

CITY OF GARRISON, 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	\$8.37000	\$38,779	\$0	\$38,779	
2026-27	\$6.18396	\$39,555	\$168	\$39,722	2.4%
2027-28	\$6.23140	\$39,921	\$169	\$40,090	0.9%
2028-29	\$5.95774	\$40,891	\$161	\$41,053	2.4%
2029-30	\$5.99277	\$41,258	\$162	\$41,421	0.9%
2030-31	\$5.72990	\$42,249	\$155	\$42,404	2.4%
2031-32	\$5.76324	\$42,616	\$156	\$42,773	0.9%
2032-33	\$5.51925	\$43,628	\$150	\$43,778	2.3%
2033-34	\$5.55106	\$43,996	\$150	\$44,147	0.8%
2034-35	\$5.32377	\$45,030	\$144	\$45,174	2.3%
2035-36	\$5.35419	\$45,400	\$145	\$45,545	0.8%

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	\$11,171,923	\$4,633,097	\$0	\$4,633,097
2026-27	\$7,754,549	\$6,423,419	\$0	\$6,423,419
2027-28	\$7,764,627	\$6,433,497	\$0	\$6,433,497
2028-29	\$8,221,819	\$6,890,689	\$0	\$6,890,689
2029-30	\$8,242,897	\$6,911,767	\$0	\$6,911,767
2030-31	\$8,731,661	\$7,400,531	\$0	\$7,400,531
2031-32	\$8,752,739	\$7,421,609	\$0	\$7,421,609
2032-33	\$9,262,923	\$7,931,793	\$0	\$7,931,793
2033-34	\$9,284,000	\$7,952,870	\$0	\$7,952,870
2034-35	\$9,816,489	\$8,485,359	\$0	\$8,485,359
2035-36	\$9,837,567	\$8,506,437	\$0	\$8,506,437

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.29%	-5.72%	86.57%	9.88%	0.00%	3.54%
2026-27	153.40%	-72.42%	80.99%	16.15%	0.00%	2.55%
2027-28	153.58%	-72.57%	81.01%	16.13%	0.00%	2.55%
2028-29	149.52%	-67.98%	81.54%	15.81%	0.00%	2.38%
2029-30	149.46%	-67.86%	81.60%	15.76%	0.00%	2.37%
2030-31	145.54%	-63.45%	82.09%	15.46%	0.00%	2.22%
2031-32	145.49%	-63.35%	82.14%	15.42%	0.00%	2.21%
2032-33	141.92%	-59.33%	82.58%	15.14%	0.00%	2.07%
2033-34	141.88%	-59.25%	82.63%	15.10%	0.00%	2.06%
2034-35	138.62%	-55.59%	83.02%	14.86%	0.00%	1.93%
2035-36	138.59%	-55.53%	83.07%	14.83%	0.00%	1.93%

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 GARRISON, 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	\$4,633,097	\$8.37000	\$38,779
2026-27	\$6,423,419	\$6.18396	\$39,722
2027-28	\$6,433,497	\$6.23140	\$40,090
2028-29	\$6,890,689	\$5.95774	\$41,053
2029-30	\$6,911,767	\$5.99277	\$41,421
2030-31	\$7,400,531	\$5.72990	\$42,404
2031-32	\$7,421,609	\$5.76324	\$42,773
2032-33	\$7,931,793	\$5.51925	\$43,778
2033-34	\$7,952,870	\$5.55106	\$44,147
2034-35	\$8,485,359	\$5.32377	\$45,174
2035-36	\$8,506,437	\$5.35419	\$45,545

CITY OF GARRISON, 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	\$4,633,097	\$8.37000	\$38,779
2026-27	\$4,689,891	\$8.37000	\$39,254
2027-28	\$4,794,367	\$8.37000	\$40,129
2028-29	\$4,963,384	\$8.10000	\$40,203
2029-30	\$5,073,363	\$8.10000	\$41,094
2030-31	\$5,251,406	\$8.10000	\$42,536
2031-32	\$5,367,161	\$8.10000	\$43,474
2032-33	\$5,554,696	\$8.10000	\$44,993
2033-34	\$5,676,549	\$8.10000	\$45,980
2034-35	\$5,874,081	\$8.10000	\$47,580
2035-36	\$6,002,335	\$8.10000	\$48,619

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	\$1,733,528	(\$2.18604)	\$468
2027-28	\$1,639,129	(\$2.13860)	-\$39
2028-29	\$1,927,305	(\$2.14226)	\$850
2029-30	\$1,838,404	(\$2.10723)	\$326
2030-31	\$2,149,125	(\$2.37010)	-\$132
2031-32	\$2,054,448	(\$2.33676)	-\$701
2032-33	\$2,377,096	(\$2.58075)	-\$1,215
2033-34	\$2,276,321	(\$2.54894)	-\$1,833
2034-35	\$2,611,278	(\$2.77623)	-\$2,406
2035-36	\$2,504,102	(\$2.74581)	-\$3,074

CITY OF GARRISON, 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	\$199	\$354	\$50,000	\$51,515	\$199	\$295	\$50,000	\$58,947	\$179	\$51	\$153	\$51	\$199	\$338
\$100,000	\$123,480	\$397	\$708	\$100,000	\$103,030	\$397	\$590	\$100,000	\$117,894	\$378	\$389	\$352	\$389	\$397	\$676
\$150,000	\$185,220	\$596	\$1,061	\$150,000	\$154,545	\$596	\$886	\$150,000	\$176,842	\$576	\$727	\$550	\$727	\$596	\$1,013
\$200,000	\$246,960	\$972	\$1,415	\$200,000	\$206,060	\$972	\$1,181	\$200,000	\$235,789	\$775	\$1,065	\$749	\$1,065	\$794	\$1,351
\$250,000	\$308,700	\$1,349	\$1,769	\$250,000	\$257,575	\$1,349	\$1,476	\$250,000	\$294,736	\$973	\$1,402	\$947	\$1,402	\$993	\$1,689
\$300,000	\$370,440	\$1,725	\$2,123	\$300,000	\$309,090	\$1,725	\$1,771	\$300,000	\$353,683	\$1,172	\$1,740	\$1,146	\$1,740	\$1,191	\$2,027
\$400,000	\$493,920	\$2,479	\$2,830	\$400,000	\$412,120	\$2,479	\$2,361	\$400,000	\$471,578	\$1,569	\$2,416	\$1,543	\$2,416	\$1,588	\$2,702
\$500,000	\$617,400	\$3,232	\$3,538	\$500,000	\$515,151	\$3,232	\$2,952	\$500,000	\$589,472	\$1,966	\$3,091	\$1,940	\$3,091	\$1,985	\$3,378
\$600,000	\$740,880	\$3,985	\$4,245	\$600,000	\$618,181	\$3,985	\$3,542	\$600,000	\$707,366	\$2,363	\$3,767	\$2,337	\$3,767	\$2,382	\$4,053
\$700,000	\$864,360	\$4,739	\$4,953	\$700,000	\$721,211	\$4,739	\$4,132	\$700,000	\$825,261	\$2,760	\$4,442	\$2,734	\$4,442	\$2,779	\$4,729
\$800,000	\$987,840	\$5,492	\$5,660	\$800,000	\$824,241	\$5,492	\$4,723	\$800,000	\$943,155	\$3,157	\$5,118	\$3,131	\$5,118	\$3,176	\$5,404
\$900,000	\$1,111,320	\$6,245	\$6,368	\$900,000	\$927,271	\$6,245	\$5,313	\$900,000	\$1,061,050	\$3,554	\$5,793	\$3,528	\$5,793	\$3,573	\$6,080
\$1,000,000	\$1,234,800	\$6,999	\$7,075	\$1,000,000	\$1,030,301	\$6,999	\$5,904	\$1,000,000	\$1,178,944	\$3,951	\$6,469	\$3,925	\$6,469	\$3,970	\$6,755
\$2,000,000	\$2,469,600	\$14,532	\$14,151	\$2,000,000	\$2,060,602	\$14,532	\$11,807	\$2,000,000	\$2,357,888	\$7,921	\$13,224	\$7,895	\$13,224	\$7,940	\$13,510
\$3,000,000	\$3,704,400	\$22,065	\$21,226	\$3,000,000	\$3,090,903	\$22,065	\$17,711	\$3,000,000	\$3,536,832	\$11,891	\$19,979	\$11,865	\$19,979	\$11,910	\$20,266
\$4,000,000	\$4,939,200	\$29,598	\$28,301	\$4,000,000	\$4,121,204	\$29,598	\$23,614	\$4,000,000	\$4,715,776	\$15,861	\$26,734	\$15,835	\$26,734	\$15,880	\$27,021
\$5,000,000	\$6,174,000	\$37,131	\$35,376	\$5,000,000	\$5,151,505	\$37,131	\$29,518	\$5,000,000	\$5,894,720	\$19,831	\$33,490	\$19,805	\$33,490	\$19,850	\$33,776
\$6,000,000	\$7,408,800	\$44,664	\$42,452	\$6,000,000	\$6,181,806	\$44,664	\$35,421	\$6,000,000	\$7,073,664	\$23,801	\$40,245	\$23,775	\$40,245	\$23,820	\$40,531
\$7,000,000	\$8,643,600	\$52,197	\$49,527	\$7,000,000	\$7,212,107	\$52,197	\$41,325	\$7,000,000	\$8,252,608	\$27,771	\$47,000	\$27,745	\$47,000	\$27,790	\$47,287
\$8,000,000	\$9,878,400	\$59,730	\$56,602	\$8,000,000	\$8,242,408	\$59,730	\$47,228	\$8,000,000	\$9,431,552	\$31,741	\$53,755	\$31,715	\$53,755	\$31,760	\$54,042
\$9,000,000	\$11,113,200	\$67,263	\$63,678	\$9,000,000	\$9,272,709	\$67,263	\$53,132	\$9,000,000	\$10,610,496	\$35,711	\$60,511	\$35,685	\$60,511	\$35,730	\$60,797
\$10,000,000	\$12,348,000	\$74,796	\$70,753	\$10,000,000	\$10,303,010	\$74,796	\$59,035	\$10,000,000	\$11,789,440	\$39,681	\$67,266	\$39,655	\$67,266	\$39,700	\$67,552
\$15,000,000	\$18,522,000	\$112,461	\$106,129	\$15,000,000	\$15,454,515	\$112,461	\$88,553	\$15,000,000	\$17,684,160	\$59,531	\$101,042	\$59,505	\$101,042	\$59,550	\$101,328
\$20,000,000	\$24,696,000	\$150,126	\$141,506	\$20,000,000	\$20,606,020	\$150,126	\$118,070	\$20,000,000	\$23,578,880	\$79,381	\$134,818	\$79,355	\$134,818	\$79,400	\$135,105
\$25,000,000	\$30,870,000	\$187,791	\$176,882	\$25,000,000	\$25,757,525	\$187,791	\$147,588	\$25,000,000	\$29,473,600	\$99,231	\$168,594	\$99,206	\$168,594	\$99,251	\$168,881
\$30,000,000	\$37,044,000	\$225,456	\$212,258	\$30,000,000	\$30,909,030	\$225,456	\$177,106	\$30,000,000	\$35,368,320	\$119,081	\$202,370	\$119,056	\$202,370	\$119,101	\$202,657
\$35,000,000	\$43,218,000	\$263,121	\$247,635	\$35,000,000	\$36,060,535	\$263,121	\$206,623	\$35,000,000	\$41,263,040	\$138,932	\$236,147	\$138,906	\$236,147	\$138,951	\$236,433
\$40,000,000	\$49,392,000	\$300,786	\$283,011	\$40,000,000	\$41,212,040	\$300,786	\$236,141	\$40,000,000	\$47,157,760	\$158,782	\$269,923	\$158,756	\$269,923	\$158,801	\$270,209
\$45,000,000	\$55,566,000	\$338,451	\$318,388	\$45,000,000	\$46,363,545	\$338,451	\$265,658	\$45,000,000	\$53,052,480	\$178,632	\$303,699	\$178,606	\$303,699	\$178,651	\$303,985
\$50,000,000	\$61,740,000	\$376,116	\$353,764	\$50,000,000	\$51,515,050	\$376,116	\$295,176	\$50,000,000	\$58,947,200	\$198,482	\$337,475	\$198,456	\$337,475	\$198,501	\$337,762

CITY OF GARRISON, 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	\$155	78.22%	\$97	48.70%	(\$128)	(71.40%)	(\$102)	(66.59%)	\$139	70.16%
\$100,000	\$311	78.22%	\$193	48.70%	\$11	2.99%	\$37	10.54%	\$279	70.16%
\$150,000	\$466	78.22%	\$290	48.70%	\$151	26.12%	\$176	32.04%	\$418	70.16%
\$200,000	\$443	45.56%	\$209	21.45%	\$290	37.41%	\$316	42.14%	\$557	70.16%
\$250,000	\$420	31.14%	\$127	9.42%	\$429	44.09%	\$455	48.01%	\$696	70.16%
\$300,000	\$397	23.02%	\$46	2.64%	\$568	48.50%	\$594	51.85%	\$836	70.16%
\$400,000	\$351	14.17%	(\$117)	(4.73%)	\$847	53.98%	\$873	56.56%	\$1,114	70.16%
\$500,000	\$306	9.45%	(\$280)	(8.67%)	\$1,125	57.25%	\$1,151	59.34%	\$1,393	70.16%
\$600,000	\$260	6.52%	(\$443)	(11.12%)	\$1,404	59.42%	\$1,430	61.18%	\$1,671	70.16%
\$700,000	\$214	4.52%	(\$606)	(12.79%)	\$1,682	60.96%	\$1,708	62.48%	\$1,950	70.16%
\$800,000	\$168	3.06%	(\$769)	(14.00%)	\$1,961	62.12%	\$1,987	63.45%	\$2,228	70.16%
\$900,000	\$122	1.96%	(\$932)	(14.92%)	\$2,239	63.02%	\$2,265	64.21%	\$2,507	70.16%
\$1,000,000	\$77	1.10%	(\$1,095)	(15.65%)	\$2,518	63.73%	\$2,544	64.81%	\$2,785	70.16%
\$2,000,000	(\$381)	(2.62%)	(\$2,725)	(18.75%)	\$5,303	66.95%	\$5,329	67.50%	\$5,570	70.16%
\$3,000,000	(\$839)	(3.80%)	(\$4,354)	(19.73%)	\$8,088	68.02%	\$8,114	68.39%	\$8,356	70.16%
\$4,000,000	(\$1,296)	(4.38%)	(\$5,983)	(20.22%)	\$10,874	68.56%	\$10,899	68.83%	\$11,141	70.16%
\$5,000,000	(\$1,754)	(4.72%)	(\$7,613)	(20.50%)	\$13,659	68.88%	\$13,685	69.10%	\$13,926	70.16%
\$6,000,000	(\$2,212)	(4.95%)	(\$9,242)	(20.69%)	\$16,444	69.09%	\$16,470	69.27%	\$16,711	70.16%
\$7,000,000	(\$2,670)	(5.11%)	(\$10,872)	(20.83%)	\$19,229	69.24%	\$19,255	69.40%	\$19,496	70.16%
\$8,000,000	(\$3,127)	(5.24%)	(\$12,501)	(20.93%)	\$22,014	69.36%	\$22,040	69.49%	\$22,282	70.16%
\$9,000,000	(\$3,585)	(5.33%)	(\$14,131)	(21.01%)	\$24,800	69.45%	\$24,825	69.57%	\$25,067	70.16%
\$10,000,000	(\$4,043)	(5.41%)	(\$15,760)	(21.07%)	\$27,585	69.52%	\$27,611	69.63%	\$27,852	70.16%
\$15,000,000	(\$6,331)	(5.63%)	(\$23,908)	(21.26%)	\$41,511	69.73%	\$41,537	69.80%	\$41,778	70.16%
\$20,000,000	(\$8,620)	(5.74%)	(\$32,055)	(21.35%)	\$55,437	69.84%	\$55,463	69.89%	\$55,704	70.16%
\$25,000,000	(\$10,909)	(5.81%)	(\$40,203)	(21.41%)	\$69,363	69.90%	\$69,389	69.94%	\$69,630	70.16%
\$30,000,000	(\$13,197)	(5.85%)	(\$48,350)	(21.45%)	\$83,289	69.94%	\$83,315	69.98%	\$83,556	70.16%
\$35,000,000	(\$15,486)	(5.89%)	(\$56,497)	(21.47%)	\$97,215	69.97%	\$97,241	70.00%	\$97,482	70.16%
\$40,000,000	(\$17,774)	(5.91%)	(\$64,645)	(21.49%)	\$111,141	70.00%	\$111,167	70.02%	\$111,408	70.16%
\$45,000,000	(\$20,063)	(5.93%)	(\$72,792)	(21.51%)	\$125,067	70.01%	\$125,093	70.04%	\$125,334	70.16%
\$50,000,000	(\$22,352)	(5.94%)	(\$80,939)	(21.52%)	\$138,993	70.03%	\$139,019	70.05%	\$139,260	70.16%