

CITY OF UDELL, 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	\$7.17883	\$3,092	\$0	\$3,092	
2026-27	\$7.60418	\$3,154	\$0	\$3,154	2.0%
2027-28	\$7.69789	\$3,169	\$0	\$3,169	0.5%
2028-29	\$7.23899	\$3,233	\$0	\$3,233	2.0%
2029-30	\$7.27518	\$3,249	\$0	\$3,249	0.5%
2030-31	\$6.81947	\$3,314	\$0	\$3,314	2.0%
2031-32	\$6.85357	\$3,330	\$0	\$3,330	0.5%
2032-33	\$6.44739	\$3,397	\$0	\$3,397	2.0%
2033-34	\$6.47963	\$3,414	\$0	\$3,414	0.5%
2034-35	\$6.11501	\$3,482	\$0	\$3,482	2.0%
2035-36	\$6.14559	\$3,500	\$0	\$3,500	0.5%

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	\$1,158,655	\$430,669	\$0	\$430,669
2026-27	\$683,798	\$414,711	\$0	\$414,711
2027-28	\$680,798	\$411,711	\$0	\$411,711
2028-29	\$715,653	\$446,566	\$0	\$446,566
2029-30	\$715,653	\$446,566	\$0	\$446,566
2030-31	\$755,023	\$485,936	\$0	\$485,936
2031-32	\$755,023	\$485,936	\$0	\$485,936
2032-33	\$795,968	\$526,881	\$0	\$526,881
2033-34	\$795,968	\$526,881	\$0	\$526,881
2034-35	\$838,550	\$569,463	\$0	\$569,463
2035-36	\$838,550	\$569,463	\$0	\$569,463

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.63%	-2.79%	92.84%	0.00%	0.00%	5.89%
2026-27	228.21%	-136.24%	91.97%	0.00%	0.00%	6.12%
2027-28	229.87%	-137.96%	91.91%	0.00%	0.00%	6.16%
2028-29	220.40%	-127.86%	92.54%	0.00%	0.00%	5.68%
2029-30	220.40%	-127.86%	92.54%	0.00%	0.00%	5.68%
2030-31	210.65%	-117.51%	93.14%	0.00%	0.00%	5.22%
2031-32	210.65%	-117.51%	93.14%	0.00%	0.00%	5.22%
2032-33	202.05%	-108.37%	93.68%	0.00%	0.00%	4.81%
2033-34	202.05%	-108.37%	93.68%	0.00%	0.00%	4.81%
2034-35	194.42%	-100.27%	94.15%	0.00%	0.00%	4.45%
2035-36	194.42%	-100.27%	94.15%	0.00%	0.00%	4.45%

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 UDELL, 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	\$430,669	\$7.17883	\$3,092
2026-27	\$414,711	\$7.60418	\$3,154
2027-28	\$411,711	\$7.69789	\$3,169
2028-29	\$446,566	\$7.23899	\$3,233
2029-30	\$446,566	\$7.27518	\$3,249
2030-31	\$485,936	\$6.81947	\$3,314
2031-32	\$485,936	\$6.85357	\$3,330
2032-33	\$526,881	\$6.44739	\$3,397
2033-34	\$526,881	\$6.47963	\$3,414
2034-35	\$569,463	\$6.11501	\$3,482
2035-36	\$569,463	\$6.14559	\$3,500

CITY OF UDELL, 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	\$430,669	\$7.17883	\$3,092
2026-27	\$431,394	\$7.17883	\$3,097
2027-28	\$440,274	\$7.17883	\$3,161
2028-29	\$452,866	\$7.17883	\$3,251
2029-30	\$462,211	\$7.17883	\$3,318
2030-31	\$475,461	\$7.17883	\$3,413
2031-32	\$485,293	\$7.17883	\$3,484
2032-33	\$499,236	\$7.17883	\$3,584
2033-34	\$509,583	\$7.17883	\$3,658
2034-35	\$524,255	\$7.17883	\$3,764
2035-36	\$535,141	\$7.17883	\$3,842

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	(\$16,683)	\$0.42535	\$57
2027-28	(\$28,563)	\$0.51906	\$9
2028-29	(\$6,300)	\$0.06016	-\$18
2029-30	(\$15,644)	\$0.09635	-\$69
2030-31	\$10,475	(\$0.35936)	-\$99
2031-32	\$643	(\$0.32526)	-\$153
2032-33	\$27,645	(\$0.73144)	-\$187
2033-34	\$17,298	(\$0.69920)	-\$244
2034-35	\$45,209	(\$1.06382)	-\$281
2035-36	\$34,322	(\$1.03324)	-\$342

CITY OF UDELL, 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	\$170	\$421	\$50,000	\$51,515	\$170	\$351	\$50,000	\$58,947	\$154	\$61	\$132	\$61	\$170	\$402
\$100,000	\$123,480	\$341	\$842	\$100,000	\$103,030	\$341	\$703	\$100,000	\$117,894	\$324	\$463	\$302	\$463	\$341	\$804
\$150,000	\$185,220	\$511	\$1,263	\$150,000	\$154,545	\$511	\$1,054	\$150,000	\$176,842	\$494	\$865	\$472	\$865	\$511	\$1,206
\$200,000	\$246,960	\$834	\$1,684	\$200,000	\$206,060	\$834	\$1,405	\$200,000	\$235,789	\$664	\$1,267	\$642	\$1,267	\$681	\$1,608
\$250,000	\$308,700	\$1,157	\$2,105	\$250,000	\$257,575	\$1,157	\$1,757	\$250,000	\$294,736	\$835	\$1,669	\$813	\$1,669	\$851	\$2,010
\$300,000	\$370,440	\$1,480	\$2,526	\$300,000	\$309,090	\$1,480	\$2,108	\$300,000	\$353,683	\$1,005	\$2,071	\$983	\$2,071	\$1,022	\$2,412
\$400,000	\$493,920	\$2,126	\$3,368	\$400,000	\$412,120	\$2,126	\$2,810	\$400,000	\$471,578	\$1,345	\$2,875	\$1,323	\$2,875	\$1,362	\$3,216
\$500,000	\$617,400	\$2,772	\$4,210	\$500,000	\$515,151	\$2,772	\$3,513	\$500,000	\$589,472	\$1,686	\$3,679	\$1,664	\$3,679	\$1,703	\$4,020
\$600,000	\$740,880	\$3,418	\$5,052	\$600,000	\$618,181	\$3,418	\$4,216	\$600,000	\$707,366	\$2,027	\$4,483	\$2,004	\$4,483	\$2,043	\$4,824
\$700,000	\$864,360	\$4,064	\$5,894	\$700,000	\$721,211	\$4,064	\$4,918	\$700,000	\$825,261	\$2,367	\$5,287	\$2,345	\$5,287	\$2,384	\$5,628
\$800,000	\$987,840	\$4,710	\$6,737	\$800,000	\$824,241	\$4,710	\$5,621	\$800,000	\$943,155	\$2,708	\$6,091	\$2,685	\$6,091	\$2,724	\$6,432
\$900,000	\$1,111,320	\$5,356	\$7,579	\$900,000	\$927,271	\$5,356	\$6,323	\$900,000	\$1,061,050	\$3,048	\$6,895	\$3,026	\$6,895	\$3,065	\$7,236
\$1,000,000	\$1,234,800	\$6,003	\$8,421	\$1,000,000	\$1,030,301	\$6,003	\$7,026	\$1,000,000	\$1,178,944	\$3,389	\$7,699	\$3,366	\$7,699	\$3,405	\$8,040
\$2,000,000	\$2,469,600	\$12,464	\$16,841	\$2,000,000	\$2,060,602	\$12,464	\$14,052	\$2,000,000	\$2,357,888	\$6,794	\$15,739	\$6,771	\$15,739	\$6,810	\$16,080
\$3,000,000	\$3,704,400	\$18,924	\$25,262	\$3,000,000	\$3,090,903	\$18,924	\$21,078	\$3,000,000	\$3,536,832	\$10,199	\$23,778	\$10,176	\$23,778	\$10,215	\$24,119
\$4,000,000	\$4,939,200	\$25,385	\$33,683	\$4,000,000	\$4,121,204	\$25,385	\$28,104	\$4,000,000	\$4,715,776	\$13,604	\$31,818	\$13,581	\$31,818	\$13,620	\$32,159
\$5,000,000	\$6,174,000	\$31,846	\$42,103	\$5,000,000	\$5,151,505	\$31,846	\$35,131	\$5,000,000	\$5,894,720	\$17,009	\$39,858	\$16,987	\$39,858	\$17,025	\$40,199
\$6,000,000	\$7,408,800	\$38,307	\$50,524	\$6,000,000	\$6,181,806	\$38,307	\$42,157	\$6,000,000	\$7,073,664	\$20,414	\$47,898	\$20,392	\$47,898	\$20,430	\$48,239
\$7,000,000	\$8,643,600	\$44,768	\$58,945	\$7,000,000	\$7,212,107	\$44,768	\$49,183	\$7,000,000	\$8,252,608	\$23,819	\$55,937	\$23,797	\$55,937	\$23,835	\$56,278
\$8,000,000	\$9,878,400	\$51,229	\$67,365	\$8,000,000	\$8,242,408	\$51,229	\$56,209	\$8,000,000	\$9,431,552	\$27,224	\$63,977	\$27,202	\$63,977	\$27,240	\$64,318
\$9,000,000	\$11,113,200	\$57,690	\$75,786	\$9,000,000	\$9,272,709	\$57,690	\$63,235	\$9,000,000	\$10,610,496	\$30,629	\$72,017	\$30,607	\$72,017	\$30,645	\$72,358
\$10,000,000	\$12,348,000	\$64,151	\$84,207	\$10,000,000	\$10,303,010	\$64,151	\$70,261	\$10,000,000	\$11,789,440	\$34,034	\$80,057	\$34,012	\$80,057	\$34,050	\$80,398
\$15,000,000	\$18,522,000	\$96,456	\$126,310	\$15,000,000	\$15,454,515	\$96,456	\$105,392	\$15,000,000	\$17,684,160	\$51,059	\$120,256	\$51,037	\$120,256	\$51,076	\$120,597
\$20,000,000	\$24,696,000	\$128,761	\$168,414	\$20,000,000	\$20,606,020	\$128,761	\$140,522	\$20,000,000	\$23,578,880	\$68,084	\$160,454	\$68,062	\$160,454	\$68,101	\$160,795
\$25,000,000	\$30,870,000	\$161,065	\$210,517	\$25,000,000	\$25,757,525	\$161,065	\$175,653	\$25,000,000	\$29,473,600	\$85,109	\$200,653	\$85,087	\$200,653	\$85,126	\$200,994
\$30,000,000	\$37,044,000	\$193,370	\$252,620	\$30,000,000	\$30,909,030	\$193,370	\$210,783	\$30,000,000	\$35,368,320	\$102,135	\$240,852	\$102,112	\$240,852	\$102,151	\$241,193
\$35,000,000	\$43,218,000	\$225,675	\$294,724	\$35,000,000	\$36,060,535	\$225,675	\$245,914	\$35,000,000	\$41,263,040	\$119,160	\$281,051	\$119,138	\$281,051	\$119,176	\$281,392
\$40,000,000	\$49,392,000	\$257,979	\$336,827	\$40,000,000	\$41,212,040	\$257,979	\$281,044	\$40,000,000	\$47,157,760	\$136,185	\$321,250	\$136,163	\$321,250	\$136,201	\$321,591
\$45,000,000	\$55,566,000	\$290,284	\$378,931	\$45,000,000	\$46,363,545	\$290,284	\$316,175	\$45,000,000	\$53,052,480	\$153,210	\$361,449	\$153,188	\$361,449	\$153,227	\$361,790
\$50,000,000	\$61,740,000	\$322,589	\$421,034	\$50,000,000	\$51,515,050	\$322,589	\$351,305	\$50,000,000	\$58,947,200	\$170,235	\$401,648	\$170,213	\$401,648	\$170,252	\$401,989

CITY OF UDELL, 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	\$251	147.30%	\$181	106.34%	(\$93)	(60.31%)	(\$71)	(53.64%)	\$232	136.11%
\$100,000	\$502	147.30%	\$362	106.34%	\$139	42.91%	\$161	53.39%	\$463	136.11%
\$150,000	\$752	147.30%	\$543	106.34%	\$371	75.01%	\$393	83.22%	\$695	136.11%
\$200,000	\$850	101.98%	\$571	68.53%	\$602	90.67%	\$625	97.24%	\$927	136.11%
\$250,000	\$948	81.97%	\$600	51.84%	\$834	99.94%	\$856	105.38%	\$1,159	136.11%
\$300,000	\$1,046	70.70%	\$628	42.43%	\$1,066	106.07%	\$1,088	110.71%	\$1,390	136.11%
\$400,000	\$1,242	58.43%	\$684	32.19%	\$1,529	113.67%	\$1,552	117.24%	\$1,854	136.11%
\$500,000	\$1,438	51.88%	\$741	26.73%	\$1,993	118.20%	\$2,015	121.11%	\$2,317	136.11%
\$600,000	\$1,634	47.81%	\$797	23.33%	\$2,456	121.21%	\$2,479	123.66%	\$2,781	136.11%
\$700,000	\$1,830	45.03%	\$854	21.01%	\$2,920	123.36%	\$2,942	125.46%	\$3,244	136.11%
\$800,000	\$2,026	43.02%	\$911	19.33%	\$3,383	124.96%	\$3,405	126.82%	\$3,708	136.11%
\$900,000	\$2,222	41.49%	\$967	18.05%	\$3,847	126.21%	\$3,869	127.86%	\$4,171	136.11%
\$1,000,000	\$2,418	40.28%	\$1,024	17.05%	\$4,310	127.20%	\$4,332	128.70%	\$4,635	136.11%
\$2,000,000	\$4,378	35.13%	\$1,589	12.75%	\$8,945	131.67%	\$8,967	132.43%	\$9,269	136.11%
\$3,000,000	\$6,338	33.49%	\$2,154	11.38%	\$13,580	133.15%	\$13,602	133.66%	\$13,904	136.11%
\$4,000,000	\$8,297	32.69%	\$2,719	10.71%	\$18,214	133.89%	\$18,237	134.28%	\$18,539	136.11%
\$5,000,000	\$10,257	32.21%	\$3,284	10.31%	\$22,849	134.34%	\$22,871	134.64%	\$23,174	136.11%
\$6,000,000	\$12,217	31.89%	\$3,849	10.05%	\$27,484	134.64%	\$27,506	134.89%	\$27,808	136.11%
\$7,000,000	\$14,177	31.67%	\$4,415	9.86%	\$32,119	134.85%	\$32,141	135.06%	\$32,443	136.11%
\$8,000,000	\$16,136	31.50%	\$4,980	9.72%	\$36,753	135.01%	\$36,776	135.20%	\$37,078	136.11%
\$9,000,000	\$18,096	31.37%	\$5,545	9.61%	\$41,388	135.13%	\$41,410	135.30%	\$41,713	136.11%
\$10,000,000	\$20,056	31.26%	\$6,110	9.52%	\$46,023	135.23%	\$46,045	135.38%	\$46,347	136.11%
\$15,000,000	\$29,854	30.95%	\$8,936	9.26%	\$69,197	135.52%	\$69,219	135.63%	\$69,521	136.11%
\$20,000,000	\$39,653	30.80%	\$11,762	9.13%	\$92,370	135.67%	\$92,392	135.75%	\$92,695	136.11%
\$25,000,000	\$49,452	30.70%	\$14,587	9.06%	\$115,544	135.76%	\$115,566	135.82%	\$115,868	136.11%
\$30,000,000	\$59,250	30.64%	\$17,413	9.01%	\$138,718	135.82%	\$138,740	135.87%	\$139,042	136.11%
\$35,000,000	\$69,049	30.60%	\$20,239	8.97%	\$161,891	135.86%	\$161,914	135.90%	\$162,216	136.11%
\$40,000,000	\$78,848	30.56%	\$23,065	8.94%	\$185,065	135.89%	\$185,087	135.93%	\$185,390	136.11%
\$45,000,000	\$88,646	30.54%	\$25,891	8.92%	\$208,239	135.92%	\$208,261	135.95%	\$208,563	136.11%
\$50,000,000	\$98,445	30.52%	\$28,716	8.90%	\$231,413	135.94%	\$231,435	135.97%	\$231,737	136.11%