

CITY OF GARNAVILLO, 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	\$8.77500	\$200,676	\$0	\$200,676	
2026-27	\$5.18114	\$204,689	\$2,322	\$207,011	3.2%
2027-28	\$5.23991	\$209,164	\$2,348	\$211,512	2.2%
2028-29	\$5.10169	\$215,743	\$2,286	\$218,029	3.1%
2029-30	\$5.15575	\$220,302	\$2,310	\$222,613	2.1%
2030-31	\$5.01743	\$227,065	\$2,249	\$229,313	3.0%
2031-32	\$5.06711	\$231,547	\$2,271	\$233,818	2.0%
2032-33	\$4.93243	\$238,494	\$2,210	\$240,705	2.9%
2033-34	\$4.97814	\$242,900	\$2,231	\$245,130	1.8%
2034-35	\$4.84695	\$250,033	\$2,172	\$252,205	2.9%
2035-36	\$4.88906	\$254,361	\$2,191	\$256,552	1.7%

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	\$47,480,042	\$22,869,003	\$0	\$22,869,003
2026-27	\$42,580,654	\$39,954,682	\$0	\$39,954,682
2027-28	\$42,991,600	\$40,365,628	\$0	\$40,365,628
2028-29	\$45,362,553	\$42,736,581	\$0	\$42,736,581
2029-30	\$45,803,499	\$43,177,527	\$0	\$43,177,527
2030-31	\$48,329,282	\$45,703,310	\$0	\$45,703,310
2031-32	\$48,770,227	\$46,144,255	\$0	\$46,144,255
2032-33	\$51,426,404	\$48,800,432	\$0	\$48,800,432
2033-34	\$51,867,350	\$49,241,378	\$0	\$49,241,378
2034-35	\$54,659,737	\$52,033,765	\$0	\$52,033,765
2035-36	\$55,100,683	\$52,474,711	\$0	\$52,474,711

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.64%	-2.94%	72.70%	13.13%	12.52%	1.65%
2026-27	99.57%	-25.21%	74.36%	15.59%	8.83%	0.94%
2027-28	98.63%	-25.04%	73.59%	16.46%	8.74%	0.93%
2028-29	96.96%	-23.73%	73.24%	17.29%	8.34%	0.88%
2029-30	96.05%	-23.50%	72.55%	18.08%	8.25%	0.87%
2030-31	94.44%	-22.20%	72.24%	18.84%	7.88%	0.82%
2031-32	93.61%	-22.01%	71.60%	19.57%	7.80%	0.82%
2032-33	92.12%	-20.81%	71.31%	20.28%	7.45%	0.77%
2033-34	91.36%	-20.64%	70.72%	20.94%	7.38%	0.77%
2034-35	89.98%	-19.53%	70.44%	21.61%	7.06%	0.72%
2035-36	89.29%	-19.38%	69.90%	22.22%	7.00%	0.72%

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 GARNAVILLO, 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	\$22,869,003	\$8.77500	\$200,676
2026-27	\$39,954,682	\$5.18114	\$207,011
2027-28	\$40,365,628	\$5.23991	\$211,512
2028-29	\$42,736,581	\$5.10169	\$218,029
2029-30	\$43,177,527	\$5.15575	\$222,613
2030-31	\$45,703,310	\$5.01743	\$229,313
2031-32	\$46,144,255	\$5.06711	\$233,818
2032-33	\$48,800,432	\$4.93243	\$240,705
2033-34	\$49,241,378	\$4.97814	\$245,130
2034-35	\$52,033,765	\$4.84695	\$252,205
2035-36	\$52,474,711	\$4.88906	\$256,552

CITY OF GARNAVILLO, 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	\$22,869,003	\$8.77500	\$200,676
2026-27	\$23,472,736	\$8.77500	\$205,973
2027-28	\$24,101,029	\$8.77500	\$211,487
2028-29	\$25,106,845	\$8.10000	\$203,365
2029-30	\$25,755,458	\$8.10000	\$208,619
2030-31	\$26,823,979	\$8.10000	\$217,274
2031-32	\$27,493,918	\$8.10000	\$222,701
2032-33	\$28,628,318	\$8.10000	\$231,889
2033-34	\$29,320,772	\$8.10000	\$237,498
2034-35	\$30,524,433	\$8.10000	\$247,248
2035-36	\$31,240,518	\$8.10000	\$253,048

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	\$16,481,947	(\$3.59386)	\$1,038
2027-28	\$16,264,599	(\$3.53509)	\$26
2028-29	\$17,629,736	(\$2.99831)	\$14,663
2029-30	\$17,422,069	(\$2.94425)	\$13,993
2030-31	\$18,879,330	(\$3.08257)	\$12,039
2031-32	\$18,650,337	(\$3.03289)	\$11,117
2032-33	\$20,172,115	(\$3.16757)	\$8,815
2033-34	\$19,920,606	(\$3.12186)	\$7,632
2034-35	\$21,509,332	(\$3.25305)	\$4,957
2035-36	\$21,234,192	(\$3.21094)	\$3,504

CITY OF GARNAVILLO, 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	\$208	\$310	\$50,000	\$51,515	\$208	\$258	\$50,000	\$58,947	\$188	\$45	\$161	\$45	\$208	\$296
\$100,000	\$123,480	\$416	\$620	\$100,000	\$103,030	\$416	\$517	\$100,000	\$117,894	\$396	\$341	\$369	\$341	\$416	\$592
\$150,000	\$185,220	\$624	\$929	\$150,000	\$154,545	\$624	\$775	\$150,000	\$176,842	\$604	\$636	\$577	\$636	\$624	\$887
\$200,000	\$246,960	\$1,019	\$1,239	\$200,000	\$206,060	\$1,019	\$1,034	\$200,000	\$235,789	\$812	\$932	\$785	\$932	\$832	\$1,183
\$250,000	\$308,700	\$1,414	\$1,549	\$250,000	\$257,575	\$1,414	\$1,292	\$250,000	\$294,736	\$1,020	\$1,228	\$993	\$1,228	\$1,041	\$1,479
\$300,000	\$370,440	\$1,809	\$1,859	\$300,000	\$309,090	\$1,809	\$1,551	\$300,000	\$353,683	\$1,228	\$1,524	\$1,201	\$1,524	\$1,249	\$1,775
\$400,000	\$493,920	\$2,599	\$2,478	\$400,000	\$412,120	\$2,599	\$2,068	\$400,000	\$471,578	\$1,645	\$2,115	\$1,618	\$2,115	\$1,665	\$2,366
\$500,000	\$617,400	\$3,388	\$3,098	\$500,000	\$515,151	\$3,388	\$2,585	\$500,000	\$589,472	\$2,061	\$2,707	\$2,034	\$2,707	\$2,081	\$2,958
\$600,000	\$740,880	\$4,178	\$3,717	\$600,000	\$618,181	\$4,178	\$3,102	\$600,000	\$707,366	\$2,477	\$3,298	\$2,450	\$3,298	\$2,497	\$3,549
\$700,000	\$864,360	\$4,968	\$4,337	\$700,000	\$721,211	\$4,968	\$3,619	\$700,000	\$825,261	\$2,893	\$3,890	\$2,866	\$3,890	\$2,913	\$4,141
\$800,000	\$987,840	\$5,758	\$4,956	\$800,000	\$824,241	\$5,758	\$4,136	\$800,000	\$943,155	\$3,310	\$4,481	\$3,282	\$4,481	\$3,330	\$4,732
\$900,000	\$1,111,320	\$6,547	\$5,576	\$900,000	\$927,271	\$6,547	\$4,653	\$900,000	\$1,061,050	\$3,726	\$5,073	\$3,699	\$5,073	\$3,746	\$5,324
\$1,000,000	\$1,234,800	\$7,337	\$6,196	\$1,000,000	\$1,030,301	\$7,337	\$5,169	\$1,000,000	\$1,178,944	\$4,142	\$5,664	\$4,115	\$5,664	\$4,162	\$5,915
\$2,000,000	\$2,469,600	\$15,235	\$12,391	\$2,000,000	\$2,060,602	\$15,235	\$10,339	\$2,000,000	\$2,357,888	\$8,304	\$11,580	\$8,277	\$11,580	\$8,324	\$11,831
\$3,000,000	\$3,704,400	\$23,132	\$18,587	\$3,000,000	\$3,090,903	\$23,132	\$15,508	\$3,000,000	\$3,536,832	\$12,466	\$17,495	\$12,439	\$17,495	\$12,486	\$17,746
\$4,000,000	\$4,939,200	\$31,030	\$24,782	\$4,000,000	\$4,121,204	\$31,030	\$20,678	\$4,000,000	\$4,715,776	\$16,628	\$23,410	\$16,601	\$23,410	\$16,648	\$23,661
\$5,000,000	\$6,174,000	\$38,927	\$30,978	\$5,000,000	\$5,151,505	\$38,927	\$25,847	\$5,000,000	\$5,894,720	\$20,790	\$29,325	\$20,763	\$29,325	\$20,811	\$29,576
\$6,000,000	\$7,408,800	\$46,825	\$37,173	\$6,000,000	\$6,181,806	\$46,825	\$31,017	\$6,000,000	\$7,073,664	\$24,953	\$35,241	\$24,925	\$35,241	\$24,973	\$35,492
\$7,000,000	\$8,643,600	\$54,722	\$43,369	\$7,000,000	\$7,212,107	\$54,722	\$36,186	\$7,000,000	\$8,252,608	\$29,115	\$41,156	\$29,088	\$41,156	\$29,135	\$41,407
\$8,000,000	\$9,878,400	\$62,620	\$49,564	\$8,000,000	\$8,242,408	\$62,620	\$41,356	\$8,000,000	\$9,431,552	\$33,277	\$47,071	\$33,250	\$47,071	\$33,297	\$47,322
\$9,000,000	\$11,113,200	\$70,517	\$55,760	\$9,000,000	\$9,272,709	\$70,517	\$46,525	\$9,000,000	\$10,610,496	\$37,439	\$52,987	\$37,412	\$52,987	\$37,459	\$53,237
\$10,000,000	\$12,348,000	\$78,415	\$61,955	\$10,000,000	\$10,303,010	\$78,415	\$51,695	\$10,000,000	\$11,789,440	\$41,601	\$58,902	\$41,574	\$58,902	\$41,621	\$59,153
\$15,000,000	\$18,522,000	\$117,902	\$92,933	\$15,000,000	\$15,454,515	\$117,902	\$77,542	\$15,000,000	\$17,684,160	\$62,412	\$88,478	\$62,385	\$88,478	\$62,432	\$88,729
\$20,000,000	\$24,696,000	\$157,390	\$123,910	\$20,000,000	\$20,606,020	\$157,390	\$103,389	\$20,000,000	\$23,578,880	\$83,222	\$118,055	\$83,195	\$118,055	\$83,242	\$118,305
\$25,000,000	\$30,870,000	\$196,877	\$154,888	\$25,000,000	\$25,757,525	\$196,877	\$129,237	\$25,000,000	\$29,473,600	\$104,033	\$147,631	\$104,006	\$147,631	\$104,053	\$147,882
\$30,000,000	\$37,044,000	\$236,365	\$185,866	\$30,000,000	\$30,909,030	\$236,365	\$155,084	\$30,000,000	\$35,368,320	\$124,844	\$177,207	\$124,816	\$177,207	\$124,864	\$177,458
\$35,000,000	\$43,218,000	\$275,852	\$216,843	\$35,000,000	\$36,060,535	\$275,852	\$180,931	\$35,000,000	\$41,263,040	\$145,654	\$206,784	\$145,627	\$206,784	\$145,674	\$207,034
\$40,000,000	\$49,392,000	\$315,340	\$247,821	\$40,000,000	\$41,212,040	\$315,340	\$206,779	\$40,000,000	\$47,157,760	\$166,465	\$236,360	\$166,438	\$236,360	\$166,485	\$236,611
\$45,000,000	\$55,566,000	\$354,827	\$278,799	\$45,000,000	\$46,363,545	\$354,827	\$232,626	\$45,000,000	\$53,052,480	\$187,275	\$265,936	\$187,248	\$265,936	\$187,296	\$266,187
\$50,000,000	\$61,740,000	\$394,315	\$309,776	\$50,000,000	\$51,515,050	\$394,315	\$258,473	\$50,000,000	\$58,947,200	\$208,086	\$295,513	\$208,059	\$295,513	\$208,106	\$295,763

CITY OF GARNAVILLO, 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	\$102	48.85%	\$50	24.20%	(\$143)	(76.11%)	(\$116)	(72.09%)	\$88	42.12%
\$100,000	\$203	48.85%	\$101	24.20%	(\$55)	(13.98%)	(\$28)	(7.67%)	\$175	42.12%
\$150,000	\$305	48.85%	\$151	24.20%	\$32	5.34%	\$59	10.28%	\$263	42.12%
\$200,000	\$220	21.58%	\$15	1.44%	\$120	14.77%	\$147	18.72%	\$351	42.12%
\$250,000	\$135	9.53%	(\$122)	(8.61%)	\$208	20.35%	\$235	23.62%	\$438	42.12%
\$300,000	\$50	2.75%	(\$258)	(14.27%)	\$295	24.04%	\$322	26.83%	\$526	42.12%
\$400,000	(\$120)	(4.64%)	(\$531)	(20.43%)	\$471	28.61%	\$498	30.76%	\$701	42.12%
\$500,000	(\$291)	(8.58%)	(\$804)	(23.72%)	\$646	31.34%	\$673	33.09%	\$877	42.12%
\$600,000	(\$461)	(11.03%)	(\$1,077)	(25.77%)	\$821	33.15%	\$848	34.62%	\$1,052	42.12%
\$700,000	(\$631)	(12.70%)	(\$1,349)	(27.16%)	\$997	34.44%	\$1,024	35.71%	\$1,227	42.12%
\$800,000	(\$801)	(13.92%)	(\$1,622)	(28.17%)	\$1,172	35.41%	\$1,199	36.52%	\$1,403	42.12%
\$900,000	(\$971)	(14.84%)	(\$1,895)	(28.94%)	\$1,347	36.16%	\$1,374	37.15%	\$1,578	42.12%
\$1,000,000	(\$1,142)	(15.56%)	(\$2,168)	(29.54%)	\$1,522	36.76%	\$1,550	37.66%	\$1,753	42.12%
\$2,000,000	(\$2,844)	(18.67%)	(\$4,896)	(32.14%)	\$3,276	39.45%	\$3,303	39.90%	\$3,506	42.12%
\$3,000,000	(\$4,546)	(19.65%)	(\$7,624)	(32.96%)	\$5,029	40.34%	\$5,056	40.64%	\$5,259	42.12%
\$4,000,000	(\$6,248)	(20.13%)	(\$10,352)	(33.36%)	\$6,782	40.79%	\$6,809	41.01%	\$7,013	42.12%
\$5,000,000	(\$7,950)	(20.42%)	(\$13,080)	(33.60%)	\$8,535	41.05%	\$8,562	41.24%	\$8,766	42.12%
\$6,000,000	(\$9,652)	(20.61%)	(\$15,808)	(33.76%)	\$10,288	41.23%	\$10,315	41.38%	\$10,519	42.12%
\$7,000,000	(\$11,354)	(20.75%)	(\$18,536)	(33.87%)	\$12,041	41.36%	\$12,068	41.49%	\$12,272	42.12%
\$8,000,000	(\$13,056)	(20.85%)	(\$21,264)	(33.96%)	\$13,794	41.45%	\$13,822	41.57%	\$14,025	42.12%
\$9,000,000	(\$14,757)	(20.93%)	(\$23,992)	(34.02%)	\$15,548	41.53%	\$15,575	41.63%	\$15,778	42.12%
\$10,000,000	(\$16,459)	(20.99%)	(\$26,720)	(34.08%)	\$17,301	41.59%	\$17,328	41.68%	\$17,531	42.12%
\$15,000,000	(\$24,969)	(21.18%)	(\$40,360)	(34.23%)	\$26,067	41.77%	\$26,094	41.83%	\$26,297	42.12%
\$20,000,000	(\$33,479)	(21.27%)	(\$54,000)	(34.31%)	\$34,832	41.85%	\$34,859	41.90%	\$35,063	42.12%
\$25,000,000	(\$41,989)	(21.33%)	(\$67,641)	(34.36%)	\$43,598	41.91%	\$43,625	41.94%	\$43,829	42.12%
\$30,000,000	(\$50,499)	(21.36%)	(\$81,281)	(34.39%)	\$52,364	41.94%	\$52,391	41.97%	\$52,594	42.12%
\$35,000,000	(\$59,009)	(21.39%)	(\$94,921)	(34.41%)	\$61,129	41.97%	\$61,156	42.00%	\$61,360	42.12%
\$40,000,000	(\$67,519)	(21.41%)	(\$108,561)	(34.43%)	\$69,895	41.99%	\$69,922	42.01%	\$70,126	42.12%
\$45,000,000	(\$76,029)	(21.43%)	(\$122,201)	(34.44%)	\$78,661	42.00%	\$78,688	42.02%	\$78,892	42.12%
\$50,000,000	(\$84,539)	(21.44%)	(\$135,842)	(34.45%)	\$87,427	42.01%	\$87,454	42.03%	\$87,657	42.12%