

CITY OF DURANT, 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	\$7.63502	\$761,400	\$0	\$761,400	
2026-27	\$4.26180	\$776,628	\$3,398	\$780,026	2.4%
2027-28	\$4.28712	\$783,927	\$3,418	\$787,345	0.9%
2028-29	\$4.19438	\$803,092	\$3,344	\$806,436	2.4%
2029-30	\$4.21731	\$810,468	\$3,363	\$813,831	0.9%
2030-31	\$4.12510	\$830,106	\$3,289	\$833,395	2.4%
2031-32	\$4.14756	\$837,562	\$3,307	\$840,869	0.9%
2032-33	\$4.05767	\$857,686	\$3,235	\$860,922	2.4%
2033-34	\$4.07968	\$865,227	\$3,253	\$868,480	0.9%
2034-35	\$3.99198	\$885,849	\$3,183	\$889,032	2.4%
2035-36	\$4.01355	\$893,477	\$3,200	\$896,677	0.9%

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	\$193,181,914	\$99,724,722	\$909,769	\$100,634,491
2026-27	\$185,146,148	\$183,027,554	\$1,018,941	\$184,046,496
2027-28	\$185,772,133	\$183,653,540	\$1,018,941	\$184,672,481
2028-29	\$194,435,426	\$192,265,886	\$1,069,888	\$193,335,774
2029-30	\$195,143,411	\$192,973,871	\$1,069,888	\$194,043,759
2030-31	\$204,253,347	\$202,030,312	\$1,123,383	\$203,153,695
2031-32	\$204,961,332	\$202,738,297	\$1,123,383	\$203,861,680
2032-33	\$214,450,631	\$212,171,427	\$1,179,552	\$213,350,979
2033-34	\$215,158,616	\$212,879,412	\$1,179,552	\$214,058,964
2034-35	\$225,042,607	\$222,704,425	\$1,238,529	\$223,942,955
2035-36	\$225,750,592	\$223,412,411	\$1,238,529	\$224,650,940

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.33%	-1.38%	73.95%	10.45%	14.59%	0.20%
2026-27	94.87%	-14.52%	80.35%	9.29%	9.68%	0.11%
2027-28	94.77%	-14.56%	80.21%	9.26%	9.86%	0.11%
2028-29	94.35%	-14.00%	80.35%	9.28%	9.71%	0.10%
2029-30	94.21%	-13.99%	80.22%	9.25%	9.88%	0.10%
2030-31	93.79%	-13.41%	80.38%	9.28%	9.73%	0.10%
2031-32	93.66%	-13.40%	80.25%	9.24%	9.89%	0.10%
2032-33	93.26%	-12.85%	80.41%	9.28%	9.73%	0.09%
2033-34	93.14%	-12.85%	80.29%	9.24%	9.88%	0.09%
2034-35	92.77%	-12.32%	80.45%	9.28%	9.72%	0.09%
2035-36	92.66%	-12.32%	80.34%	9.25%	9.86%	0.09%

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 DURANT, 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	\$99,724,722	\$7.63502	\$761,400
2026-27	\$183,027,554	\$4.26180	\$780,026
2027-28	\$183,653,540	\$4.28712	\$787,345
2028-29	\$192,265,886	\$4.19438	\$806,436
2029-30	\$192,973,871	\$4.21731	\$813,831
2030-31	\$202,030,312	\$4.12510	\$833,395
2031-32	\$202,738,297	\$4.14756	\$840,869
2032-33	\$212,171,427	\$4.05767	\$860,922
2033-34	\$212,879,412	\$4.07968	\$868,480
2034-35	\$222,704,425	\$3.99198	\$889,032
2035-36	\$223,412,411	\$4.01355	\$896,677

CITY OF DURANT, 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	\$99,724,722	\$7.63502	\$761,400
2026-27	\$101,391,163	\$7.63502	\$774,123
2027-28	\$103,544,474	\$7.63502	\$790,564
2028-29	\$107,079,410	\$7.63502	\$817,553
2029-30	\$109,328,300	\$7.63502	\$834,724
2030-31	\$113,033,078	\$7.63502	\$863,010
2031-32	\$115,382,303	\$7.63502	\$880,946
2032-33	\$119,265,347	\$7.63502	\$910,593
2033-34	\$121,720,486	\$7.63502	\$929,338
2034-35	\$125,790,869	\$7.63502	\$960,416
2035-36	\$128,357,191	\$7.63502	\$980,010

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	\$81,636,391	(\$3.37322)	\$5,903
2027-28	\$80,109,066	(\$3.34790)	-\$3,219
2028-29	\$85,186,476	(\$3.44064)	-\$11,117
2029-30	\$83,645,572	(\$3.41771)	-\$20,893
2030-31	\$88,997,234	(\$3.50992)	-\$29,615
2031-32	\$87,355,995	(\$3.48746)	-\$40,077
2032-33	\$92,906,079	(\$3.57735)	-\$49,672
2033-34	\$91,158,927	(\$3.55534)	-\$60,858
2034-35	\$96,913,556	(\$3.64304)	-\$71,384
2035-36	\$95,055,220	(\$3.62147)	-\$83,333

CITY OF DURANT, 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	\$181	\$255	\$50,000	\$51,515	\$181	\$213	\$50,000	\$58,947	\$164	\$37	\$140	\$37	\$181	\$243
\$100,000	\$123,480	\$362	\$509	\$100,000	\$103,030	\$362	\$425	\$100,000	\$117,894	\$345	\$280	\$321	\$280	\$362	\$486
\$150,000	\$185,220	\$543	\$764	\$150,000	\$154,545	\$543	\$638	\$150,000	\$176,842	\$526	\$523	\$502	\$523	\$543	\$729
\$200,000	\$246,960	\$887	\$1,019	\$200,000	\$206,060	\$887	\$850	\$200,000	\$235,789	\$707	\$766	\$683	\$766	\$724	\$973
\$250,000	\$308,700	\$1,230	\$1,273	\$250,000	\$257,575	\$1,230	\$1,063	\$250,000	\$294,736	\$888	\$1,010	\$864	\$1,010	\$905	\$1,216
\$300,000	\$370,440	\$1,574	\$1,528	\$300,000	\$309,090	\$1,574	\$1,275	\$300,000	\$353,683	\$1,069	\$1,253	\$1,045	\$1,253	\$1,086	\$1,459
\$400,000	\$493,920	\$2,261	\$2,037	\$400,000	\$412,120	\$2,261	\$1,700	\$400,000	\$471,578	\$1,431	\$1,739	\$1,407	\$1,739	\$1,449	\$1,945
\$500,000	\$617,400	\$2,948	\$2,547	\$500,000	\$515,151	\$2,948	\$2,125	\$500,000	\$589,472	\$1,793	\$2,225	\$1,770	\$2,225	\$1,811	\$2,432
\$600,000	\$740,880	\$3,635	\$3,056	\$600,000	\$618,181	\$3,635	\$2,550	\$600,000	\$707,366	\$2,155	\$2,712	\$2,132	\$2,712	\$2,173	\$2,918
\$700,000	\$864,360	\$4,323	\$3,566	\$700,000	\$721,211	\$4,323	\$2,975	\$700,000	\$825,261	\$2,517	\$3,198	\$2,494	\$3,198	\$2,535	\$3,404
\$800,000	\$987,840	\$5,010	\$4,075	\$800,000	\$824,241	\$5,010	\$3,400	\$800,000	\$943,155	\$2,880	\$3,684	\$2,856	\$3,684	\$2,897	\$3,891
\$900,000	\$1,111,320	\$5,697	\$4,584	\$900,000	\$927,271	\$5,697	\$3,825	\$900,000	\$1,061,050	\$3,242	\$4,171	\$3,218	\$4,171	\$3,259	\$4,377
\$1,000,000	\$1,234,800	\$6,384	\$5,094	\$1,000,000	\$1,030,301	\$6,384	\$4,250	\$1,000,000	\$1,178,944	\$3,604	\$4,657	\$3,580	\$4,657	\$3,621	\$4,863
\$2,000,000	\$2,469,600	\$13,256	\$10,187	\$2,000,000	\$2,060,602	\$13,256	\$8,500	\$2,000,000	\$2,357,888	\$7,225	\$9,520	\$7,202	\$9,520	\$7,243	\$9,727
\$3,000,000	\$3,704,400	\$20,127	\$15,281	\$3,000,000	\$3,090,903	\$20,127	\$12,750	\$3,000,000	\$3,536,832	\$10,847	\$14,384	\$10,823	\$14,384	\$10,864	\$14,590
\$4,000,000	\$4,939,200	\$26,999	\$20,375	\$4,000,000	\$4,121,204	\$26,999	\$17,000	\$4,000,000	\$4,715,776	\$14,468	\$19,247	\$14,445	\$19,247	\$14,486	\$19,453
\$5,000,000	\$6,174,000	\$33,870	\$25,468	\$5,000,000	\$5,151,505	\$33,870	\$21,250	\$5,000,000	\$5,894,720	\$18,089	\$24,110	\$18,066	\$24,110	\$18,107	\$24,316
\$6,000,000	\$7,408,800	\$40,742	\$30,562	\$6,000,000	\$6,181,806	\$40,742	\$25,501	\$6,000,000	\$7,073,664	\$21,711	\$28,973	\$21,687	\$28,973	\$21,728	\$29,180
\$7,000,000	\$8,643,600	\$47,613	\$35,656	\$7,000,000	\$7,212,107	\$47,613	\$29,751	\$7,000,000	\$8,252,608	\$25,332	\$33,837	\$25,309	\$33,837	\$25,350	\$34,043
\$8,000,000	\$9,878,400	\$54,485	\$40,749	\$8,000,000	\$8,242,408	\$54,485	\$34,001	\$8,000,000	\$9,431,552	\$28,954	\$38,700	\$28,930	\$38,700	\$28,971	\$38,906
\$9,000,000	\$11,113,200	\$61,356	\$45,843	\$9,000,000	\$9,272,709	\$61,356	\$38,251	\$9,000,000	\$10,610,496	\$32,575	\$43,563	\$32,552	\$43,563	\$32,593	\$43,769
\$10,000,000	\$12,348,000	\$68,228	\$50,937	\$10,000,000	\$10,303,010	\$68,228	\$42,501	\$10,000,000	\$11,789,440	\$36,197	\$48,426	\$36,173	\$48,426	\$36,214	\$48,633
\$15,000,000	\$18,522,000	\$102,585	\$76,405	\$15,000,000	\$15,454,515	\$102,585	\$63,751	\$15,000,000	\$17,684,160	\$54,304	\$72,743	\$54,280	\$72,743	\$54,321	\$72,949
\$20,000,000	\$24,696,000	\$136,943	\$101,873	\$20,000,000	\$20,606,020	\$136,943	\$85,002	\$20,000,000	\$23,578,880	\$72,411	\$97,059	\$72,387	\$97,059	\$72,428	\$97,265
\$25,000,000	\$30,870,000	\$171,300	\$127,342	\$25,000,000	\$25,757,525	\$171,300	\$106,252	\$25,000,000	\$29,473,600	\$90,518	\$121,375	\$90,494	\$121,375	\$90,535	\$121,582
\$30,000,000	\$37,044,000	\$205,658	\$152,810	\$30,000,000	\$30,909,030	\$205,658	\$127,503	\$30,000,000	\$35,368,320	\$108,625	\$145,692	\$108,601	\$145,692	\$108,642	\$145,898
\$35,000,000	\$43,218,000	\$240,016	\$178,279	\$35,000,000	\$36,060,535	\$240,016	\$148,753	\$35,000,000	\$41,263,040	\$126,732	\$170,008	\$126,708	\$170,008	\$126,749	\$170,214
\$40,000,000	\$49,392,000	\$274,373	\$203,747	\$40,000,000	\$41,212,040	\$274,373	\$170,004	\$40,000,000	\$47,157,760	\$144,839	\$194,324	\$144,815	\$194,324	\$144,856	\$194,530
\$45,000,000	\$55,566,000	\$308,731	\$229,215	\$45,000,000	\$46,363,545	\$308,731	\$191,254	\$45,000,000	\$53,052,480	\$162,946	\$218,641	\$162,922	\$218,641	\$162,964	\$218,847
\$50,000,000	\$61,740,000	\$343,088	\$254,684	\$50,000,000	\$51,515,050	\$343,088	\$212,505	\$50,000,000	\$58,947,200	\$181,053	\$242,957	\$181,029	\$242,957	\$181,071	\$243,163

CITY OF DURANT, 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	\$74	40.65%	\$31	17.36%	(\$127)	(77.43%)	(\$103)	(73.63%)	\$62	34.29%
\$100,000	\$147	40.65%	\$63	17.36%	(\$65)	(18.72%)	(\$41)	(12.76%)	\$124	34.29%
\$150,000	\$221	40.65%	\$94	17.36%	(\$2)	(0.46%)	\$21	4.21%	\$186	34.29%
\$200,000	\$132	14.88%	(\$37)	(4.15%)	\$60	8.44%	\$83	12.18%	\$248	34.29%
\$250,000	\$43	3.50%	(\$168)	(13.64%)	\$122	13.72%	\$145	16.81%	\$310	34.29%
\$300,000	(\$46)	(2.91%)	(\$299)	(18.99%)	\$184	17.20%	\$207	19.84%	\$373	34.29%
\$400,000	(\$224)	(9.89%)	(\$561)	(24.81%)	\$308	21.53%	\$332	23.56%	\$497	34.29%
\$500,000	(\$401)	(13.62%)	(\$823)	(27.92%)	\$432	24.10%	\$456	25.76%	\$621	34.29%
\$600,000	(\$579)	(15.93%)	(\$1,085)	(29.85%)	\$556	25.82%	\$580	27.21%	\$745	34.29%
\$700,000	(\$757)	(17.51%)	(\$1,347)	(31.17%)	\$681	27.04%	\$704	28.23%	\$869	34.29%
\$800,000	(\$935)	(18.66%)	(\$1,610)	(32.13%)	\$805	27.95%	\$828	29.00%	\$993	34.29%
\$900,000	(\$1,113)	(19.53%)	(\$1,872)	(32.86%)	\$929	28.66%	\$953	29.60%	\$1,118	34.29%
\$1,000,000	(\$1,290)	(20.21%)	(\$2,134)	(33.43%)	\$1,053	29.22%	\$1,077	30.07%	\$1,242	34.29%
\$2,000,000	(\$3,068)	(23.15%)	(\$4,755)	(35.87%)	\$2,295	31.76%	\$2,319	32.19%	\$2,484	34.29%
\$3,000,000	(\$4,846)	(24.08%)	(\$7,377)	(36.65%)	\$3,537	32.61%	\$3,560	32.90%	\$3,726	34.29%
\$4,000,000	(\$6,624)	(24.53%)	(\$9,998)	(37.03%)	\$4,779	33.03%	\$4,802	33.25%	\$4,967	34.29%
\$5,000,000	(\$8,402)	(24.81%)	(\$12,620)	(37.26%)	\$6,021	33.28%	\$6,044	33.46%	\$6,209	34.29%
\$6,000,000	(\$10,180)	(24.99%)	(\$15,241)	(37.41%)	\$7,262	33.45%	\$7,286	33.60%	\$7,451	34.29%
\$7,000,000	(\$11,957)	(25.11%)	(\$17,862)	(37.52%)	\$8,504	33.57%	\$8,528	33.70%	\$8,693	34.29%
\$8,000,000	(\$13,735)	(25.21%)	(\$20,484)	(37.60%)	\$9,746	33.66%	\$9,770	33.77%	\$9,935	34.29%
\$9,000,000	(\$15,513)	(25.28%)	(\$23,105)	(37.66%)	\$10,988	33.73%	\$11,011	33.83%	\$11,177	34.29%
\$10,000,000	(\$17,291)	(25.34%)	(\$25,727)	(37.71%)	\$12,230	33.79%	\$12,253	33.87%	\$12,419	34.29%
\$15,000,000	(\$26,180)	(25.52%)	(\$38,834)	(37.86%)	\$18,439	33.96%	\$18,463	34.01%	\$18,628	34.29%
\$20,000,000	(\$35,069)	(25.61%)	(\$51,941)	(37.93%)	\$24,648	34.04%	\$24,672	34.08%	\$24,837	34.29%
\$25,000,000	(\$43,959)	(25.66%)	(\$65,048)	(37.97%)	\$30,858	34.09%	\$30,881	34.12%	\$31,046	34.29%
\$30,000,000	(\$52,848)	(25.70%)	(\$78,155)	(38.00%)	\$37,067	34.12%	\$37,090	34.15%	\$37,256	34.29%
\$35,000,000	(\$61,737)	(25.72%)	(\$91,262)	(38.02%)	\$43,276	34.15%	\$43,300	34.17%	\$43,465	34.29%
\$40,000,000	(\$70,626)	(25.74%)	(\$104,369)	(38.04%)	\$49,485	34.17%	\$49,509	34.19%	\$49,674	34.29%
\$45,000,000	(\$79,515)	(25.76%)	(\$117,477)	(38.05%)	\$55,695	34.18%	\$55,718	34.20%	\$55,883	34.29%
\$50,000,000	(\$88,405)	(25.77%)	(\$130,584)	(38.06%)	\$61,904	34.19%	\$61,927	34.21%	\$62,093	34.29%