

CITY OF GRAFTON, 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	\$7.86419	\$53,532	\$0	\$53,532	
2026-27	\$4.74803	\$54,603	\$0	\$54,603	2.0%
2027-28	\$4.77468	\$54,876	\$0	\$54,876	0.5%
2028-29	\$4.62906	\$55,974	\$0	\$55,974	2.0%
2029-30	\$4.65221	\$56,253	\$0	\$56,253	0.5%
2030-31	\$4.50994	\$57,379	\$0	\$57,379	2.0%
2031-32	\$4.53249	\$57,665	\$0	\$57,665	0.5%
2032-33	\$4.39605	\$58,819	\$0	\$58,819	2.0%
2033-34	\$4.41803	\$59,113	\$0	\$59,113	0.5%
2034-35	\$4.28702	\$60,295	\$0	\$60,295	2.0%
2035-36	\$4.30846	\$60,597	\$0	\$60,597	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	\$13,756,172	\$6,807,102	\$0	\$6,807,102
2026-27	\$11,807,465	\$11,500,126	\$0	\$11,500,126
2027-28	\$11,800,465	\$11,493,126	\$0	\$11,493,126
2028-29	\$12,399,117	\$12,091,778	\$0	\$12,091,778
2029-30	\$12,399,117	\$12,091,778	\$0	\$12,091,778
2030-31	\$13,030,025	\$12,722,686	\$0	\$12,722,686
2031-32	\$13,030,025	\$12,722,686	\$0	\$12,722,686
2032-33	\$13,687,249	\$13,379,910	\$0	\$13,379,910
2033-34	\$13,687,249	\$13,379,910	\$0	\$13,379,910
2034-35	\$14,371,898	\$14,064,559	\$0	\$14,064,559
2035-36	\$14,371,898	\$14,064,559	\$0	\$14,064,559

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.34%	-2.23%	78.12%	18.88%	0.00%	0.00%
2026-27	109.29%	-29.20%	80.08%	17.90%	0.00%	0.00%
2027-28	109.35%	-29.28%	80.07%	17.91%	0.00%	0.00%
2028-29	108.10%	-27.89%	80.21%	17.88%	0.00%	0.00%
2029-30	108.10%	-27.89%	80.21%	17.88%	0.00%	0.00%
2030-31	106.85%	-26.51%	80.34%	17.84%	0.00%	0.00%
2031-32	106.85%	-26.51%	80.34%	17.84%	0.00%	0.00%
2032-33	105.66%	-25.21%	80.46%	17.81%	0.00%	0.00%
2033-34	105.66%	-25.21%	80.46%	17.81%	0.00%	0.00%
2034-35	104.54%	-23.98%	80.56%	17.79%	0.00%	0.00%
2035-36	104.54%	-23.98%	80.56%	17.79%	0.00%	0.00%

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 GRAFTON, 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	\$6,807,102	\$7.86419	\$53,532
2026-27	\$11,500,126	\$4.74803	\$54,603
2027-28	\$11,493,126	\$4.77468	\$54,876
2028-29	\$12,091,778	\$4.62906	\$55,974
2029-30	\$12,091,778	\$4.65221	\$56,253
2030-31	\$12,722,686	\$4.50994	\$57,379
2031-32	\$12,722,686	\$4.53249	\$57,665
2032-33	\$13,379,910	\$4.39605	\$58,819
2033-34	\$13,379,910	\$4.41803	\$59,113
2034-35	\$14,064,559	\$4.28702	\$60,295
2035-36	\$14,064,559	\$4.30846	\$60,597

CITY OF GRAFTON, 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	\$6,807,102	\$7.86419	\$53,532
2026-27	\$6,952,773	\$7.86419	\$54,678
2027-28	\$7,070,699	\$7.86419	\$55,605
2028-29	\$7,309,881	\$7.86419	\$57,486
2029-30	\$7,433,974	\$7.86419	\$58,462
2030-31	\$7,685,497	\$7.86419	\$60,440
2031-32	\$7,816,063	\$7.86419	\$61,467
2032-33	\$8,080,558	\$7.86419	\$63,547
2033-34	\$8,217,958	\$7.86419	\$64,628
2034-35	\$8,496,103	\$7.86419	\$66,815
2035-36	\$8,640,676	\$7.86419	\$67,952

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	\$4,547,353	(\$3.11616)	-\$75
2027-28	\$4,422,427	(\$3.08951)	-\$729
2028-29	\$4,781,898	(\$3.23513)	-\$1,513
2029-30	\$4,657,804	(\$3.21198)	-\$2,209
2030-31	\$5,037,189	(\$3.35425)	-\$3,062
2031-32	\$4,906,622	(\$3.33170)	-\$3,802
2032-33	\$5,299,353	(\$3.46814)	-\$4,728
2033-34	\$5,161,952	(\$3.44616)	-\$5,515
2034-35	\$5,568,456	(\$3.57717)	-\$6,520
2035-36	\$5,423,883	(\$3.55573)	-\$7,355

CITY OF GRAFTON, 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	\$187	\$278	\$50,000	\$51,515	\$187	\$232	\$50,000	\$58,947	\$168	\$40	\$144	\$40	\$187	\$266
\$100,000	\$123,480	\$373	\$557	\$100,000	\$103,030	\$373	\$465	\$100,000	\$117,894	\$355	\$306	\$331	\$306	\$373	\$532
\$150,000	\$185,220	\$560	\$835	\$150,000	\$154,545	\$560	\$697	\$150,000	\$176,842	\$541	\$572	\$517	\$572	\$560	\$798
\$200,000	\$246,960	\$913	\$1,114	\$200,000	\$206,060	\$913	\$929	\$200,000	\$235,789	\$728	\$838	\$704	\$838	\$746	\$1,063
\$250,000	\$308,700	\$1,267	\$1,392	\$250,000	\$257,575	\$1,267	\$1,162	\$250,000	\$294,736	\$914	\$1,104	\$890	\$1,104	\$933	\$1,329
\$300,000	\$370,440	\$1,621	\$1,671	\$300,000	\$309,090	\$1,621	\$1,394	\$300,000	\$353,683	\$1,101	\$1,370	\$1,077	\$1,370	\$1,119	\$1,595
\$400,000	\$493,920	\$2,329	\$2,228	\$400,000	\$412,120	\$2,329	\$1,859	\$400,000	\$471,578	\$1,474	\$1,901	\$1,450	\$1,901	\$1,492	\$2,127
\$500,000	\$617,400	\$3,037	\$2,784	\$500,000	\$515,151	\$3,037	\$2,323	\$500,000	\$589,472	\$1,847	\$2,433	\$1,823	\$2,433	\$1,865	\$2,658
\$600,000	\$740,880	\$3,745	\$3,341	\$600,000	\$618,181	\$3,745	\$2,788	\$600,000	\$707,366	\$2,220	\$2,965	\$2,196	\$2,965	\$2,238	\$3,190
\$700,000	\$864,360	\$4,452	\$3,898	\$700,000	\$721,211	\$4,452	\$3,253	\$700,000	\$825,261	\$2,593	\$3,496	\$2,569	\$3,496	\$2,611	\$3,722
\$800,000	\$987,840	\$5,160	\$4,455	\$800,000	\$824,241	\$5,160	\$3,717	\$800,000	\$943,155	\$2,966	\$4,028	\$2,942	\$4,028	\$2,984	\$4,254
\$900,000	\$1,111,320	\$5,868	\$5,012	\$900,000	\$927,271	\$5,868	\$4,182	\$900,000	\$1,061,050	\$3,339	\$4,560	\$3,315	\$4,560	\$3,357	\$4,785
\$1,000,000	\$1,234,800	\$6,576	\$5,569	\$1,000,000	\$1,030,301	\$6,576	\$4,647	\$1,000,000	\$1,178,944	\$3,712	\$5,091	\$3,688	\$5,091	\$3,730	\$5,317
\$2,000,000	\$2,469,600	\$13,653	\$11,138	\$2,000,000	\$2,060,602	\$13,653	\$9,293	\$2,000,000	\$2,357,888	\$7,442	\$10,408	\$7,418	\$10,408	\$7,460	\$10,634
\$3,000,000	\$3,704,400	\$20,731	\$16,707	\$3,000,000	\$3,090,903	\$20,731	\$13,940	\$3,000,000	\$3,536,832	\$11,172	\$15,725	\$11,148	\$15,725	\$11,190	\$15,951
\$4,000,000	\$4,939,200	\$27,809	\$22,275	\$4,000,000	\$4,121,204	\$27,809	\$18,586	\$4,000,000	\$4,715,776	\$14,902	\$21,042	\$14,878	\$21,042	\$14,920	\$21,268
\$5,000,000	\$6,174,000	\$34,887	\$27,844	\$5,000,000	\$5,151,505	\$34,887	\$23,233	\$5,000,000	\$5,894,720	\$18,632	\$26,359	\$18,608	\$26,359	\$18,651	\$26,585
\$6,000,000	\$7,408,800	\$41,964	\$33,413	\$6,000,000	\$6,181,806	\$41,964	\$27,880	\$6,000,000	\$7,073,664	\$22,363	\$31,676	\$22,338	\$31,676	\$22,381	\$31,902
\$7,000,000	\$8,643,600	\$49,042	\$38,982	\$7,000,000	\$7,212,107	\$49,042	\$32,526	\$7,000,000	\$8,252,608	\$26,093	\$36,993	\$26,068	\$36,993	\$26,111	\$37,219
\$8,000,000	\$9,878,400	\$56,120	\$44,551	\$8,000,000	\$8,242,408	\$56,120	\$37,173	\$8,000,000	\$9,431,552	\$29,823	\$42,310	\$29,799	\$42,310	\$29,841	\$42,536
\$9,000,000	\$11,113,200	\$63,198	\$50,120	\$9,000,000	\$9,272,709	\$63,198	\$41,819	\$9,000,000	\$10,610,496	\$33,553	\$47,627	\$33,529	\$47,627	\$33,571	\$47,853
\$10,000,000	\$12,348,000	\$70,276	\$55,689	\$10,000,000	\$10,303,010	\$70,276	\$46,466	\$10,000,000	\$11,789,440	\$37,283	\$52,944	\$37,259	\$52,944	\$37,301	\$53,170
\$15,000,000	\$18,522,000	\$105,664	\$83,533	\$15,000,000	\$15,454,515	\$105,664	\$69,699	\$15,000,000	\$17,684,160	\$55,934	\$79,529	\$55,909	\$79,529	\$55,952	\$79,755
\$20,000,000	\$24,696,000	\$141,053	\$111,377	\$20,000,000	\$20,606,020	\$141,053	\$92,932	\$20,000,000	\$23,578,880	\$74,584	\$106,114	\$74,560	\$106,114	\$74,602	\$106,339
\$25,000,000	\$30,870,000	\$176,442	\$139,222	\$25,000,000	\$25,757,525	\$176,442	\$116,165	\$25,000,000	\$29,473,600	\$93,235	\$132,699	\$93,210	\$132,699	\$93,253	\$132,924
\$30,000,000	\$37,044,000	\$211,831	\$167,066	\$30,000,000	\$30,909,030	\$211,831	\$139,398	\$30,000,000	\$35,368,320	\$111,885	\$159,284	\$111,861	\$159,284	\$111,903	\$159,509
\$35,000,000	\$43,218,000	\$247,220	\$194,911	\$35,000,000	\$36,060,535	\$247,220	\$162,631	\$35,000,000	\$41,263,040	\$130,536	\$185,868	\$130,512	\$185,868	\$130,554	\$186,094
\$40,000,000	\$49,392,000	\$282,609	\$222,755	\$40,000,000	\$41,212,040	\$282,609	\$185,864	\$40,000,000	\$47,157,760	\$149,186	\$212,453	\$149,162	\$212,453	\$149,204	\$212,679
\$45,000,000	\$55,566,000	\$317,998	\$250,599	\$45,000,000	\$46,363,545	\$317,998	\$209,097	\$45,000,000	\$53,052,480	\$167,837	\$239,038	\$167,813	\$239,038	\$167,855	\$239,264
\$50,000,000	\$61,740,000	\$353,386	\$278,444	\$50,000,000	\$51,515,050	\$353,386	\$232,330	\$50,000,000	\$58,947,200	\$186,487	\$265,623	\$186,463	\$265,623	\$186,506	\$265,848

CITY OF GRAFTON, 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	49.30%	\$46	24.57%	(\$128)	(76.04%)	(\$104)	(72.01%)	\$79	42.54%
\$100,000	\$184	49.30%	\$92	24.57%	(\$49)	(13.73%)	(\$24)	(7.40%)	\$159	42.54%
\$150,000	\$276	49.30%	\$137	24.57%	\$31	5.66%	\$55	10.61%	\$238	42.54%
\$200,000	\$200	21.94%	\$16	1.74%	\$110	15.11%	\$134	19.07%	\$317	42.54%
\$250,000	\$125	9.86%	(\$106)	(8.34%)	\$189	20.70%	\$214	23.99%	\$397	42.54%
\$300,000	\$49	3.05%	(\$227)	(14.01%)	\$269	24.40%	\$293	27.20%	\$476	42.54%
\$400,000	(\$101)	(4.35%)	(\$470)	(20.19%)	\$427	28.99%	\$452	31.15%	\$635	42.54%
\$500,000	(\$252)	(8.31%)	(\$713)	(23.49%)	\$586	31.73%	\$610	33.48%	\$793	42.54%
\$600,000	(\$403)	(10.77%)	(\$957)	(25.55%)	\$745	33.55%	\$769	35.02%	\$952	42.54%
\$700,000	(\$554)	(12.44%)	(\$1,200)	(26.95%)	\$903	34.84%	\$928	36.11%	\$1,111	42.54%
\$800,000	(\$705)	(13.66%)	(\$1,443)	(27.96%)	\$1,062	35.81%	\$1,086	36.93%	\$1,269	42.54%
\$900,000	(\$856)	(14.59%)	(\$1,686)	(28.73%)	\$1,221	36.56%	\$1,245	37.56%	\$1,428	42.54%
\$1,000,000	(\$1,007)	(15.31%)	(\$1,929)	(29.34%)	\$1,379	37.16%	\$1,404	38.06%	\$1,587	42.54%
\$2,000,000	(\$2,516)	(18.43%)	(\$4,360)	(31.93%)	\$2,966	39.86%	\$2,991	40.32%	\$3,174	42.54%
\$3,000,000	(\$4,025)	(19.41%)	(\$6,791)	(32.76%)	\$4,553	40.75%	\$4,577	41.06%	\$4,761	42.54%
\$4,000,000	(\$5,533)	(19.90%)	(\$9,223)	(33.16%)	\$6,140	41.20%	\$6,164	41.43%	\$6,347	42.54%
\$5,000,000	(\$7,042)	(20.19%)	(\$11,654)	(33.40%)	\$7,727	41.47%	\$7,751	41.65%	\$7,934	42.54%
\$6,000,000	(\$8,551)	(20.38%)	(\$14,085)	(33.56%)	\$9,314	41.65%	\$9,338	41.80%	\$9,521	42.54%
\$7,000,000	(\$10,060)	(20.51%)	(\$16,516)	(33.68%)	\$10,901	41.78%	\$10,925	41.91%	\$11,108	42.54%
\$8,000,000	(\$11,569)	(20.61%)	(\$18,947)	(33.76%)	\$12,487	41.87%	\$12,512	41.99%	\$12,695	42.54%
\$9,000,000	(\$13,078)	(20.69%)	(\$21,378)	(33.83%)	\$14,074	41.95%	\$14,099	42.05%	\$14,282	42.54%
\$10,000,000	(\$14,587)	(20.76%)	(\$23,810)	(33.88%)	\$15,661	42.01%	\$15,685	42.10%	\$15,869	42.54%
\$15,000,000	(\$22,131)	(20.94%)	(\$35,965)	(34.04%)	\$23,595	42.18%	\$23,620	42.25%	\$23,803	42.54%
\$20,000,000	(\$29,676)	(21.04%)	(\$48,121)	(34.12%)	\$31,530	42.27%	\$31,554	42.32%	\$31,737	42.54%
\$25,000,000	(\$37,220)	(21.09%)	(\$60,277)	(34.16%)	\$39,464	42.33%	\$39,488	42.36%	\$39,671	42.54%
\$30,000,000	(\$44,765)	(21.13%)	(\$72,433)	(34.19%)	\$47,398	42.36%	\$47,423	42.39%	\$47,606	42.54%
\$35,000,000	(\$52,309)	(21.16%)	(\$84,589)	(34.22%)	\$55,333	42.39%	\$55,357	42.42%	\$55,540	42.54%
\$40,000,000	(\$59,854)	(21.18%)	(\$96,745)	(34.23%)	\$63,267	42.41%	\$63,291	42.43%	\$63,474	42.54%
\$45,000,000	(\$67,398)	(21.19%)	(\$108,901)	(34.25%)	\$71,201	42.42%	\$71,225	42.44%	\$71,409	42.54%
\$50,000,000	(\$74,943)	(21.21%)	(\$121,057)	(34.26%)	\$79,135	42.43%	\$79,160	42.45%	\$79,343	42.54%