

CITY OF TOLEDO, 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	\$8.50500	\$626,535	\$0	\$626,535	
2026-27	\$5.01335	\$639,065	\$295	\$639,360	2.0%
2027-28	\$5.04228	\$642,557	\$296	\$642,853	0.5%
2028-29	\$4.91433	\$655,710	\$289	\$655,998	2.0%
2029-30	\$4.93952	\$659,278	\$290	\$659,569	0.5%
2030-31	\$4.81229	\$672,760	\$283	\$673,043	2.0%
2031-32	\$4.83693	\$676,408	\$284	\$676,692	0.5%
2032-33	\$4.71343	\$690,227	\$277	\$690,504	2.0%
2033-34	\$4.73754	\$693,957	\$278	\$694,235	0.5%
2034-35	\$4.61758	\$708,121	\$271	\$708,392	2.0%
2035-36	\$4.64117	\$711,933	\$273	\$712,206	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	\$152,825,523	\$73,666,635	\$2,694,860	\$76,361,495
2026-27	\$141,473,056	\$127,531,424	\$3,050,955	\$130,582,379
2027-28	\$141,450,483	\$127,492,495	\$3,067,311	\$130,559,806
2028-29	\$147,613,719	\$133,486,827	\$3,236,215	\$136,723,042
2029-30	\$147,672,145	\$133,528,897	\$3,252,571	\$136,781,468
2030-31	\$154,180,557	\$139,859,143	\$3,430,738	\$143,289,880
2031-32	\$154,238,984	\$139,901,213	\$3,447,094	\$143,348,307
2032-33	\$161,022,778	\$146,497,115	\$3,634,987	\$150,132,101
2033-34	\$161,081,205	\$146,539,185	\$3,651,343	\$150,190,528
2034-35	\$168,152,067	\$153,411,942	\$3,849,448	\$157,261,390
2035-36	\$168,210,494	\$153,454,013	\$3,865,804	\$157,319,817

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	67.94%	-1.68%	66.26%	21.96%	9.44%	2.35%
2026-27	91.35%	-19.52%	71.83%	20.32%	6.47%	1.37%
2027-28	91.43%	-19.60%	71.83%	20.32%	6.47%	1.37%
2028-29	90.85%	-18.79%	72.06%	20.38%	6.24%	1.31%
2029-30	90.87%	-18.79%	72.08%	20.37%	6.23%	1.31%
2030-31	90.26%	-17.95%	72.31%	20.42%	6.01%	1.25%
2031-32	90.28%	-17.95%	72.32%	20.41%	6.01%	1.25%
2032-33	89.70%	-17.15%	72.54%	20.46%	5.79%	1.19%
2033-34	89.71%	-17.16%	72.55%	20.45%	5.79%	1.19%
2034-35	89.15%	-16.40%	72.76%	20.51%	5.59%	1.14%
2035-36	89.17%	-16.40%	72.77%	20.50%	5.59%	1.14%

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 TOLEDO, 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	\$73,666,635	\$8.50500	\$626,535
2026-27	\$127,531,424	\$5.01335	\$639,360
2027-28	\$127,492,495	\$5.04228	\$642,853
2028-29	\$133,486,827	\$4.91433	\$655,998
2029-30	\$133,528,897	\$4.93952	\$659,569
2030-31	\$139,859,143	\$4.81229	\$673,043
2031-32	\$139,901,213	\$4.83693	\$676,692
2032-33	\$146,497,115	\$4.71343	\$690,504
2033-34	\$146,539,185	\$4.73754	\$694,235
2034-35	\$153,411,942	\$4.61758	\$708,392
2035-36	\$153,454,013	\$4.64117	\$712,206

CITY OF TOLEDO, 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	\$73,666,635	\$8.50500	\$626,535
2026-27	\$75,323,756	\$8.50500	\$640,629
2027-28	\$76,443,652	\$8.50500	\$650,153
2028-29	\$78,907,793	\$8.10000	\$639,153
2029-30	\$80,104,435	\$8.10000	\$648,846
2030-31	\$82,692,444	\$8.10000	\$669,809
2031-32	\$83,952,466	\$8.10000	\$680,015
2032-33	\$86,670,651	\$8.10000	\$702,032
2033-34	\$87,997,590	\$8.10000	\$712,780
2034-35	\$90,852,729	\$8.10000	\$735,907
2035-36	\$92,249,899	\$8.10000	\$747,224

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	\$52,207,669	(\$3.49165)	-\$1,269
2027-28	\$51,048,842	(\$3.46272)	-\$7,300
2028-29	\$54,579,034	(\$3.18567)	\$16,845
2029-30	\$53,424,462	(\$3.16048)	\$10,723
2030-31	\$57,166,699	(\$3.28771)	\$3,234
2031-32	\$55,948,747	(\$3.26307)	-\$3,323
2032-33	\$59,826,464	(\$3.38657)	-\$11,528
2033-34	\$58,541,595	(\$3.36246)	-\$18,545
2034-35	\$62,559,214	(\$3.48242)	-\$27,515
2035-36	\$61,204,114	(\$3.45883)	-\$35,018

CITY OF TOLEDO, 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	\$297	\$50,000	\$51,515	\$202	\$248	\$50,000	\$58,947	\$182	\$43	\$156	\$43	\$202	\$284
\$100,000	\$123,480	\$403	\$594	\$100,000	\$103,030	\$403	\$496	\$100,000	\$117,894	\$384	\$327	\$358	\$327	\$403	\$567
\$150,000	\$185,220	\$605	\$891	\$150,000	\$154,545	\$605	\$744	\$150,000	\$176,842	\$586	\$610	\$559	\$610	\$605	\$851
\$200,000	\$246,960	\$988	\$1,188	\$200,000	\$206,060	\$988	\$992	\$200,000	\$235,789	\$787	\$894	\$761	\$894	\$807	\$1,135
\$250,000	\$308,700	\$1,371	\$1,486	\$250,000	\$257,575	\$1,371	\$1,240	\$250,000	\$294,736	\$989	\$1,178	\$963	\$1,178	\$1,009	\$1,418
\$300,000	\$370,440	\$1,753	\$1,783	\$300,000	\$309,090	\$1,753	\$1,487	\$300,000	\$353,683	\$1,191	\$1,461	\$1,164	\$1,461	\$1,210	\$1,702
\$400,000	\$493,920	\$2,519	\$2,377	\$400,000	\$412,120	\$2,519	\$1,983	\$400,000	\$471,578	\$1,594	\$2,029	\$1,568	\$2,029	\$1,614	\$2,269
\$500,000	\$617,400	\$3,284	\$2,971	\$500,000	\$515,151	\$3,284	\$2,479	\$500,000	\$589,472	\$1,997	\$2,596	\$1,971	\$2,596	\$2,017	\$2,837
\$600,000	\$740,880	\$4,050	\$3,565	\$600,000	\$618,181	\$4,050	\$2,975	\$600,000	\$707,366	\$2,401	\$3,163	\$2,375	\$3,163	\$2,420	\$3,404
\$700,000	\$864,360	\$4,815	\$4,160	\$700,000	\$721,211	\$4,815	\$3,471	\$700,000	\$825,261	\$2,804	\$3,731	\$2,778	\$3,731	\$2,824	\$3,971
\$800,000	\$987,840	\$5,581	\$4,754	\$800,000	\$824,241	\$5,581	\$3,966	\$800,000	\$943,155	\$3,208	\$4,298	\$3,181	\$4,298	\$3,227	\$4,539
\$900,000	\$1,111,320	\$6,346	\$5,348	\$900,000	\$927,271	\$6,346	\$4,462	\$900,000	\$1,061,050	\$3,611	\$4,865	\$3,585	\$4,865	\$3,631	\$5,106
\$1,000,000	\$1,234,800	\$7,111	\$5,942	\$1,000,000	\$1,030,301	\$7,111	\$4,958	\$1,000,000	\$1,178,944	\$4,014	\$5,433	\$3,988	\$5,433	\$4,034	\$5,673
\$2,000,000	\$2,469,600	\$14,766	\$11,884	\$2,000,000	\$2,060,602	\$14,766	\$9,916	\$2,000,000	\$2,357,888	\$8,049	\$11,106	\$8,022	\$11,106	\$8,068	\$11,347
\$3,000,000	\$3,704,400	\$22,420	\$17,827	\$3,000,000	\$3,090,903	\$22,420	\$14,874	\$3,000,000	\$3,536,832	\$12,083	\$16,780	\$12,056	\$16,780	\$12,102	\$17,020
\$4,000,000	\$4,939,200	\$30,075	\$23,769	\$4,000,000	\$4,121,204	\$30,075	\$19,832	\$4,000,000	\$4,715,776	\$16,117	\$22,453	\$16,090	\$22,453	\$16,136	\$22,694
\$5,000,000	\$6,174,000	\$37,729	\$29,711	\$5,000,000	\$5,151,505	\$37,729	\$24,791	\$5,000,000	\$5,894,720	\$20,151	\$28,126	\$20,125	\$28,126	\$20,170	\$28,367
\$6,000,000	\$7,408,800	\$45,384	\$35,653	\$6,000,000	\$6,181,806	\$45,384	\$29,749	\$6,000,000	\$7,073,664	\$24,185	\$33,800	\$24,159	\$33,800	\$24,204	\$34,041
\$7,000,000	\$8,643,600	\$53,038	\$41,596	\$7,000,000	\$7,212,107	\$53,038	\$34,707	\$7,000,000	\$8,252,608	\$28,219	\$39,473	\$28,193	\$39,473	\$28,238	\$39,714
\$8,000,000	\$9,878,400	\$60,693	\$47,538	\$8,000,000	\$8,242,408	\$60,693	\$39,665	\$8,000,000	\$9,431,552	\$32,253	\$45,147	\$32,227	\$45,147	\$32,272	\$45,387
\$9,000,000	\$11,113,200	\$68,347	\$53,480	\$9,000,000	\$9,272,709	\$68,347	\$44,623	\$9,000,000	\$10,610,496	\$36,287	\$50,820	\$36,261	\$50,820	\$36,307	\$51,061
\$10,000,000	\$12,348,000	\$76,002	\$59,422	\$10,000,000	\$10,303,010	\$76,002	\$49,581	\$10,000,000	\$11,789,440	\$40,321	\$56,494	\$40,295	\$56,494	\$40,341	\$56,734
\$15,000,000	\$18,522,000	\$114,274	\$89,133	\$15,000,000	\$15,454,515	\$114,274	\$74,372	\$15,000,000	\$17,684,160	\$60,491	\$84,861	\$60,465	\$84,861	\$60,511	\$85,101
\$20,000,000	\$24,696,000	\$152,547	\$118,844	\$20,000,000	\$20,606,020	\$152,547	\$99,162	\$20,000,000	\$23,578,880	\$80,662	\$113,228	\$80,635	\$113,228	\$80,681	\$113,468
\$25,000,000	\$30,870,000	\$190,819	\$148,555	\$25,000,000	\$25,757,525	\$190,819	\$123,953	\$25,000,000	\$29,473,600	\$100,832	\$141,595	\$100,806	\$141,595	\$100,851	\$141,836
\$30,000,000	\$37,044,000	\$229,092	\$178,266	\$30,000,000	\$30,909,030	\$229,092	\$148,743	\$30,000,000	\$35,368,320	\$121,002	\$169,962	\$120,976	\$169,962	\$121,022	\$170,203
\$35,000,000	\$43,218,000	\$267,364	\$207,978	\$35,000,000	\$36,060,535	\$267,364	\$173,534	\$35,000,000	\$41,263,040	\$141,172	\$198,329	\$141,146	\$198,329	\$141,192	\$198,570
\$40,000,000	\$49,392,000	\$305,637	\$237,689	\$40,000,000	\$41,212,040	\$305,637	\$198,324	\$40,000,000	\$47,157,760	\$161,343	\$226,696	\$161,317	\$226,696	\$161,362	\$226,937
\$45,000,000	\$55,566,000	\$343,909	\$267,400	\$45,000,000	\$46,363,545	\$343,909	\$223,115	\$45,000,000	\$53,052,480	\$181,513	\$255,063	\$181,487	\$255,063	\$181,533	\$255,304
\$50,000,000	\$61,740,000	\$382,182	\$297,111	\$50,000,000	\$51,515,050	\$382,182	\$247,905	\$50,000,000	\$58,947,200	\$201,683	\$283,430	\$201,657	\$283,430	\$201,703	\$283,671

CITY OF TOLEDO, 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	\$95	47.30%	\$46	22.91%	(\$139)	(76.36%)	(\$113)	(72.38%)	\$82	40.64%
\$100,000	\$191	47.30%	\$92	22.91%	(\$57)	(14.88%)	(\$31)	(8.64%)	\$164	40.64%
\$150,000	\$286	47.30%	\$139	22.91%	\$25	4.24%	\$51	9.13%	\$246	40.64%
\$200,000	\$201	20.31%	\$4	0.38%	\$107	13.57%	\$133	17.48%	\$328	40.64%
\$250,000	\$115	8.39%	(\$131)	(9.56%)	\$189	19.09%	\$215	22.33%	\$410	40.64%
\$300,000	\$29	1.68%	(\$266)	(15.16%)	\$271	22.74%	\$297	25.50%	\$492	40.64%
\$400,000	(\$142)	(5.63%)	(\$535)	(21.26%)	\$435	27.27%	\$461	29.40%	\$656	40.64%
\$500,000	(\$313)	(9.53%)	(\$805)	(24.52%)	\$599	29.97%	\$625	31.70%	\$820	40.64%
\$600,000	(\$484)	(11.96%)	(\$1,075)	(26.54%)	\$763	31.76%	\$789	33.22%	\$984	40.64%
\$700,000	(\$656)	(13.61%)	(\$1,344)	(27.92%)	\$927	33.04%	\$953	34.29%	\$1,148	40.64%
\$800,000	(\$827)	(14.82%)	(\$1,614)	(28.92%)	\$1,090	33.99%	\$1,117	35.10%	\$1,311	40.64%
\$900,000	(\$998)	(15.73%)	(\$1,884)	(29.68%)	\$1,254	34.74%	\$1,281	35.72%	\$1,475	40.64%
\$1,000,000	(\$1,169)	(16.44%)	(\$2,153)	(30.28%)	\$1,418	35.33%	\$1,445	36.22%	\$1,639	40.64%
\$2,000,000	(\$2,882)	(19.51%)	(\$4,850)	(32.84%)	\$3,058	37.99%	\$3,084	38.44%	\$3,279	40.64%
\$3,000,000	(\$4,594)	(20.49%)	(\$7,546)	(33.66%)	\$4,697	38.87%	\$4,723	39.18%	\$4,918	40.64%
\$4,000,000	(\$6,306)	(20.97%)	(\$10,243)	(34.06%)	\$6,336	39.32%	\$6,363	39.54%	\$6,557	40.64%
\$5,000,000	(\$8,018)	(21.25%)	(\$12,939)	(34.29%)	\$7,976	39.58%	\$8,002	39.76%	\$8,197	40.64%
\$6,000,000	(\$9,731)	(21.44%)	(\$15,635)	(34.45%)	\$9,615	39.76%	\$9,641	39.91%	\$9,836	40.64%
\$7,000,000	(\$11,443)	(21.57%)	(\$18,332)	(34.56%)	\$11,254	39.88%	\$11,281	40.01%	\$11,476	40.64%
\$8,000,000	(\$13,155)	(21.68%)	(\$21,028)	(34.65%)	\$12,894	39.98%	\$12,920	40.09%	\$13,115	40.64%
\$9,000,000	(\$14,867)	(21.75%)	(\$23,724)	(34.71%)	\$14,533	40.05%	\$14,559	40.15%	\$14,754	40.64%
\$10,000,000	(\$16,580)	(21.81%)	(\$26,421)	(34.76%)	\$16,173	40.11%	\$16,199	40.20%	\$16,394	40.64%
\$15,000,000	(\$25,141)	(22.00%)	(\$39,903)	(34.92%)	\$24,369	40.29%	\$24,396	40.35%	\$24,590	40.64%
\$20,000,000	(\$33,703)	(22.09%)	(\$53,385)	(35.00%)	\$32,566	40.37%	\$32,592	40.42%	\$32,787	40.64%
\$25,000,000	(\$42,264)	(22.15%)	(\$66,867)	(35.04%)	\$40,763	40.43%	\$40,789	40.46%	\$40,984	40.64%
\$30,000,000	(\$50,825)	(22.19%)	(\$80,349)	(35.07%)	\$48,960	40.46%	\$48,986	40.49%	\$49,181	40.64%
\$35,000,000	(\$59,387)	(22.21%)	(\$93,831)	(35.09%)	\$57,157	40.49%	\$57,183	40.51%	\$57,378	40.64%
\$40,000,000	(\$67,948)	(22.23%)	(\$107,313)	(35.11%)	\$65,353	40.51%	\$65,380	40.53%	\$65,575	40.64%
\$45,000,000	(\$76,510)	(22.25%)	(\$120,795)	(35.12%)	\$73,550	40.52%	\$73,576	40.54%	\$73,771	40.64%
\$50,000,000	(\$85,071)	(22.26%)	(\$134,277)	(35.13%)	\$81,747	40.53%	\$81,773	40.55%	\$81,968	40.64%