

CITY OF CARROLL, 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	\$8.10000	\$4,274,625	\$0	\$4,274,625	
2026-27	\$4.51242	\$4,360,117	\$42,796	\$4,402,914	3.0%
2027-28	\$4.55671	\$4,438,137	\$43,216	\$4,481,353	1.8%
2028-29	\$4.44964	\$4,570,979	\$42,201	\$4,613,180	2.9%
2029-30	\$4.49072	\$4,649,518	\$42,590	\$4,692,109	1.7%
2030-31	\$4.38379	\$4,785,952	\$41,576	\$4,827,528	2.9%
2031-32	\$4.42187	\$4,863,307	\$41,937	\$4,905,245	1.6%
2032-33	\$4.31677	\$5,003,345	\$40,941	\$5,044,286	2.8%
2033-34	\$4.35209	\$5,079,500	\$41,276	\$5,120,775	1.5%
2034-35	\$4.24884	\$5,223,189	\$40,296	\$5,263,486	2.8%
2035-36	\$4.28162	\$5,298,133	\$40,607	\$5,338,741	1.4%

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	\$1,060,349,914	\$527,731,468	\$47,419,676	\$575,151,144
2026-27	\$1,053,621,891	\$975,732,460	\$55,036,967	\$1,030,769,427
2027-28	\$1,062,315,343	\$983,462,447	\$56,000,432	\$1,039,462,879
2028-29	\$1,119,321,745	\$1,036,753,536	\$59,715,745	\$1,096,469,281
2029-30	\$1,128,377,197	\$1,044,845,523	\$60,679,210	\$1,105,524,733
2030-31	\$1,188,703,454	\$1,101,222,527	\$64,628,463	\$1,165,850,990
2031-32	\$1,197,758,906	\$1,109,314,515	\$65,591,928	\$1,174,906,442
2032-33	\$1,261,171,719	\$1,168,532,439	\$69,786,816	\$1,238,319,255
2033-34	\$1,270,227,171	\$1,176,624,426	\$70,750,281	\$1,247,374,707
2034-35	\$1,336,860,916	\$1,238,805,366	\$75,203,087	\$1,314,008,452
2035-36	\$1,345,916,368	\$1,246,897,353	\$76,166,552	\$1,323,063,904

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	64.67%	-1.48%	63.19%	32.34%	2.41%	1.50%
2026-27	83.54%	-12.19%	71.34%	25.72%	1.63%	0.84%
2027-28	83.44%	-12.26%	71.18%	25.88%	1.65%	0.83%
2028-29	82.84%	-11.78%	71.06%	26.11%	1.60%	0.79%
2029-30	82.72%	-11.81%	70.92%	26.25%	1.62%	0.78%
2030-31	82.12%	-11.31%	70.81%	26.47%	1.57%	0.74%
2031-32	82.02%	-11.34%	70.67%	26.60%	1.59%	0.74%
2032-33	81.44%	-10.87%	70.57%	26.81%	1.54%	0.70%
2033-34	81.35%	-10.91%	70.44%	26.93%	1.56%	0.69%
2034-35	80.79%	-10.45%	70.33%	27.14%	1.51%	0.66%
2035-36	80.71%	-10.49%	70.22%	27.25%	1.53%	0.65%

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 CARROLL, 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	\$527,731,468	\$8.10000	\$4,274,625
2026-27	\$975,732,460	\$4.51242	\$4,402,914
2027-28	\$983,462,447	\$4.55671	\$4,481,353
2028-29	\$1,036,753,536	\$4.44964	\$4,613,180
2029-30	\$1,044,845,523	\$4.49072	\$4,692,109
2030-31	\$1,101,222,527	\$4.38379	\$4,827,528
2031-32	\$1,109,314,515	\$4.42187	\$4,905,245
2032-33	\$1,168,532,439	\$4.31677	\$5,044,286
2033-34	\$1,176,624,426	\$4.35209	\$5,120,775
2034-35	\$1,238,805,366	\$4.24884	\$5,263,486
2035-36	\$1,246,897,353	\$4.28162	\$5,338,741

CITY OF CARROLL, 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	\$527,731,468	\$8.10000	\$4,274,625
2026-27	\$548,753,199	\$8.01980	\$4,400,892
2027-28	\$561,034,519	\$8.01980	\$4,499,386
2028-29	\$585,831,953	\$8.01980	\$4,698,256
2029-30	\$599,653,394	\$8.01980	\$4,809,101
2030-31	\$625,874,248	\$8.01980	\$5,019,388
2031-32	\$640,301,353	\$8.01980	\$5,135,090
2032-33	\$668,018,609	\$8.01980	\$5,357,377
2033-34	\$683,084,787	\$8.01980	\$5,478,205
2034-35	\$712,376,262	\$8.01980	\$5,713,117
2035-36	\$728,113,641	\$8.01980	\$5,839,327

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	\$426,979,261	(\$3.50738)	\$2,022
2027-28	\$422,427,928	(\$3.46309)	-\$18,033
2028-29	\$450,921,582	(\$3.57016)	-\$85,076
2029-30	\$445,192,129	(\$3.52908)	-\$116,993
2030-31	\$475,348,280	(\$3.63601)	-\$191,859
2031-32	\$469,013,162	(\$3.59793)	-\$229,845
2032-33	\$500,513,830	(\$3.70303)	-\$313,091
2033-34	\$493,539,640	(\$3.66771)	-\$357,429
2034-35	\$526,429,103	(\$3.77096)	-\$449,631
2035-36	\$518,783,711	(\$3.73818)	-\$500,587

CITY OF CARROLL, 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	\$192	\$271	\$50,000	\$51,515	\$192	\$226	\$50,000	\$58,947	\$173	\$39	\$148	\$39	\$192	\$258
\$100,000	\$123,480	\$384	\$541	\$100,000	\$103,030	\$384	\$452	\$100,000	\$117,894	\$366	\$298	\$341	\$298	\$384	\$517
\$150,000	\$185,220	\$576	\$812	\$150,000	\$154,545	\$576	\$677	\$150,000	\$176,842	\$558	\$556	\$533	\$556	\$576	\$775
\$200,000	\$246,960	\$941	\$1,083	\$200,000	\$206,060	\$941	\$903	\$200,000	\$235,789	\$750	\$814	\$725	\$814	\$768	\$1,034
\$250,000	\$308,700	\$1,305	\$1,353	\$250,000	\$257,575	\$1,305	\$1,129	\$250,000	\$294,736	\$942	\$1,073	\$917	\$1,073	\$960	\$1,292
\$300,000	\$370,440	\$1,670	\$1,624	\$300,000	\$309,090	\$1,670	\$1,355	\$300,000	\$353,683	\$1,134	\$1,331	\$1,109	\$1,331	\$1,153	\$1,550
\$400,000	\$493,920	\$2,399	\$2,165	\$400,000	\$412,120	\$2,399	\$1,807	\$400,000	\$471,578	\$1,518	\$1,848	\$1,493	\$1,848	\$1,537	\$2,067
\$500,000	\$617,400	\$3,128	\$2,707	\$500,000	\$515,151	\$3,128	\$2,258	\$500,000	\$589,472	\$1,902	\$2,365	\$1,877	\$2,365	\$1,921	\$2,584
\$600,000	\$740,880	\$3,857	\$3,248	\$600,000	\$618,181	\$3,857	\$2,710	\$600,000	\$707,366	\$2,287	\$2,882	\$2,262	\$2,882	\$2,305	\$3,101
\$700,000	\$864,360	\$4,586	\$3,789	\$700,000	\$721,211	\$4,586	\$3,162	\$700,000	\$825,261	\$2,671	\$3,399	\$2,646	\$3,399	\$2,689	\$3,618
\$800,000	\$987,840	\$5,315	\$4,330	\$800,000	\$824,241	\$5,315	\$3,613	\$800,000	\$943,155	\$3,055	\$3,915	\$3,030	\$3,915	\$3,074	\$4,135
\$900,000	\$1,111,320	\$6,044	\$4,872	\$900,000	\$927,271	\$6,044	\$4,065	\$900,000	\$1,061,050	\$3,439	\$4,432	\$3,414	\$4,432	\$3,458	\$4,651
\$1,000,000	\$1,234,800	\$6,773	\$5,413	\$1,000,000	\$1,030,301	\$6,773	\$4,517	\$1,000,000	\$1,178,944	\$3,823	\$4,949	\$3,798	\$4,949	\$3,842	\$5,168
\$2,000,000	\$2,469,600	\$14,063	\$10,826	\$2,000,000	\$2,060,602	\$14,063	\$9,033	\$2,000,000	\$2,357,888	\$7,665	\$10,117	\$7,640	\$10,117	\$7,684	\$10,336
\$3,000,000	\$3,704,400	\$21,353	\$16,239	\$3,000,000	\$3,090,903	\$21,353	\$13,550	\$3,000,000	\$3,536,832	\$11,507	\$15,286	\$11,482	\$15,286	\$11,526	\$15,505
\$4,000,000	\$4,939,200	\$28,643	\$21,652	\$4,000,000	\$4,121,204	\$28,643	\$18,066	\$4,000,000	\$4,715,776	\$15,349	\$20,454	\$15,324	\$20,454	\$15,368	\$20,673
\$5,000,000	\$6,174,000	\$35,933	\$27,066	\$5,000,000	\$5,151,505	\$35,933	\$22,583	\$5,000,000	\$5,894,720	\$19,191	\$25,622	\$19,166	\$25,622	\$19,210	\$25,841
\$6,000,000	\$7,408,800	\$43,223	\$32,479	\$6,000,000	\$6,181,806	\$43,223	\$27,100	\$6,000,000	\$7,073,664	\$23,033	\$30,790	\$23,008	\$30,790	\$23,052	\$31,009
\$7,000,000	\$8,643,600	\$50,513	\$37,892	\$7,000,000	\$7,212,107	\$50,513	\$31,616	\$7,000,000	\$8,252,608	\$26,875	\$35,959	\$26,850	\$35,959	\$26,894	\$36,178
\$8,000,000	\$9,878,400	\$57,803	\$43,305	\$8,000,000	\$8,242,408	\$57,803	\$36,133	\$8,000,000	\$9,431,552	\$30,717	\$41,127	\$30,692	\$41,127	\$30,736	\$41,346
\$9,000,000	\$11,113,200	\$65,093	\$48,718	\$9,000,000	\$9,272,709	\$65,093	\$40,650	\$9,000,000	\$10,610,496	\$34,559	\$46,295	\$34,534	\$46,295	\$34,578	\$46,514
\$10,000,000	\$12,348,000	\$72,383	\$54,131	\$10,000,000	\$10,303,010	\$72,383	\$45,166	\$10,000,000	\$11,789,440	\$38,401	\$51,463	\$38,376	\$51,463	\$38,420	\$51,682
\$15,000,000	\$18,522,000	\$108,833	\$81,197	\$15,000,000	\$15,454,515	\$108,833	\$67,749	\$15,000,000	\$17,684,160	\$57,611	\$77,304	\$57,586	\$77,304	\$57,629	\$77,524
\$20,000,000	\$24,696,000	\$145,283	\$108,262	\$20,000,000	\$20,606,020	\$145,283	\$90,332	\$20,000,000	\$23,578,880	\$76,821	\$103,146	\$76,796	\$103,146	\$76,839	\$103,365
\$25,000,000	\$30,870,000	\$181,733	\$135,328	\$25,000,000	\$25,757,525	\$181,733	\$112,916	\$25,000,000	\$29,473,600	\$96,030	\$128,987	\$96,005	\$128,987	\$96,049	\$129,206
\$30,000,000	\$37,044,000	\$218,183	\$162,393	\$30,000,000	\$30,909,030	\$218,183	\$135,499	\$30,000,000	\$35,368,320	\$115,240	\$154,828	\$115,215	\$154,828	\$115,259	\$155,047
\$35,000,000	\$43,218,000	\$254,633	\$189,459	\$35,000,000	\$36,060,535	\$254,633	\$158,082	\$35,000,000	\$41,263,040	\$134,450	\$180,669	\$134,425	\$180,669	\$134,469	\$180,889
\$40,000,000	\$49,392,000	\$291,083	\$216,524	\$40,000,000	\$41,212,040	\$291,083	\$180,665	\$40,000,000	\$47,157,760	\$153,660	\$206,511	\$153,635	\$206,511	\$153,678	\$206,730
\$45,000,000	\$55,566,000	\$327,533	\$243,590	\$45,000,000	\$46,363,545	\$327,533	\$203,248	\$45,000,000	\$53,052,480	\$172,870	\$232,352	\$172,845	\$232,352	\$172,888	\$232,571
\$50,000,000	\$61,740,000	\$363,983	\$270,655	\$50,000,000	\$51,515,050	\$363,983	\$225,831	\$50,000,000	\$58,947,200	\$192,079	\$258,193	\$192,054	\$258,193	\$192,098	\$258,412

CITY OF CARROLL, 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	\$79	40.89%	\$34	17.56%	(\$134)	(77.39%)	(\$109)	(73.59%)	\$66	34.52%
\$100,000	\$157	40.89%	\$67	17.56%	(\$68)	(18.58%)	(\$43)	(12.61%)	\$133	34.52%
\$150,000	\$236	40.89%	\$101	17.56%	(\$2)	(0.29%)	\$23	4.39%	\$199	34.52%
\$200,000	\$142	15.08%	(\$37)	(3.98%)	\$65	8.63%	\$90	12.37%	\$265	34.52%
\$250,000	\$48	3.68%	(\$176)	(13.49%)	\$131	13.91%	\$156	17.01%	\$332	34.52%
\$300,000	(\$46)	(2.75%)	(\$315)	(18.85%)	\$197	17.40%	\$222	20.05%	\$398	34.52%
\$400,000	(\$234)	(9.74%)	(\$592)	(24.69%)	\$330	21.73%	\$355	23.77%	\$531	34.52%
\$500,000	(\$421)	(13.47%)	(\$869)	(27.80%)	\$463	24.32%	\$488	25.97%	\$663	34.52%
\$600,000	(\$609)	(15.79%)	(\$1,147)	(29.74%)	\$595	26.03%	\$620	27.42%	\$796	34.52%
\$700,000	(\$797)	(17.37%)	(\$1,424)	(31.06%)	\$728	27.25%	\$753	28.45%	\$928	34.52%
\$800,000	(\$984)	(18.52%)	(\$1,701)	(32.01%)	\$860	28.17%	\$885	29.22%	\$1,061	34.52%
\$900,000	(\$1,172)	(19.39%)	(\$1,979)	(32.74%)	\$993	28.88%	\$1,018	29.82%	\$1,194	34.52%
\$1,000,000	(\$1,360)	(20.08%)	(\$2,256)	(33.31%)	\$1,126	29.44%	\$1,151	30.29%	\$1,326	34.52%
\$2,000,000	(\$3,237)	(23.02%)	(\$5,030)	(35.76%)	\$2,452	31.99%	\$2,477	32.42%	\$2,653	34.52%
\$3,000,000	(\$5,113)	(23.95%)	(\$7,803)	(36.54%)	\$3,778	32.83%	\$3,803	33.12%	\$3,979	34.52%
\$4,000,000	(\$6,990)	(24.41%)	(\$10,576)	(36.92%)	\$5,105	33.26%	\$5,130	33.47%	\$5,305	34.52%
\$5,000,000	(\$8,867)	(24.68%)	(\$13,350)	(37.15%)	\$6,431	33.51%	\$6,456	33.68%	\$6,631	34.52%
\$6,000,000	(\$10,744)	(24.86%)	(\$16,123)	(37.30%)	\$7,757	33.68%	\$7,782	33.82%	\$7,958	34.52%
\$7,000,000	(\$12,621)	(24.99%)	(\$18,896)	(37.41%)	\$9,083	33.80%	\$9,108	33.92%	\$9,284	34.52%
\$8,000,000	(\$14,498)	(25.08%)	(\$21,670)	(37.49%)	\$10,410	33.89%	\$10,435	34.00%	\$10,610	34.52%
\$9,000,000	(\$16,375)	(25.16%)	(\$24,443)	(37.55%)	\$11,736	33.96%	\$11,761	34.06%	\$11,937	34.52%
\$10,000,000	(\$18,252)	(25.22%)	(\$27,217)	(37.60%)	\$13,062	34.02%	\$13,087	34.10%	\$13,263	34.52%
\$15,000,000	(\$27,636)	(25.39%)	(\$41,083)	(37.75%)	\$19,694	34.18%	\$19,719	34.24%	\$19,894	34.52%
\$20,000,000	(\$37,021)	(25.48%)	(\$54,950)	(37.82%)	\$26,325	34.27%	\$26,350	34.31%	\$26,526	34.52%
\$25,000,000	(\$46,405)	(25.53%)	(\$68,817)	(37.87%)	\$32,957	34.32%	\$32,981	34.35%	\$33,157	34.52%
\$30,000,000	(\$55,790)	(25.57%)	(\$82,684)	(37.90%)	\$39,588	34.35%	\$39,613	34.38%	\$39,788	34.52%
\$35,000,000	(\$65,174)	(25.60%)	(\$96,551)	(37.92%)	\$46,219	34.38%	\$46,244	34.40%	\$46,420	34.52%
\$40,000,000	(\$74,559)	(25.61%)	(\$110,418)	(37.93%)	\$52,851	34.39%	\$52,876	34.42%	\$53,051	34.52%
\$45,000,000	(\$83,943)	(25.63%)	(\$124,285)	(37.95%)	\$59,482	34.41%	\$59,507	34.43%	\$59,683	34.52%
\$50,000,000	(\$93,328)	(25.64%)	(\$138,152)	(37.96%)	\$66,114	34.42%	\$66,139	34.44%	\$66,314	34.52%