

CITY OF FLORIS, 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	\$5.95538	\$13,712	\$0	\$13,712	
2026-27	\$3.99220	\$13,987	\$127	\$14,113	2.9%
2027-28	\$4.03274	\$14,184	\$128	\$14,312	1.4%
2028-29	\$3.89115	\$14,598	\$123	\$14,721	2.9%
2029-30	\$3.92404	\$14,818	\$124	\$14,942	1.5%
2030-31	\$3.77912	\$15,241	\$120	\$15,361	2.8%
2031-32	\$3.80883	\$15,455	\$121	\$15,576	1.4%
2032-33	\$3.67221	\$15,887	\$116	\$16,004	2.7%
2033-34	\$3.69913	\$16,095	\$117	\$16,212	1.3%
2034-35	\$3.57002	\$16,537	\$113	\$16,650	2.7%
2035-36	\$3.59446	\$16,738	\$114	\$16,852	1.2%

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	\$5,501,175	\$2,302,502	\$0	\$2,302,502
2026-27	\$4,115,624	\$3,535,176	\$0	\$3,535,176
2027-28	\$4,129,287	\$3,548,839	\$0	\$3,548,839
2028-29	\$4,363,688	\$3,783,240	\$0	\$3,783,240
2029-30	\$4,388,351	\$3,807,903	\$0	\$3,807,903
2030-31	\$4,645,165	\$4,064,717	\$0	\$4,064,717
2031-32	\$4,669,828	\$4,089,380	\$0	\$4,089,380
2032-33	\$4,938,515	\$4,358,067	\$0	\$4,358,067
2033-34	\$4,963,178	\$4,382,730	\$0	\$4,382,730
2034-35	\$5,244,215	\$4,663,767	\$0	\$4,663,767
2035-36	\$5,268,878	\$4,688,430	\$0	\$4,688,430

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	100.86%	-5.02%	95.84%	1.74%	0.00%	2.26%
2026-27	151.86%	-56.62%	95.24%	2.67%	0.00%	1.47%
2027-28	152.17%	-56.91%	95.26%	2.66%	0.00%	1.47%
2028-29	149.29%	-53.84%	95.45%	2.62%	0.00%	1.38%
2029-30	149.16%	-53.67%	95.49%	2.61%	0.00%	1.37%
2030-31	146.10%	-50.43%	95.67%	2.56%	0.00%	1.28%
2031-32	146.00%	-50.29%	95.70%	2.55%	0.00%	1.27%
2032-33	143.20%	-47.33%	95.87%	2.51%	0.00%	1.20%
2033-34	143.12%	-47.23%	95.89%	2.50%	0.00%	1.19%
2034-35	140.55%	-44.51%	96.04%	2.46%	0.00%	1.12%
2035-36	140.49%	-44.43%	96.06%	2.45%	0.00%	1.11%

**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 FLORIS, 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	\$2,302,502	\$5.95538	\$13,712
2026-27	\$3,535,176	\$3.99220	\$14,113
2027-28	\$3,548,839	\$4.03274	\$14,312
2028-29	\$3,783,240	\$3.89115	\$14,721
2029-30	\$3,807,903	\$3.92404	\$14,942
2030-31	\$4,064,717	\$3.77912	\$15,361
2031-32	\$4,089,380	\$3.80883	\$15,576
2032-33	\$4,358,067	\$3.67221	\$16,004
2033-34	\$4,382,730	\$3.69913	\$16,212
2034-35	\$4,663,767	\$3.57002	\$16,650
2035-36	\$4,688,430	\$3.59446	\$16,852

CITY OF FLORIS, 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	\$2,302,502	\$5.95538	\$13,712
2026-27	\$2,315,707	\$5.95538	\$13,791
2027-28	\$2,380,144	\$5.89642	\$14,034
2028-29	\$2,468,169	\$5.89642	\$14,553
2029-30	\$2,536,021	\$5.89642	\$14,953
2030-31	\$2,628,932	\$5.89642	\$15,501
2031-32	\$2,700,370	\$5.89642	\$15,923
2032-33	\$2,798,424	\$5.89642	\$16,501
2033-34	\$2,873,646	\$5.89642	\$16,944
2034-35	\$2,977,119	\$5.89642	\$17,554
2035-36	\$3,056,315	\$5.89642	\$18,021

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	\$1,219,469	(\$1.96318)	\$322
2027-28	\$1,168,695	(\$1.86368)	\$277
2028-29	\$1,315,071	(\$2.00527)	\$168
2029-30	\$1,271,882	(\$1.97238)	-\$11
2030-31	\$1,435,785	(\$2.11730)	-\$140
2031-32	\$1,389,010	(\$2.08759)	-\$347
2032-33	\$1,559,643	(\$2.22421)	-\$497
2033-34	\$1,509,084	(\$2.19729)	-\$732
2034-35	\$1,686,648	(\$2.32640)	-\$905
2035-36	\$1,632,115	(\$2.30196)	-\$1,169

CITY OF FLORIS, 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	\$141	\$233	\$50,000	\$51,515	\$141	\$195	\$50,000	\$58,947	\$128	\$34	\$109	\$34	\$141	\$223
\$100,000	\$123,480	\$282	\$467	\$100,000	\$103,030	\$282	\$389	\$100,000	\$117,894	\$269	\$257	\$250	\$257	\$282	\$446
\$150,000	\$185,220	\$424	\$700	\$150,000	\$154,545	\$424	\$584	\$150,000	\$176,842	\$410	\$479	\$392	\$479	\$424	\$668
\$200,000	\$246,960	\$692	\$933	\$200,000	\$206,060	\$692	\$779	\$200,000	\$235,789	\$551	\$702	\$533	\$702	\$565	\$891
\$250,000	\$308,700	\$960	\$1,167	\$250,000	\$257,575	\$960	\$973	\$250,000	\$294,736	\$692	\$925	\$674	\$925	\$706	\$1,114
\$300,000	\$370,440	\$1,228	\$1,400	\$300,000	\$309,090	\$1,228	\$1,168	\$300,000	\$353,683	\$834	\$1,148	\$815	\$1,148	\$847	\$1,337
\$400,000	\$493,920	\$1,764	\$1,867	\$400,000	\$412,120	\$1,764	\$1,557	\$400,000	\$471,578	\$1,116	\$1,593	\$1,098	\$1,593	\$1,130	\$1,782
\$500,000	\$617,400	\$2,300	\$2,333	\$500,000	\$515,151	\$2,300	\$1,947	\$500,000	\$589,472	\$1,399	\$2,039	\$1,380	\$2,039	\$1,412	\$2,228
\$600,000	\$740,880	\$2,836	\$2,800	\$600,000	\$618,181	\$2,836	\$2,336	\$600,000	\$707,366	\$1,681	\$2,484	\$1,663	\$2,484	\$1,695	\$2,673
\$700,000	\$864,360	\$3,372	\$3,267	\$700,000	\$721,211	\$3,372	\$2,726	\$700,000	\$825,261	\$1,964	\$2,930	\$1,945	\$2,930	\$1,977	\$3,119
\$800,000	\$987,840	\$3,908	\$3,733	\$800,000	\$824,241	\$3,908	\$3,115	\$800,000	\$943,155	\$2,246	\$3,375	\$2,228	\$3,375	\$2,260	\$3,564
\$900,000	\$1,111,320	\$4,444	\$4,200	\$900,000	\$927,271	\$4,444	\$3,504	\$900,000	\$1,061,050	\$2,529	\$3,821	\$2,510	\$3,821	\$2,542	\$4,010
\$1,000,000	\$1,234,800	\$4,980	\$4,666	\$1,000,000	\$1,030,301	\$4,980	\$3,894	\$1,000,000	\$1,178,944	\$2,811	\$4,266	\$2,793	\$4,266	\$2,825	\$4,455
\$2,000,000	\$2,469,600	\$10,339	\$9,333	\$2,000,000	\$2,060,602	\$10,339	\$7,787	\$2,000,000	\$2,357,888	\$5,636	\$8,722	\$5,617	\$8,722	\$5,649	\$8,911
\$3,000,000	\$3,704,400	\$15,699	\$13,999	\$3,000,000	\$3,090,903	\$15,699	\$11,681	\$3,000,000	\$3,536,832	\$8,460	\$13,177	\$8,442	\$13,177	\$8,474	\$13,366
\$4,000,000	\$4,939,200	\$21,059	\$18,666	\$4,000,000	\$4,121,204	\$21,059	\$15,575	\$4,000,000	\$4,715,776	\$11,285	\$17,633	\$11,267	\$17,633	\$11,299	\$17,821
\$5,000,000	\$6,174,000	\$26,419	\$23,332	\$5,000,000	\$5,151,505	\$26,419	\$19,468	\$5,000,000	\$5,894,720	\$14,110	\$22,088	\$14,092	\$22,088	\$14,124	\$22,277
\$6,000,000	\$7,408,800	\$31,779	\$27,999	\$6,000,000	\$6,181,806	\$31,779	\$23,362	\$6,000,000	\$7,073,664	\$16,935	\$26,543	\$16,916	\$26,543	\$16,948	\$26,732
\$7,000,000	\$8,643,600	\$37,139	\$32,665	\$7,000,000	\$7,212,107	\$37,139	\$27,255	\$7,000,000	\$8,252,608	\$19,759	\$30,999	\$19,741	\$30,999	\$19,773	\$31,188
\$8,000,000	\$9,878,400	\$42,498	\$37,332	\$8,000,000	\$8,242,408	\$42,498	\$31,149	\$8,000,000	\$9,431,552	\$22,584	\$35,454	\$22,566	\$35,454	\$22,598	\$35,643
\$9,000,000	\$11,113,200	\$47,858	\$41,998	\$9,000,000	\$9,272,709	\$47,858	\$35,043	\$9,000,000	\$10,610,496	\$25,409	\$39,909	\$25,391	\$39,909	\$25,423	\$40,098
\$10,000,000	\$12,348,000	\$53,218	\$46,665	\$10,000,000	\$10,303,010	\$53,218	\$38,936	\$10,000,000	\$11,789,440	\$28,234	\$44,365	\$28,215	\$44,365	\$28,247	\$44,554
\$15,000,000	\$18,522,000	\$80,017	\$69,997	\$15,000,000	\$15,454,515	\$80,017	\$58,404	\$15,000,000	\$17,684,160	\$42,357	\$66,642	\$42,339	\$66,642	\$42,371	\$66,831
\$20,000,000	\$24,696,000	\$106,817	\$93,329	\$20,000,000	\$20,606,020	\$106,817	\$77,873	\$20,000,000	\$23,578,880	\$56,481	\$88,918	\$56,463	\$88,918	\$56,495	\$89,107
\$25,000,000	\$30,870,000	\$133,616	\$116,661	\$25,000,000	\$25,757,525	\$133,616	\$97,341	\$25,000,000	\$29,473,600	\$70,605	\$111,195	\$70,586	\$111,195	\$70,618	\$111,384
\$30,000,000	\$37,044,000	\$160,415	\$139,994	\$30,000,000	\$30,909,030	\$160,415	\$116,809	\$30,000,000	\$35,368,320	\$84,728	\$133,472	\$84,710	\$133,472	\$84,742	\$133,661
\$35,000,000	\$43,218,000	\$187,214	\$163,326	\$35,000,000	\$36,060,535	\$187,214	\$136,277	\$35,000,000	\$41,263,040	\$98,852	\$155,749	\$98,834	\$155,749	\$98,866	\$155,938
\$40,000,000	\$49,392,000	\$214,013	\$186,658	\$40,000,000	\$41,212,040	\$214,013	\$155,745	\$40,000,000	\$47,157,760	\$112,976	\$178,026	\$112,957	\$178,026	\$112,989	\$178,215
\$45,000,000	\$55,566,000	\$240,813	\$209,991	\$45,000,000	\$46,363,545	\$240,813	\$175,213	\$45,000,000	\$53,052,480	\$127,099	\$200,303	\$127,081	\$200,303	\$127,113	\$200,492
\$50,000,000	\$61,740,000	\$267,612	\$233,323	\$50,000,000	\$51,515,050	\$267,612	\$194,682	\$50,000,000	\$58,947,200	\$141,223	\$222,580	\$141,205	\$222,580	\$141,237	\$222,769

CITY OF FLORIS, 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	\$92	65.20%	\$53	37.84%	(\$94)	(73.49%)	(\$75)	(69.03%)	\$82	57.73%
\$100,000	\$184	65.20%	\$107	37.84%	(\$12)	(4.54%)	\$6	2.46%	\$163	57.73%
\$150,000	\$276	65.20%	\$160	37.84%	\$69	16.91%	\$88	22.39%	\$245	57.73%
\$200,000	\$242	34.93%	\$87	12.58%	\$151	27.37%	\$169	31.76%	\$326	57.73%
\$250,000	\$207	21.56%	\$14	1.43%	\$232	33.56%	\$251	37.20%	\$408	57.73%
\$300,000	\$172	14.03%	(\$60)	(4.85%)	\$314	37.65%	\$332	40.75%	\$489	57.73%
\$400,000	\$103	5.84%	(\$206)	(11.69%)	\$477	42.73%	\$495	45.12%	\$652	57.73%
\$500,000	\$34	1.46%	(\$353)	(15.34%)	\$640	45.76%	\$658	47.70%	\$815	57.73%
\$600,000	(\$36)	(1.26%)	(\$499)	(17.61%)	\$803	47.77%	\$821	49.40%	\$978	57.73%
\$700,000	(\$105)	(3.12%)	(\$646)	(19.16%)	\$966	49.20%	\$985	50.61%	\$1,141	57.73%
\$800,000	(\$174)	(4.46%)	(\$793)	(20.29%)	\$1,129	50.28%	\$1,148	51.52%	\$1,305	57.73%
\$900,000	(\$244)	(5.49%)	(\$939)	(21.14%)	\$1,292	51.11%	\$1,311	52.21%	\$1,468	57.73%
\$1,000,000	(\$313)	(6.29%)	(\$1,086)	(21.81%)	\$1,455	51.77%	\$1,474	52.77%	\$1,631	57.73%
\$2,000,000	(\$1,007)	(9.73%)	(\$2,552)	(24.68%)	\$3,086	54.76%	\$3,104	55.26%	\$3,261	57.73%
\$3,000,000	(\$1,700)	(10.83%)	(\$4,018)	(25.60%)	\$4,717	55.75%	\$4,735	56.09%	\$4,892	57.73%
\$4,000,000	(\$2,393)	(11.36%)	(\$5,485)	(26.04%)	\$6,347	56.24%	\$6,366	56.50%	\$6,523	57.73%
\$5,000,000	(\$3,087)	(11.68%)	(\$6,951)	(26.31%)	\$7,978	56.54%	\$7,996	56.75%	\$8,153	57.73%
\$6,000,000	(\$3,780)	(11.89%)	(\$8,417)	(26.49%)	\$9,609	56.74%	\$9,627	56.91%	\$9,784	57.73%
\$7,000,000	(\$4,473)	(12.05%)	(\$9,883)	(26.61%)	\$11,239	56.88%	\$11,258	57.03%	\$11,414	57.73%
\$8,000,000	(\$5,167)	(12.16%)	(\$11,349)	(26.71%)	\$12,870	56.99%	\$12,888	57.11%	\$13,045	57.73%
\$9,000,000	(\$5,860)	(12.24%)	(\$12,816)	(26.78%)	\$14,500	57.07%	\$14,519	57.18%	\$14,676	57.73%
\$10,000,000	(\$6,554)	(12.31%)	(\$14,282)	(26.84%)	\$16,131	57.13%	\$16,149	57.24%	\$16,306	57.73%
\$15,000,000	(\$10,021)	(12.52%)	(\$21,613)	(27.01%)	\$24,284	57.33%	\$24,303	57.40%	\$24,460	57.73%
\$20,000,000	(\$13,487)	(12.63%)	(\$28,944)	(27.10%)	\$32,438	57.43%	\$32,456	57.48%	\$32,613	57.73%
\$25,000,000	(\$16,954)	(12.69%)	(\$36,275)	(27.15%)	\$40,591	57.49%	\$40,609	57.53%	\$40,766	57.73%
\$30,000,000	(\$20,421)	(12.73%)	(\$43,606)	(27.18%)	\$48,744	57.53%	\$48,762	57.56%	\$48,919	57.73%
\$35,000,000	(\$23,888)	(12.76%)	(\$50,937)	(27.21%)	\$56,897	57.56%	\$56,915	57.59%	\$57,072	57.73%
\$40,000,000	(\$27,355)	(12.78%)	(\$58,268)	(27.23%)	\$65,050	57.58%	\$65,069	57.60%	\$65,226	57.73%
\$45,000,000	(\$30,822)	(12.80%)	(\$65,599)	(27.24%)	\$73,203	57.60%	\$73,222	57.62%	\$73,379	57.73%
\$50,000,000	(\$34,289)	(12.81%)	(\$72,930)	(27.25%)	\$81,357	57.61%	\$81,375	57.63%	\$81,532	57.73%