

CITY OF GRAF, 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	\$2.82356	\$7,556	\$0	\$7,556	
2026-27	\$1.50358	\$7,707	\$2	\$7,709	2.0%
2027-28	\$1.51175	\$7,747	\$2	\$7,749	0.5%
2028-29	\$1.47246	\$7,904	\$1	\$7,905	2.0%
2029-30	\$1.47988	\$7,945	\$1	\$7,946	0.5%
2030-31	\$1.44135	\$8,105	\$1	\$8,107	2.0%
2031-32	\$1.44861	\$8,147	\$1	\$8,149	0.5%
2032-33	\$1.41134	\$8,311	\$1	\$8,313	2.0%
2033-34	\$1.41845	\$8,354	\$1	\$8,356	0.5%
2034-35	\$1.38238	\$8,523	\$1	\$8,524	2.0%
2035-36	\$1.38934	\$8,567	\$1	\$8,568	0.5%

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	\$5,842,882	\$2,676,084	\$0	\$2,676,084
2026-27	\$5,293,864	\$5,126,918	\$0	\$5,126,918
2027-28	\$5,292,642	\$5,125,696	\$0	\$5,125,696
2028-29	\$5,535,648	\$5,368,702	\$0	\$5,368,702
2029-30	\$5,536,425	\$5,369,479	\$0	\$5,369,479
2030-31	\$5,791,231	\$5,624,285	\$0	\$5,624,285
2031-32	\$5,792,009	\$5,625,063	\$0	\$5,625,063
2032-33	\$6,057,005	\$5,890,059	\$0	\$5,890,059
2033-34	\$6,057,783	\$5,890,837	\$0	\$5,890,837
2034-35	\$6,333,378	\$6,166,432	\$0	\$6,166,432
2035-36	\$6,334,156	\$6,167,210	\$0	\$6,167,210

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	98.58%	-2.24%	96.34%	0.00%	3.26%	0.40%
2026-27	118.27%	-21.70%	96.57%	0.00%	3.22%	0.21%
2027-28	118.32%	-21.75%	96.57%	0.00%	3.22%	0.21%
2028-29	117.50%	-20.80%	96.69%	0.00%	3.10%	0.20%
2029-30	117.50%	-20.80%	96.69%	0.00%	3.10%	0.20%
2030-31	116.68%	-19.87%	96.81%	0.00%	2.99%	0.19%
2031-32	116.68%	-19.87%	96.81%	0.00%	2.99%	0.19%
2032-33	115.91%	-18.98%	96.93%	0.00%	2.89%	0.18%
2033-34	115.91%	-18.98%	96.93%	0.00%	2.88%	0.18%
2034-35	115.17%	-18.13%	97.04%	0.00%	2.78%	0.17%
2035-36	115.17%	-18.13%	97.04%	0.00%	2.78%	0.17%

**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 GRAF, 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	\$2,676,084	\$2.82356	\$7,556
2026-27	\$5,126,918	\$1.50358	\$7,709
2027-28	\$5,125,696	\$1.51175	\$7,749
2028-29	\$5,368,702	\$1.47246	\$7,905
2029-30	\$5,369,479	\$1.47988	\$7,946
2030-31	\$5,624,285	\$1.44135	\$8,107
2031-32	\$5,625,063	\$1.44861	\$8,149
2032-33	\$5,890,059	\$1.41134	\$8,313
2033-34	\$5,890,837	\$1.41845	\$8,356
2034-35	\$6,166,432	\$1.38238	\$8,524
2035-36	\$6,167,210	\$1.38934	\$8,568

CITY OF GRAF, 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	\$2,676,084	\$2.82356	\$7,556
2026-27	\$2,671,283	\$2.82356	\$7,543
2027-28	\$2,728,620	\$2.82356	\$7,704
2028-29	\$2,810,632	\$2.82356	\$7,936
2029-30	\$2,870,969	\$2.82356	\$8,106
2030-31	\$2,957,240	\$2.82356	\$8,350
2031-32	\$3,020,726	\$2.82356	\$8,529
2032-33	\$3,111,477	\$2.82356	\$8,785
2033-34	\$3,178,287	\$2.82356	\$8,974
2034-35	\$3,273,755	\$2.82356	\$9,244
2035-36	\$3,344,054	\$2.82356	\$9,442

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	\$2,455,635	(\$1.31998)	\$166
2027-28	\$2,397,075	(\$1.31181)	\$44
2028-29	\$2,558,070	(\$1.35110)	-\$31
2029-30	\$2,498,510	(\$1.34368)	-\$160
2030-31	\$2,667,045	(\$1.38221)	-\$243
2031-32	\$2,604,336	(\$1.37495)	-\$381
2032-33	\$2,778,583	(\$1.41222)	-\$473
2033-34	\$2,712,550	(\$1.40511)	-\$618
2034-35	\$2,892,677	(\$1.44118)	-\$719
2035-36	\$2,823,156	(\$1.43422)	-\$874

CITY OF GRAF, 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	\$67	\$89	\$50,000	\$51,515	\$67	\$74	\$50,000	\$58,947	\$60	\$13	\$52	\$13	\$67	\$85
\$100,000	\$123,480	\$134	\$178	\$100,000	\$103,030	\$134	\$149	\$100,000	\$117,894	\$127	\$98	\$119	\$98	\$134	\$170
\$150,000	\$185,220	\$201	\$267	\$150,000	\$154,545	\$201	\$223	\$150,000	\$176,842	\$194	\$183	\$186	\$183	\$201	\$255
\$200,000	\$246,960	\$328	\$356	\$200,000	\$206,060	\$328	\$297	\$200,000	\$235,789	\$261	\$268	\$253	\$268	\$268	\$340
\$250,000	\$308,700	\$455	\$445	\$250,000	\$257,575	\$455	\$371	\$250,000	\$294,736	\$328	\$353	\$320	\$353	\$335	\$425
\$300,000	\$370,440	\$582	\$534	\$300,000	\$309,090	\$582	\$446	\$300,000	\$353,683	\$395	\$438	\$387	\$438	\$402	\$510
\$400,000	\$493,920	\$836	\$712	\$400,000	\$412,120	\$836	\$594	\$400,000	\$471,578	\$529	\$608	\$521	\$608	\$536	\$680
\$500,000	\$617,400	\$1,090	\$890	\$500,000	\$515,151	\$1,090	\$743	\$500,000	\$589,472	\$663	\$778	\$654	\$778	\$670	\$850
\$600,000	\$740,880	\$1,344	\$1,068	\$600,000	\$618,181	\$1,344	\$891	\$600,000	\$707,366	\$797	\$947	\$788	\$947	\$804	\$1,020
\$700,000	\$864,360	\$1,599	\$1,246	\$700,000	\$721,211	\$1,599	\$1,040	\$700,000	\$825,261	\$931	\$1,117	\$922	\$1,117	\$937	\$1,189
\$800,000	\$987,840	\$1,853	\$1,424	\$800,000	\$824,241	\$1,853	\$1,188	\$800,000	\$943,155	\$1,065	\$1,287	\$1,056	\$1,287	\$1,071	\$1,359
\$900,000	\$1,111,320	\$2,107	\$1,602	\$900,000	\$927,271	\$2,107	\$1,337	\$900,000	\$1,061,050	\$1,199	\$1,457	\$1,190	\$1,457	\$1,205	\$1,529
\$1,000,000	\$1,234,800	\$2,361	\$1,780	\$1,000,000	\$1,030,301	\$2,361	\$1,485	\$1,000,000	\$1,178,944	\$1,333	\$1,627	\$1,324	\$1,627	\$1,339	\$1,699
\$2,000,000	\$2,469,600	\$4,902	\$3,560	\$2,000,000	\$2,060,602	\$4,902	\$2,970	\$2,000,000	\$2,357,888	\$2,672	\$3,326	\$2,663	\$3,326	\$2,679	\$3,399
\$3,000,000	\$3,704,400	\$7,443	\$5,339	\$3,000,000	\$3,090,903	\$7,443	\$4,455	\$3,000,000	\$3,536,832	\$4,011	\$5,026	\$4,003	\$5,026	\$4,018	\$5,098
\$4,000,000	\$4,939,200	\$9,985	\$7,119	\$4,000,000	\$4,121,204	\$9,985	\$5,940	\$4,000,000	\$4,715,776	\$5,351	\$6,725	\$5,342	\$6,725	\$5,357	\$6,797
\$5,000,000	\$6,174,000	\$12,526	\$8,899	\$5,000,000	\$5,151,505	\$12,526	\$7,425	\$5,000,000	\$5,894,720	\$6,690	\$8,424	\$6,681	\$8,424	\$6,696	\$8,496
\$6,000,000	\$7,408,800	\$15,067	\$10,679	\$6,000,000	\$6,181,806	\$15,067	\$8,910	\$6,000,000	\$7,073,664	\$8,029	\$10,124	\$8,020	\$10,124	\$8,036	\$10,196
\$7,000,000	\$8,643,600	\$17,608	\$12,458	\$7,000,000	\$7,212,107	\$17,608	\$10,395	\$7,000,000	\$8,252,608	\$9,368	\$11,823	\$9,360	\$11,823	\$9,375	\$11,895
\$8,000,000	\$9,878,400	\$20,149	\$14,238	\$8,000,000	\$8,242,408	\$20,149	\$11,880	\$8,000,000	\$9,431,552	\$10,708	\$13,522	\$10,699	\$13,522	\$10,714	\$13,594
\$9,000,000	\$11,113,200	\$22,691	\$16,018	\$9,000,000	\$9,272,709	\$22,691	\$13,365	\$9,000,000	\$10,610,496	\$12,047	\$15,221	\$12,038	\$15,221	\$12,053	\$15,293
\$10,000,000	\$12,348,000	\$25,232	\$17,798	\$10,000,000	\$10,303,010	\$25,232	\$14,850	\$10,000,000	\$11,789,440	\$13,386	\$16,921	\$13,377	\$16,921	\$13,393	\$16,993
\$15,000,000	\$18,522,000	\$37,938	\$26,697	\$15,000,000	\$15,454,515	\$37,938	\$22,275	\$15,000,000	\$17,684,160	\$20,082	\$25,417	\$20,074	\$25,417	\$20,089	\$25,489
\$20,000,000	\$24,696,000	\$50,644	\$35,596	\$20,000,000	\$20,606,020	\$50,644	\$29,700	\$20,000,000	\$23,578,880	\$26,779	\$33,913	\$26,770	\$33,913	\$26,785	\$33,985
\$25,000,000	\$30,870,000	\$63,350	\$44,494	\$25,000,000	\$25,757,525	\$63,350	\$37,126	\$25,000,000	\$29,473,600	\$33,475	\$42,410	\$33,466	\$42,410	\$33,481	\$42,482
\$30,000,000	\$37,044,000	\$76,056	\$53,393	\$30,000,000	\$30,909,030	\$76,056	\$44,551	\$30,000,000	\$35,368,320	\$40,171	\$50,906	\$40,163	\$50,906	\$40,178	\$50,978
\$35,000,000	\$43,218,000	\$88,762	\$62,292	\$35,000,000	\$36,060,535	\$88,762	\$51,976	\$35,000,000	\$41,263,040	\$46,868	\$59,402	\$46,859	\$59,402	\$46,874	\$59,474
\$40,000,000	\$49,392,000	\$101,468	\$71,191	\$40,000,000	\$41,212,040	\$101,468	\$59,401	\$40,000,000	\$47,157,760	\$53,564	\$67,899	\$53,555	\$67,899	\$53,570	\$67,971
\$45,000,000	\$55,566,000	\$114,174	\$80,090	\$45,000,000	\$46,363,545	\$114,174	\$66,826	\$45,000,000	\$53,052,480	\$60,260	\$76,395	\$60,251	\$76,395	\$60,267	\$76,467
\$50,000,000	\$61,740,000	\$126,880	\$88,989	\$50,000,000	\$51,515,050	\$126,880	\$74,251	\$50,000,000	\$58,947,200	\$66,956	\$84,891	\$66,948	\$84,891	\$66,963	\$84,964

CITY OF            GRAF, 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	\$22	32.89%	\$7	10.88%	(\$48)	(78.67%)	(\$39)	(75.09%)	\$18	26.88%
\$100,000	\$44	32.89%	\$15	10.88%	(\$30)	(23.21%)	(\$21)	(17.57%)	\$36	26.88%
\$150,000	\$66	32.89%	\$22	10.88%	(\$12)	(5.95%)	(\$3)	(1.54%)	\$54	26.88%
\$200,000	\$28	8.54%	(\$31)	(9.44%)	\$6	2.46%	\$15	5.99%	\$72	26.88%
\$250,000	(\$10)	(2.21%)	(\$84)	(18.41%)	\$24	7.44%	\$33	10.37%	\$90	26.88%
\$300,000	(\$48)	(8.27%)	(\$137)	(23.46%)	\$42	10.73%	\$51	13.23%	\$108	26.88%
\$400,000	(\$124)	(14.86%)	(\$242)	(28.96%)	\$78	14.82%	\$87	16.74%	\$144	26.88%
\$500,000	(\$200)	(18.38%)	(\$348)	(31.90%)	\$114	17.26%	\$123	18.82%	\$180	26.88%
\$600,000	(\$277)	(20.57%)	(\$453)	(33.73%)	\$150	18.87%	\$159	20.19%	\$216	26.88%
\$700,000	(\$353)	(22.06%)	(\$559)	(34.97%)	\$186	20.03%	\$195	21.16%	\$252	26.88%
\$800,000	(\$429)	(23.15%)	(\$665)	(35.88%)	\$222	20.89%	\$231	21.88%	\$288	26.88%
\$900,000	(\$505)	(23.97%)	(\$770)	(36.56%)	\$258	21.56%	\$267	22.45%	\$324	26.88%
\$1,000,000	(\$581)	(24.61%)	(\$876)	(37.10%)	\$294	22.09%	\$303	22.90%	\$360	26.88%
\$2,000,000	(\$1,343)	(27.39%)	(\$1,932)	(39.41%)	\$654	24.49%	\$663	24.90%	\$720	26.88%
\$3,000,000	(\$2,104)	(28.27%)	(\$2,988)	(40.15%)	\$1,014	25.29%	\$1,023	25.56%	\$1,080	26.88%
\$4,000,000	(\$2,865)	(28.70%)	(\$4,044)	(40.51%)	\$1,374	25.69%	\$1,383	25.89%	\$1,440	26.88%
\$5,000,000	(\$3,627)	(28.96%)	(\$5,101)	(40.72%)	\$1,734	25.93%	\$1,743	26.09%	\$1,800	26.88%
\$6,000,000	(\$4,388)	(29.13%)	(\$6,157)	(40.86%)	\$2,094	26.09%	\$2,103	26.22%	\$2,160	26.88%
\$7,000,000	(\$5,150)	(29.25%)	(\$7,213)	(40.96%)	\$2,455	26.20%	\$2,463	26.32%	\$2,520	26.88%
\$8,000,000	(\$5,911)	(29.34%)	(\$8,269)	(41.04%)	\$2,815	26.29%	\$2,823	26.39%	\$2,880	26.88%
\$9,000,000	(\$6,673)	(29.41%)	(\$9,325)	(41.10%)	\$3,175	26.35%	\$3,183	26.44%	\$3,240	26.88%
\$10,000,000	(\$7,434)	(29.46%)	(\$10,382)	(41.14%)	\$3,535	26.40%	\$3,543	26.49%	\$3,600	26.88%
\$15,000,000	(\$11,241)	(29.63%)	(\$15,662)	(41.28%)	\$5,335	26.56%	\$5,343	26.62%	\$5,400	26.88%
\$20,000,000	(\$15,048)	(29.71%)	(\$20,943)	(41.35%)	\$7,135	26.64%	\$7,143	26.68%	\$7,200	26.88%
\$25,000,000	(\$18,855)	(29.76%)	(\$26,224)	(41.40%)	\$8,935	26.69%	\$8,943	26.72%	\$9,000	26.88%
\$30,000,000	(\$22,662)	(29.80%)	(\$31,505)	(41.42%)	\$10,735	26.72%	\$10,743	26.75%	\$10,800	26.88%
\$35,000,000	(\$26,470)	(29.82%)	(\$36,786)	(41.44%)	\$12,535	26.75%	\$12,544	26.77%	\$12,600	26.88%
\$40,000,000	(\$30,277)	(29.84%)	(\$42,067)	(41.46%)	\$14,335	26.76%	\$14,344	26.78%	\$14,400	26.88%
\$45,000,000	(\$34,084)	(29.85%)	(\$47,348)	(41.47%)	\$16,135	26.78%	\$16,144	26.79%	\$16,201	26.88%
\$50,000,000	(\$37,891)	(29.86%)	(\$52,629)	(41.48%)	\$17,935	26.79%	\$17,944	26.80%	\$18,001	26.88%