

CITY OF GILMAN, 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	\$7.94376	\$92,507	\$0	\$92,507	
2026-27	\$3.81848	\$94,357	\$237	\$94,594	2.3%
2027-28	\$3.83970	\$95,067	\$238	\$95,305	0.8%
2028-29	\$3.76887	\$97,211	\$234	\$97,445	2.2%
2029-30	\$3.78974	\$97,932	\$235	\$98,167	0.7%
2030-31	\$3.71937	\$100,131	\$231	\$100,362	2.2%
2031-32	\$3.73988	\$100,863	\$232	\$101,095	0.7%
2032-33	\$3.67000	\$103,117	\$228	\$103,345	2.2%
2033-34	\$3.69016	\$103,862	\$229	\$104,091	0.7%
2034-35	\$3.62081	\$106,173	\$225	\$106,397	2.2%
2035-36	\$3.64062	\$106,929	\$226	\$107,155	0.7%

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	\$24,331,119	\$11,645,219	\$0	\$11,645,219
2026-27	\$26,365,061	\$24,772,690	\$0	\$24,772,690
2027-28	\$26,413,322	\$24,820,951	\$0	\$24,820,951
2028-29	\$27,447,574	\$25,855,203	\$0	\$25,855,203
2029-30	\$27,495,835	\$25,903,464	\$0	\$25,903,464
2030-31	\$28,575,841	\$26,983,470	\$0	\$26,983,470
2031-32	\$28,624,102	\$27,031,731	\$0	\$27,031,731
2032-33	\$29,751,762	\$28,159,391	\$0	\$28,159,391
2033-34	\$29,800,023	\$28,207,652	\$0	\$28,207,652
2034-35	\$30,977,312	\$29,384,941	\$0	\$29,384,941
2035-36	\$31,025,573	\$29,433,202	\$0	\$29,433,202

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.02%	-1.84%	77.18%	12.00%	0.00%	1.76%
2026-27	85.62%	-2.09%	83.53%	10.91%	0.00%	0.83%
2027-28	85.70%	-2.14%	83.56%	10.89%	0.00%	0.82%
2028-29	85.80%	-2.11%	83.70%	10.97%	0.00%	0.79%
2029-30	85.88%	-2.16%	83.73%	10.95%	0.00%	0.79%
2030-31	85.97%	-2.12%	83.85%	11.04%	0.00%	0.76%
2031-32	86.05%	-2.17%	83.88%	11.02%	0.00%	0.76%
2032-33	86.13%	-2.13%	84.00%	11.11%	0.00%	0.73%
2033-34	86.20%	-2.18%	84.02%	11.09%	0.00%	0.73%
2034-35	86.27%	-2.14%	84.13%	11.18%	0.00%	0.70%
2035-36	86.34%	-2.18%	84.16%	11.16%	0.00%	0.70%

**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 GILMAN, 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	\$11,645,219	\$7.94376	\$92,507
2026-27	\$24,772,690	\$3.81848	\$94,594
2027-28	\$24,820,951	\$3.83970	\$95,305
2028-29	\$25,855,203	\$3.76887	\$97,445
2029-30	\$25,903,464	\$3.78974	\$98,167
2030-31	\$26,983,470	\$3.71937	\$100,362
2031-32	\$27,031,731	\$3.73988	\$101,095
2032-33	\$28,159,391	\$3.67000	\$103,345
2033-34	\$28,207,652	\$3.69016	\$104,091
2034-35	\$29,384,941	\$3.62081	\$106,397
2035-36	\$29,433,202	\$3.64062	\$107,155

CITY OF GILMAN, 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	\$11,645,219	\$7.94376	\$92,507
2026-27	\$11,580,868	\$7.94376	\$91,996
2027-28	\$11,807,400	\$7.94376	\$93,795
2028-29	\$12,195,968	\$7.94376	\$96,882
2029-30	\$12,434,436	\$7.94376	\$98,776
2030-31	\$12,843,708	\$7.94376	\$102,027
2031-32	\$13,094,706	\$7.94376	\$104,021
2032-33	\$13,525,752	\$7.94376	\$107,445
2033-34	\$13,789,975	\$7.94376	\$109,544
2034-35	\$14,243,946	\$7.94376	\$113,150
2035-36	\$14,522,054	\$7.94376	\$115,360

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	\$13,191,822	(\$4.12528)	\$2,598
2027-28	\$13,013,550	(\$4.10406)	\$1,510
2028-29	\$13,659,234	(\$4.17489)	\$563
2029-30	\$13,469,028	(\$4.15402)	-\$609
2030-31	\$14,139,762	(\$4.22439)	-\$1,666
2031-32	\$13,937,026	(\$4.20388)	-\$2,926
2032-33	\$14,633,639	(\$4.27376)	-\$4,100
2033-34	\$14,417,677	(\$4.25360)	-\$5,454
2034-35	\$15,140,994	(\$4.32295)	-\$6,753
2035-36	\$14,911,147	(\$4.30314)	-\$8,205

CITY OF GILMAN, 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	\$188	\$230	\$50,000	\$51,515	\$188	\$192	\$50,000	\$58,947	\$170	\$33	\$146	\$33	\$188	\$219
\$100,000	\$123,480	\$377	\$459	\$100,000	\$103,030	\$377	\$383	\$100,000	\$117,894	\$359	\$253	\$334	\$253	\$377	\$438
\$150,000	\$185,220	\$565	\$689	\$150,000	\$154,545	\$565	\$575	\$150,000	\$176,842	\$547	\$472	\$522	\$472	\$565	\$658
\$200,000	\$246,960	\$923	\$919	\$200,000	\$206,060	\$923	\$766	\$200,000	\$235,789	\$735	\$691	\$711	\$691	\$754	\$877
\$250,000	\$308,700	\$1,280	\$1,148	\$250,000	\$257,575	\$1,280	\$958	\$250,000	\$294,736	\$924	\$910	\$899	\$910	\$942	\$1,096
\$300,000	\$370,440	\$1,638	\$1,378	\$300,000	\$309,090	\$1,638	\$1,150	\$300,000	\$353,683	\$1,112	\$1,130	\$1,088	\$1,130	\$1,130	\$1,315
\$400,000	\$493,920	\$2,353	\$1,837	\$400,000	\$412,120	\$2,353	\$1,533	\$400,000	\$471,578	\$1,489	\$1,568	\$1,464	\$1,568	\$1,507	\$1,754
\$500,000	\$617,400	\$3,067	\$2,296	\$500,000	\$515,151	\$3,067	\$1,916	\$500,000	\$589,472	\$1,866	\$2,006	\$1,841	\$2,006	\$1,884	\$2,192
\$600,000	\$740,880	\$3,782	\$2,756	\$600,000	\$618,181	\$3,782	\$2,299	\$600,000	\$707,366	\$2,242	\$2,445	\$2,218	\$2,445	\$2,261	\$2,631
\$700,000	\$864,360	\$4,497	\$3,215	\$700,000	\$721,211	\$4,497	\$2,682	\$700,000	\$825,261	\$2,619	\$2,883	\$2,595	\$2,883	\$2,637	\$3,069
\$800,000	\$987,840	\$5,212	\$3,674	\$800,000	\$824,241	\$5,212	\$3,066	\$800,000	\$943,155	\$2,996	\$3,322	\$2,972	\$3,322	\$3,014	\$3,508
\$900,000	\$1,111,320	\$5,927	\$4,133	\$900,000	\$927,271	\$5,927	\$3,449	\$900,000	\$1,061,050	\$3,373	\$3,760	\$3,348	\$3,760	\$3,391	\$3,946
\$1,000,000	\$1,234,800	\$6,642	\$4,593	\$1,000,000	\$1,030,301	\$6,642	\$3,832	\$1,000,000	\$1,178,944	\$3,750	\$4,199	\$3,725	\$4,199	\$3,768	\$4,385
\$2,000,000	\$2,469,600	\$13,792	\$9,185	\$2,000,000	\$2,060,602	\$13,792	\$7,664	\$2,000,000	\$2,357,888	\$7,517	\$8,584	\$7,493	\$8,584	\$7,536	\$8,770
\$3,000,000	\$3,704,400	\$20,941	\$13,778	\$3,000,000	\$3,090,903	\$20,941	\$11,496	\$3,000,000	\$3,536,832	\$11,285	\$12,969	\$11,261	\$12,969	\$11,304	\$13,155
\$4,000,000	\$4,939,200	\$28,090	\$18,371	\$4,000,000	\$4,121,204	\$28,090	\$15,328	\$4,000,000	\$4,715,776	\$15,053	\$17,354	\$15,029	\$17,354	\$15,071	\$17,540
\$5,000,000	\$6,174,000	\$35,240	\$22,963	\$5,000,000	\$5,151,505	\$35,240	\$19,160	\$5,000,000	\$5,894,720	\$18,821	\$21,739	\$18,796	\$21,739	\$18,839	\$21,925
\$6,000,000	\$7,408,800	\$42,389	\$27,556	\$6,000,000	\$6,181,806	\$42,389	\$22,992	\$6,000,000	\$7,073,664	\$22,589	\$26,124	\$22,564	\$26,124	\$22,607	\$26,310
\$7,000,000	\$8,643,600	\$49,538	\$32,149	\$7,000,000	\$7,212,107	\$49,538	\$26,824	\$7,000,000	\$8,252,608	\$26,357	\$30,509	\$26,332	\$30,509	\$26,375	\$30,695
\$8,000,000	\$9,878,400	\$56,688	\$36,741	\$8,000,000	\$8,242,408	\$56,688	\$30,657	\$8,000,000	\$9,431,552	\$30,125	\$34,893	\$30,100	\$34,893	\$30,143	\$35,079
\$9,000,000	\$11,113,200	\$63,837	\$41,334	\$9,000,000	\$9,272,709	\$63,837	\$34,489	\$9,000,000	\$10,610,496	\$33,892	\$39,278	\$33,868	\$39,278	\$33,911	\$39,464
\$10,000,000	\$12,348,000	\$70,987	\$45,927	\$10,000,000	\$10,303,010	\$70,987	\$38,321	\$10,000,000	\$11,789,440	\$37,660	\$43,663	\$37,636	\$43,663	\$37,679	\$43,849
\$15,000,000	\$18,522,000	\$106,734	\$68,890	\$15,000,000	\$15,454,515	\$106,734	\$57,481	\$15,000,000	\$17,684,160	\$56,500	\$65,588	\$56,475	\$65,588	\$56,518	\$65,774
\$20,000,000	\$24,696,000	\$142,480	\$91,854	\$20,000,000	\$20,606,020	\$142,480	\$76,641	\$20,000,000	\$23,578,880	\$75,339	\$87,513	\$75,314	\$87,513	\$75,357	\$87,699
\$25,000,000	\$30,870,000	\$178,227	\$114,817	\$25,000,000	\$25,757,525	\$178,227	\$95,802	\$25,000,000	\$29,473,600	\$94,178	\$109,437	\$94,154	\$109,437	\$94,196	\$109,623
\$30,000,000	\$37,044,000	\$213,974	\$137,780	\$30,000,000	\$30,909,030	\$213,974	\$114,962	\$30,000,000	\$35,368,320	\$113,017	\$131,362	\$112,993	\$131,362	\$113,036	\$131,548
\$35,000,000	\$43,218,000	\$249,721	\$160,744	\$35,000,000	\$36,060,535	\$249,721	\$134,122	\$35,000,000	\$41,263,040	\$131,857	\$153,287	\$131,832	\$153,287	\$131,875	\$153,473
\$40,000,000	\$49,392,000	\$285,468	\$183,707	\$40,000,000	\$41,212,040	\$285,468	\$153,283	\$40,000,000	\$47,157,760	\$150,696	\$175,211	\$150,671	\$175,211	\$150,714	\$175,397
\$45,000,000	\$55,566,000	\$321,215	\$206,671	\$45,000,000	\$46,363,545	\$321,215	\$172,443	\$45,000,000	\$53,052,480	\$169,535	\$197,136	\$169,511	\$197,136	\$169,553	\$197,322
\$50,000,000	\$61,740,000	\$356,962	\$229,634	\$50,000,000	\$51,515,050	\$356,962	\$191,604	\$50,000,000	\$58,947,200	\$188,374	\$219,060	\$188,350	\$219,060	\$188,393	\$219,246

CITY OF GILMAN, 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	\$41	21.89%	\$3	1.70%	(\$137)	(80.44%)	(\$112)	(77.15%)	\$31	16.38%
\$100,000	\$82	21.89%	\$6	1.70%	(\$106)	(29.56%)	(\$81)	(24.40%)	\$62	16.38%
\$150,000	\$124	21.89%	\$10	1.70%	(\$75)	(13.74%)	(\$51)	(9.69%)	\$93	16.38%
\$200,000	(\$4)	(0.45%)	(\$156)	(16.93%)	(\$44)	(6.02%)	(\$20)	(2.78%)	\$123	16.38%
\$250,000	(\$132)	(10.31%)	(\$322)	(25.16%)	(\$13)	(1.45%)	\$11	1.23%	\$154	16.38%
\$300,000	(\$260)	(15.86%)	(\$488)	(29.80%)	\$17	1.57%	\$42	3.85%	\$185	16.38%
\$400,000	(\$515)	(21.91%)	(\$820)	(34.84%)	\$79	5.32%	\$104	7.08%	\$247	16.38%
\$500,000	(\$771)	(25.14%)	(\$1,151)	(37.54%)	\$141	7.55%	\$165	8.98%	\$309	16.38%
\$600,000	(\$1,027)	(27.15%)	(\$1,483)	(39.21%)	\$203	9.03%	\$227	10.24%	\$370	16.38%
\$700,000	(\$1,282)	(28.52%)	(\$1,815)	(40.35%)	\$264	10.09%	\$289	11.13%	\$432	16.38%
\$800,000	(\$1,538)	(29.51%)	(\$2,147)	(41.18%)	\$326	10.88%	\$350	11.79%	\$494	16.38%
\$900,000	(\$1,794)	(30.26%)	(\$2,478)	(41.81%)	\$388	11.49%	\$412	12.31%	\$555	16.38%
\$1,000,000	(\$2,049)	(30.86%)	(\$2,810)	(42.31%)	\$449	11.98%	\$474	12.72%	\$617	16.38%
\$2,000,000	(\$4,606)	(33.40%)	(\$6,127)	(44.43%)	\$1,066	14.19%	\$1,091	14.56%	\$1,234	16.38%
\$3,000,000	(\$7,163)	(34.21%)	(\$9,445)	(45.10%)	\$1,684	14.92%	\$1,708	15.17%	\$1,851	16.38%
\$4,000,000	(\$9,720)	(34.60%)	(\$12,762)	(45.43%)	\$2,301	15.28%	\$2,325	15.47%	\$2,468	16.38%
\$5,000,000	(\$12,276)	(34.84%)	(\$16,079)	(45.63%)	\$2,918	15.50%	\$2,942	15.65%	\$3,085	16.38%
\$6,000,000	(\$14,833)	(34.99%)	(\$19,397)	(45.76%)	\$3,535	15.65%	\$3,559	15.77%	\$3,702	16.38%
\$7,000,000	(\$17,390)	(35.10%)	(\$22,714)	(45.85%)	\$4,152	15.75%	\$4,176	15.86%	\$4,320	16.38%
\$8,000,000	(\$19,946)	(35.19%)	(\$26,031)	(45.92%)	\$4,769	15.83%	\$4,793	15.92%	\$4,937	16.38%
\$9,000,000	(\$22,503)	(35.25%)	(\$29,349)	(45.97%)	\$5,386	15.89%	\$5,410	15.98%	\$5,554	16.38%
\$10,000,000	(\$25,060)	(35.30%)	(\$32,666)	(46.02%)	\$6,003	15.94%	\$6,028	16.02%	\$6,171	16.38%
\$15,000,000	(\$37,843)	(35.46%)	(\$49,252)	(46.15%)	\$9,088	16.09%	\$9,113	16.14%	\$9,256	16.38%
\$20,000,000	(\$50,627)	(35.53%)	(\$65,839)	(46.21%)	\$12,174	16.16%	\$12,198	16.20%	\$12,342	16.38%
\$25,000,000	(\$63,410)	(35.58%)	(\$82,426)	(46.25%)	\$15,259	16.20%	\$15,284	16.23%	\$15,427	16.38%
\$30,000,000	(\$76,194)	(35.61%)	(\$99,012)	(46.27%)	\$18,345	16.23%	\$18,369	16.26%	\$18,512	16.38%
\$35,000,000	(\$88,977)	(35.63%)	(\$115,599)	(46.29%)	\$21,430	16.25%	\$21,454	16.27%	\$21,598	16.38%
\$40,000,000	(\$101,761)	(35.65%)	(\$132,185)	(46.30%)	\$24,515	16.27%	\$24,540	16.29%	\$24,683	16.38%
\$45,000,000	(\$114,545)	(35.66%)	(\$148,772)	(46.32%)	\$27,601	16.28%	\$27,625	16.30%	\$27,768	16.38%
\$50,000,000	(\$127,328)	(35.67%)	(\$165,358)	(46.32%)	\$30,686	16.29%	\$30,711	16.31%	\$30,854	16.38%