

CITY OF URBANDALE, 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	\$7.78622	\$31,925,946	\$0	\$31,925,946	
2026-27	\$4.29030	\$32,564,465	\$689,564	\$33,254,029	4.2%
2027-28	\$4.38115	\$33,835,767	\$704,166	\$34,539,933	3.9%
2028-29	\$4.29280	\$35,230,718	\$689,966	\$35,920,684	4.0%
2029-30	\$4.37687	\$36,507,258	\$703,478	\$37,210,736	3.6%
2030-31	\$4.28650	\$37,954,954	\$688,953	\$38,643,908	3.9%
2031-32	\$4.36431	\$39,228,826	\$701,459	\$39,930,286	3.3%
2032-33	\$4.27295	\$40,728,845	\$686,776	\$41,415,621	3.7%
2033-34	\$4.34500	\$41,997,923	\$698,356	\$42,696,279	3.1%
2034-35	\$4.25297	\$43,550,240	\$683,564	\$44,233,805	3.6%
2035-36	\$4.31972	\$44,812,682	\$694,293	\$45,506,975	2.9%

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	\$8,235,626,041	\$4,100,315,028	\$382,153,153	\$4,482,468,181
2026-27	\$8,548,575,764	\$7,750,985,430	\$468,110,057	\$8,219,095,488
2027-28	\$8,701,399,037	\$7,883,759,441	\$488,159,320	\$8,371,918,761
2028-29	\$9,228,752,651	\$8,367,658,289	\$531,614,086	\$8,899,272,375
2029-30	\$9,382,820,924	\$8,501,677,299	\$551,663,349	\$9,053,340,648
2030-31	\$9,943,032,605	\$9,015,259,012	\$598,293,317	\$9,613,552,329
2031-32	\$10,097,100,878	\$9,149,278,023	\$618,342,580	\$9,767,620,602
2032-33	\$10,690,299,195	\$9,692,512,411	\$668,306,508	\$10,360,818,919
2033-34	\$10,844,367,469	\$9,826,531,421	\$688,355,771	\$10,514,887,193
2034-35	\$11,471,986,392	\$10,400,685,757	\$741,820,360	\$11,142,506,116
2035-36	\$11,626,054,666	\$10,534,704,767	\$761,869,623	\$11,296,574,390

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	64.86%	-0.66%	64.21%	31.93%	0.91%	2.95%
2026-27	82.76%	-8.02%	74.74%	22.91%	0.56%	1.61%
2027-28	82.68%	-8.21%	74.47%	23.22%	0.55%	1.58%
2028-29	82.24%	-8.04%	74.21%	23.61%	0.53%	1.49%
2029-30	82.17%	-8.20%	73.97%	23.88%	0.52%	1.46%
2030-31	81.73%	-7.99%	73.74%	24.25%	0.49%	1.38%
2031-32	81.67%	-8.14%	73.53%	24.48%	0.48%	1.36%
2032-33	81.23%	-7.93%	73.30%	24.82%	0.46%	1.28%
2033-34	81.19%	-8.07%	73.11%	25.03%	0.45%	1.26%
2034-35	80.76%	-7.85%	72.90%	25.35%	0.43%	1.19%
2035-36	80.72%	-7.98%	72.73%	25.54%	0.43%	1.17%

**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 URBANDALE, 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	\$4,100,315,028	\$7.78622	\$31,925,946
2026-27	\$7,750,985,430	\$4.29030	\$33,254,029
2027-28	\$7,883,759,441	\$4.38115	\$34,539,933
2028-29	\$8,367,658,289	\$4.29280	\$35,920,684
2029-30	\$8,501,677,299	\$4.37687	\$37,210,736
2030-31	\$9,015,259,012	\$4.28650	\$38,643,908
2031-32	\$9,149,278,023	\$4.36431	\$39,930,286
2032-33	\$9,692,512,411	\$4.27295	\$41,415,621
2033-34	\$9,826,531,421	\$4.34500	\$42,696,279
2034-35	\$10,400,685,757	\$4.25297	\$44,233,805
2035-36	\$10,534,704,767	\$4.31972	\$45,506,975

CITY OF URBANDALE, 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	\$4,100,315,028	\$7.78622	\$31,925,946
2026-27	\$4,305,320,896	\$7.63355	\$32,864,869
2027-28	\$4,435,645,963	\$7.55797	\$33,524,467
2028-29	\$4,676,277,558	\$7.55797	\$35,343,152
2029-30	\$4,832,946,052	\$7.55797	\$36,527,248
2030-31	\$5,088,684,430	\$7.55797	\$38,460,110
2031-32	\$5,251,967,974	\$7.55797	\$39,694,202
2032-33	\$5,523,597,371	\$7.55797	\$41,747,168
2033-34	\$5,693,857,269	\$7.55797	\$43,033,987
2034-35	\$5,982,211,424	\$7.55797	\$45,213,358
2035-36	\$6,159,802,847	\$7.55797	\$46,555,588

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	\$3,445,664,534	(\$3.34325)	\$389,160
2027-28	\$3,448,113,477	(\$3.17682)	\$1,015,466
2028-29	\$3,691,380,731	(\$3.26517)	\$577,531
2029-30	\$3,668,731,247	(\$3.18110)	\$683,489
2030-31	\$3,926,574,582	(\$3.27147)	\$183,798
2031-32	\$3,897,310,049	(\$3.19366)	\$236,084
2032-33	\$4,168,915,040	(\$3.28502)	-\$331,547
2033-34	\$4,132,674,152	(\$3.21297)	-\$337,708
2034-35	\$4,418,474,333	(\$3.30500)	-\$979,553
2035-36	\$4,374,901,920	(\$3.23825)	-\$1,048,613

CITY OF URBANDALE, 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	\$185	\$265	\$50,000	\$51,515	\$185	\$221	\$50,000	\$58,947	\$167	\$38	\$143	\$38	\$185	\$253
\$100,000	\$123,480	\$369	\$529	\$100,000	\$103,030	\$369	\$442	\$100,000	\$117,894	\$351	\$291	\$327	\$291	\$369	\$505
\$150,000	\$185,220	\$554	\$794	\$150,000	\$154,545	\$554	\$662	\$150,000	\$176,842	\$536	\$544	\$512	\$544	\$554	\$758
\$200,000	\$246,960	\$904	\$1,059	\$200,000	\$206,060	\$904	\$883	\$200,000	\$235,789	\$721	\$796	\$697	\$796	\$739	\$1,011
\$250,000	\$308,700	\$1,255	\$1,323	\$250,000	\$257,575	\$1,255	\$1,104	\$250,000	\$294,736	\$905	\$1,049	\$881	\$1,049	\$923	\$1,263
\$300,000	\$370,440	\$1,605	\$1,588	\$300,000	\$309,090	\$1,605	\$1,325	\$300,000	\$353,683	\$1,090	\$1,302	\$1,066	\$1,302	\$1,108	\$1,516
\$400,000	\$493,920	\$2,306	\$2,117	\$400,000	\$412,120	\$2,306	\$1,767	\$400,000	\$471,578	\$1,459	\$1,807	\$1,435	\$1,807	\$1,477	\$2,021
\$500,000	\$617,400	\$3,007	\$2,646	\$500,000	\$515,151	\$3,007	\$2,208	\$500,000	\$589,472	\$1,829	\$2,312	\$1,805	\$2,312	\$1,847	\$2,527
\$600,000	\$740,880	\$3,707	\$3,176	\$600,000	\$618,181	\$3,707	\$2,650	\$600,000	\$707,366	\$2,198	\$2,818	\$2,174	\$2,818	\$2,216	\$3,032
\$700,000	\$864,360	\$4,408	\$3,705	\$700,000	\$721,211	\$4,408	\$3,091	\$700,000	\$825,261	\$2,567	\$3,323	\$2,543	\$3,323	\$2,585	\$3,537
\$800,000	\$987,840	\$5,109	\$4,234	\$800,000	\$824,241	\$5,109	\$3,533	\$800,000	\$943,155	\$2,937	\$3,829	\$2,913	\$3,829	\$2,955	\$4,043
\$900,000	\$1,111,320	\$5,810	\$4,764	\$900,000	\$927,271	\$5,810	\$3,975	\$900,000	\$1,061,050	\$3,306	\$4,334	\$3,282	\$4,334	\$3,324	\$4,548
\$1,000,000	\$1,234,800	\$6,510	\$5,293	\$1,000,000	\$1,030,301	\$6,510	\$4,416	\$1,000,000	\$1,178,944	\$3,675	\$4,839	\$3,651	\$4,839	\$3,693	\$5,054
\$2,000,000	\$2,469,600	\$13,518	\$10,586	\$2,000,000	\$2,060,602	\$13,518	\$8,833	\$2,000,000	\$2,357,888	\$7,368	\$9,893	\$7,344	\$9,893	\$7,386	\$10,107
\$3,000,000	\$3,704,400	\$20,526	\$15,879	\$3,000,000	\$3,090,903	\$20,526	\$13,249	\$3,000,000	\$3,536,832	\$11,061	\$14,946	\$11,037	\$14,946	\$11,079	\$15,161
\$4,000,000	\$4,939,200	\$27,533	\$21,172	\$4,000,000	\$4,121,204	\$27,533	\$17,666	\$4,000,000	\$4,715,776	\$14,755	\$20,000	\$14,731	\$20,000	\$14,773	\$20,214
\$5,000,000	\$6,174,000	\$34,541	\$26,465	\$5,000,000	\$5,151,505	\$34,541	\$22,082	\$5,000,000	\$5,894,720	\$18,448	\$25,053	\$18,424	\$25,053	\$18,466	\$25,268
\$6,000,000	\$7,408,800	\$41,548	\$31,758	\$6,000,000	\$6,181,806	\$41,548	\$26,498	\$6,000,000	\$7,073,664	\$22,141	\$30,107	\$22,117	\$30,107	\$22,159	\$30,321
\$7,000,000	\$8,643,600	\$48,556	\$37,051	\$7,000,000	\$7,212,107	\$48,556	\$30,915	\$7,000,000	\$8,252,608	\$25,834	\$35,160	\$25,810	\$35,160	\$25,852	\$35,375
\$8,000,000	\$9,878,400	\$55,564	\$42,344	\$8,000,000	\$8,242,408	\$55,564	\$35,331	\$8,000,000	\$9,431,552	\$29,527	\$40,214	\$29,503	\$40,214	\$29,545	\$40,428
\$9,000,000	\$11,113,200	\$62,571	\$47,637	\$9,000,000	\$9,272,709	\$62,571	\$39,747	\$9,000,000	\$10,610,496	\$33,220	\$45,268	\$33,196	\$45,268	\$33,238	\$45,482
\$10,000,000	\$12,348,000	\$69,579	\$52,930	\$10,000,000	\$10,303,010	\$69,579	\$44,164	\$10,000,000	\$11,789,440	\$36,913	\$50,321	\$36,889	\$50,321	\$36,931	\$50,535
\$15,000,000	\$18,522,000	\$104,617	\$79,395	\$15,000,000	\$15,454,515	\$104,617	\$66,246	\$15,000,000	\$17,684,160	\$55,379	\$75,589	\$55,355	\$75,589	\$55,397	\$75,803
\$20,000,000	\$24,696,000	\$139,655	\$105,859	\$20,000,000	\$20,606,020	\$139,655	\$88,328	\$20,000,000	\$23,578,880	\$73,845	\$100,857	\$73,821	\$100,857	\$73,863	\$101,071
\$25,000,000	\$30,870,000	\$174,693	\$132,324	\$25,000,000	\$25,757,525	\$174,693	\$110,410	\$25,000,000	\$29,473,600	\$92,310	\$126,124	\$92,286	\$126,124	\$92,328	\$126,339
\$30,000,000	\$37,044,000	\$209,731	\$158,789	\$30,000,000	\$30,909,030	\$209,731	\$132,492	\$30,000,000	\$35,368,320	\$110,776	\$151,392	\$110,752	\$151,392	\$110,794	\$151,606
\$35,000,000	\$43,218,000	\$244,769	\$185,254	\$35,000,000	\$36,060,535	\$244,769	\$154,573	\$35,000,000	\$41,263,040	\$129,242	\$176,660	\$129,218	\$176,660	\$129,259	\$176,874
\$40,000,000	\$49,392,000	\$279,807	\$211,719	\$40,000,000	\$41,212,040	\$279,807	\$176,655	\$40,000,000	\$47,157,760	\$147,707	\$201,927	\$147,683	\$201,927	\$147,725	\$202,142
\$45,000,000	\$55,566,000	\$314,845	\$238,184	\$45,000,000	\$46,363,545	\$314,845	\$198,737	\$45,000,000	\$53,052,480	\$166,173	\$227,195	\$166,149	\$227,195	\$166,191	\$227,409
\$50,000,000	\$61,740,000	\$349,883	\$264,649	\$50,000,000	\$51,515,050	\$349,883	\$220,819	\$50,000,000	\$58,947,200	\$184,638	\$252,463	\$184,614	\$252,463	\$184,656	\$252,677

CITY OF            URBANDALE, 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	\$80	43.32%	\$36	19.58%	(\$128)	(77.00%)	(\$104)	(73.13%)	\$68	36.84%
\$100,000	\$160	43.32%	\$72	19.58%	(\$60)	(17.18%)	(\$36)	(11.11%)	\$136	36.84%
\$150,000	\$240	43.32%	\$108	19.58%	\$8	1.43%	\$32	6.18%	\$204	36.84%
\$200,000	\$154	17.06%	(\$21)	(2.33%)	\$76	10.50%	\$100	14.31%	\$272	36.84%
\$250,000	\$69	5.46%	(\$151)	(12.01%)	\$144	15.87%	\$168	19.03%	\$340	36.84%
\$300,000	(\$17)	(1.07%)	(\$280)	(17.46%)	\$212	19.42%	\$236	22.11%	\$408	36.84%
\$400,000	(\$189)	(8.18%)	(\$539)	(23.39%)	\$348	23.83%	\$372	25.90%	\$544	36.84%
\$500,000	(\$360)	(11.98%)	(\$798)	(26.56%)	\$484	26.46%	\$508	28.14%	\$680	36.84%
\$600,000	(\$532)	(14.34%)	(\$1,058)	(28.53%)	\$620	28.20%	\$644	29.62%	\$816	36.84%
\$700,000	(\$703)	(15.95%)	(\$1,317)	(29.87%)	\$756	29.44%	\$780	30.66%	\$952	36.84%
\$800,000	(\$875)	(17.12%)	(\$1,576)	(30.84%)	\$892	30.37%	\$916	31.45%	\$1,088	36.84%
\$900,000	(\$1,046)	(18.00%)	(\$1,835)	(31.58%)	\$1,028	31.09%	\$1,052	32.05%	\$1,224	36.84%
\$1,000,000	(\$1,217)	(18.70%)	(\$2,094)	(32.16%)	\$1,164	31.67%	\$1,188	32.54%	\$1,360	36.84%
\$2,000,000	(\$2,932)	(21.69%)	(\$4,685)	(34.66%)	\$2,524	34.26%	\$2,548	34.70%	\$2,721	36.84%
\$3,000,000	(\$4,647)	(22.64%)	(\$7,276)	(35.45%)	\$3,885	35.12%	\$3,909	35.41%	\$4,081	36.84%
\$4,000,000	(\$6,361)	(23.10%)	(\$9,868)	(35.84%)	\$5,245	35.55%	\$5,269	35.77%	\$5,442	36.84%
\$5,000,000	(\$8,076)	(23.38%)	(\$12,459)	(36.07%)	\$6,606	35.81%	\$6,630	35.98%	\$6,802	36.84%
\$6,000,000	(\$9,791)	(23.56%)	(\$15,050)	(36.22%)	\$7,966	35.98%	\$7,990	36.13%	\$8,162	36.84%
\$7,000,000	(\$11,505)	(23.69%)	(\$17,641)	(36.33%)	\$9,326	36.10%	\$9,351	36.23%	\$9,523	36.84%
\$8,000,000	(\$13,220)	(23.79%)	(\$20,233)	(36.41%)	\$10,687	36.19%	\$10,711	36.30%	\$10,883	36.84%
\$9,000,000	(\$14,934)	(23.87%)	(\$22,824)	(36.48%)	\$12,047	36.27%	\$12,071	36.36%	\$12,244	36.84%
\$10,000,000	(\$16,649)	(23.93%)	(\$25,415)	(36.53%)	\$13,408	36.32%	\$13,432	36.41%	\$13,604	36.84%
\$15,000,000	(\$25,222)	(24.11%)	(\$38,371)	(36.68%)	\$20,210	36.49%	\$20,234	36.55%	\$20,406	36.84%
\$20,000,000	(\$33,795)	(24.20%)	(\$51,327)	(36.75%)	\$27,012	36.58%	\$27,036	36.62%	\$27,208	36.84%
\$25,000,000	(\$42,368)	(24.25%)	(\$64,283)	(36.80%)	\$33,814	36.63%	\$33,838	36.67%	\$34,010	36.84%
\$30,000,000	(\$50,942)	(24.29%)	(\$77,239)	(36.83%)	\$40,616	36.67%	\$40,640	36.69%	\$40,812	36.84%
\$35,000,000	(\$59,515)	(24.31%)	(\$90,195)	(36.85%)	\$47,418	36.69%	\$47,442	36.71%	\$47,615	36.84%
\$40,000,000	(\$68,088)	(24.33%)	(\$103,151)	(36.87%)	\$54,220	36.71%	\$54,244	36.73%	\$54,417	36.84%
\$45,000,000	(\$76,661)	(24.35%)	(\$116,107)	(36.88%)	\$61,022	36.72%	\$61,046	36.74%	\$61,219	36.84%
\$50,000,000	(\$85,234)	(24.36%)	(\$129,063)	(36.89%)	\$67,824	36.73%	\$67,848	36.75%	\$68,021	36.84%