

CITY OF SWALEDALE, 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	\$8.52004	\$27,096	\$0	\$27,096	
2026-27	\$5.89380	\$27,638	\$165	\$27,803	2.6%
2027-28	\$5.94063	\$27,943	\$167	\$28,109	1.1%
2028-29	\$5.72233	\$28,671	\$161	\$28,832	2.6%
2029-30	\$5.75640	\$28,976	\$162	\$29,138	1.1%
2030-31	\$5.54057	\$29,721	\$156	\$29,876	2.5%
2031-32	\$5.57321	\$30,025	\$156	\$30,182	1.0%
2032-33	\$5.36977	\$30,786	\$151	\$30,936	2.5%
2033-34	\$5.40110	\$31,091	\$152	\$31,243	1.0%
2034-35	\$5.20885	\$31,867	\$146	\$32,014	2.5%
2035-36	\$5.23897	\$32,174	\$147	\$32,321	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	\$7,007,469	\$3,180,282	\$0	\$3,180,282
2026-27	\$5,273,343	\$4,717,411	\$0	\$4,717,411
2027-28	\$5,287,633	\$4,731,701	\$0	\$4,731,701
2028-29	\$5,594,457	\$5,038,525	\$0	\$5,038,525
2029-30	\$5,617,747	\$5,061,815	\$0	\$5,061,815
2030-31	\$5,948,177	\$5,392,245	\$0	\$5,392,245
2031-32	\$5,971,467	\$5,415,535	\$0	\$5,415,535
2032-33	\$6,317,122	\$5,761,190	\$0	\$5,761,190
2033-34	\$6,340,412	\$5,784,480	\$0	\$5,784,480
2034-35	\$6,701,940	\$6,146,008	\$0	\$6,146,008
2035-36	\$6,725,230	\$6,169,298	\$0	\$6,169,298

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.02%	-3.79%	75.23%	19.50%	2.89%	2.38%
2026-27	122.87%	-52.98%	69.89%	24.48%	3.71%	1.60%
2027-28	122.95%	-53.11%	69.84%	24.55%	3.70%	1.60%
2028-29	120.51%	-50.13%	70.38%	24.33%	3.51%	1.50%
2029-30	120.38%	-49.99%	70.39%	24.35%	3.49%	1.49%
2030-31	117.92%	-47.00%	70.92%	24.12%	3.31%	1.40%
2031-32	117.82%	-46.89%	70.93%	24.14%	3.30%	1.40%
2032-33	115.55%	-44.15%	71.40%	23.94%	3.13%	1.31%
2033-34	115.46%	-44.05%	71.41%	23.96%	3.12%	1.31%
2034-35	113.36%	-41.53%	71.84%	23.78%	2.96%	1.23%
2035-36	113.28%	-41.45%	71.84%	23.80%	2.95%	1.23%

**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 SWALEDALE, 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	\$3,180,282	\$8.52004	\$27,096
2026-27	\$4,717,411	\$5.89380	\$27,803
2027-28	\$4,731,701	\$5.94063	\$28,109
2028-29	\$5,038,525	\$5.72233	\$28,832
2029-30	\$5,061,815	\$5.75640	\$29,138
2030-31	\$5,392,245	\$5.54057	\$29,876
2031-32	\$5,415,535	\$5.57321	\$30,182
2032-33	\$5,761,190	\$5.36977	\$30,936
2033-34	\$5,784,480	\$5.40110	\$31,243
2034-35	\$6,146,008	\$5.20885	\$32,014
2035-36	\$6,169,298	\$5.23897	\$32,321

CITY OF SWALEDALE, 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	\$3,180,282	\$8.52004	\$27,096
2026-27	\$3,263,113	\$8.52004	\$27,802
2027-28	\$3,331,009	\$8.52004	\$28,380
2028-29	\$3,457,895	\$8.10000	\$28,009
2029-30	\$3,529,165	\$8.10000	\$28,586
2030-31	\$3,662,952	\$8.10000	\$29,670
2031-32	\$3,737,763	\$8.10000	\$30,276
2032-33	\$3,878,805	\$8.10000	\$31,418
2033-34	\$3,957,355	\$8.10000	\$32,055
2034-35	\$4,106,034	\$8.10000	\$33,259
2035-36	\$4,188,509	\$8.10000	\$33,927

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	\$1,454,298	(\$2.62624)	\$2
2027-28	\$1,400,692	(\$2.57941)	-\$271
2028-29	\$1,580,629	(\$2.37767)	\$823
2029-30	\$1,532,650	(\$2.34360)	\$552
2030-31	\$1,729,293	(\$2.55943)	\$206
2031-32	\$1,677,772	(\$2.52679)	-\$94
2032-33	\$1,882,385	(\$2.73023)	-\$482
2033-34	\$1,827,125	(\$2.69890)	-\$812
2034-35	\$2,039,974	(\$2.89115)	-\$1,245
2035-36	\$1,980,789	(\$2.86103)	-\$1,606

CITY OF SWALEDALE, 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	\$202	\$342	\$50,000	\$51,515	\$202	\$285	\$50,000	\$58,947	\$182	\$50	\$156	\$50	\$202	\$327
\$100,000	\$123,480	\$404	\$684	\$100,000	\$103,030	\$404	\$571	\$100,000	\$117,894	\$385	\$376	\$358	\$376	\$404	\$653
\$150,000	\$185,220	\$606	\$1,026	\$150,000	\$154,545	\$606	\$856	\$150,000	\$176,842	\$587	\$703	\$560	\$703	\$606	\$980
\$200,000	\$246,960	\$990	\$1,368	\$200,000	\$206,060	\$990	\$1,142	\$200,000	\$235,789	\$789	\$1,029	\$762	\$1,029	\$808	\$1,306
\$250,000	\$308,700	\$1,373	\$1,710	\$250,000	\$257,575	\$1,373	\$1,427	\$250,000	\$294,736	\$991	\$1,356	\$964	\$1,356	\$1,010	\$1,633
\$300,000	\$370,440	\$1,756	\$2,052	\$300,000	\$309,090	\$1,756	\$1,713	\$300,000	\$353,683	\$1,193	\$1,683	\$1,166	\$1,683	\$1,212	\$1,960
\$400,000	\$493,920	\$2,523	\$2,737	\$400,000	\$412,120	\$2,523	\$2,283	\$400,000	\$471,578	\$1,597	\$2,336	\$1,571	\$2,336	\$1,616	\$2,613
\$500,000	\$617,400	\$3,290	\$3,421	\$500,000	\$515,151	\$3,290	\$2,854	\$500,000	\$589,472	\$2,001	\$2,989	\$1,975	\$2,989	\$2,021	\$3,266
\$600,000	\$740,880	\$4,057	\$4,105	\$600,000	\$618,181	\$4,057	\$3,425	\$600,000	\$707,366	\$2,405	\$3,642	\$2,379	\$3,642	\$2,425	\$3,919
\$700,000	\$864,360	\$4,824	\$4,789	\$700,000	\$721,211	\$4,824	\$3,996	\$700,000	\$825,261	\$2,809	\$4,295	\$2,783	\$4,295	\$2,829	\$4,572
\$800,000	\$987,840	\$5,590	\$5,473	\$800,000	\$824,241	\$5,590	\$4,567	\$800,000	\$943,155	\$3,213	\$4,949	\$3,187	\$4,949	\$3,233	\$5,226
\$900,000	\$1,111,320	\$6,357	\$6,157	\$900,000	\$927,271	\$6,357	\$5,138	\$900,000	\$1,061,050	\$3,617	\$5,602	\$3,591	\$5,602	\$3,637	\$5,879
\$1,000,000	\$1,234,800	\$7,124	\$6,841	\$1,000,000	\$1,030,301	\$7,124	\$5,708	\$1,000,000	\$1,178,944	\$4,022	\$6,255	\$3,995	\$6,255	\$4,041	\$6,532
\$2,000,000	\$2,469,600	\$14,792	\$13,683	\$2,000,000	\$2,060,602	\$14,792	\$11,417	\$2,000,000	\$2,357,888	\$8,063	\$12,787	\$8,037	\$12,787	\$8,082	\$13,064
\$3,000,000	\$3,704,400	\$22,460	\$20,524	\$3,000,000	\$3,090,903	\$22,460	\$17,125	\$3,000,000	\$3,536,832	\$12,104	\$19,319	\$12,078	\$19,319	\$12,124	\$19,596
\$4,000,000	\$4,939,200	\$30,128	\$27,366	\$4,000,000	\$4,121,204	\$30,128	\$22,834	\$4,000,000	\$4,715,776	\$16,145	\$25,851	\$16,119	\$25,851	\$16,165	\$26,128
\$5,000,000	\$6,174,000	\$37,796	\$34,207	\$5,000,000	\$5,151,505	\$37,796	\$28,542	\$5,000,000	\$5,894,720	\$20,186	\$32,383	\$20,160	\$32,383	\$20,206	\$32,660
\$6,000,000	\$7,408,800	\$45,464	\$41,049	\$6,000,000	\$6,181,806	\$45,464	\$34,251	\$6,000,000	\$7,073,664	\$24,228	\$38,915	\$24,201	\$38,915	\$24,247	\$39,192
\$7,000,000	\$8,643,600	\$53,132	\$47,890	\$7,000,000	\$7,212,107	\$53,132	\$39,959	\$7,000,000	\$8,252,608	\$28,269	\$45,447	\$28,242	\$45,447	\$28,288	\$45,724
\$8,000,000	\$9,878,400	\$60,800	\$54,732	\$8,000,000	\$8,242,408	\$60,800	\$45,668	\$8,000,000	\$9,431,552	\$32,310	\$51,979	\$32,284	\$51,979	\$32,330	\$52,256
\$9,000,000	\$11,113,200	\$68,468	\$61,573	\$9,000,000	\$9,272,709	\$68,468	\$51,376	\$9,000,000	\$10,610,496	\$36,351	\$58,511	\$36,325	\$58,511	\$36,371	\$58,788
\$10,000,000	\$12,348,000	\$76,136	\$68,415	\$10,000,000	\$10,303,010	\$76,136	\$57,085	\$10,000,000	\$11,789,440	\$40,392	\$65,043	\$40,366	\$65,043	\$40,412	\$65,320
\$15,000,000	\$18,522,000	\$114,477	\$102,622	\$15,000,000	\$15,454,515	\$114,477	\$85,627	\$15,000,000	\$17,684,160	\$60,598	\$97,703	\$60,572	\$97,703	\$60,618	\$97,980
\$20,000,000	\$24,696,000	\$152,817	\$136,830	\$20,000,000	\$20,606,020	\$152,817	\$114,169	\$20,000,000	\$23,578,880	\$80,804	\$130,363	\$80,778	\$130,363	\$80,824	\$130,640
\$25,000,000	\$30,870,000	\$191,157	\$171,037	\$25,000,000	\$25,757,525	\$191,157	\$142,711	\$25,000,000	\$29,473,600	\$101,010	\$163,024	\$100,984	\$163,024	\$101,030	\$163,301
\$30,000,000	\$37,044,000	\$229,497	\$205,245	\$30,000,000	\$30,909,030	\$229,497	\$171,254	\$30,000,000	\$35,368,320	\$121,216	\$195,684	\$121,190	\$195,684	\$121,236	\$195,961
\$35,000,000	\$43,218,000	\$267,837	\$239,452	\$35,000,000	\$36,060,535	\$267,837	\$199,796	\$35,000,000	\$41,263,040	\$141,422	\$228,344	\$141,396	\$228,344	\$141,442	\$228,621
\$40,000,000	\$49,392,000	\$306,177	\$273,660	\$40,000,000	\$41,212,040	\$306,177	\$228,338	\$40,000,000	\$47,157,760	\$161,628	\$261,004	\$161,602	\$261,004	\$161,648	\$261,281
\$45,000,000	\$55,566,000	\$344,518	\$307,867	\$45,000,000	\$46,363,545	\$344,518	\$256,880	\$45,000,000	\$53,052,480	\$181,834	\$293,664	\$181,808	\$293,664	\$181,854	\$293,941
\$50,000,000	\$61,740,000	\$382,858	\$342,075	\$50,000,000	\$51,515,050	\$382,858	\$285,423	\$50,000,000	\$58,947,200	\$202,040	\$326,324	\$202,014	\$326,324	\$202,060	\$326,601

CITY OF SWALEDALE, 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	\$140	69.29%	\$83	41.26%	(\$133)	(72.83%)	(\$107)	(68.26%)	\$125	61.64%
\$100,000	\$280	69.29%	\$167	41.26%	(\$8)	(2.17%)	\$18	5.00%	\$249	61.64%
\$150,000	\$420	69.29%	\$250	41.26%	\$116	19.81%	\$142	25.43%	\$374	61.64%
\$200,000	\$379	38.27%	\$152	15.37%	\$241	30.53%	\$267	35.02%	\$498	61.64%
\$250,000	\$337	24.57%	\$54	3.94%	\$365	36.87%	\$392	40.60%	\$623	61.64%
\$300,000	\$296	16.86%	(\$44)	(2.50%)	\$490	41.07%	\$516	44.24%	\$747	61.64%
\$400,000	\$213	8.46%	(\$240)	(9.50%)	\$739	46.27%	\$765	48.72%	\$996	61.64%
\$500,000	\$131	3.97%	(\$436)	(13.25%)	\$988	49.37%	\$1,014	51.36%	\$1,245	61.64%
\$600,000	\$48	1.19%	(\$632)	(15.57%)	\$1,237	51.43%	\$1,263	53.11%	\$1,494	61.64%
\$700,000	(\$35)	(0.72%)	(\$828)	(17.16%)	\$1,486	52.90%	\$1,512	54.35%	\$1,744	61.64%
\$800,000	(\$117)	(2.10%)	(\$1,024)	(18.31%)	\$1,735	54.00%	\$1,762	55.27%	\$1,993	61.64%
\$900,000	(\$200)	(3.14%)	(\$1,220)	(19.18%)	\$1,984	54.85%	\$2,011	55.99%	\$2,242	61.64%
\$1,000,000	(\$283)	(3.97%)	(\$1,416)	(19.87%)	\$2,233	55.54%	\$2,260	56.56%	\$2,491	61.64%
\$2,000,000	(\$1,109)	(7.50%)	(\$3,375)	(22.82%)	\$4,724	58.59%	\$4,750	59.11%	\$4,982	61.64%
\$3,000,000	(\$1,936)	(8.62%)	(\$5,335)	(23.75%)	\$7,215	59.61%	\$7,241	59.96%	\$7,472	61.64%
\$4,000,000	(\$2,762)	(9.17%)	(\$7,294)	(24.21%)	\$9,706	60.12%	\$9,732	60.38%	\$9,963	61.64%
\$5,000,000	(\$3,589)	(9.49%)	(\$9,254)	(24.48%)	\$12,197	60.42%	\$12,223	60.63%	\$12,454	61.64%
\$6,000,000	(\$4,415)	(9.71%)	(\$11,213)	(24.66%)	\$14,688	60.62%	\$14,714	60.80%	\$14,945	61.64%
\$7,000,000	(\$5,242)	(9.87%)	(\$13,173)	(24.79%)	\$17,178	60.77%	\$17,205	60.92%	\$17,436	61.64%
\$8,000,000	(\$6,068)	(9.98%)	(\$15,133)	(24.89%)	\$19,669	60.88%	\$19,695	61.01%	\$19,927	61.64%
\$9,000,000	(\$6,895)	(10.07%)	(\$17,092)	(24.96%)	\$22,160	60.96%	\$22,186	61.08%	\$22,417	61.64%
\$10,000,000	(\$7,721)	(10.14%)	(\$19,052)	(25.02%)	\$24,651	61.03%	\$24,677	61.13%	\$24,908	61.64%
\$15,000,000	(\$11,854)	(10.36%)	(\$28,850)	(25.20%)	\$37,105	61.23%	\$37,131	61.30%	\$37,362	61.64%
\$20,000,000	(\$15,987)	(10.46%)	(\$38,648)	(25.29%)	\$49,559	61.33%	\$49,585	61.38%	\$49,817	61.64%
\$25,000,000	(\$20,119)	(10.53%)	(\$48,446)	(25.34%)	\$62,013	61.39%	\$62,040	61.44%	\$62,271	61.64%
\$30,000,000	(\$24,252)	(10.57%)	(\$58,243)	(25.38%)	\$74,467	61.43%	\$74,494	61.47%	\$74,725	61.64%
\$35,000,000	(\$28,385)	(10.60%)	(\$68,041)	(25.40%)	\$86,922	61.46%	\$86,948	61.49%	\$87,179	61.64%
\$40,000,000	(\$32,518)	(10.62%)	(\$77,839)	(25.42%)	\$99,376	61.48%	\$99,402	61.51%	\$99,633	61.64%
\$45,000,000	(\$36,650)	(10.64%)	(\$87,637)	(25.44%)	\$111,830	61.50%	\$111,856	61.52%	\$112,087	61.64%
\$50,000,000	(\$40,783)	(10.65%)	(\$97,435)	(25.45%)	\$124,284	61.51%	\$124,310	61.54%	\$124,542	61.64%