

CITY OF VINCENT, 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	\$8.25739	\$108,686	\$0	\$108,686	
2026-27	\$6.35730	\$110,860	\$459	\$111,319	2.4%
2027-28	\$6.39750	\$111,875	\$461	\$112,337	0.9%
2028-29	\$6.22154	\$114,583	\$449	\$115,032	2.4%
2029-30	\$6.25807	\$115,607	\$451	\$116,059	0.9%
2030-31	\$6.08405	\$118,380	\$439	\$118,819	2.4%
2031-32	\$6.11949	\$119,413	\$441	\$119,854	0.9%
2032-33	\$5.94983	\$122,251	\$429	\$122,680	2.4%
2033-34	\$5.98423	\$123,294	\$432	\$123,725	0.9%
2034-35	\$5.81880	\$126,200	\$420	\$126,620	2.3%
2035-36	\$5.85220	\$127,253	\$422	\$127,675	0.8%

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	\$18,287,028	\$13,162,313	\$0	\$13,162,313
2026-27	\$17,941,158	\$17,510,373	\$0	\$17,510,373
2027-28	\$17,990,259	\$17,559,474	\$0	\$17,559,474
2028-29	\$18,920,139	\$18,489,354	\$0	\$18,489,354
2029-30	\$18,976,240	\$18,545,455	\$0	\$18,545,455
2030-31	\$19,960,330	\$19,529,545	\$0	\$19,529,545
2031-32	\$20,016,431	\$19,585,646	\$0	\$19,585,646
2032-33	\$21,049,929	\$20,619,144	\$0	\$20,619,144
2033-34	\$21,106,031	\$20,675,246	\$0	\$20,675,246
2034-35	\$22,191,239	\$21,760,454	\$0	\$21,760,454
2035-36	\$22,247,341	\$21,816,556	\$0	\$21,816,556

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	21.01%	-0.56%	20.45%	72.55%	0.00%	0.76%
2026-27	36.71%	-13.46%	23.25%	70.91%	0.00%	0.57%
2027-28	37.01%	-13.55%	23.46%	70.71%	0.00%	0.57%
2028-29	36.95%	-12.99%	23.96%	70.51%	0.00%	0.54%
2029-30	37.23%	-13.04%	24.19%	70.30%	0.00%	0.54%
2030-31	37.13%	-12.46%	24.67%	70.09%	0.00%	0.51%
2031-32	37.40%	-12.51%	24.89%	69.89%	0.00%	0.51%
2032-33	37.29%	-11.96%	25.33%	69.71%	0.00%	0.49%
2033-34	37.54%	-12.00%	25.54%	69.52%	0.00%	0.49%
2034-35	37.43%	-11.48%	25.95%	69.35%	0.00%	0.46%
2035-36	37.66%	-11.52%	26.14%	69.18%	0.00%	0.46%

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 VINCENT, 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	\$13,162,313	\$8.25739	\$108,686
2026-27	\$17,510,373	\$6.35730	\$111,319
2027-28	\$17,559,474	\$6.39750	\$112,337
2028-29	\$18,489,354	\$6.22154	\$115,032
2029-30	\$18,545,455	\$6.25807	\$116,059
2030-31	\$19,529,545	\$6.08405	\$118,819
2031-32	\$19,585,646	\$6.11949	\$119,854
2032-33	\$20,619,144	\$5.94983	\$122,680
2033-34	\$20,675,246	\$5.98423	\$123,725
2034-35	\$21,760,454	\$5.81880	\$126,620
2035-36	\$21,816,556	\$5.85220	\$127,675

CITY OF VINCENT, 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	\$13,162,313	\$8.25739	\$108,686
2026-27	\$14,333,852	\$8.01688	\$114,913
2027-28	\$14,426,151	\$8.01688	\$115,653
2028-29	\$15,079,048	\$8.01688	\$120,887
2029-30	\$15,176,276	\$8.01688	\$121,666
2030-31	\$15,862,747	\$8.01688	\$127,170
2031-32	\$15,965,153	\$8.01688	\$127,991
2032-33	\$16,686,897	\$8.01688	\$133,777
2033-34	\$16,794,764	\$8.01688	\$134,642
2034-35	\$17,553,574	\$8.01688	\$140,725
2035-36	\$17,667,180	\$8.01688	\$141,636

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	\$3,176,521	(\$1.65958)	-\$3,594
2027-28	\$3,133,323	(\$1.61938)	-\$3,316
2028-29	\$3,410,306	(\$1.79534)	-\$5,855
2029-30	\$3,369,179	(\$1.75881)	-\$5,608
2030-31	\$3,666,798	(\$1.93283)	-\$8,351
2031-32	\$3,620,494	(\$1.89739)	-\$8,137
2032-33	\$3,932,248	(\$2.06705)	-\$11,097
2033-34	\$3,880,481	(\$2.03265)	-\$10,916
2034-35	\$4,206,881	(\$2.19808)	-\$14,105
2035-36	\$4,149,376	(\$2.16468)	-\$13,961

CITY OF VINCENT, 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	\$196	\$376	\$50,000	\$51,515	\$196	\$313	\$50,000	\$58,947	\$177	\$54	\$151	\$54	\$196	\$359
\$100,000	\$123,480	\$392	\$751	\$100,000	\$103,030	\$392	\$627	\$100,000	\$117,894	\$373	\$413	\$347	\$413	\$392	\$717
\$150,000	\$185,220	\$587	\$1,127	\$150,000	\$154,545	\$587	\$940	\$150,000	\$176,842	\$568	\$772	\$543	\$772	\$587	\$1,076
\$200,000	\$246,960	\$959	\$1,503	\$200,000	\$206,060	\$959	\$1,254	\$200,000	\$235,789	\$764	\$1,130	\$739	\$1,130	\$783	\$1,435
\$250,000	\$308,700	\$1,331	\$1,878	\$250,000	\$257,575	\$1,331	\$1,567	\$250,000	\$294,736	\$960	\$1,489	\$935	\$1,489	\$979	\$1,793
\$300,000	\$370,440	\$1,702	\$2,254	\$300,000	\$309,090	\$1,702	\$1,881	\$300,000	\$353,683	\$1,156	\$1,848	\$1,131	\$1,848	\$1,175	\$2,152
\$400,000	\$493,920	\$2,445	\$3,005	\$400,000	\$412,120	\$2,445	\$2,507	\$400,000	\$471,578	\$1,548	\$2,565	\$1,522	\$2,565	\$1,567	\$2,869
\$500,000	\$617,400	\$3,189	\$3,756	\$500,000	\$515,151	\$3,189	\$3,134	\$500,000	\$589,472	\$1,939	\$3,282	\$1,914	\$3,282	\$1,958	\$3,586
\$600,000	\$740,880	\$3,932	\$4,508	\$600,000	\$618,181	\$3,932	\$3,761	\$600,000	\$707,366	\$2,331	\$3,999	\$2,306	\$3,999	\$2,350	\$4,304
\$700,000	\$864,360	\$4,675	\$5,259	\$700,000	\$721,211	\$4,675	\$4,388	\$700,000	\$825,261	\$2,723	\$4,717	\$2,697	\$4,717	\$2,742	\$5,021
\$800,000	\$987,840	\$5,418	\$6,010	\$800,000	\$824,241	\$5,418	\$5,015	\$800,000	\$943,155	\$3,114	\$5,434	\$3,089	\$5,434	\$3,133	\$5,738
\$900,000	\$1,111,320	\$6,161	\$6,761	\$900,000	\$927,271	\$6,161	\$5,642	\$900,000	\$1,061,050	\$3,506	\$6,151	\$3,480	\$6,151	\$3,525	\$6,455
\$1,000,000	\$1,234,800	\$6,904	\$7,513	\$1,000,000	\$1,030,301	\$6,904	\$6,268	\$1,000,000	\$1,178,944	\$3,898	\$6,869	\$3,872	\$6,869	\$3,917	\$7,173
\$2,000,000	\$2,469,600	\$14,336	\$15,025	\$2,000,000	\$2,060,602	\$14,336	\$12,537	\$2,000,000	\$2,357,888	\$7,814	\$14,041	\$7,789	\$14,041	\$7,833	\$14,346
\$3,000,000	\$3,704,400	\$21,768	\$22,538	\$3,000,000	\$3,090,903	\$21,768	\$18,805	\$3,000,000	\$3,536,832	\$11,731	\$21,214	\$11,705	\$21,214	\$11,750	\$21,518
\$4,000,000	\$4,939,200	\$29,199	\$30,050	\$4,000,000	\$4,121,204	\$29,199	\$25,074	\$4,000,000	\$4,715,776	\$15,647	\$28,387	\$15,622	\$28,387	\$15,666	\$28,691
\$5,000,000	\$6,174,000	\$36,631	\$37,563	\$5,000,000	\$5,151,505	\$36,631	\$31,342	\$5,000,000	\$5,894,720	\$19,564	\$35,560	\$19,539	\$35,560	\$19,583	\$35,864
\$6,000,000	\$7,408,800	\$44,063	\$45,076	\$6,000,000	\$6,181,806	\$44,063	\$37,610	\$6,000,000	\$7,073,664	\$23,481	\$42,732	\$23,455	\$42,732	\$23,500	\$43,037
\$7,000,000	\$8,643,600	\$51,494	\$52,588	\$7,000,000	\$7,212,107	\$51,494	\$43,879	\$7,000,000	\$8,252,608	\$27,397	\$49,905	\$27,372	\$49,905	\$27,416	\$50,209
\$8,000,000	\$9,878,400	\$58,926	\$60,101	\$8,000,000	\$8,242,408	\$58,926	\$50,147	\$8,000,000	\$9,431,552	\$31,314	\$57,078	\$31,288	\$57,078	\$31,333	\$57,382
\$9,000,000	\$11,113,200	\$66,358	\$67,613	\$9,000,000	\$9,272,709	\$66,358	\$56,416	\$9,000,000	\$10,610,496	\$35,231	\$64,251	\$35,205	\$64,251	\$35,250	\$64,555
\$10,000,000	\$12,348,000	\$73,789	\$75,126	\$10,000,000	\$10,303,010	\$73,789	\$62,684	\$10,000,000	\$11,789,440	\$39,147	\$71,423	\$39,122	\$71,423	\$39,166	\$71,728
\$15,000,000	\$18,522,000	\$110,948	\$112,689	\$15,000,000	\$15,454,515	\$110,948	\$94,026	\$15,000,000	\$17,684,160	\$58,730	\$107,287	\$58,705	\$107,287	\$58,749	\$107,591
\$20,000,000	\$24,696,000	\$148,106	\$150,252	\$20,000,000	\$20,606,020	\$148,106	\$125,368	\$20,000,000	\$23,578,880	\$78,313	\$143,151	\$78,288	\$143,151	\$78,332	\$143,455
\$25,000,000	\$30,870,000	\$185,264	\$187,815	\$25,000,000	\$25,757,525	\$185,264	\$156,710	\$25,000,000	\$29,473,600	\$97,896	\$179,015	\$97,871	\$179,015	\$97,915	\$179,319
\$30,000,000	\$37,044,000	\$222,422	\$225,378	\$30,000,000	\$30,909,030	\$222,422	\$188,052	\$30,000,000	\$35,368,320	\$117,479	\$214,878	\$117,454	\$214,878	\$117,498	\$215,183
\$35,000,000	\$43,218,000	\$259,581	\$262,940	\$35,000,000	\$36,060,535	\$259,581	\$219,394	\$35,000,000	\$41,263,040	\$137,062	\$250,742	\$137,037	\$250,742	\$137,081	\$251,046
\$40,000,000	\$49,392,000	\$296,739	\$300,503	\$40,000,000	\$41,212,040	\$296,739	\$250,736	\$40,000,000	\$47,157,760	\$156,645	\$286,606	\$156,620	\$286,606	\$156,664	\$286,910
\$45,000,000	\$55,566,000	\$333,897	\$338,066	\$45,000,000	\$46,363,545	\$333,897	\$282,078	\$45,000,000	\$53,052,480	\$176,229	\$322,470	\$176,203	\$322,470	\$176,248	\$322,774
\$50,000,000	\$61,740,000	\$371,055	\$375,629	\$50,000,000	\$51,515,050	\$371,055	\$313,420	\$50,000,000	\$58,947,200	\$195,812	\$358,334	\$195,786	\$358,334	\$195,831	\$358,638

CITY OF VINCENT, 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	\$180	91.81%	\$118	60.05%	(\$122)	(69.22%)	(\$97)	(64.04%)	\$163	83.14%
\$100,000	\$360	91.81%	\$235	60.05%	\$40	10.84%	\$66	18.97%	\$326	83.14%
\$150,000	\$539	91.81%	\$353	60.05%	\$203	35.75%	\$229	42.11%	\$488	83.14%
\$200,000	\$543	56.66%	\$295	30.72%	\$366	47.89%	\$391	52.98%	\$651	83.14%
\$250,000	\$547	41.14%	\$236	17.77%	\$529	55.08%	\$554	59.30%	\$814	83.14%
\$300,000	\$552	32.40%	\$178	10.47%	\$692	59.83%	\$717	63.43%	\$977	83.14%
\$400,000	\$560	22.88%	\$62	2.53%	\$1,017	65.73%	\$1,043	68.50%	\$1,302	83.14%
\$500,000	\$568	17.80%	(\$54)	(1.71%)	\$1,343	69.24%	\$1,368	71.50%	\$1,628	83.14%
\$600,000	\$576	14.65%	(\$171)	(4.34%)	\$1,668	71.58%	\$1,694	73.47%	\$1,954	83.14%
\$700,000	\$584	12.49%	(\$287)	(6.14%)	\$1,994	73.24%	\$2,020	74.88%	\$2,279	83.14%
\$800,000	\$592	10.93%	(\$403)	(7.44%)	\$2,320	74.49%	\$2,345	75.92%	\$2,605	83.14%
\$900,000	\$600	9.74%	(\$520)	(8.43%)	\$2,645	75.45%	\$2,671	76.74%	\$2,931	83.14%
\$1,000,000	\$608	8.81%	(\$636)	(9.21%)	\$2,971	76.22%	\$2,996	77.38%	\$3,256	83.14%
\$2,000,000	\$689	4.81%	(\$1,799)	(12.55%)	\$6,227	79.69%	\$6,253	80.28%	\$6,512	83.14%
\$3,000,000	\$770	3.54%	(\$2,962)	(13.61%)	\$9,483	80.84%	\$9,509	81.23%	\$9,768	83.14%
\$4,000,000	\$851	2.91%	(\$4,126)	(14.13%)	\$12,739	81.41%	\$12,765	81.71%	\$13,025	83.14%
\$5,000,000	\$932	2.54%	(\$5,289)	(14.44%)	\$15,996	81.76%	\$16,021	82.00%	\$16,281	83.14%
\$6,000,000	\$1,013	2.30%	(\$6,452)	(14.64%)	\$19,252	81.99%	\$19,277	82.19%	\$19,537	83.14%
\$7,000,000	\$1,094	2.12%	(\$7,615)	(14.79%)	\$22,508	82.15%	\$22,533	82.32%	\$22,793	83.14%
\$8,000,000	\$1,175	1.99%	(\$8,779)	(14.90%)	\$25,764	82.28%	\$25,789	82.42%	\$26,049	83.14%
\$9,000,000	\$1,256	1.89%	(\$9,942)	(14.98%)	\$29,020	82.37%	\$29,046	82.50%	\$29,305	83.14%
\$10,000,000	\$1,337	1.81%	(\$11,105)	(15.05%)	\$32,276	82.45%	\$32,302	82.57%	\$32,561	83.14%
\$15,000,000	\$1,741	1.57%	(\$16,921)	(15.25%)	\$48,557	82.68%	\$48,582	82.76%	\$48,842	83.14%
\$20,000,000	\$2,146	1.45%	(\$22,738)	(15.35%)	\$64,838	82.79%	\$64,863	82.85%	\$65,123	83.14%
\$25,000,000	\$2,551	1.38%	(\$28,554)	(15.41%)	\$81,118	82.86%	\$81,144	82.91%	\$81,404	83.14%
\$30,000,000	\$2,955	1.33%	(\$34,370)	(15.45%)	\$97,399	82.91%	\$97,425	82.95%	\$97,684	83.14%
\$35,000,000	\$3,360	1.29%	(\$40,186)	(15.48%)	\$113,680	82.94%	\$113,705	82.97%	\$113,965	83.14%
\$40,000,000	\$3,765	1.27%	(\$46,003)	(15.50%)	\$129,960	82.96%	\$129,986	82.99%	\$130,246	83.14%
\$45,000,000	\$4,169	1.25%	(\$51,819)	(15.52%)	\$146,241	82.98%	\$146,267	83.01%	\$146,526	83.14%
\$50,000,000	\$4,574	1.23%	(\$57,635)	(15.53%)	\$162,522	83.00%	\$162,547	83.02%	\$162,807	83.14%