)	-\$21,046

CITY OF STRATFORD, 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	\$275	\$50,000	\$51,515	\$191	\$229	\$50,000	\$58,947	\$172	\$40	\$147	\$40	\$191	\$263
\$100,000	\$123,480	\$382	\$550	\$100,000	\$103,030	\$382	\$459	\$100,000	\$117,894	\$363	\$302	\$338	\$302	\$382	\$525
\$150,000	\$185,220	\$572	\$825	\$150,000	\$154,545	\$572	\$688	\$150,000	\$176,842	\$554	\$565	\$529	\$565	\$572	\$788
\$200,000	\$246,960	\$934	\$1,100	\$200,000	\$206,060	\$934	\$918	\$200,000	\$235,789	\$745	\$828	\$720	\$828	\$763	\$1,050
\$250,000	\$308,700	\$1,297	\$1,375	\$250,000	\$257,575	\$1,297	\$1,147	\$250,000	\$294,736	\$936	\$1,090	\$911	\$1,090	\$954	\$1,313
\$300,000	\$370,440	\$1,659	\$1,650	\$300,000	\$309,090	\$1,659	\$1,377	\$300,000	\$353,683	\$1,126	\$1,353	\$1,102	\$1,353	\$1,145	\$1,576
\$400,000	\$493,920	\$2,383	\$2,200	\$400,000	\$412,120	\$2,383	\$1,836	\$400,000	\$471,578	\$1,508	\$1,878	\$1,483	\$1,878	\$1,526	\$2,101
\$500,000	\$617,400	\$3,107	\$2,750	\$500,000	\$515,151	\$3,107	\$2,295	\$500,000	\$589,472	\$1,890	\$2,403	\$1,865	\$2,403	\$1,908	\$2,626
\$600,000	\$740,880	\$3,831	\$3,300	\$600,000	\$618,181	\$3,831	\$2,754	\$600,000	\$707,366	\$2,271	\$2,928	\$2,246	\$2,928	\$2,290	\$3,151
\$700,000	\$864,360	\$4,555	\$3,850	\$700,000	\$721,211	\$4,555	\$3,213	\$700,000	\$825,261	\$2,653	\$3,453	\$2,628	\$3,453	\$2,671	\$3,676
\$800,000	\$987,840	\$5,279	\$4,400	\$800,000	\$824,241	\$5,279	\$3,672	\$800,000	\$943,155	\$3,034	\$3,979	\$3,010	\$3,979	\$3,053	\$4,201
\$900,000	\$1,111,320	\$6,003	\$4,950	\$900,000	\$927,271	\$6,003	\$4,131	\$900,000	\$1,061,050	\$3,416	\$4,504	\$3,391	\$4,504	\$3,435	\$4,727
\$1,000,000	\$1,234,800	\$6,727	\$5,500	\$1,000,000	\$1,030,301	\$6,727	\$4,590	\$1,000,000	\$1,178,944	\$3,798	\$5,029	\$3,773	\$5,029	\$3,816	\$5,252
\$2,000,000	\$2,469,600	\$13,969	\$11,001	\$2,000,000	\$2,060,602	\$13,969	\$9,179	\$2,000,000	\$2,357,888	\$7,614	\$10,281	\$7,589	\$10,281	\$7,632	\$10,503
\$3,000,000	\$3,704,400	\$21,210	\$16,501	\$3,000,000	\$3,090,903	\$21,210	\$13,769	\$3,000,000	\$3,536,832	\$11,430	\$15,532	\$11,405	\$15,532	\$11,449	\$15,755
\$4,000,000	\$4,939,200	\$28,451	\$22,002	\$4,000,000	\$4,121,204	\$28,451	\$18,358	\$4,000,000	\$4,715,776	\$15,246	\$20,784	\$15,222	\$20,784	\$15,265	\$21,007
\$5,000,000	\$6,174,000	\$35,692	\$27,502	\$5,000,000	\$5,151,505	\$35,692	\$22,948	\$5,000,000	\$5,894,720	\$19,063	\$26,036	\$19,038	\$26,036	\$19,081	\$26,258
\$6,000,000	\$7,408,800	\$42,933	\$33,003	\$6,000,000	\$6,181,806	\$42,933	\$27,537	\$6,000,000	\$7,073,664	\$22,879	\$31,287	\$22,854	\$31,287	\$22,897	\$31,510
\$7,000,000	\$8,643,600	\$50,174	\$38,503	\$7,000,000	\$7,212,107	\$50,174	\$32,127	\$7,000,000	\$8,252,608	\$26,695	\$36,539	\$26,670	\$36,539	\$26,714	\$36,762
\$8,000,000	\$9,878,400	\$57,415	\$44,004	\$8,000,000	\$8,242,408	\$57,415	\$36,716	\$8,000,000	\$9,431,552	\$30,511	\$41,791	\$30,486	\$41,791	\$30,530	\$42,013
\$9,000,000	\$11,113,200	\$64,657	\$49,504	\$9,000,000	\$9,272,709	\$64,657	\$41,306	\$9,000,000	\$10,610,496	\$34,327	\$47,042	\$34,303	\$47,042	\$34,346	\$47,265
\$10,000,000	\$12,348,000	\$71,898	\$55,005	\$10,000,000	\$10,303,010	\$71,898	\$45,895	\$10,000,000	\$11,789,440	\$38,144	\$52,294	\$38,119	\$52,294	\$38,162	\$52,517
\$15,000,000	\$18,522,000	\$108,104	\$82,507	\$15,000,000	\$15,454,515	\$108,104	\$68,843	\$15,000,000	\$17,684,160	\$57,225	\$78,552	\$57,200	\$78,552	\$57,243	\$78,775
\$20,000,000	\$24,696,000	\$144,309	\$110,010	\$20,000,000	\$20,606,020	\$144,309	\$91,791	\$20,000,000	\$23,578,880	\$76,306	\$104,811	\$76,281	\$104,811	\$76,324	\$105,034
\$25,000,000	\$30,870,000	\$180,515	\$137,512	\$25,000,000	\$25,757,525	\$180,515	\$114,738	\$25,000,000	\$29,473,600	\$95,387	\$131,069	\$95,362	\$131,069	\$95,405	\$131,292
\$30,000,000	\$37,044,000	\$216,721	\$165,015	\$30,000,000	\$30,909,030	\$216,721	\$137,686	\$30,000,000	\$35,368,320	\$114,468	\$157,328	\$114,443	\$157,328	\$114,486	\$157,550
\$35,000,000	\$43,218,000	\$252,927	\$192,517	\$35,000,000	\$36,060,535	\$252,927	\$160,634	\$35,000,000	\$41,263,040	\$133,549	\$183,586	\$133,524	\$183,586	\$133,568	\$183,809
\$40,000,000	\$49,392,000	\$289,132	\$220,020	\$40,000,000	\$41,212,040	\$289,132	\$183,582	\$40,000,000	\$47,157,760	\$152,630	\$209,844	\$152,605	\$209,844	\$152,649	\$210,067
\$45,000,000	\$55,566,000	\$325,338	\$247,522	\$45,000,000	\$46,363,545	\$325,338	\$206,529	\$45,000,000	\$53,052,480	\$171,711	\$236,103	\$171,686	\$236,103	\$171,730	\$236,325
\$50,000,000	\$61,740,000	\$361,544	\$275,025	\$50,000,000	\$51,515,050	\$361,544	\$229,477	\$50,000,000	\$58,947,200	\$190,792	\$262,361	\$190,767	\$262,361	\$190,811	\$262,584

CITY OF STRATFORD, 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	44.13%	\$39	20.26%	(\$132)	(76.87%)	(\$108)	(72.98%)	\$72	37.61%
\$100,000	\$168	44.13%	\$77	20.26%	(\$61)	(16.71%)	(\$36)	(10.60%)	\$144	37.61%
\$150,000	\$253	44.13%	\$116	20.26%	\$11	2.00%	\$36	6.79%	\$215	37.61%
\$200,000	\$166	17.72%	(\$17)	(1.77%)	\$83	11.13%	\$108	14.96%	\$287	37.61%
\$250,000	\$79	6.06%	(\$149)	(11.50%)	\$155	16.53%	\$179	19.70%	\$359	37.61%
\$300,000	(\$8)	(0.51%)	(\$282)	(16.99%)	\$226	20.10%	\$251	22.81%	\$431	37.61%
\$400,000	(\$183)	(7.66%)	(\$547)	(22.95%)	\$370	24.53%	\$395	26.62%	\$574	37.61%
\$500,000	(\$357)	(11.48%)	(\$812)	(26.14%)	\$514	27.18%	\$538	28.87%	\$718	37.61%
\$600,000	(\$531)	(13.85%)	(\$1,077)	(28.12%)	\$657	28.93%	\$682	30.35%	\$861	37.61%
\$700,000	(\$705)	(15.47%)	(\$1,342)	(29.47%)	\$801	30.18%	\$825	31.41%	\$1,005	37.61%
\$800,000	(\$879)	(16.65%)	(\$1,608)	(30.45%)	\$944	31.11%	\$969	32.19%	\$1,148	37.61%
\$900,000	(\$1,053)	(17.54%)	(\$1,873)	(31.19%)	\$1,088	31.84%	\$1,113	32.80%	\$1,292	37.61%
\$1,000,000	(\$1,227)	(18.24%)	(\$2,138)	(31.78%)	\$1,231	32.42%	\$1,256	33.29%	\$1,435	37.61%
\$2,000,000	(\$2,968)	(21.24%)	(\$4,789)	(34.29%)	\$2,667	35.02%	\$2,692	35.47%	\$2,871	37.61%
\$3,000,000	(\$4,708)	(22.20%)	(\$7,441)	(35.08%)	\$4,102	35.89%	\$4,127	36.18%	\$4,306	37.61%
\$4,000,000	(\$6,449)	(22.67%)	(\$10,093)	(35.47%)	\$5,538	36.32%	\$5,562	36.54%	\$5,742	37.61%
\$5,000,000	(\$8,190)	(22.95%)	(\$12,744)	(35.71%)	\$6,973	36.58%	\$6,998	36.76%	\$7,177	37.61%
\$6,000,000	(\$9,930)	(23.13%)	(\$15,396)	(35.86%)	\$8,409	36.75%	\$8,433	36.90%	\$8,613	37.61%
\$7,000,000	(\$11,671)	(23.26%)	(\$18,048)	(35.97%)	\$9,844	36.88%	\$9,869	37.00%	\$10,048	37.61%
\$8,000,000	(\$13,412)	(23.36%)	(\$20,699)	(36.05%)	\$11,279	36.97%	\$11,304	37.08%	\$11,484	37.61%
\$9,000,000	(\$15,152)	(23.43%)	(\$23,351)	(36.12%)	\$12,715	37.04%	\$12,740	37.14%	\$12,919	37.61%
\$10,000,000	(\$16,893)	(23.50%)	(\$26,002)	(36.17%)	\$14,150	37.10%	\$14,175	37.19%	\$14,355	37.61%
\$15,000,000	(\$25,596)	(23.68%)	(\$39,260)	(36.32%)	\$21,328	37.27%	\$21,353	37.33%	\$21,532	37.61%
\$20,000,000	(\$34,299)	(23.77%)	(\$52,519)	(36.39%)	\$28,505	37.36%	\$28,530	37.40%	\$28,709	37.61%
\$25,000,000	(\$43,003)	(23.82%)	(\$65,777)	(36.44%)	\$35,682	37.41%	\$35,707	37.44%	\$35,887	37.61%
\$30,000,000	(\$51,706)	(23.86%)	(\$79,035)	(36.47%)	\$42,860	37.44%	\$42,884	37.47%	\$43,064	37.61%
\$35,000,000	(\$60,409)	(23.88%)	(\$92,293)	(36.49%)	\$50,037	37.47%	\$50,062	37.49%	\$50,241	37.61%
\$40,000,000	(\$69,113)	(23.90%)	(\$105,551)	(36.51%)	\$57,214	37.49%	\$57,239	37.51%	\$57,418	37.61%
\$45,000,000	(\$77,816)	(23.92%)	(\$118,809)	(36.52%)	\$64,392	37.50%	\$64,416	37.52%	\$64,596	37.61%
\$50,000,000	(\$86,519)	(23.93%)	(\$132,067)	(36.53%)	\$71,569	37.51%	\$71,594	37.53%	\$71,773	37.61%