

CITY OF FRANKLIN, 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	\$7.63509	\$29,330	\$0	\$29,330	
2026-27	\$4.52942	\$29,916	\$1,958	\$31,874	8.7%
2027-28	\$4.68935	\$32,512	\$2,027	\$34,539	8.4%
2028-29	\$4.60373	\$35,229	\$1,990	\$37,219	7.8%
2029-30	\$4.75227	\$37,964	\$2,054	\$40,018	7.5%
2030-31	\$4.65637	\$40,818	\$2,013	\$42,831	7.0%
2031-32	\$4.79962	\$43,688	\$2,075	\$45,763	6.8%
2032-33	\$4.69962	\$46,678	\$2,031	\$48,709	6.4%
2033-34	\$4.83845	\$49,683	\$2,091	\$51,775	6.3%
2034-35	\$4.73519	\$52,810	\$2,047	\$54,857	6.0%
2035-36	\$4.87028	\$55,954	\$2,105	\$58,060	5.8%

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	\$8,772,374	\$3,841,434	\$0	\$3,841,434
2026-27	\$7,687,008	\$7,037,138	\$0	\$7,037,138
2027-28	\$8,015,210	\$7,365,340	\$0	\$7,365,340
2028-29	\$8,734,505	\$8,084,635	\$0	\$8,084,635
2029-30	\$9,070,707	\$8,420,837	\$0	\$8,420,837
2030-31	\$9,848,292	\$9,198,422	\$0	\$9,198,422
2031-32	\$10,184,494	\$9,534,624	\$0	\$9,534,624
2032-33	\$11,014,383	\$10,364,513	\$0	\$10,364,513
2033-34	\$11,350,585	\$10,700,715	\$0	\$10,700,715
2034-35	\$12,234,875	\$11,585,005	\$0	\$11,585,005
2035-36	\$12,571,077	\$11,921,207	\$0	\$11,921,207

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	99.12%	-3.37%	95.75%	1.44%	0.00%	2.82%
2026-27	130.48%	-36.09%	94.39%	1.85%	0.00%	1.54%
2027-28	130.54%	-35.88%	94.66%	1.77%	0.00%	1.47%
2028-29	129.03%	-33.87%	95.16%	1.69%	0.00%	1.34%
2029-30	129.01%	-33.64%	95.36%	1.62%	0.00%	1.29%
2030-31	127.53%	-31.76%	95.77%	1.56%	0.00%	1.18%
2031-32	127.56%	-31.64%	95.92%	1.51%	0.00%	1.13%
2032-33	126.21%	-29.96%	96.25%	1.46%	0.00%	1.04%
2033-34	126.29%	-29.92%	96.37%	1.41%	0.00%	1.01%
2034-35	125.04%	-28.41%	96.64%	1.37%	0.00%	0.93%
2035-36	125.14%	-28.41%	96.73%	1.33%	0.00%	0.91%

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 FRANKLIN, 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	\$3,841,434	\$7.63509	\$29,330
2026-27	\$7,037,138	\$4.52942	\$31,874
2027-28	\$7,365,340	\$4.68935	\$34,539
2028-29	\$8,084,635	\$4.60373	\$37,219
2029-30	\$8,420,837	\$4.75227	\$40,018
2030-31	\$9,198,422	\$4.65637	\$42,831
2031-32	\$9,534,624	\$4.79962	\$45,763
2032-33	\$10,364,513	\$4.69962	\$48,709
2033-34	\$10,700,715	\$4.83845	\$51,775
2034-35	\$11,585,005	\$4.73519	\$54,857
2035-36	\$11,921,207	\$4.87028	\$58,060

CITY OF FRANKLIN, 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	\$3,841,434	\$7.63509	\$29,330
2026-27	\$4,026,916	\$7.48538	\$30,143
2027-28	\$4,304,792	\$7.26736	\$31,284
2028-29	\$4,625,683	\$7.26736	\$33,616
2029-30	\$4,918,697	\$7.26736	\$35,746
2030-31	\$5,260,309	\$7.26736	\$38,229
2031-32	\$5,569,245	\$7.26736	\$40,474
2032-33	\$5,932,701	\$7.26736	\$43,115
2033-34	\$6,258,419	\$7.26736	\$45,482
2034-35	\$6,644,916	\$7.26736	\$48,291
2035-36	\$6,988,283	\$7.26736	\$50,786

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	\$3,010,222	(\$2.95596)	\$1,731
2027-28	\$3,060,548	(\$2.57801)	\$3,254
2028-29	\$3,458,952	(\$2.66363)	\$3,603
2029-30	\$3,502,140	(\$2.51509)	\$4,272
2030-31	\$3,938,113	(\$2.61099)	\$4,603
2031-32	\$3,965,379	(\$2.46774)	\$5,289
2032-33	\$4,431,812	(\$2.56774)	\$5,594
2033-34	\$4,442,296	(\$2.42891)	\$6,293
2034-35	\$4,940,088	(\$2.53217)	\$6,566
2035-36	\$4,932,924	(\$2.39708)	\$7,273

CITY OF FRANKLIN, 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	\$287	\$50,000	\$51,515	\$181	\$240	\$50,000	\$58,947	\$164	\$42	\$140	\$42	\$181	\$274
\$100,000	\$123,480	\$362	\$575	\$100,000	\$103,030	\$362	\$480	\$100,000	\$117,894	\$345	\$316	\$321	\$316	\$362	\$549
\$150,000	\$185,220	\$543	\$862	\$150,000	\$154,545	\$543	\$720	\$150,000	\$176,842	\$526	\$591	\$502	\$591	\$543	\$823
\$200,000	\$246,960	\$887	\$1,150	\$200,000	\$206,060	\$887	\$959	\$200,000	\$235,789	\$707	\$865	\$683	\$865	\$724	\$1,098
\$250,000	\$308,700	\$1,230	\$1,437	\$250,000	\$257,575	\$1,230	\$1,199	\$250,000	\$294,736	\$888	\$1,140	\$864	\$1,140	\$905	\$1,372
\$300,000	\$370,440	\$1,574	\$1,725	\$300,000	\$309,090	\$1,574	\$1,439	\$300,000	\$353,683	\$1,069	\$1,414	\$1,045	\$1,414	\$1,086	\$1,647
\$400,000	\$493,920	\$2,261	\$2,300	\$400,000	\$412,120	\$2,261	\$1,919	\$400,000	\$471,578	\$1,431	\$1,963	\$1,407	\$1,963	\$1,449	\$2,196
\$500,000	\$617,400	\$2,948	\$2,875	\$500,000	\$515,151	\$2,948	\$2,399	\$500,000	\$589,472	\$1,793	\$2,512	\$1,770	\$2,512	\$1,811	\$2,745
\$600,000	\$740,880	\$3,635	\$3,450	\$600,000	\$618,181	\$3,635	\$2,878	\$600,000	\$707,366	\$2,155	\$3,061	\$2,132	\$3,061	\$2,173	\$3,294
\$700,000	\$864,360	\$4,323	\$4,025	\$700,000	\$721,211	\$4,323	\$3,358	\$700,000	\$825,261	\$2,517	\$3,610	\$2,494	\$3,610	\$2,535	\$3,843
\$800,000	\$987,840	\$5,010	\$4,600	\$800,000	\$824,241	\$5,010	\$3,838	\$800,000	\$943,155	\$2,880	\$4,159	\$2,856	\$4,159	\$2,897	\$4,392
\$900,000	\$1,111,320	\$5,697	\$5,175	\$900,000	\$927,271	\$5,697	\$4,318	\$900,000	\$1,061,050	\$3,242	\$4,708	\$3,218	\$4,708	\$3,259	\$4,941
\$1,000,000	\$1,234,800	\$6,384	\$5,750	\$1,000,000	\$1,030,301	\$6,384	\$4,797	\$1,000,000	\$1,178,944	\$3,604	\$5,257	\$3,580	\$5,257	\$3,621	\$5,490
\$2,000,000	\$2,469,600	\$13,256	\$11,499	\$2,000,000	\$2,060,602	\$13,256	\$9,595	\$2,000,000	\$2,357,888	\$7,225	\$10,746	\$7,202	\$10,746	\$7,243	\$10,979
\$3,000,000	\$3,704,400	\$20,127	\$17,249	\$3,000,000	\$3,090,903	\$20,127	\$14,392	\$3,000,000	\$3,536,832	\$10,847	\$16,236	\$10,823	\$16,236	\$10,864	\$16,469
\$4,000,000	\$4,939,200	\$26,999	\$22,999	\$4,000,000	\$4,121,204	\$26,999	\$19,190	\$4,000,000	\$4,715,776	\$14,468	\$21,726	\$14,445	\$21,726	\$14,486	\$21,958
\$5,000,000	\$6,174,000	\$33,870	\$28,748	\$5,000,000	\$5,151,505	\$33,870	\$23,987	\$5,000,000	\$5,894,720	\$18,090	\$27,215	\$18,066	\$27,215	\$18,107	\$27,448
\$6,000,000	\$7,408,800	\$40,742	\$34,498	\$6,000,000	\$6,181,806	\$40,742	\$28,785	\$6,000,000	\$7,073,664	\$21,711	\$32,705	\$21,688	\$32,705	\$21,729	\$32,938
\$7,000,000	\$8,643,600	\$47,614	\$40,248	\$7,000,000	\$7,212,107	\$47,614	\$33,582	\$7,000,000	\$8,252,608	\$25,333	\$38,194	\$25,309	\$38,194	\$25,350	\$38,427
\$8,000,000	\$9,878,400	\$54,485	\$45,997	\$8,000,000	\$8,242,408	\$54,485	\$38,380	\$8,000,000	\$9,431,552	\$28,954	\$43,684	\$28,930	\$43,684	\$28,972	\$43,917
\$9,000,000	\$11,113,200	\$61,357	\$51,747	\$9,000,000	\$9,272,709	\$61,357	\$43,177	\$9,000,000	\$10,610,496	\$32,575	\$49,174	\$32,552	\$49,174	\$32,593	\$49,406
\$10,000,000	\$12,348,000	\$68,228	\$57,497	\$10,000,000	\$10,303,010	\$68,228	\$47,975	\$10,000,000	\$11,789,440	\$36,197	\$54,663	\$36,173	\$54,663	\$36,214	\$54,896
\$15,000,000	\$18,522,000	\$102,586	\$86,245	\$15,000,000	\$15,454,515	\$102,586	\$71,962	\$15,000,000	\$17,684,160	\$54,304	\$82,111	\$54,281	\$82,111	\$54,322	\$82,344
\$20,000,000	\$24,696,000	\$136,944	\$114,994	\$20,000,000	\$20,606,020	\$136,944	\$95,949	\$20,000,000	\$23,578,880	\$72,411	\$109,559	\$72,388	\$109,559	\$72,429	\$109,792
\$25,000,000	\$30,870,000	\$171,302	\$143,742	\$25,000,000	\$25,757,525	\$171,302	\$119,937	\$25,000,000	\$29,473,600	\$90,519	\$137,007	\$90,495	\$137,007	\$90,536	\$137,240
\$30,000,000	\$37,044,000	\$205,660	\$172,491	\$30,000,000	\$30,909,030	\$205,660	\$143,924	\$30,000,000	\$35,368,320	\$108,626	\$164,455	\$108,602	\$164,455	\$108,643	\$164,688
\$35,000,000	\$43,218,000	\$240,018	\$201,239	\$35,000,000	\$36,060,535	\$240,018	\$167,911	\$35,000,000	\$41,263,040	\$126,733	\$191,903	\$126,709	\$191,903	\$126,751	\$192,136
\$40,000,000	\$49,392,000	\$274,376	\$229,987	\$40,000,000	\$41,212,040	\$274,376	\$191,899	\$40,000,000	\$47,157,760	\$144,840	\$219,351	\$144,817	\$219,351	\$144,858	\$219,584
\$45,000,000	\$55,566,000	\$308,734	\$258,736	\$45,000,000	\$46,363,545	\$308,734	\$215,886	\$45,000,000	\$53,052,480	\$162,947	\$246,799	\$162,924	\$246,799	\$162,965	\$247,032
\$50,000,000	\$61,740,000	\$343,091	\$287,484	\$50,000,000	\$51,515,050	\$343,091	\$239,873	\$50,000,000	\$58,947,200	\$181,055	\$274,247	\$181,031	\$274,247	\$181,072	\$274,480

CITY OF FRANKLIN, 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	\$106	58.77%	\$59	32.47%	(\$122)	(74.52%)	(\$98)	(70.24%)	\$93	51.59%
\$100,000	\$213	58.77%	\$118	32.47%	(\$28)	(8.25%)	(\$5)	(1.53%)	\$187	51.59%
\$150,000	\$319	58.77%	\$176	32.47%	\$65	12.36%	\$89	17.63%	\$280	51.59%
\$200,000	\$263	29.67%	\$73	8.20%	\$158	22.41%	\$182	26.63%	\$374	51.59%
\$250,000	\$207	16.83%	(\$31)	(2.52%)	\$252	28.36%	\$275	31.86%	\$467	51.59%
\$300,000	\$151	9.59%	(\$135)	(8.56%)	\$345	32.30%	\$369	35.27%	\$560	51.59%
\$400,000	\$39	1.71%	(\$342)	(15.13%)	\$532	37.18%	\$556	39.47%	\$747	51.59%
\$500,000	(\$73)	(2.49%)	(\$550)	(18.64%)	\$719	40.09%	\$742	41.95%	\$934	51.59%
\$600,000	(\$186)	(5.11%)	(\$757)	(20.82%)	\$906	42.02%	\$929	43.59%	\$1,121	51.59%
\$700,000	(\$298)	(6.89%)	(\$964)	(22.31%)	\$1,092	43.40%	\$1,116	44.75%	\$1,308	51.59%
\$800,000	(\$410)	(8.18%)	(\$1,172)	(23.39%)	\$1,279	44.43%	\$1,303	45.62%	\$1,495	51.59%
\$900,000	(\$522)	(9.17%)	(\$1,379)	(24.21%)	\$1,466	45.23%	\$1,490	46.29%	\$1,681	51.59%
\$1,000,000	(\$634)	(9.94%)	(\$1,587)	(24.85%)	\$1,653	45.86%	\$1,676	46.82%	\$1,868	51.59%
\$2,000,000	(\$1,756)	(13.25%)	(\$3,661)	(27.62%)	\$3,521	48.73%	\$3,545	49.22%	\$3,736	51.59%
\$3,000,000	(\$2,878)	(14.30%)	(\$5,735)	(28.49%)	\$5,389	49.68%	\$5,413	50.01%	\$5,604	51.59%
\$4,000,000	(\$4,000)	(14.82%)	(\$7,809)	(28.92%)	\$7,257	50.16%	\$7,281	50.41%	\$7,473	51.59%
\$5,000,000	(\$5,122)	(15.12%)	(\$9,883)	(29.18%)	\$9,126	50.45%	\$9,149	50.64%	\$9,341	51.59%
\$6,000,000	(\$6,244)	(15.33%)	(\$11,957)	(29.35%)	\$10,994	50.64%	\$11,017	50.80%	\$11,209	51.59%
\$7,000,000	(\$7,366)	(15.47%)	(\$14,031)	(29.47%)	\$12,862	50.77%	\$12,885	50.91%	\$13,077	51.59%
\$8,000,000	(\$8,488)	(15.58%)	(\$16,105)	(29.56%)	\$14,730	50.87%	\$14,754	51.00%	\$14,945	51.59%
\$9,000,000	(\$9,610)	(15.66%)	(\$18,180)	(29.63%)	\$16,598	50.95%	\$16,622	51.06%	\$16,813	51.59%
\$10,000,000	(\$10,731)	(15.73%)	(\$20,254)	(29.69%)	\$18,466	51.02%	\$18,490	51.11%	\$18,682	51.59%
\$15,000,000	(\$16,341)	(15.93%)	(\$30,624)	(29.85%)	\$27,807	51.21%	\$27,831	51.27%	\$28,022	51.59%
\$20,000,000	(\$21,950)	(16.03%)	(\$40,995)	(29.94%)	\$37,148	51.30%	\$37,171	51.35%	\$37,363	51.59%
\$25,000,000	(\$27,560)	(16.09%)	(\$51,365)	(29.99%)	\$46,489	51.36%	\$46,512	51.40%	\$46,704	51.59%
\$30,000,000	(\$33,169)	(16.13%)	(\$61,736)	(30.02%)	\$55,829	51.40%	\$55,853	51.43%	\$56,045	51.59%
\$35,000,000	(\$38,779)	(16.16%)	(\$72,107)	(30.04%)	\$65,170	51.42%	\$65,194	51.45%	\$65,385	51.59%
\$40,000,000	(\$44,388)	(16.18%)	(\$82,477)	(30.06%)	\$74,511	51.44%	\$74,534	51.47%	\$74,726	51.59%
\$45,000,000	(\$49,998)	(16.19%)	(\$92,848)	(30.07%)	\$83,852	51.46%	\$83,875	51.48%	\$84,067	51.59%
\$50,000,000	(\$55,607)	(16.21%)	(\$103,218)	(30.08%)	\$93,193	51.47%	\$93,216	51.49%	\$93,408	51.59%