

CITY OF CHURDAN, 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	\$8.38847	\$75,595	\$0	\$75,595	
2026-27	\$5.68098	\$77,107	\$0	\$77,107	2.0%
2027-28	\$5.71696	\$77,492	\$0	\$77,492	0.5%
2028-29	\$5.50972	\$79,042	\$0	\$79,042	2.0%
2029-30	\$5.53727	\$79,437	\$0	\$79,437	0.5%
2030-31	\$5.33445	\$81,026	\$0	\$81,026	2.0%
2031-32	\$5.36112	\$81,431	\$0	\$81,431	0.5%
2032-33	\$5.16926	\$83,060	\$0	\$83,060	2.0%
2033-34	\$5.19511	\$83,475	\$0	\$83,475	0.5%
2034-35	\$5.01325	\$85,145	\$0	\$85,145	2.0%
2035-36	\$5.03832	\$85,570	\$0	\$85,570	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	\$21,064,009	\$9,011,753	\$0	\$9,011,753
2026-27	\$17,029,999	\$13,572,795	\$0	\$13,572,795
2027-28	\$17,011,999	\$13,554,795	\$0	\$13,554,795
2028-29	\$17,803,148	\$14,345,944	\$0	\$14,345,944
2029-30	\$17,803,148	\$14,345,944	\$0	\$14,345,944
2030-31	\$18,646,409	\$15,189,205	\$0	\$15,189,205
2031-32	\$18,646,409	\$15,189,205	\$0	\$15,189,205
2032-33	\$19,525,234	\$16,068,030	\$0	\$16,068,030
2033-34	\$19,525,234	\$16,068,030	\$0	\$16,068,030
2034-35	\$20,441,136	\$16,983,932	\$0	\$16,983,932
2035-36	\$20,441,136	\$16,983,932	\$0	\$16,983,932

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.61%	-3.03%	73.57%	24.12%	0.00%	2.31%
2026-27	116.88%	-44.14%	72.74%	25.72%	0.00%	1.54%
2027-28	117.04%	-44.33%	72.71%	25.76%	0.00%	1.54%
2028-29	115.01%	-42.02%	72.99%	25.55%	0.00%	1.45%
2029-30	115.01%	-42.02%	72.99%	25.55%	0.00%	1.45%
2030-31	112.97%	-39.68%	73.29%	25.34%	0.00%	1.37%
2031-32	112.97%	-39.68%	73.29%	25.34%	0.00%	1.37%
2032-33	111.06%	-37.51%	73.55%	25.15%	0.00%	1.30%
2033-34	111.06%	-37.51%	73.55%	25.15%	0.00%	1.30%
2034-35	109.28%	-35.49%	73.79%	24.99%	0.00%	1.23%
2035-36	109.28%	-35.49%	73.79%	24.99%	0.00%	1.23%

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 CHURDAN, 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	\$9,011,753	\$8.38847	\$75,595
2026-27	\$13,572,795	\$5.68098	\$77,107
2027-28	\$13,554,795	\$5.71696	\$77,492
2028-29	\$14,345,944	\$5.50972	\$79,042
2029-30	\$14,345,944	\$5.53727	\$79,437
2030-31	\$15,189,205	\$5.33445	\$81,026
2031-32	\$15,189,205	\$5.36112	\$81,431
2032-33	\$16,068,030	\$5.16926	\$83,060
2033-34	\$16,068,030	\$5.19511	\$83,475
2034-35	\$16,983,932	\$5.01325	\$85,145
2035-36	\$16,983,932	\$5.03832	\$85,570

CITY OF CHURDAN, 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	\$9,011,753	\$8.38847	\$75,595
2026-27	\$9,256,545	\$8.38847	\$77,648
2027-28	\$9,405,402	\$8.38847	\$78,897
2028-29	\$9,738,195	\$8.10000	\$78,879
2029-30	\$9,894,837	\$8.10000	\$80,148
2030-31	\$10,244,751	\$8.10000	\$82,982
2031-32	\$10,409,564	\$8.10000	\$84,317
2032-33	\$10,777,474	\$8.10000	\$87,298
2033-34	\$10,950,914	\$8.10000	\$88,702
2034-35	\$11,337,756	\$8.10000	\$91,836
2035-36	\$11,520,249	\$8.10000	\$93,314

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	\$4,316,250	(\$2.70749)	-\$542
2027-28	\$4,149,393	(\$2.67151)	-\$1,405
2028-29	\$4,607,750	(\$2.59028)	\$163
2029-30	\$4,451,107	(\$2.56273)	-\$711
2030-31	\$4,944,454	(\$2.76555)	-\$1,956
2031-32	\$4,779,641	(\$2.73888)	-\$2,886
2032-33	\$5,290,556	(\$2.93074)	-\$4,238
2033-34	\$5,117,116	(\$2.90489)	-\$5,227
2034-35	\$5,646,176	(\$3.08675)	-\$6,691
2035-36	\$5,463,683	(\$3.06168)	-\$7,744

CITY OF CHURDAN, 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	\$199	\$329	\$50,000	\$51,515	\$199	\$275	\$50,000	\$58,947	\$180	\$48	\$154	\$48	\$199	\$314
\$100,000	\$123,480	\$398	\$659	\$100,000	\$103,030	\$398	\$550	\$100,000	\$117,894	\$379	\$362	\$353	\$362	\$398	\$629
\$150,000	\$185,220	\$597	\$988	\$150,000	\$154,545	\$597	\$824	\$150,000	\$176,842	\$578	\$677	\$552	\$677	\$597	\$943
\$200,000	\$246,960	\$974	\$1,317	\$200,000	\$206,060	\$974	\$1,099	\$200,000	\$235,789	\$776	\$991	\$751	\$991	\$796	\$1,258
\$250,000	\$308,700	\$1,352	\$1,647	\$250,000	\$257,575	\$1,352	\$1,374	\$250,000	\$294,736	\$975	\$1,306	\$950	\$1,306	\$995	\$1,572
\$300,000	\$370,440	\$1,729	\$1,976	\$300,000	\$309,090	\$1,729	\$1,649	\$300,000	\$353,683	\$1,174	\$1,620	\$1,148	\$1,620	\$1,194	\$1,887
\$400,000	\$493,920	\$2,484	\$2,635	\$400,000	\$412,120	\$2,484	\$2,198	\$400,000	\$471,578	\$1,572	\$2,249	\$1,546	\$2,249	\$1,592	\$2,516
\$500,000	\$617,400	\$3,239	\$3,293	\$500,000	\$515,151	\$3,239	\$2,748	\$500,000	\$589,472	\$1,970	\$2,878	\$1,944	\$2,878	\$1,989	\$3,145
\$600,000	\$740,880	\$3,994	\$3,952	\$600,000	\$618,181	\$3,994	\$3,298	\$600,000	\$707,366	\$2,368	\$3,507	\$2,342	\$3,507	\$2,387	\$3,773
\$700,000	\$864,360	\$4,749	\$4,611	\$700,000	\$721,211	\$4,749	\$3,847	\$700,000	\$825,261	\$2,766	\$4,136	\$2,740	\$4,136	\$2,785	\$4,402
\$800,000	\$987,840	\$5,504	\$5,270	\$800,000	\$824,241	\$5,504	\$4,397	\$800,000	\$943,155	\$3,164	\$4,764	\$3,138	\$4,764	\$3,183	\$5,031
\$900,000	\$1,111,320	\$6,259	\$5,928	\$900,000	\$927,271	\$6,259	\$4,946	\$900,000	\$1,061,050	\$3,562	\$5,393	\$3,536	\$5,393	\$3,581	\$5,660
\$1,000,000	\$1,234,800	\$7,014	\$6,587	\$1,000,000	\$1,030,301	\$7,014	\$5,496	\$1,000,000	\$1,178,944	\$3,959	\$6,022	\$3,934	\$6,022	\$3,979	\$6,289
\$2,000,000	\$2,469,600	\$14,564	\$13,174	\$2,000,000	\$2,060,602	\$14,564	\$10,992	\$2,000,000	\$2,357,888	\$7,938	\$12,311	\$7,912	\$12,311	\$7,958	\$12,578
\$3,000,000	\$3,704,400	\$22,113	\$19,761	\$3,000,000	\$3,090,903	\$22,113	\$16,488	\$3,000,000	\$3,536,832	\$11,917	\$18,600	\$11,891	\$18,600	\$11,936	\$18,867
\$4,000,000	\$4,939,200	\$29,663	\$26,348	\$4,000,000	\$4,121,204	\$29,663	\$21,984	\$4,000,000	\$4,715,776	\$15,896	\$24,889	\$15,870	\$24,889	\$15,915	\$25,156
\$5,000,000	\$6,174,000	\$37,212	\$32,935	\$5,000,000	\$5,151,505	\$37,212	\$27,480	\$5,000,000	\$5,894,720	\$19,875	\$31,178	\$19,849	\$31,178	\$19,894	\$31,445
\$6,000,000	\$7,408,800	\$44,762	\$39,522	\$6,000,000	\$6,181,806	\$44,762	\$32,977	\$6,000,000	\$7,073,664	\$23,853	\$37,467	\$23,828	\$37,467	\$23,873	\$37,734
\$7,000,000	\$8,643,600	\$52,312	\$46,109	\$7,000,000	\$7,212,107	\$52,312	\$38,473	\$7,000,000	\$8,252,608	\$27,832	\$43,756	\$27,806	\$43,756	\$27,851	\$44,023
\$8,000,000	\$9,878,400	\$59,861	\$52,696	\$8,000,000	\$8,242,408	\$59,861	\$43,969	\$8,000,000	\$9,431,552	\$31,811	\$50,045	\$31,785	\$50,045	\$31,830	\$50,312
\$9,000,000	\$11,113,200	\$67,411	\$59,283	\$9,000,000	\$9,272,709	\$67,411	\$49,465	\$9,000,000	\$10,610,496	\$35,790	\$56,334	\$35,764	\$56,334	\$35,809	\$56,601
\$10,000,000	\$12,348,000	\$74,961	\$65,870	\$10,000,000	\$10,303,010	\$74,961	\$54,961	\$10,000,000	\$11,789,440	\$39,769	\$62,623	\$39,743	\$62,623	\$39,788	\$62,890
\$15,000,000	\$18,522,000	\$112,709	\$98,805	\$15,000,000	\$15,454,515	\$112,709	\$82,441	\$15,000,000	\$17,684,160	\$59,662	\$94,069	\$59,637	\$94,069	\$59,682	\$94,335
\$20,000,000	\$24,696,000	\$150,457	\$131,740	\$20,000,000	\$20,606,020	\$150,457	\$109,922	\$20,000,000	\$23,578,880	\$79,556	\$125,514	\$79,531	\$125,514	\$79,576	\$125,780
\$25,000,000	\$30,870,000	\$188,205	\$164,674	\$25,000,000	\$25,757,525	\$188,205	\$137,402	\$25,000,000	\$29,473,600	\$99,450	\$156,959	\$99,424	\$156,959	\$99,470	\$157,225
\$30,000,000	\$37,044,000	\$225,953	\$197,609	\$30,000,000	\$30,909,030	\$225,953	\$164,883	\$30,000,000	\$35,368,320	\$119,344	\$188,404	\$119,318	\$188,404	\$119,364	\$188,671
\$35,000,000	\$43,218,000	\$263,701	\$230,544	\$35,000,000	\$36,060,535	\$263,701	\$192,363	\$35,000,000	\$41,263,040	\$139,238	\$219,849	\$139,212	\$219,849	\$139,257	\$220,116
\$40,000,000	\$49,392,000	\$301,449	\$263,479	\$40,000,000	\$41,212,040	\$301,449	\$219,844	\$40,000,000	\$47,157,760	\$159,132	\$251,294	\$159,106	\$251,294	\$159,151	\$251,561
\$45,000,000	\$55,566,000	\$339,197	\$296,414	\$45,000,000	\$46,363,545	\$339,197	\$247,324	\$45,000,000	\$53,052,480	\$179,026	\$282,739	\$179,000	\$282,739	\$179,045	\$283,006
\$50,000,000	\$61,740,000	\$376,946	\$329,349	\$50,000,000	\$51,515,050	\$376,946	\$274,804	\$50,000,000	\$58,947,200	\$198,920	\$314,184	\$198,894	\$314,184	\$198,939	\$314,451

CITY OF CHURDAN, 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	\$130	65.55%	\$76	38.13%	(\$132)	(73.43%)	(\$106)	(68.96%)	\$116	58.06%
\$100,000	\$261	65.55%	\$152	38.13%	(\$16)	(4.33%)	\$9	2.68%	\$231	58.06%
\$150,000	\$391	65.55%	\$228	38.13%	\$99	17.16%	\$125	22.65%	\$347	58.06%
\$200,000	\$343	35.21%	\$125	12.82%	\$215	27.64%	\$240	32.04%	\$462	58.06%
\$250,000	\$295	21.82%	\$22	1.65%	\$330	33.85%	\$356	37.49%	\$578	58.06%
\$300,000	\$247	14.27%	(\$80)	(4.65%)	\$446	37.95%	\$472	41.05%	\$693	58.06%
\$400,000	\$151	6.06%	(\$286)	(11.50%)	\$677	43.04%	\$703	45.43%	\$924	58.06%
\$500,000	\$54	1.68%	(\$491)	(15.16%)	\$908	46.07%	\$934	48.02%	\$1,155	58.06%
\$600,000	(\$42)	(1.05%)	(\$696)	(17.44%)	\$1,139	48.09%	\$1,165	49.72%	\$1,386	58.06%
\$700,000	(\$138)	(2.91%)	(\$902)	(18.99%)	\$1,370	49.52%	\$1,396	50.93%	\$1,617	58.06%
\$800,000	(\$234)	(4.26%)	(\$1,107)	(20.12%)	\$1,601	50.60%	\$1,627	51.84%	\$1,848	58.06%
\$900,000	(\$331)	(5.28%)	(\$1,313)	(20.97%)	\$1,832	51.43%	\$1,858	52.54%	\$2,079	58.06%
\$1,000,000	(\$427)	(6.09%)	(\$1,518)	(21.64%)	\$2,063	52.10%	\$2,089	53.10%	\$2,310	58.06%
\$2,000,000	(\$1,390)	(9.54%)	(\$3,571)	(24.52%)	\$4,373	55.09%	\$4,399	55.59%	\$4,620	58.06%
\$3,000,000	(\$2,352)	(10.64%)	(\$5,625)	(25.44%)	\$6,683	56.08%	\$6,709	56.42%	\$6,931	58.06%
\$4,000,000	(\$3,315)	(11.18%)	(\$7,679)	(25.89%)	\$8,994	56.58%	\$9,019	56.83%	\$9,241	58.06%
\$5,000,000	(\$4,278)	(11.50%)	(\$9,732)	(26.15%)	\$11,304	56.88%	\$11,330	57.08%	\$11,551	58.06%
\$6,000,000	(\$5,240)	(11.71%)	(\$11,786)	(26.33%)	\$13,614	57.07%	\$13,640	57.24%	\$13,861	58.06%
\$7,000,000	(\$6,203)	(11.86%)	(\$13,839)	(26.46%)	\$15,924	57.22%	\$15,950	57.36%	\$16,172	58.06%
\$8,000,000	(\$7,166)	(11.97%)	(\$15,893)	(26.55%)	\$18,234	57.32%	\$18,260	57.45%	\$18,482	58.06%
\$9,000,000	(\$8,128)	(12.06%)	(\$17,946)	(26.62%)	\$20,545	57.40%	\$20,571	57.52%	\$20,792	58.06%
\$10,000,000	(\$9,091)	(12.13%)	(\$20,000)	(26.68%)	\$22,855	57.47%	\$22,881	57.57%	\$23,102	58.06%
\$15,000,000	(\$13,904)	(12.34%)	(\$30,267)	(26.85%)	\$34,406	57.67%	\$34,432	57.74%	\$34,653	58.06%
\$20,000,000	(\$18,717)	(12.44%)	(\$40,535)	(26.94%)	\$45,957	57.77%	\$45,983	57.82%	\$46,205	58.06%
\$25,000,000	(\$23,530)	(12.50%)	(\$50,803)	(26.99%)	\$57,508	57.83%	\$57,534	57.87%	\$57,756	58.06%
\$30,000,000	(\$28,344)	(12.54%)	(\$61,070)	(27.03%)	\$69,060	57.87%	\$69,085	57.90%	\$69,307	58.06%
\$35,000,000	(\$33,157)	(12.57%)	(\$71,338)	(27.05%)	\$80,611	57.89%	\$80,637	57.92%	\$80,858	58.06%
\$40,000,000	(\$37,970)	(12.60%)	(\$81,606)	(27.07%)	\$92,162	57.92%	\$92,188	57.94%	\$92,409	58.06%
\$45,000,000	(\$42,783)	(12.61%)	(\$91,873)	(27.09%)	\$103,713	57.93%	\$103,739	57.95%	\$103,960	58.06%
\$50,000,000	(\$47,597)	(12.63%)	(\$102,141)	(27.10%)	\$115,264	57.95%	\$115,290	57.97%	\$115,512	58.06%