

CITY OF COON RAPIDS, 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	\$8.12624	\$313,120	\$0	\$313,120	
2026-27	\$4.49698	\$319,382	\$1,950	\$321,333	2.6%
2027-28	\$4.52725	\$322,939	\$1,963	\$324,902	1.1%
2028-29	\$4.41661	\$331,400	\$1,915	\$333,316	2.6%
2029-30	\$4.44277	\$334,983	\$1,927	\$336,909	1.1%
2030-31	\$4.33176	\$343,648	\$1,879	\$345,526	2.6%
2031-32	\$4.35720	\$347,254	\$1,890	\$349,143	1.0%
2032-33	\$4.24907	\$356,126	\$1,843	\$357,969	2.5%
2033-34	\$4.27383	\$359,759	\$1,853	\$361,612	1.0%
2034-35	\$4.16846	\$368,845	\$1,808	\$370,653	2.5%
2035-36	\$4.19257	\$372,506	\$1,818	\$374,325	1.0%

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	\$86,139,077	\$38,531,962	\$5,538,884	\$44,070,846
2026-27	\$79,975,855	\$71,455,146	\$6,595,078	\$78,050,224
2027-28	\$80,482,424	\$71,765,951	\$6,790,842	\$78,556,793
2028-29	\$84,710,670	\$75,468,679	\$7,316,360	\$82,785,039
2029-30	\$85,270,900	\$75,833,145	\$7,512,124	\$83,345,269
2030-31	\$89,765,081	\$79,765,744	\$8,073,706	\$87,839,450
2031-32	\$90,325,311	\$80,130,210	\$8,269,470	\$88,399,680
2032-33	\$95,040,958	\$84,246,408	\$8,868,919	\$93,115,327
2033-34	\$95,601,188	\$84,610,874	\$9,064,683	\$93,675,557
2034-35	\$100,547,900	\$88,918,376	\$9,703,893	\$98,622,269
2035-36	\$101,108,130	\$89,282,842	\$9,899,657	\$99,182,499

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.60%	-1.97%	68.63%	20.01%	7.80%	0.96%
2026-27	92.00%	-19.69%	72.31%	19.97%	5.38%	0.54%
2027-28	91.80%	-19.72%	72.08%	20.24%	5.35%	0.54%
2028-29	90.97%	-18.85%	72.12%	20.55%	5.12%	0.51%
2029-30	90.73%	-18.81%	71.93%	20.80%	5.09%	0.51%
2030-31	89.89%	-17.92%	71.97%	21.08%	4.88%	0.48%
2031-32	89.67%	-17.88%	71.79%	21.31%	4.85%	0.48%
2032-33	88.87%	-17.04%	71.83%	21.58%	4.65%	0.46%
2033-34	88.67%	-17.02%	71.66%	21.79%	4.62%	0.45%
2034-35	87.91%	-16.23%	71.68%	22.06%	4.43%	0.43%
2035-36	87.73%	-16.21%	71.52%	22.25%	4.41%	0.43%

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 COON RAPIDS, 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	\$38,531,962	\$8.12624	\$313,120
2026-27	\$71,455,146	\$4.49698	\$321,333
2027-28	\$71,765,951	\$4.52725	\$324,902
2028-29	\$75,468,679	\$4.41661	\$333,316
2029-30	\$75,833,145	\$4.44277	\$336,909
2030-31	\$79,765,744	\$4.33176	\$345,526
2031-32	\$80,130,210	\$4.35720	\$349,143
2032-33	\$84,246,408	\$4.24907	\$357,969
2033-34	\$84,610,874	\$4.27383	\$361,612
2034-35	\$88,918,376	\$4.16846	\$370,653
2035-36	\$89,282,842	\$4.19257	\$374,325

CITY OF COON RAPIDS, 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	\$38,531,962	\$8.12624	\$313,120
2026-27	\$39,032,822	\$8.12624	\$317,190
2027-28	\$39,658,855	\$8.12624	\$322,277
2028-29	\$40,984,366	\$8.10000	\$331,973
2029-30	\$41,849,060	\$8.10000	\$338,977
2030-31	\$43,245,305	\$8.10000	\$350,287
2031-32	\$44,155,043	\$8.10000	\$357,656
2032-33	\$45,625,680	\$8.10000	\$369,568
2033-34	\$46,582,956	\$8.10000	\$377,322
2034-35	\$48,131,922	\$8.10000	\$389,869
2035-36	\$49,139,112	\$8.10000	\$398,027

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	\$32,422,323	(\$3.62926)	\$4,142
2027-28	\$32,107,096	(\$3.59899)	\$2,625
2028-29	\$34,484,314	(\$3.68339)	\$1,342
2029-30	\$33,984,085	(\$3.65723)	-\$2,068
2030-31	\$36,520,438	(\$3.76824)	-\$4,761
2031-32	\$35,975,167	(\$3.74280)	-\$8,512
2032-33	\$38,620,727	(\$3.85093)	-\$11,599
2033-34	\$38,027,918	(\$3.82617)	-\$15,709
2034-35	\$40,786,454	(\$3.93154)	-\$19,216
2035-36	\$40,143,729	(\$3.90743)	-\$23,702

CITY OF COON RAPIDS, 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	\$193	\$267	\$50,000	\$51,515	\$193	\$223	\$50,000	\$58,947	\$174	\$39	\$149	\$39	\$193	\$255
\$100,000	\$123,480	\$385	\$535	\$100,000	\$103,030	\$385	\$446	\$100,000	\$117,894	\$367	\$294	\$342	\$294	\$385	\$511
\$150,000	\$185,220	\$578	\$802	\$150,000	\$154,545	\$578	\$669	\$150,000	\$176,842	\$559	\$549	\$534	\$549	\$578	\$766
\$200,000	\$246,960	\$944	\$1,070	\$200,000	\$206,060	\$944	\$893	\$200,000	\$235,789	\$752	\$805	\$727	\$805	\$771	\$1,021
\$250,000	\$308,700	\$1,310	\$1,337	\$250,000	\$257,575	\$1,310	\$1,116	\$250,000	\$294,736	\$945	\$1,060	\$920	\$1,060	\$964	\$1,277
\$300,000	\$370,440	\$1,675	\$1,605	\$300,000	\$309,090	\$1,675	\$1,339	\$300,000	\$353,683	\$1,138	\$1,315	\$1,113	\$1,315	\$1,156	\$1,532
\$400,000	\$493,920	\$2,407	\$2,140	\$400,000	\$412,120	\$2,407	\$1,785	\$400,000	\$471,578	\$1,523	\$1,826	\$1,498	\$1,826	\$1,542	\$2,043
\$500,000	\$617,400	\$3,138	\$2,674	\$500,000	\$515,151	\$3,138	\$2,232	\$500,000	\$589,472	\$1,909	\$2,337	\$1,883	\$2,337	\$1,927	\$2,553
\$600,000	\$740,880	\$3,869	\$3,209	\$600,000	\$618,181	\$3,869	\$2,678	\$600,000	\$707,366	\$2,294	\$2,848	\$2,269	\$2,848	\$2,313	\$3,064
\$700,000	\$864,360	\$4,601	\$3,744	\$700,000	\$721,211	\$4,601	\$3,124	\$700,000	\$825,261	\$2,679	\$3,358	\$2,654	\$3,358	\$2,698	\$3,575
\$800,000	\$987,840	\$5,332	\$4,279	\$800,000	\$824,241	\$5,332	\$3,570	\$800,000	\$943,155	\$3,065	\$3,869	\$3,040	\$3,869	\$3,084	\$4,086
\$900,000	\$1,111,320	\$6,063	\$4,814	\$900,000	\$927,271	\$6,063	\$4,017	\$900,000	\$1,061,050	\$3,450	\$4,380	\$3,425	\$4,380	\$3,469	\$4,596
\$1,000,000	\$1,234,800	\$6,795	\$5,349	\$1,000,000	\$1,030,301	\$6,795	\$4,463	\$1,000,000	\$1,178,944	\$3,836	\$4,890	\$3,811	\$4,890	\$3,854	\$5,107
\$2,000,000	\$2,469,600	\$14,108	\$10,698	\$2,000,000	\$2,060,602	\$14,108	\$8,926	\$2,000,000	\$2,357,888	\$7,690	\$9,997	\$7,665	\$9,997	\$7,709	\$10,214
\$3,000,000	\$3,704,400	\$21,422	\$16,047	\$3,000,000	\$3,090,903	\$21,422	\$13,389	\$3,000,000	\$3,536,832	\$11,545	\$15,104	\$11,519	\$15,104	\$11,563	\$15,321
\$4,000,000	\$4,939,200	\$28,736	\$21,395	\$4,000,000	\$4,121,204	\$28,736	\$17,852	\$4,000,000	\$4,715,776	\$15,399	\$20,211	\$15,374	\$20,211	\$15,418	\$20,428
\$5,000,000	\$6,174,000	\$36,049	\$26,744	\$5,000,000	\$5,151,505	\$36,049	\$22,315	\$5,000,000	\$5,894,720	\$19,253	\$25,318	\$19,228	\$25,318	\$19,272	\$25,535
\$6,000,000	\$7,408,800	\$43,363	\$32,093	\$6,000,000	\$6,181,806	\$43,363	\$26,778	\$6,000,000	\$7,073,664	\$23,108	\$30,425	\$23,083	\$30,425	\$23,126	\$30,641
\$7,000,000	\$8,643,600	\$50,676	\$37,442	\$7,000,000	\$7,212,107	\$50,676	\$31,241	\$7,000,000	\$8,252,608	\$26,962	\$35,532	\$26,937	\$35,532	\$26,981	\$35,748
\$8,000,000	\$9,878,400	\$57,990	\$42,791	\$8,000,000	\$8,242,408	\$57,990	\$35,704	\$8,000,000	\$9,431,552	\$30,817	\$40,639	\$30,791	\$40,639	\$30,835	\$40,855
\$9,000,000	\$11,113,200	\$65,304	\$48,140	\$9,000,000	\$9,272,709	\$65,304	\$40,167	\$9,000,000	\$10,610,496	\$34,671	\$45,746	\$34,646	\$45,746	\$34,690	\$45,962
\$10,000,000	\$12,348,000	\$72,617	\$53,489	\$10,000,000	\$10,303,010	\$72,617	\$44,630	\$10,000,000	\$11,789,440	\$38,525	\$50,852	\$38,500	\$50,852	\$38,544	\$51,069
\$15,000,000	\$18,522,000	\$109,185	\$80,233	\$15,000,000	\$15,454,515	\$109,185	\$66,945	\$15,000,000	\$17,684,160	\$57,797	\$76,387	\$57,772	\$76,387	\$57,816	\$76,604
\$20,000,000	\$24,696,000	\$145,753	\$106,977	\$20,000,000	\$20,606,020	\$145,753	\$89,260	\$20,000,000	\$23,578,880	\$77,069	\$101,921	\$77,044	\$101,921	\$77,088	\$102,138
\$25,000,000	\$30,870,000	\$182,322	\$133,721	\$25,000,000	\$25,757,525	\$182,322	\$111,575	\$25,000,000	\$29,473,600	\$96,341	\$127,456	\$96,316	\$127,456	\$96,360	\$127,673
\$30,000,000	\$37,044,000	\$218,890	\$160,466	\$30,000,000	\$30,909,030	\$218,890	\$133,890	\$30,000,000	\$35,368,320	\$115,613	\$152,990	\$115,588	\$152,990	\$115,632	\$153,207
\$35,000,000	\$43,218,000	\$255,458	\$187,210	\$35,000,000	\$36,060,535	\$255,458	\$156,206	\$35,000,000	\$41,263,040	\$134,886	\$178,525	\$134,860	\$178,525	\$134,904	\$178,742
\$40,000,000	\$49,392,000	\$292,026	\$213,954	\$40,000,000	\$41,212,040	\$292,026	\$178,521	\$40,000,000	\$47,157,760	\$154,158	\$204,060	\$154,132	\$204,060	\$154,176	\$204,276
\$45,000,000	\$55,566,000	\$328,594	\$240,699	\$45,000,000	\$46,363,545	\$328,594	\$200,836	\$45,000,000	\$53,052,480	\$173,430	\$229,594	\$173,405	\$229,594	\$173,448	\$229,811
\$50,000,000	\$61,740,000	\$365,162	\$267,443	\$50,000,000	\$51,515,050	\$365,162	\$223,151	\$50,000,000	\$58,947,200	\$192,702	\$255,129	\$192,677	\$255,129	\$192,720	\$255,345

CITY OF COON RAPIDS, 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	\$75	38.77%	\$30	15.79%	(\$135)	(77.73%)	(\$110)	(73.98%)	\$63	32.50%
\$100,000	\$149	38.77%	\$61	15.79%	(\$73)	(19.81%)	(\$48)	(13.93%)	\$125	32.50%
\$150,000	\$224	38.77%	\$91	15.79%	(\$10)	(1.79%)	\$15	2.81%	\$188	32.50%
\$200,000	\$126	13.34%	(\$51)	(5.43%)	\$53	6.99%	\$78	10.68%	\$250	32.50%
\$250,000	\$28	2.11%	(\$194)	(14.80%)	\$115	12.19%	\$140	15.25%	\$313	32.50%
\$300,000	(\$71)	(4.21%)	(\$336)	(20.08%)	\$178	15.63%	\$203	18.24%	\$376	32.50%
\$400,000	(\$267)	(11.10%)	(\$621)	(25.82%)	\$303	19.90%	\$328	21.91%	\$501	32.50%
\$500,000	(\$463)	(14.77%)	(\$906)	(28.89%)	\$428	22.44%	\$453	24.07%	\$626	32.50%
\$600,000	(\$660)	(17.06%)	(\$1,191)	(30.79%)	\$554	24.13%	\$579	25.50%	\$751	32.50%
\$700,000	(\$856)	(18.62%)	(\$1,477)	(32.09%)	\$679	25.34%	\$704	26.52%	\$877	32.50%
\$800,000	(\$1,053)	(19.75%)	(\$1,762)	(33.04%)	\$804	26.24%	\$829	27.28%	\$1,002	32.50%
\$900,000	(\$1,249)	(20.61%)	(\$2,047)	(33.75%)	\$929	26.94%	\$954	27.86%	\$1,127	32.50%
\$1,000,000	(\$1,446)	(21.28%)	(\$2,332)	(34.32%)	\$1,055	27.49%	\$1,080	28.33%	\$1,252	32.50%
\$2,000,000	(\$3,411)	(24.17%)	(\$5,182)	(36.73%)	\$2,307	30.00%	\$2,332	30.43%	\$2,505	32.50%
\$3,000,000	(\$5,375)	(25.09%)	(\$8,033)	(37.50%)	\$3,560	30.83%	\$3,585	31.12%	\$3,757	32.50%
\$4,000,000	(\$7,340)	(25.54%)	(\$10,884)	(37.87%)	\$4,812	31.25%	\$4,837	31.46%	\$5,010	32.50%
\$5,000,000	(\$9,305)	(25.81%)	(\$13,734)	(38.10%)	\$6,065	31.50%	\$6,090	31.67%	\$6,262	32.50%
\$6,000,000	(\$11,270)	(25.99%)	(\$16,585)	(38.25%)	\$7,317	31.67%	\$7,342	31.81%	\$7,515	32.50%
\$7,000,000	(\$13,234)	(26.12%)	(\$19,435)	(38.35%)	\$8,570	31.78%	\$8,595	31.91%	\$8,767	32.50%
\$8,000,000	(\$15,199)	(26.21%)	(\$22,286)	(38.43%)	\$9,822	31.87%	\$9,847	31.98%	\$10,020	32.50%
\$9,000,000	(\$17,164)	(26.28%)	(\$25,137)	(38.49%)	\$11,075	31.94%	\$11,100	32.04%	\$11,272	32.50%
\$10,000,000	(\$19,129)	(26.34%)	(\$27,987)	(38.54%)	\$12,327	32.00%	\$12,352	32.08%	\$12,525	32.50%
\$15,000,000	(\$28,952)	(26.52%)	(\$42,240)	(38.69%)	\$18,590	32.16%	\$18,615	32.22%	\$18,787	32.50%
\$20,000,000	(\$38,776)	(26.60%)	(\$56,493)	(38.76%)	\$24,852	32.25%	\$24,877	32.29%	\$25,050	32.50%
\$25,000,000	(\$48,600)	(26.66%)	(\$70,746)	(38.80%)	\$31,115	32.30%	\$31,140	32.33%	\$31,312	32.50%
\$30,000,000	(\$58,424)	(26.69%)	(\$84,999)	(38.83%)	\$37,377	32.33%	\$37,402	32.36%	\$37,575	32.50%
\$35,000,000	(\$68,248)	(26.72%)	(\$99,252)	(38.85%)	\$43,639	32.35%	\$43,665	32.38%	\$43,837	32.50%
\$40,000,000	(\$78,071)	(26.73%)	(\$113,505)	(38.87%)	\$49,902	32.37%	\$49,927	32.39%	\$50,100	32.50%
\$45,000,000	(\$87,895)	(26.75%)	(\$127,758)	(38.88%)	\$56,164	32.38%	\$56,190	32.40%	\$56,362	32.50%
\$50,000,000	(\$97,719)	(26.76%)	(\$142,011)	(38.89%)	\$62,427	32.40%	\$62,452	32.41%	\$62,625	32.50%