

CITY OF COIN, 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	\$8.37000	\$23,960	\$0	\$23,960	
2026-27	\$5.52175	\$24,439	\$16	\$24,455	2.1%
2027-28	\$5.55895	\$24,577	\$16	\$24,593	0.6%
2028-29	\$5.36421	\$25,085	\$15	\$25,101	2.1%
2029-30	\$5.39177	\$25,226	\$15	\$25,242	0.6%
2030-31	\$5.19912	\$25,746	\$15	\$25,761	2.1%
2031-32	\$5.22579	\$25,890	\$15	\$25,905	0.6%
2032-33	\$5.04310	\$26,423	\$14	\$26,438	2.1%
2033-34	\$5.06893	\$26,570	\$15	\$26,585	0.6%
2034-35	\$4.89536	\$27,116	\$14	\$27,130	2.1%
2035-36	\$4.92040	\$27,266	\$14	\$27,280	0.6%

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	\$6,307,129	\$2,862,617	\$0	\$2,862,617
2026-27	\$5,093,477	\$4,428,876	\$0	\$4,428,876
2027-28	\$5,088,709	\$4,424,108	\$0	\$4,424,108
2028-29	\$5,343,884	\$4,679,283	\$0	\$4,679,283
2029-30	\$5,346,116	\$4,681,515	\$0	\$4,681,515
2030-31	\$5,619,556	\$4,954,955	\$0	\$4,954,955
2031-32	\$5,621,788	\$4,957,187	\$0	\$4,957,187
2032-33	\$5,906,974	\$5,242,373	\$0	\$5,242,373
2033-34	\$5,909,207	\$5,244,606	\$0	\$5,244,606
2034-35	\$6,206,643	\$5,542,042	\$0	\$5,542,042
2035-36	\$6,208,876	\$5,544,275	\$0	\$5,544,275

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.48%	-2.11%	72.37%	25.19%	0.00%	2.44%
2026-27	110.70%	-41.08%	69.62%	28.78%	0.00%	1.58%
2027-28	110.88%	-41.30%	69.58%	28.81%	0.00%	1.58%
2028-29	109.09%	-39.21%	69.88%	28.60%	0.00%	1.49%
2029-30	109.10%	-39.20%	69.90%	28.59%	0.00%	1.49%
2030-31	107.26%	-37.05%	70.21%	28.36%	0.00%	1.41%
2031-32	107.27%	-37.04%	70.22%	28.35%	0.00%	1.41%
2032-33	105.54%	-35.04%	70.50%	28.14%	0.00%	1.33%
2033-34	105.55%	-35.04%	70.52%	28.13%	0.00%	1.33%
2034-35	103.94%	-33.17%	70.77%	27.95%	0.00%	1.26%
2035-36	103.95%	-33.17%	70.78%	27.94%	0.00%	1.26%

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 COIN, 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	\$2,862,617	\$8.37000	\$23,960
2026-27	\$4,428,876	\$5.52175	\$24,455
2027-28	\$4,424,108	\$5.55895	\$24,593
2028-29	\$4,679,283	\$5.36421	\$25,101
2029-30	\$4,681,515	\$5.39177	\$25,242
2030-31	\$4,954,955	\$5.19912	\$25,761
2031-32	\$4,957,187	\$5.22579	\$25,905
2032-33	\$5,242,373	\$5.04310	\$26,438
2033-34	\$5,244,606	\$5.06893	\$26,585
2034-35	\$5,542,042	\$4.89536	\$27,130
2035-36	\$5,544,275	\$4.92040	\$27,280

CITY OF COIN, 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	\$2,862,617	\$8.37000	\$23,960
2026-27	\$2,945,452	\$8.28713	\$24,409
2027-28	\$2,992,726	\$8.28713	\$24,801
2028-29	\$3,099,635	\$8.10000	\$25,107
2029-30	\$3,149,385	\$8.10000	\$25,510
2030-31	\$3,261,818	\$8.10000	\$26,421
2031-32	\$3,314,167	\$8.10000	\$26,845
2032-33	\$3,432,405	\$8.10000	\$27,802
2033-34	\$3,487,499	\$8.10000	\$28,249
2034-35	\$3,611,846	\$8.10000	\$29,256
2035-36	\$3,669,819	\$8.10000	\$29,726

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	\$1,483,424	(\$2.76538)	\$46
2027-28	\$1,431,383	(\$2.72818)	-\$208
2028-29	\$1,579,649	(\$2.73579)	-\$6
2029-30	\$1,532,131	(\$2.70823)	-\$268
2030-31	\$1,693,137	(\$2.90088)	-\$659
2031-32	\$1,643,020	(\$2.87421)	-\$940
2032-33	\$1,809,968	(\$3.05690)	-\$1,365
2033-34	\$1,757,107	(\$3.03107)	-\$1,664
2034-35	\$1,930,197	(\$3.20464)	-\$2,126
2035-36	\$1,874,455	(\$3.17960)	-\$2,445

CITY OF COIN, 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	\$321	\$50,000	\$51,515	\$199	\$268	\$50,000	\$58,947	\$179	\$47	\$153	\$47	\$199	\$306
\$100,000	\$123,480	\$397	\$642	\$100,000	\$103,030	\$397	\$536	\$100,000	\$117,894	\$378	\$353	\$352	\$353	\$397	\$613
\$150,000	\$185,220	\$596	\$963	\$150,000	\$154,545	\$596	\$803	\$150,000	\$176,842	\$576	\$659	\$550	\$659	\$596	\$919
\$200,000	\$246,960	\$972	\$1,284	\$200,000	\$206,060	\$972	\$1,071	\$200,000	\$235,789	\$775	\$966	\$749	\$966	\$794	\$1,226
\$250,000	\$308,700	\$1,349	\$1,605	\$250,000	\$257,575	\$1,349	\$1,339	\$250,000	\$294,736	\$973	\$1,272	\$947	\$1,272	\$993	\$1,532
\$300,000	\$370,440	\$1,725	\$1,926	\$300,000	\$309,090	\$1,725	\$1,607	\$300,000	\$353,683	\$1,172	\$1,579	\$1,146	\$1,579	\$1,191	\$1,839
\$400,000	\$493,920	\$2,479	\$2,568	\$400,000	\$412,120	\$2,479	\$2,143	\$400,000	\$471,578	\$1,569	\$2,192	\$1,543	\$2,192	\$1,588	\$2,452
\$500,000	\$617,400	\$3,232	\$3,210	\$500,000	\$515,151	\$3,232	\$2,678	\$500,000	\$589,472	\$1,966	\$2,805	\$1,940	\$2,805	\$1,985	\$3,065
\$600,000	\$740,880	\$3,985	\$3,852	\$600,000	\$618,181	\$3,985	\$3,214	\$600,000	\$707,366	\$2,363	\$3,418	\$2,337	\$3,418	\$2,382	\$3,678
\$700,000	\$864,360	\$4,739	\$4,494	\$700,000	\$721,211	\$4,739	\$3,750	\$700,000	\$825,261	\$2,760	\$4,031	\$2,734	\$4,031	\$2,779	\$4,291
\$800,000	\$987,840	\$5,492	\$5,136	\$800,000	\$824,241	\$5,492	\$4,285	\$800,000	\$943,155	\$3,157	\$4,644	\$3,131	\$4,644	\$3,176	\$4,904
\$900,000	\$1,111,320	\$6,245	\$5,778	\$900,000	\$927,271	\$6,245	\$4,821	\$900,000	\$1,061,050	\$3,554	\$5,257	\$3,528	\$5,257	\$3,573	\$5,517
\$1,000,000	\$1,234,800	\$6,999	\$6,420	\$1,000,000	\$1,030,301	\$6,999	\$5,357	\$1,000,000	\$1,178,944	\$3,951	\$5,870	\$3,925	\$5,870	\$3,970	\$6,129
\$2,000,000	\$2,469,600	\$14,532	\$12,840	\$2,000,000	\$2,060,602	\$14,532	\$10,713	\$2,000,000	\$2,357,888	\$7,921	\$11,999	\$7,895	\$11,999	\$7,940	\$12,259
\$3,000,000	\$3,704,400	\$22,065	\$19,260	\$3,000,000	\$3,090,903	\$22,065	\$16,070	\$3,000,000	\$3,536,832	\$11,891	\$18,128	\$11,865	\$18,128	\$11,910	\$18,388
\$4,000,000	\$4,939,200	\$29,598	\$25,679	\$4,000,000	\$4,121,204	\$29,598	\$21,427	\$4,000,000	\$4,715,776	\$15,861	\$24,258	\$15,835	\$24,258	\$15,880	\$24,518
\$5,000,000	\$6,174,000	\$37,131	\$32,099	\$5,000,000	\$5,151,505	\$37,131	\$26,783	\$5,000,000	\$5,894,720	\$19,831	\$30,387	\$19,805	\$30,387	\$19,850	\$30,647
\$6,000,000	\$7,408,800	\$44,664	\$38,519	\$6,000,000	\$6,181,806	\$44,664	\$32,140	\$6,000,000	\$7,073,664	\$23,801	\$36,517	\$23,775	\$36,517	\$23,820	\$36,777
\$7,000,000	\$8,643,600	\$52,197	\$44,939	\$7,000,000	\$7,212,107	\$52,197	\$37,497	\$7,000,000	\$8,252,608	\$27,771	\$42,646	\$27,745	\$42,646	\$27,790	\$42,906
\$8,000,000	\$9,878,400	\$59,730	\$51,359	\$8,000,000	\$8,242,408	\$59,730	\$42,853	\$8,000,000	\$9,431,552	\$31,741	\$48,776	\$31,715	\$48,776	\$31,760	\$49,036
\$9,000,000	\$11,113,200	\$67,263	\$57,779	\$9,000,000	\$9,272,709	\$67,263	\$48,210	\$9,000,000	\$10,610,496	\$35,711	\$54,905	\$35,685	\$54,905	\$35,730	\$55,165
\$10,000,000	\$12,348,000	\$74,796	\$64,199	\$10,000,000	\$10,303,010	\$74,796	\$53,567	\$10,000,000	\$11,789,440	\$39,681	\$61,035	\$39,655	\$61,035	\$39,700	\$61,295
\$15,000,000	\$18,522,000	\$112,461	\$96,298	\$15,000,000	\$15,454,515	\$112,461	\$80,350	\$15,000,000	\$17,684,160	\$59,531	\$91,682	\$59,505	\$91,682	\$59,550	\$91,942
\$20,000,000	\$24,696,000	\$150,126	\$128,397	\$20,000,000	\$20,606,020	\$150,126	\$107,133	\$20,000,000	\$23,578,880	\$79,381	\$122,329	\$79,355	\$122,329	\$79,400	\$122,589
\$25,000,000	\$30,870,000	\$187,791	\$160,497	\$25,000,000	\$25,757,525	\$187,791	\$133,916	\$25,000,000	\$29,473,600	\$99,231	\$152,977	\$99,206	\$152,977	\$99,251	\$153,237
\$30,000,000	\$37,044,000	\$225,456	\$192,596	\$30,000,000	\$30,909,030	\$225,456	\$160,700	\$30,000,000	\$35,368,320	\$119,081	\$183,624	\$119,056	\$183,624	\$119,101	\$183,884
\$35,000,000	\$43,218,000	\$263,121	\$224,696	\$35,000,000	\$36,060,535	\$263,121	\$187,483	\$35,000,000	\$41,263,040	\$138,932	\$214,272	\$138,906	\$214,272	\$138,951	\$214,531
\$40,000,000	\$49,392,000	\$300,786	\$256,795	\$40,000,000	\$41,212,040	\$300,786	\$214,266	\$40,000,000	\$47,157,760	\$158,782	\$244,919	\$158,756	\$244,919	\$158,801	\$245,179
\$45,000,000	\$55,566,000	\$338,451	\$288,894	\$45,000,000	\$46,363,545	\$338,451	\$241,050	\$45,000,000	\$53,052,480	\$178,632	\$275,566	\$178,606	\$275,566	\$178,651	\$275,826
\$50,000,000	\$61,740,000	\$376,116	\$320,994	\$50,000,000	\$51,515,050	\$376,116	\$267,833	\$50,000,000	\$58,947,200	\$198,482	\$306,214	\$198,456	\$306,214	\$198,501	\$306,474

CITY OF COIN, 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	\$122	61.71%	\$69	34.93%	(\$133)	(74.05%)	(\$107)	(69.68%)	\$108	54.39%
\$100,000	\$245	61.71%	\$139	34.93%	(\$25)	(6.55%)	\$1	0.30%	\$216	54.39%
\$150,000	\$367	61.71%	\$208	34.93%	\$83	14.44%	\$109	19.81%	\$324	54.39%
\$200,000	\$312	32.08%	\$99	10.20%	\$191	24.68%	\$217	28.97%	\$432	54.39%
\$250,000	\$256	18.99%	(\$10)	(0.71%)	\$299	30.74%	\$325	34.30%	\$540	54.39%
\$300,000	\$201	11.62%	(\$118)	(6.87%)	\$407	34.75%	\$433	37.78%	\$648	54.39%
\$400,000	\$89	3.60%	(\$336)	(13.56%)	\$623	39.72%	\$649	42.05%	\$864	54.39%
\$500,000	(\$22)	(0.68%)	(\$554)	(17.13%)	\$839	42.68%	\$865	44.58%	\$1,080	54.39%
\$600,000	(\$133)	(3.35%)	(\$771)	(19.35%)	\$1,055	44.65%	\$1,081	46.25%	\$1,296	54.39%
\$700,000	(\$245)	(5.16%)	(\$989)	(20.87%)	\$1,271	46.05%	\$1,297	47.43%	\$1,512	54.39%
\$800,000	(\$356)	(6.48%)	(\$1,207)	(21.97%)	\$1,487	47.10%	\$1,513	48.31%	\$1,728	54.39%
\$900,000	(\$467)	(7.48%)	(\$1,424)	(22.81%)	\$1,703	47.92%	\$1,729	49.00%	\$1,944	54.39%
\$1,000,000	(\$579)	(8.27%)	(\$1,642)	(23.46%)	\$1,919	48.57%	\$1,945	49.54%	\$2,159	54.39%
\$2,000,000	(\$1,692)	(11.64%)	(\$3,818)	(26.28%)	\$4,078	51.49%	\$4,104	51.98%	\$4,319	54.39%
\$3,000,000	(\$2,805)	(12.71%)	(\$5,995)	(27.17%)	\$6,238	52.46%	\$6,263	52.79%	\$6,478	54.39%
\$4,000,000	(\$3,918)	(13.24%)	(\$8,171)	(27.61%)	\$8,397	52.94%	\$8,423	53.19%	\$8,638	54.39%
\$5,000,000	(\$5,031)	(13.55%)	(\$10,347)	(27.87%)	\$10,557	53.23%	\$10,582	53.43%	\$10,797	54.39%
\$6,000,000	(\$6,144)	(13.76%)	(\$12,524)	(28.04%)	\$12,716	53.43%	\$12,742	53.59%	\$12,957	54.39%
\$7,000,000	(\$7,257)	(13.90%)	(\$14,700)	(28.16%)	\$14,875	53.56%	\$14,901	53.71%	\$15,116	54.39%
\$8,000,000	(\$8,371)	(14.01%)	(\$16,876)	(28.25%)	\$17,035	53.67%	\$17,061	53.79%	\$17,276	54.39%
\$9,000,000	(\$9,484)	(14.10%)	(\$19,053)	(28.33%)	\$19,194	53.75%	\$19,220	53.86%	\$19,435	54.39%
\$10,000,000	(\$10,597)	(14.17%)	(\$21,229)	(28.38%)	\$21,354	53.81%	\$21,380	53.91%	\$21,594	54.39%
\$15,000,000	(\$16,162)	(14.37%)	(\$32,111)	(28.55%)	\$32,151	54.01%	\$32,177	54.07%	\$32,392	54.39%
\$20,000,000	(\$21,728)	(14.47%)	(\$42,992)	(28.64%)	\$42,948	54.10%	\$42,974	54.15%	\$43,189	54.39%
\$25,000,000	(\$27,294)	(14.53%)	(\$53,874)	(28.69%)	\$53,745	54.16%	\$53,771	54.20%	\$53,986	54.39%
\$30,000,000	(\$32,859)	(14.57%)	(\$64,756)	(28.72%)	\$64,543	54.20%	\$64,568	54.23%	\$64,783	54.39%
\$35,000,000	(\$38,425)	(14.60%)	(\$75,638)	(28.75%)	\$75,340	54.23%	\$75,366	54.26%	\$75,581	54.39%
\$40,000,000	(\$43,991)	(14.63%)	(\$86,519)	(28.76%)	\$86,137	54.25%	\$86,163	54.27%	\$86,378	54.39%
\$45,000,000	(\$49,556)	(14.64%)	(\$97,401)	(28.78%)	\$96,934	54.26%	\$96,960	54.29%	\$97,175	54.39%
\$50,000,000	(\$55,122)	(14.66%)	(\$108,283)	(28.79%)	\$107,732	54.28%	\$107,757	54.30%	\$107,972	54.39%