

CITY OF UNION, 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	\$8.20595	\$92,835	\$0	\$92,835	
2026-27	\$5.89968	\$94,691	\$118	\$94,809	2.1%
2027-28	\$5.93747	\$95,283	\$118	\$95,401	0.6%
2028-29	\$5.72570	\$97,309	\$114	\$97,423	2.1%
2029-30	\$5.75583	\$97,910	\$115	\$98,025	0.6%
2030-31	\$5.54877	\$99,986	\$111	\$100,096	2.1%
2031-32	\$5.57788	\$100,597	\$111	\$100,708	0.6%
2032-33	\$5.38123	\$102,722	\$107	\$102,829	2.1%
2033-34	\$5.40939	\$103,343	\$108	\$103,451	0.6%
2034-35	\$5.22230	\$105,520	\$104	\$105,624	2.1%
2035-36	\$5.24956	\$106,153	\$105	\$106,257	0.6%

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	\$21,479,316	\$11,313,073	\$0	\$11,313,073
2026-27	\$17,763,782	\$16,070,148	\$0	\$16,070,148
2027-28	\$17,761,283	\$16,067,649	\$0	\$16,067,649
2028-29	\$18,708,726	\$17,015,092	\$0	\$17,015,092
2029-30	\$18,724,227	\$17,030,593	\$0	\$17,030,593
2030-31	\$19,732,997	\$18,039,363	\$0	\$18,039,363
2031-32	\$19,748,498	\$18,054,864	\$0	\$18,054,864
2032-33	\$20,802,513	\$19,108,879	\$0	\$19,108,879
2033-34	\$20,818,015	\$19,124,381	\$0	\$19,124,381
2034-35	\$21,919,283	\$20,225,649	\$0	\$20,225,649
2035-36	\$21,934,784	\$20,241,150	\$0	\$20,241,150

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.40%	-2.93%	53.47%	44.21%	0.00%	2.33%
2026-27	89.56%	-37.72%	51.84%	46.48%	0.00%	1.64%
2027-28	89.70%	-37.87%	51.83%	46.48%	0.00%	1.64%
2028-29	88.21%	-35.89%	52.32%	46.09%	0.00%	1.55%
2029-30	88.25%	-35.88%	52.36%	46.05%	0.00%	1.55%
2030-31	86.75%	-33.90%	52.86%	45.65%	0.00%	1.46%
2031-32	86.79%	-33.89%	52.90%	45.61%	0.00%	1.46%
2032-33	85.39%	-32.04%	53.34%	45.25%	0.00%	1.38%
2033-34	85.42%	-32.04%	53.38%	45.21%	0.00%	1.38%
2034-35	84.10%	-30.32%	53.78%	44.89%	0.00%	1.30%
2035-36	84.13%	-30.32%	53.82%	44.85%	0.00%	1.30%

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 UNION, 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	\$11,313,073	\$8.20595	\$92,835
2026-27	\$16,070,148	\$5.89968	\$94,809
2027-28	\$16,067,649	\$5.93747	\$95,401
2028-29	\$17,015,092	\$5.72570	\$97,423
2029-30	\$17,030,593	\$5.75583	\$98,025
2030-31	\$18,039,363	\$5.54877	\$100,096
2031-32	\$18,054,864	\$5.57788	\$100,708
2032-33	\$19,108,879	\$5.38123	\$102,829
2033-34	\$19,124,381	\$5.40939	\$103,451
2034-35	\$20,225,649	\$5.22230	\$105,624
2035-36	\$20,241,150	\$5.24956	\$106,257

CITY OF UNION, 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	\$11,313,073	\$8.20595	\$92,835
2026-27	\$11,781,042	\$8.04505	\$94,779
2027-28	\$11,924,928	\$8.04505	\$95,937
2028-29	\$12,405,519	\$8.04505	\$99,803
2029-30	\$12,556,957	\$8.04505	\$101,021
2030-31	\$13,062,218	\$8.04505	\$105,086
2031-32	\$13,221,585	\$8.04505	\$106,368
2032-33	\$13,752,768	\$8.04505	\$110,642
2033-34	\$13,920,506	\$8.04505	\$111,991
2034-35	\$14,478,946	\$8.04505	\$116,484
2035-36	\$14,655,468	\$8.04505	\$117,904

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	\$4,289,105	(\$2.14537)	\$30
2027-28	\$4,142,721	(\$2.10758)	-\$535
2028-29	\$4,609,573	(\$2.31935)	-\$2,380
2029-30	\$4,473,636	(\$2.28922)	-\$2,996
2030-31	\$4,977,144	(\$2.49628)	-\$4,990
2031-32	\$4,833,278	(\$2.46717)	-\$5,660
2032-33	\$5,356,111	(\$2.66382)	-\$7,812
2033-34	\$5,203,875	(\$2.63566)	-\$8,540
2034-35	\$5,746,703	(\$2.82275)	-\$10,859
2035-36	\$5,585,682	(\$2.79549)	-\$11,647

CITY OF UNION, 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	\$195	\$343	\$50,000	\$51,515	\$195	\$286	\$50,000	\$58,947	\$176	\$50	\$150	\$50	\$195	\$327
\$100,000	\$123,480	\$389	\$685	\$100,000	\$103,030	\$389	\$572	\$100,000	\$117,894	\$370	\$377	\$345	\$377	\$389	\$654
\$150,000	\$185,220	\$584	\$1,028	\$150,000	\$154,545	\$584	\$858	\$150,000	\$176,842	\$565	\$704	\$540	\$704	\$584	\$981
\$200,000	\$246,960	\$953	\$1,370	\$200,000	\$206,060	\$953	\$1,143	\$200,000	\$235,789	\$760	\$1,031	\$734	\$1,031	\$778	\$1,308
\$250,000	\$308,700	\$1,322	\$1,713	\$250,000	\$257,575	\$1,322	\$1,429	\$250,000	\$294,736	\$954	\$1,358	\$929	\$1,358	\$973	\$1,635
\$300,000	\$370,440	\$1,692	\$2,055	\$300,000	\$309,090	\$1,692	\$1,715	\$300,000	\$353,683	\$1,149	\$1,685	\$1,123	\$1,685	\$1,168	\$1,963
\$400,000	\$493,920	\$2,430	\$2,741	\$400,000	\$412,120	\$2,430	\$2,287	\$400,000	\$471,578	\$1,538	\$2,339	\$1,513	\$2,339	\$1,557	\$2,617
\$500,000	\$617,400	\$3,169	\$3,426	\$500,000	\$515,151	\$3,169	\$2,858	\$500,000	\$589,472	\$1,927	\$2,993	\$1,902	\$2,993	\$1,946	\$3,271
\$600,000	\$740,880	\$3,907	\$4,111	\$600,000	\$618,181	\$3,907	\$3,430	\$600,000	\$707,366	\$2,316	\$3,648	\$2,291	\$3,648	\$2,335	\$3,925
\$700,000	\$864,360	\$4,646	\$4,796	\$700,000	\$721,211	\$4,646	\$4,002	\$700,000	\$825,261	\$2,706	\$4,302	\$2,680	\$4,302	\$2,725	\$4,579
\$800,000	\$987,840	\$5,384	\$5,481	\$800,000	\$824,241	\$5,384	\$4,574	\$800,000	\$943,155	\$3,095	\$4,956	\$3,070	\$4,956	\$3,114	\$5,233
\$900,000	\$1,111,320	\$6,123	\$6,166	\$900,000	\$927,271	\$6,123	\$5,145	\$900,000	\$1,061,050	\$3,484	\$5,610	\$3,459	\$5,610	\$3,503	\$5,888
\$1,000,000	\$1,234,800	\$6,861	\$6,852	\$1,000,000	\$1,030,301	\$6,861	\$5,717	\$1,000,000	\$1,178,944	\$3,873	\$6,264	\$3,848	\$6,264	\$3,892	\$6,542
\$2,000,000	\$2,469,600	\$14,247	\$13,703	\$2,000,000	\$2,060,602	\$14,247	\$11,434	\$2,000,000	\$2,357,888	\$7,766	\$12,806	\$7,740	\$12,806	\$7,784	\$13,083
\$3,000,000	\$3,704,400	\$21,632	\$20,555	\$3,000,000	\$3,090,903	\$21,632	\$17,151	\$3,000,000	\$3,536,832	\$11,658	\$19,348	\$11,632	\$19,348	\$11,677	\$19,625
\$4,000,000	\$4,939,200	\$29,017	\$27,406	\$4,000,000	\$4,121,204	\$29,017	\$22,868	\$4,000,000	\$4,715,776	\$15,550	\$25,889	\$15,525	\$25,889	\$15,569	\$26,167
\$5,000,000	\$6,174,000	\$36,403	\$34,258	\$5,000,000	\$5,151,505	\$36,403	\$28,585	\$5,000,000	\$5,894,720	\$19,442	\$32,431	\$19,417	\$32,431	\$19,461	\$32,708
\$6,000,000	\$7,408,800	\$43,788	\$41,110	\$6,000,000	\$6,181,806	\$43,788	\$34,301	\$6,000,000	\$7,073,664	\$23,334	\$38,973	\$23,309	\$38,973	\$23,353	\$39,250
\$7,000,000	\$8,643,600	\$51,174	\$47,961	\$7,000,000	\$7,212,107	\$51,174	\$40,018	\$7,000,000	\$8,252,608	\$27,227	\$45,514	\$27,201	\$45,514	\$27,245	\$45,792
\$8,000,000	\$9,878,400	\$58,559	\$54,813	\$8,000,000	\$8,242,408	\$58,559	\$45,735	\$8,000,000	\$9,431,552	\$31,119	\$52,056	\$31,094	\$52,056	\$31,138	\$52,334
\$9,000,000	\$11,113,200	\$65,944	\$61,665	\$9,000,000	\$9,272,709	\$65,944	\$51,452	\$9,000,000	\$10,610,496	\$35,011	\$58,598	\$34,986	\$58,598	\$35,030	\$58,875
\$10,000,000	\$12,348,000	\$73,330	\$68,516	\$10,000,000	\$10,303,010	\$73,330	\$57,169	\$10,000,000	\$11,789,440	\$38,903	\$65,139	\$38,878	\$65,139	\$38,922	\$65,417
\$15,000,000	\$18,522,000	\$110,256	\$102,774	\$15,000,000	\$15,454,515	\$110,256	\$85,754	\$15,000,000	\$17,684,160	\$58,364	\$97,848	\$58,339	\$97,848	\$58,383	\$98,125
\$20,000,000	\$24,696,000	\$147,183	\$137,032	\$20,000,000	\$20,606,020	\$147,183	\$114,338	\$20,000,000	\$23,578,880	\$77,825	\$130,556	\$77,800	\$130,556	\$77,844	\$130,834
\$25,000,000	\$30,870,000	\$184,110	\$171,291	\$25,000,000	\$25,757,525	\$184,110	\$142,923	\$25,000,000	\$29,473,600	\$97,286	\$163,265	\$97,261	\$163,265	\$97,305	\$163,542
\$30,000,000	\$37,044,000	\$221,037	\$205,549	\$30,000,000	\$30,909,030	\$221,037	\$171,507	\$30,000,000	\$35,368,320	\$116,748	\$195,973	\$116,722	\$195,973	\$116,766	\$196,251
\$35,000,000	\$43,218,000	\$257,963	\$239,807	\$35,000,000	\$36,060,535	\$257,963	\$200,092	\$35,000,000	\$41,263,040	\$136,209	\$228,682	\$136,183	\$228,682	\$136,227	\$228,959
\$40,000,000	\$49,392,000	\$294,890	\$274,065	\$40,000,000	\$41,212,040	\$294,890	\$228,676	\$40,000,000	\$47,157,760	\$155,670	\$261,390	\$155,644	\$261,390	\$155,689	\$261,668
\$45,000,000	\$55,566,000	\$331,817	\$308,323	\$45,000,000	\$46,363,545	\$331,817	\$257,261	\$45,000,000	\$53,052,480	\$175,131	\$294,099	\$175,105	\$294,099	\$175,150	\$294,376
\$50,000,000	\$61,740,000	\$368,744	\$342,581	\$50,000,000	\$51,515,050	\$368,744	\$285,845	\$50,000,000	\$58,947,200	\$194,592	\$326,807	\$194,566	\$326,807	\$194,611	\$327,084

CITY OF UNION, 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	\$148	76.03%	\$91	46.88%	(\$126)	(71.75%)	(\$101)	(67.00%)	\$132	68.07%
\$100,000	\$296	76.03%	\$182	46.88%	\$6	1.72%	\$32	9.18%	\$265	68.07%
\$150,000	\$444	76.03%	\$274	46.88%	\$139	24.58%	\$164	30.42%	\$397	68.07%
\$200,000	\$417	43.78%	\$190	19.96%	\$271	35.72%	\$297	40.40%	\$530	68.07%
\$250,000	\$391	29.53%	\$107	8.08%	\$404	42.32%	\$429	46.20%	\$662	68.07%
\$300,000	\$364	21.51%	\$23	1.39%	\$536	46.68%	\$562	49.99%	\$795	68.07%
\$400,000	\$310	12.78%	(\$143)	(5.90%)	\$801	52.10%	\$827	54.64%	\$1,060	68.07%
\$500,000	\$257	8.11%	(\$310)	(9.79%)	\$1,066	55.32%	\$1,091	57.39%	\$1,325	68.07%
\$600,000	\$204	5.21%	(\$477)	(12.21%)	\$1,331	57.46%	\$1,356	59.20%	\$1,590	68.07%
\$700,000	\$150	3.24%	(\$644)	(13.86%)	\$1,596	58.99%	\$1,621	60.49%	\$1,855	68.07%
\$800,000	\$97	1.80%	(\$811)	(15.06%)	\$1,861	60.13%	\$1,886	61.45%	\$2,120	68.07%
\$900,000	\$44	0.71%	(\$978)	(15.97%)	\$2,126	61.02%	\$2,151	62.20%	\$2,385	68.07%
\$1,000,000	(\$10)	(0.14%)	(\$1,144)	(16.68%)	\$2,391	61.73%	\$2,416	62.79%	\$2,649	68.07%
\$2,000,000	(\$543)	(3.81%)	(\$2,813)	(19.74%)	\$5,040	64.91%	\$5,066	65.45%	\$5,299	68.07%
\$3,000,000	(\$1,077)	(4.98%)	(\$4,481)	(20.72%)	\$7,690	65.96%	\$7,715	66.32%	\$7,948	68.07%
\$4,000,000	(\$1,611)	(5.55%)	(\$6,150)	(21.19%)	\$10,339	66.49%	\$10,365	66.76%	\$10,598	68.07%
\$5,000,000	(\$2,145)	(5.89%)	(\$7,818)	(21.48%)	\$12,989	66.81%	\$13,014	67.02%	\$13,247	68.07%
\$6,000,000	(\$2,678)	(6.12%)	(\$9,487)	(21.67%)	\$15,638	67.02%	\$15,664	67.20%	\$15,897	68.07%
\$7,000,000	(\$3,212)	(6.28%)	(\$11,155)	(21.80%)	\$18,288	67.17%	\$18,313	67.32%	\$18,546	68.07%
\$8,000,000	(\$3,746)	(6.40%)	(\$12,824)	(21.90%)	\$20,937	67.28%	\$20,963	67.42%	\$21,196	68.07%
\$9,000,000	(\$4,280)	(6.49%)	(\$14,492)	(21.98%)	\$23,587	67.37%	\$23,612	67.49%	\$23,845	68.07%
\$10,000,000	(\$4,813)	(6.56%)	(\$16,161)	(22.04%)	\$26,236	67.44%	\$26,261	67.55%	\$26,495	68.07%
\$15,000,000	(\$7,482)	(6.79%)	(\$24,503)	(22.22%)	\$39,484	67.65%	\$39,509	67.72%	\$39,742	68.07%
\$20,000,000	(\$10,151)	(6.90%)	(\$32,845)	(22.32%)	\$52,731	67.76%	\$52,756	67.81%	\$52,990	68.07%
\$25,000,000	(\$12,819)	(6.96%)	(\$41,187)	(22.37%)	\$65,978	67.82%	\$66,004	67.86%	\$66,237	68.07%
\$30,000,000	(\$15,488)	(7.01%)	(\$49,530)	(22.41%)	\$79,226	67.86%	\$79,251	67.90%	\$79,484	68.07%
\$35,000,000	(\$18,157)	(7.04%)	(\$57,872)	(22.43%)	\$92,473	67.89%	\$92,498	67.92%	\$92,732	68.07%
\$40,000,000	(\$20,825)	(7.06%)	(\$66,214)	(22.45%)	\$105,720	67.91%	\$105,746	67.94%	\$105,979	68.07%
\$45,000,000	(\$23,494)	(7.08%)	(\$74,556)	(22.47%)	\$118,968	67.93%	\$118,993	67.96%	\$119,226	68.07%
\$50,000,000	(\$26,163)	(7.10%)	(\$82,899)	(22.48%)	\$132,215	67.94%	\$132,241	67.97%	\$132,474	68.07%