

CITY OF DUNLAP, 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	\$8.17552	\$387,164	\$0	\$387,164	
2026-27	\$4.90742	\$394,908	\$3,900	\$398,808	3.0%
2027-28	\$4.95589	\$402,447	\$3,939	\$406,386	1.9%
2028-29	\$4.84323	\$414,514	\$3,849	\$418,363	2.9%
2029-30	\$4.88821	\$422,129	\$3,885	\$426,014	1.8%
2030-31	\$4.77810	\$434,534	\$3,798	\$438,332	2.9%
2031-32	\$4.81986	\$442,045	\$3,831	\$445,875	1.7%
2032-33	\$4.71404	\$454,793	\$3,747	\$458,539	2.8%
2033-34	\$4.75287	\$462,200	\$3,778	\$465,977	1.6%
2034-35	\$4.65097	\$475,297	\$3,697	\$478,994	2.8%
2035-36	\$4.68714	\$482,604	\$3,725	\$486,329	1.5%

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	\$93,823,860	\$47,356,522	\$6,196,576	\$53,553,098
2026-27	\$90,491,961	\$81,266,284	\$7,244,313	\$88,510,597
2027-28	\$91,378,299	\$82,000,548	\$7,396,387	\$89,396,935
2028-29	\$96,273,059	\$86,381,018	\$7,910,677	\$94,291,695
2029-30	\$97,195,396	\$87,151,282	\$8,062,751	\$95,214,032
2030-31	\$102,329,405	\$91,737,682	\$8,610,359	\$100,348,041
2031-32	\$103,251,743	\$92,507,946	\$8,762,433	\$101,270,379
2032-33	\$108,597,386	\$97,270,997	\$9,345,025	\$106,616,022
2033-34	\$109,519,724	\$98,041,261	\$9,497,099	\$107,538,360
2034-35	\$115,085,754	\$102,987,967	\$10,116,424	\$113,104,390
2035-36	\$116,008,092	\$103,758,230	\$10,268,498	\$114,026,728

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	53.45%	-1.12%	52.34%	32.35%	11.22%	1.17%
2026-27	74.45%	-14.93%	59.51%	28.89%	8.77%	0.71%
2027-28	73.83%	-14.85%	58.98%	28.71%	9.52%	0.70%
2028-29	72.92%	-14.14%	58.78%	28.67%	9.91%	0.66%
2029-30	72.33%	-14.03%	58.30%	28.49%	10.60%	0.66%
2030-31	71.48%	-13.33%	58.16%	28.47%	10.90%	0.62%
2031-32	70.94%	-13.23%	57.71%	28.30%	11.54%	0.62%
2032-33	70.18%	-12.58%	57.60%	28.30%	11.77%	0.59%
2033-34	69.68%	-12.50%	57.19%	28.14%	12.37%	0.58%
2034-35	69.00%	-11.90%	57.10%	28.17%	12.54%	0.55%
2035-36	68.54%	-11.82%	56.72%	28.02%	13.09%	0.55%

**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 DUNLAP, 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	\$47,356,522	\$8.17552	\$387,164
2026-27	\$81,266,284	\$4.90742	\$398,808
2027-28	\$82,000,548	\$4.95589	\$406,386
2028-29	\$86,381,018	\$4.84323	\$418,363
2029-30	\$87,151,282	\$4.88821	\$426,014
2030-31	\$91,737,682	\$4.77810	\$438,332
2031-32	\$92,507,946	\$4.81986	\$445,875
2032-33	\$97,270,997	\$4.71404	\$458,539
2033-34	\$98,041,261	\$4.75287	\$465,977
2034-35	\$102,987,967	\$4.65097	\$478,994
2035-36	\$103,758,230	\$4.68714	\$486,329

CITY OF DUNLAP, 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	\$47,356,522	\$8.17552	\$387,164
2026-27	\$49,331,511	\$8.01522	\$395,403
2027-28	\$50,409,438	\$8.01522	\$404,043
2028-29	\$52,587,139	\$8.01522	\$421,498
2029-30	\$53,852,193	\$8.01522	\$431,637
2030-31	\$56,115,296	\$8.01522	\$449,776
2031-32	\$57,417,144	\$8.01522	\$460,211
2032-33	\$59,769,462	\$8.01522	\$479,065
2033-34	\$61,110,152	\$8.01522	\$489,811
2034-35	\$63,555,772	\$8.01522	\$509,414
2035-36	\$64,937,234	\$8.01522	\$520,486

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	\$31,934,773	(\$3.10780)	\$3,405
2027-28	\$31,591,110	(\$3.05933)	\$2,343
2028-29	\$33,793,878	(\$3.17199)	-\$3,134
2029-30	\$33,299,088	(\$3.12701)	-\$5,623
2030-31	\$35,622,386	(\$3.23712)	-\$11,445
2031-32	\$35,090,802	(\$3.19536)	-\$14,336
2032-33	\$37,501,535	(\$3.30118)	-\$20,526
2033-34	\$36,931,109	(\$3.26235)	-\$23,834
2034-35	\$39,432,194	(\$3.36425)	-\$30,420
2035-36	\$38,820,997	(\$3.32808)	-\$34,157

CITY OF DUNLAP, 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	\$194	\$295	\$50,000	\$51,515	\$194	\$246	\$50,000	\$58,947	\$175	\$43	\$150	\$43	\$194	\$282
\$100,000	\$123,480	\$388	\$590	\$100,000	\$103,030	\$388	\$492	\$100,000	\$117,894	\$369	\$324	\$344	\$324	\$388	\$563
\$150,000	\$185,220	\$582	\$885	\$150,000	\$154,545	\$582	\$738	\$150,000	\$176,842	\$563	\$606	\$538	\$606	\$582	\$845
\$200,000	\$246,960	\$950	\$1,180	\$200,000	\$206,060	\$950	\$985	\$200,000	\$235,789	\$757	\$888	\$732	\$888	\$776	\$1,127
\$250,000	\$308,700	\$1,317	\$1,475	\$250,000	\$257,575	\$1,317	\$1,231	\$250,000	\$294,736	\$951	\$1,169	\$925	\$1,169	\$969	\$1,408
\$300,000	\$370,440	\$1,685	\$1,770	\$300,000	\$309,090	\$1,685	\$1,477	\$300,000	\$353,683	\$1,145	\$1,451	\$1,119	\$1,451	\$1,163	\$1,690
\$400,000	\$493,920	\$2,421	\$2,360	\$400,000	\$412,120	\$2,421	\$1,969	\$400,000	\$471,578	\$1,532	\$2,014	\$1,507	\$2,014	\$1,551	\$2,253
\$500,000	\$617,400	\$3,157	\$2,950	\$500,000	\$515,151	\$3,157	\$2,461	\$500,000	\$589,472	\$1,920	\$2,578	\$1,895	\$2,578	\$1,939	\$2,817
\$600,000	\$740,880	\$3,893	\$3,540	\$600,000	\$618,181	\$3,893	\$2,954	\$600,000	\$707,366	\$2,308	\$3,141	\$2,283	\$3,141	\$2,327	\$3,380
\$700,000	\$864,360	\$4,629	\$4,130	\$700,000	\$721,211	\$4,629	\$3,446	\$700,000	\$825,261	\$2,696	\$3,704	\$2,670	\$3,704	\$2,714	\$3,943
\$800,000	\$987,840	\$5,364	\$4,720	\$800,000	\$824,241	\$5,364	\$3,938	\$800,000	\$943,155	\$3,083	\$4,268	\$3,058	\$4,268	\$3,102	\$4,506
\$900,000	\$1,111,320	\$6,100	\$5,310	\$900,000	\$927,271	\$6,100	\$4,431	\$900,000	\$1,061,050	\$3,471	\$4,831	\$3,446	\$4,831	\$3,490	\$5,070
\$1,000,000	\$1,234,800	\$6,836	\$5,900	\$1,000,000	\$1,030,301	\$6,836	\$4,923	\$1,000,000	\$1,178,944	\$3,859	\$5,394	\$3,834	\$5,394	\$3,878	\$5,633
\$2,000,000	\$2,469,600	\$14,194	\$11,800	\$2,000,000	\$2,060,602	\$14,194	\$9,846	\$2,000,000	\$2,357,888	\$7,737	\$11,027	\$7,712	\$11,027	\$7,756	\$11,266
\$3,000,000	\$3,704,400	\$21,552	\$17,700	\$3,000,000	\$3,090,903	\$21,552	\$14,769	\$3,000,000	\$3,536,832	\$11,615	\$16,660	\$11,589	\$16,660	\$11,633	\$16,899
\$4,000,000	\$4,939,200	\$28,910	\$23,600	\$4,000,000	\$4,121,204	\$28,910	\$19,692	\$4,000,000	\$4,715,776	\$15,492	\$22,294	\$15,467	\$22,294	\$15,511	\$22,532
\$5,000,000	\$6,174,000	\$36,268	\$29,500	\$5,000,000	\$5,151,505	\$36,268	\$24,614	\$5,000,000	\$5,894,720	\$19,370	\$27,927	\$19,345	\$27,927	\$19,389	\$28,166
\$6,000,000	\$7,408,800	\$43,626	\$35,400	\$6,000,000	\$6,181,806	\$43,626	\$29,537	\$6,000,000	\$7,073,664	\$23,248	\$33,560	\$23,223	\$33,560	\$23,267	\$33,799
\$7,000,000	\$8,643,600	\$50,984	\$41,300	\$7,000,000	\$7,212,107	\$50,984	\$34,460	\$7,000,000	\$8,252,608	\$27,126	\$39,193	\$27,100	\$39,193	\$27,144	\$39,432
\$8,000,000	\$9,878,400	\$58,342	\$47,200	\$8,000,000	\$8,242,408	\$58,342	\$39,383	\$8,000,000	\$9,431,552	\$31,003	\$44,826	\$30,978	\$44,826	\$31,022	\$45,065
\$9,000,000	\$11,113,200	\$65,700	\$53,100	\$9,000,000	\$9,272,709	\$65,700	\$44,306	\$9,000,000	\$10,610,496	\$34,881	\$50,459	\$34,856	\$50,459	\$34,900	\$50,698
\$10,000,000	\$12,348,000	\$73,058	\$59,000	\$10,000,000	\$10,303,010	\$73,058	\$49,229	\$10,000,000	\$11,789,440	\$38,759	\$56,092	\$38,734	\$56,092	\$38,778	\$56,331
\$15,000,000	\$18,522,000	\$109,848	\$88,500	\$15,000,000	\$15,454,515	\$109,848	\$73,843	\$15,000,000	\$17,684,160	\$58,148	\$84,258	\$58,123	\$84,258	\$58,167	\$84,497
\$20,000,000	\$24,696,000	\$146,637	\$118,000	\$20,000,000	\$20,606,020	\$146,637	\$98,458	\$20,000,000	\$23,578,880	\$77,537	\$112,423	\$77,512	\$112,423	\$77,556	\$112,662
\$25,000,000	\$30,870,000	\$183,427	\$147,500	\$25,000,000	\$25,757,525	\$183,427	\$123,072	\$25,000,000	\$29,473,600	\$96,926	\$140,589	\$96,901	\$140,589	\$96,945	\$140,828
\$30,000,000	\$37,044,000	\$220,217	\$177,000	\$30,000,000	\$30,909,030	\$220,217	\$147,686	\$30,000,000	\$35,368,320	\$116,315	\$168,754	\$116,289	\$168,754	\$116,333	\$168,993
\$35,000,000	\$43,218,000	\$257,007	\$206,500	\$35,000,000	\$36,060,535	\$257,007	\$172,301	\$35,000,000	\$41,263,040	\$135,704	\$196,920	\$135,678	\$196,920	\$135,722	\$197,159
\$40,000,000	\$49,392,000	\$293,797	\$236,000	\$40,000,000	\$41,212,040	\$293,797	\$196,915	\$40,000,000	\$47,157,760	\$155,092	\$225,086	\$155,067	\$225,086	\$155,111	\$225,324
\$45,000,000	\$55,566,000	\$330,587	\$265,500	\$45,000,000	\$46,363,545	\$330,587	\$221,530	\$45,000,000	\$53,052,480	\$174,481	\$253,251	\$174,456	\$253,251	\$174,500	\$253,490
\$50,000,000	\$61,740,000	\$367,377	\$295,000	\$50,000,000	\$51,515,050	\$367,377	\$246,144	\$50,000,000	\$58,947,200	\$193,870	\$281,417	\$193,845	\$281,417	\$193,889	\$281,656

CITY OF DUNLAP, 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	\$101	52.15%	\$52	26.95%	(\$132)	(75.58%)	(\$107)	(71.48%)	\$88	45.27%
\$100,000	\$202	52.15%	\$105	26.95%	(\$45)	(12.08%)	(\$19)	(5.63%)	\$176	45.27%
\$150,000	\$303	52.15%	\$157	26.95%	\$43	7.68%	\$68	12.72%	\$263	45.27%
\$200,000	\$230	24.27%	\$35	3.69%	\$131	17.31%	\$156	21.35%	\$351	45.27%
\$250,000	\$158	11.96%	(\$87)	(6.58%)	\$219	23.01%	\$244	26.36%	\$439	45.27%
\$300,000	\$85	5.02%	(\$208)	(12.37%)	\$307	26.78%	\$332	29.63%	\$527	45.27%
\$400,000	(\$61)	(2.53%)	(\$452)	(18.67%)	\$482	31.46%	\$507	33.66%	\$702	45.27%
\$500,000	(\$207)	(6.56%)	(\$696)	(22.03%)	\$658	34.25%	\$683	36.03%	\$878	45.27%
\$600,000	(\$353)	(9.06%)	(\$939)	(24.12%)	\$833	36.10%	\$858	37.60%	\$1,053	45.27%
\$700,000	(\$499)	(10.77%)	(\$1,183)	(25.55%)	\$1,009	37.42%	\$1,034	38.71%	\$1,229	45.27%
\$800,000	(\$644)	(12.01%)	(\$1,426)	(26.58%)	\$1,184	38.40%	\$1,209	39.55%	\$1,404	45.27%
\$900,000	(\$790)	(12.95%)	(\$1,670)	(27.37%)	\$1,360	39.17%	\$1,385	40.19%	\$1,580	45.27%
\$1,000,000	(\$936)	(13.69%)	(\$1,913)	(27.99%)	\$1,535	39.78%	\$1,560	40.70%	\$1,755	45.27%
\$2,000,000	(\$2,394)	(16.87%)	(\$4,348)	(30.63%)	\$3,291	42.53%	\$3,316	43.00%	\$3,511	45.27%
\$3,000,000	(\$3,852)	(17.87%)	(\$6,783)	(31.47%)	\$5,046	43.44%	\$5,071	43.76%	\$5,266	45.27%
\$4,000,000	(\$5,310)	(18.37%)	(\$9,218)	(31.89%)	\$6,801	43.90%	\$6,826	44.14%	\$7,021	45.27%
\$5,000,000	(\$6,768)	(18.66%)	(\$11,653)	(32.13%)	\$8,557	44.17%	\$8,582	44.36%	\$8,777	45.27%
\$6,000,000	(\$8,226)	(18.86%)	(\$14,089)	(32.29%)	\$10,312	44.36%	\$10,337	44.51%	\$10,532	45.27%
\$7,000,000	(\$9,684)	(18.99%)	(\$16,524)	(32.41%)	\$12,067	44.49%	\$12,092	44.62%	\$12,287	45.27%
\$8,000,000	(\$11,142)	(19.10%)	(\$18,959)	(32.50%)	\$13,823	44.58%	\$13,848	44.70%	\$14,043	45.27%
\$9,000,000	(\$12,600)	(19.18%)	(\$21,394)	(32.56%)	\$15,578	44.66%	\$15,603	44.76%	\$15,798	45.27%
\$10,000,000	(\$14,058)	(19.24%)	(\$23,829)	(32.62%)	\$17,333	44.72%	\$17,358	44.81%	\$17,553	45.27%
\$15,000,000	(\$21,348)	(19.43%)	(\$36,004)	(32.78%)	\$26,110	44.90%	\$26,135	44.97%	\$26,330	45.27%
\$20,000,000	(\$28,637)	(19.53%)	(\$48,180)	(32.86%)	\$34,887	44.99%	\$34,912	45.04%	\$35,107	45.27%
\$25,000,000	(\$35,927)	(19.59%)	(\$60,355)	(32.90%)	\$43,663	45.05%	\$43,688	45.09%	\$43,883	45.27%
\$30,000,000	(\$43,217)	(19.62%)	(\$72,531)	(32.94%)	\$52,440	45.08%	\$52,465	45.12%	\$52,660	45.27%
\$35,000,000	(\$50,507)	(19.65%)	(\$84,706)	(32.96%)	\$61,216	45.11%	\$61,242	45.14%	\$61,437	45.27%
\$40,000,000	(\$57,797)	(19.67%)	(\$96,882)	(32.98%)	\$69,993	45.13%	\$70,018	45.15%	\$70,213	45.27%
\$45,000,000	(\$65,087)	(19.69%)	(\$109,057)	(32.99%)	\$78,770	45.15%	\$78,795	45.17%	\$78,990	45.27%
\$50,000,000	(\$72,377)	(19.70%)	(\$121,233)	(33.00%)	\$87,546	45.16%	\$87,572	45.18%	\$87,767	45.27%