

CITY OF GRAND JUNCTION, 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	\$7.65299	\$123,008	\$0	\$123,008	
2026-27	\$5.52059	\$125,468	\$156	\$125,624	2.1%
2027-28	\$5.55541	\$126,252	\$157	\$126,409	0.6%
2028-29	\$5.39672	\$128,937	\$153	\$129,090	2.1%
2029-30	\$5.42513	\$129,736	\$154	\$129,889	0.6%
2030-31	\$5.26698	\$132,487	\$149	\$132,636	2.1%
2031-32	\$5.29464	\$133,299	\$150	\$133,449	0.6%
2032-33	\$5.14232	\$136,118	\$146	\$136,264	2.1%
2033-34	\$5.16926	\$136,945	\$146	\$137,091	0.6%
2034-35	\$5.02241	\$139,833	\$142	\$139,975	2.1%
2035-36	\$5.04866	\$140,675	\$143	\$140,818	0.6%

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	\$31,466,303	\$16,073,146	\$0	\$16,073,146
2026-27	\$25,188,114	\$22,755,545	\$0	\$22,755,545
2027-28	\$25,186,853	\$22,754,284	\$0	\$22,754,284
2028-29	\$26,352,686	\$23,920,117	\$0	\$23,920,117
2029-30	\$26,374,697	\$23,942,128	\$0	\$23,942,128
2030-31	\$27,615,117	\$25,182,548	\$0	\$25,182,548
2031-32	\$27,637,128	\$25,204,559	\$0	\$25,204,559
2032-33	\$28,931,033	\$26,498,464	\$0	\$26,498,464
2033-34	\$28,953,044	\$26,520,475	\$0	\$26,520,475
2034-35	\$30,302,696	\$27,870,127	\$0	\$27,870,127
2035-36	\$30,324,707	\$27,892,138	\$0	\$27,892,138

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	62.83%	-2.08%	60.75%	17.50%	0.00%	2.10%
2026-27	102.10%	-39.88%	62.22%	20.79%	0.00%	1.48%
2027-28	102.23%	-40.01%	62.22%	20.80%	0.00%	1.48%
2028-29	101.26%	-38.18%	63.08%	20.77%	0.00%	1.41%
2029-30	101.28%	-38.17%	63.11%	20.75%	0.00%	1.41%
2030-31	100.26%	-36.32%	63.94%	20.72%	0.00%	1.34%
2031-32	100.28%	-36.31%	63.98%	20.70%	0.00%	1.34%
2032-33	99.31%	-34.56%	64.75%	20.67%	0.00%	1.27%
2033-34	99.33%	-34.55%	64.78%	20.66%	0.00%	1.27%
2034-35	98.41%	-32.90%	65.51%	20.64%	0.00%	1.21%
2035-36	98.43%	-32.90%	65.53%	20.62%	0.00%	1.21%

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 GRAND JUNCTION, 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	\$16,073,146	\$7.65299	\$123,008
2026-27	\$22,755,545	\$5.52059	\$125,624
2027-28	\$22,754,284	\$5.55541	\$126,409
2028-29	\$23,920,117	\$5.39672	\$129,090
2029-30	\$23,942,128	\$5.42513	\$129,889
2030-31	\$25,182,548	\$5.26698	\$132,636
2031-32	\$25,204,559	\$5.29464	\$133,449
2032-33	\$26,498,464	\$5.14232	\$136,264
2033-34	\$26,520,475	\$5.16926	\$137,091
2034-35	\$27,870,127	\$5.02241	\$139,975
2035-36	\$27,892,138	\$5.04866	\$140,818

CITY OF GRAND JUNCTION, 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	\$16,073,146	\$7.65299	\$123,008
2026-27	\$16,403,939	\$7.65299	\$125,539
2027-28	\$16,634,497	\$7.65299	\$127,304
2028-29	\$17,113,921	\$7.65299	\$130,973
2029-30	\$17,356,577	\$7.65299	\$132,830
2030-31	\$17,860,966	\$7.65299	\$136,690
2031-32	\$18,116,320	\$7.65299	\$138,644
2032-33	\$18,646,954	\$7.65299	\$142,705
2033-34	\$18,915,714	\$7.65299	\$144,762
2034-35	\$19,473,965	\$7.65299	\$149,034
2035-36	\$19,756,796	\$7.65299	\$151,199

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	\$6,351,606	(\$2.13240)	\$85
2027-28	\$6,119,787	(\$2.09758)	-\$894
2028-29	\$6,806,196	(\$2.25627)	-\$1,882
2029-30	\$6,585,552	(\$2.22786)	-\$2,941
2030-31	\$7,321,582	(\$2.38601)	-\$4,054
2031-32	\$7,088,239	(\$2.35835)	-\$5,195
2032-33	\$7,851,510	(\$2.51067)	-\$6,441
2033-34	\$7,604,761	(\$2.48373)	-\$7,671
2034-35	\$8,396,163	(\$2.63058)	-\$9,059
2035-36	\$8,135,342	(\$2.60433)	-\$10,381

CITY OF GRAND JUNCTION, 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	\$325	\$50,000	\$51,515	\$181	\$271	\$50,000	\$58,947	\$164	\$47	\$140	\$47	\$181	\$310
\$100,000	\$123,480	\$363	\$650	\$100,000	\$103,030	\$363	\$543	\$100,000	\$117,894	\$345	\$358	\$322	\$358	\$363	\$621
\$150,000	\$185,220	\$544	\$976	\$150,000	\$154,545	\$544	\$814	\$150,000	\$176,842	\$527	\$668	\$503	\$668	\$544	\$931
\$200,000	\$246,960	\$889	\$1,301	\$200,000	\$206,060	\$889	\$1,085	\$200,000	\$235,789	\$708	\$979	\$685	\$979	\$726	\$1,242
\$250,000	\$308,700	\$1,233	\$1,626	\$250,000	\$257,575	\$1,233	\$1,357	\$250,000	\$294,736	\$890	\$1,289	\$866	\$1,289	\$907	\$1,552
\$300,000	\$370,440	\$1,578	\$1,951	\$300,000	\$309,090	\$1,578	\$1,628	\$300,000	\$353,683	\$1,071	\$1,599	\$1,048	\$1,599	\$1,089	\$1,863
\$400,000	\$493,920	\$2,266	\$2,601	\$400,000	\$412,120	\$2,266	\$2,171	\$400,000	\$471,578	\$1,434	\$2,220	\$1,411	\$2,220	\$1,452	\$2,484
\$500,000	\$617,400	\$2,955	\$3,252	\$500,000	\$515,151	\$2,955	\$2,713	\$500,000	\$589,472	\$1,797	\$2,841	\$1,774	\$2,841	\$1,815	\$3,105
\$600,000	\$740,880	\$3,644	\$3,902	\$600,000	\$618,181	\$3,644	\$3,256	\$600,000	\$707,366	\$2,160	\$3,462	\$2,137	\$3,462	\$2,178	\$3,726
\$700,000	\$864,360	\$4,333	\$4,553	\$700,000	\$721,211	\$4,333	\$3,799	\$700,000	\$825,261	\$2,523	\$4,083	\$2,500	\$4,083	\$2,541	\$4,347
\$800,000	\$987,840	\$5,021	\$5,203	\$800,000	\$824,241	\$5,021	\$4,341	\$800,000	\$943,155	\$2,886	\$4,704	\$2,863	\$4,704	\$2,904	\$4,968
\$900,000	\$1,111,320	\$5,710	\$5,853	\$900,000	\$927,271	\$5,710	\$4,884	\$900,000	\$1,061,050	\$3,249	\$5,325	\$3,226	\$5,325	\$3,267	\$5,589
\$1,000,000	\$1,234,800	\$6,399	\$6,504	\$1,000,000	\$1,030,301	\$6,399	\$5,427	\$1,000,000	\$1,178,944	\$3,612	\$5,946	\$3,589	\$5,946	\$3,630	\$6,209
\$2,000,000	\$2,469,600	\$13,287	\$13,007	\$2,000,000	\$2,060,602	\$13,287	\$10,853	\$2,000,000	\$2,357,888	\$7,242	\$12,156	\$7,219	\$12,156	\$7,260	\$12,419
\$3,000,000	\$3,704,400	\$20,174	\$19,511	\$3,000,000	\$3,090,903	\$20,174	\$16,280	\$3,000,000	\$3,536,832	\$10,872	\$18,365	\$10,849	\$18,365	\$10,890	\$18,628
\$4,000,000	\$4,939,200	\$27,062	\$26,015	\$4,000,000	\$4,121,204	\$27,062	\$21,706	\$4,000,000	\$4,715,776	\$14,502	\$24,575	\$14,479	\$24,575	\$14,520	\$24,838
\$5,000,000	\$6,174,000	\$33,950	\$32,518	\$5,000,000	\$5,151,505	\$33,950	\$27,133	\$5,000,000	\$5,894,720	\$18,132	\$30,784	\$18,108	\$30,784	\$18,150	\$31,047
\$6,000,000	\$7,408,800	\$40,837	\$39,022	\$6,000,000	\$6,181,806	\$40,837	\$32,559	\$6,000,000	\$7,073,664	\$21,762	\$36,993	\$21,738	\$36,993	\$21,780	\$37,257
\$7,000,000	\$8,643,600	\$47,725	\$45,526	\$7,000,000	\$7,212,107	\$47,725	\$37,986	\$7,000,000	\$8,252,608	\$25,392	\$43,203	\$25,368	\$43,203	\$25,410	\$43,466
\$8,000,000	\$9,878,400	\$54,613	\$52,029	\$8,000,000	\$8,242,408	\$54,613	\$43,413	\$8,000,000	\$9,431,552	\$29,022	\$49,412	\$28,998	\$49,412	\$29,039	\$49,676
\$9,000,000	\$11,113,200	\$61,501	\$58,533	\$9,000,000	\$9,272,709	\$61,501	\$48,839	\$9,000,000	\$10,610,496	\$32,652	\$55,622	\$32,628	\$55,622	\$32,669	\$55,885
\$10,000,000	\$12,348,000	\$68,388	\$65,037	\$10,000,000	\$10,303,010	\$68,388	\$54,266	\$10,000,000	\$11,789,440	\$36,282	\$61,831	\$36,258	\$61,831	\$36,299	\$62,095
\$15,000,000	\$18,522,000	\$102,827	\$97,555	\$15,000,000	\$15,454,515	\$102,827	\$81,399	\$15,000,000	\$17,684,160	\$54,431	\$92,879	\$54,408	\$92,879	\$54,449	\$93,142
\$20,000,000	\$24,696,000	\$137,265	\$130,073	\$20,000,000	\$20,606,020	\$137,265	\$108,531	\$20,000,000	\$23,578,880	\$72,581	\$123,926	\$72,558	\$123,926	\$72,599	\$124,189
\$25,000,000	\$30,870,000	\$171,704	\$162,592	\$25,000,000	\$25,757,525	\$171,704	\$135,664	\$25,000,000	\$29,473,600	\$90,731	\$154,974	\$90,707	\$154,974	\$90,748	\$155,237
\$30,000,000	\$37,044,000	\$206,142	\$195,110	\$30,000,000	\$30,909,030	\$206,142	\$162,797	\$30,000,000	\$35,368,320	\$108,880	\$186,021	\$108,857	\$186,021	\$108,898	\$186,284
\$35,000,000	\$43,218,000	\$240,581	\$227,628	\$35,000,000	\$36,060,535	\$240,581	\$189,930	\$35,000,000	\$41,263,040	\$127,030	\$217,068	\$127,007	\$217,068	\$127,048	\$217,332
\$40,000,000	\$49,392,000	\$275,019	\$260,147	\$40,000,000	\$41,212,040	\$275,019	\$217,063	\$40,000,000	\$47,157,760	\$145,180	\$248,116	\$145,156	\$248,116	\$145,197	\$248,379
\$45,000,000	\$55,566,000	\$309,457	\$292,665	\$45,000,000	\$46,363,545	\$309,457	\$244,196	\$45,000,000	\$53,052,480	\$163,330	\$279,163	\$163,306	\$279,163	\$163,347	\$279,426
\$50,000,000	\$61,740,000	\$343,896	\$325,183	\$50,000,000	\$51,515,050	\$343,896	\$271,329	\$50,000,000	\$58,947,200	\$181,479	\$310,210	\$181,456	\$310,210	\$181,497	\$310,474

CITY OF GRAND JUNCTION, 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	\$144	79.17%	\$90	49.50%	(\$117)	(71.25%)	(\$93)	(66.41%)	\$129	71.06%
\$100,000	\$287	79.17%	\$180	49.50%	\$12	3.54%	\$36	11.13%	\$258	71.06%
\$150,000	\$431	79.17%	\$269	49.50%	\$141	26.80%	\$165	32.74%	\$387	71.06%
\$200,000	\$412	46.33%	\$196	22.10%	\$270	38.14%	\$294	42.90%	\$516	71.06%
\$250,000	\$393	31.84%	\$123	10.00%	\$399	44.85%	\$423	48.80%	\$645	71.06%
\$300,000	\$373	23.67%	\$50	3.19%	\$528	49.29%	\$552	52.66%	\$774	71.06%
\$400,000	\$335	14.78%	(\$96)	(4.23%)	\$786	54.80%	\$810	57.39%	\$1,032	71.06%
\$500,000	\$297	10.04%	(\$242)	(8.19%)	\$1,044	58.09%	\$1,068	60.19%	\$1,290	71.06%
\$600,000	\$258	7.09%	(\$388)	(10.65%)	\$1,302	60.27%	\$1,326	62.04%	\$1,548	71.06%
\$700,000	\$220	5.07%	(\$534)	(12.33%)	\$1,560	61.82%	\$1,584	63.35%	\$1,806	71.06%
\$800,000	\$181	3.61%	(\$680)	(13.55%)	\$1,818	62.98%	\$1,841	64.33%	\$2,064	71.06%
\$900,000	\$143	2.50%	(\$826)	(14.47%)	\$2,076	63.89%	\$2,099	65.08%	\$2,322	71.06%
\$1,000,000	\$105	1.64%	(\$972)	(15.20%)	\$2,334	64.61%	\$2,357	65.69%	\$2,580	71.06%
\$2,000,000	(\$279)	(2.10%)	(\$2,434)	(18.32%)	\$4,913	67.84%	\$4,937	68.39%	\$5,159	71.06%
\$3,000,000	(\$663)	(3.29%)	(\$3,895)	(19.31%)	\$7,493	68.92%	\$7,516	69.29%	\$7,739	71.06%
\$4,000,000	(\$1,047)	(3.87%)	(\$5,356)	(19.79%)	\$10,072	69.45%	\$10,096	69.73%	\$10,318	71.06%
\$5,000,000	(\$1,431)	(4.22%)	(\$6,817)	(20.08%)	\$12,652	69.78%	\$12,676	70.00%	\$12,898	71.06%
\$6,000,000	(\$1,815)	(4.45%)	(\$8,278)	(20.27%)	\$15,231	69.99%	\$15,255	70.18%	\$15,477	71.06%
\$7,000,000	(\$2,200)	(4.61%)	(\$9,739)	(20.41%)	\$17,811	70.14%	\$17,835	70.30%	\$18,057	71.06%
\$8,000,000	(\$2,584)	(4.73%)	(\$11,200)	(20.51%)	\$20,391	70.26%	\$20,414	70.40%	\$20,636	71.06%
\$9,000,000	(\$2,968)	(4.83%)	(\$12,661)	(20.59%)	\$22,970	70.35%	\$22,994	70.47%	\$23,216	71.06%
\$10,000,000	(\$3,352)	(4.90%)	(\$14,123)	(20.65%)	\$25,550	70.42%	\$25,573	70.53%	\$25,795	71.06%
\$15,000,000	(\$5,272)	(5.13%)	(\$21,428)	(20.84%)	\$38,447	70.63%	\$38,471	70.71%	\$38,693	71.06%
\$20,000,000	(\$7,192)	(5.24%)	(\$28,734)	(20.93%)	\$51,345	70.74%	\$51,369	70.80%	\$51,591	71.06%
\$25,000,000	(\$9,112)	(5.31%)	(\$36,039)	(20.99%)	\$64,243	70.81%	\$64,266	70.85%	\$64,488	71.06%
\$30,000,000	(\$11,032)	(5.35%)	(\$43,345)	(21.03%)	\$77,140	70.85%	\$77,164	70.89%	\$77,386	71.06%
\$35,000,000	(\$12,952)	(5.38%)	(\$50,650)	(21.05%)	\$90,038	70.88%	\$90,062	70.91%	\$90,284	71.06%
\$40,000,000	(\$14,872)	(5.41%)	(\$57,956)	(21.07%)	\$102,936	70.90%	\$102,959	70.93%	\$103,182	71.06%
\$45,000,000	(\$16,792)	(5.43%)	(\$65,262)	(21.09%)	\$115,834	70.92%	\$115,857	70.94%	\$116,079	71.06%
\$50,000,000	(\$18,713)	(5.44%)	(\$72,567)	(21.10%)	\$128,731	70.93%	\$128,755	70.96%	\$128,977	71.06%