

CITY OF GARNER, 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	\$8.10000	\$1,086,954	\$0	\$1,086,954	
2026-27	\$4.32237	\$1,108,693	\$14,808	\$1,123,501	3.4%
2027-28	\$4.38010	\$1,136,115	\$15,006	\$1,151,121	2.5%
2028-29	\$4.28458	\$1,174,142	\$14,679	\$1,188,821	3.3%
2029-30	\$4.33815	\$1,202,043	\$14,862	\$1,216,905	2.4%
2030-31	\$4.24112	\$1,241,243	\$14,530	\$1,255,773	3.2%
2031-32	\$4.29077	\$1,268,850	\$14,700	\$1,283,550	2.2%
2032-33	\$4.19505	\$1,309,222	\$14,372	\$1,323,594	3.1%
2033-34	\$4.24110	\$1,336,518	\$14,530	\$1,351,048	2.1%
2034-35	\$4.14671	\$1,378,068	\$14,207	\$1,392,274	3.1%
2035-36	\$4.18946	\$1,405,042	\$14,353	\$1,419,395	1.9%

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	\$318,318,411	\$134,191,799	\$32,583,043	\$166,774,842
2026-27	\$307,503,982	\$259,926,988	\$38,189,100	\$298,116,089
2027-28	\$311,232,109	\$262,807,070	\$39,037,146	\$301,844,216
2028-29	\$328,647,621	\$277,465,081	\$41,794,647	\$319,259,728
2029-30	\$332,543,038	\$280,512,452	\$42,642,693	\$323,155,145
2030-31	\$351,063,122	\$296,094,758	\$45,580,472	\$341,675,229
2031-32	\$354,958,539	\$299,142,128	\$46,428,518	\$345,570,646
2032-33	\$374,456,790	\$315,513,310	\$49,555,587	\$365,068,897
2033-34	\$378,352,207	\$318,560,681	\$50,403,633	\$368,964,314
2034-35	\$398,871,326	\$335,753,974	\$53,729,458	\$389,483,433
2035-36	\$402,766,743	\$338,801,345	\$54,577,504	\$393,378,850

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.95%	-1.77%	67.19%	20.01%	11.24%	1.03%
2026-27	89.22%	-15.48%	73.74%	17.73%	7.40%	0.57%
2027-28	88.68%	-15.47%	73.21%	18.26%	7.41%	0.57%
2028-29	87.73%	-14.79%	72.94%	18.84%	7.17%	0.54%
2029-30	87.20%	-14.73%	72.47%	19.31%	7.18%	0.53%
2030-31	86.27%	-14.03%	72.24%	19.84%	6.95%	0.50%
2031-32	85.79%	-13.98%	71.81%	20.28%	6.96%	0.49%
2032-33	84.93%	-13.33%	71.59%	20.77%	6.74%	0.47%
2033-34	84.49%	-13.29%	71.20%	21.17%	6.75%	0.46%
2034-35	83.68%	-12.68%	71.00%	21.64%	6.53%	0.44%
2035-36	83.28%	-12.65%	70.63%	22.00%	6.55%	0.43%

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 GARNER, 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	\$134,191,799	\$8.10000	\$1,086,954
2026-27	\$259,926,988	\$4.32237	\$1,123,501
2027-28	\$262,807,070	\$4.38010	\$1,151,121
2028-29	\$277,465,081	\$4.28458	\$1,188,821
2029-30	\$280,512,452	\$4.33815	\$1,216,905
2030-31	\$296,094,758	\$4.24112	\$1,255,773
2031-32	\$299,142,128	\$4.29077	\$1,283,550
2032-33	\$315,513,310	\$4.19505	\$1,323,594
2033-34	\$318,560,681	\$4.24110	\$1,351,048
2034-35	\$335,753,974	\$4.14671	\$1,392,274
2035-36	\$338,801,345	\$4.18946	\$1,419,395

CITY OF GARNER, 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	\$134,191,799	\$8.10000	\$1,086,954
2026-27	\$136,046,349	\$8.10000	\$1,101,975
2027-28	\$139,540,457	\$8.10000	\$1,130,278
2028-29	\$145,262,786	\$8.10000	\$1,176,629
2029-30	\$149,777,380	\$8.10000	\$1,213,197
2030-31	\$155,836,755	\$8.10000	\$1,262,278
2031-32	\$160,532,449	\$8.10000	\$1,300,313
2032-33	\$166,946,030	\$8.10000	\$1,352,263
2033-34	\$171,832,825	\$8.10000	\$1,391,846
2034-35	\$178,618,990	\$8.10000	\$1,446,814
2035-36	\$183,706,479	\$8.10000	\$1,488,022

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	\$123,880,639	(\$3.77763)	\$21,526
2027-28	\$123,266,613	(\$3.71990)	\$20,844
2028-29	\$132,202,295	(\$3.81542)	\$12,193
2029-30	\$130,735,072	(\$3.76185)	\$3,708
2030-31	\$140,258,003	(\$3.85888)	-\$6,504
2031-32	\$138,609,680	(\$3.80923)	-\$16,763
2032-33	\$148,567,281	(\$3.90495)	-\$28,669
2033-34	\$146,727,856	(\$3.85890)	-\$40,798
2034-35	\$157,134,985	(\$3.95329)	-\$54,539
2035-36	\$155,094,866	(\$3.91054)	-\$68,628

CITY OF GARNER, 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	\$192	\$262	\$50,000	\$51,515	\$192	\$218	\$50,000	\$58,947	\$173	\$38	\$148	\$38	\$192	\$250
\$100,000	\$123,480	\$384	\$524	\$100,000	\$103,030	\$384	\$437	\$100,000	\$117,894	\$366	\$288	\$341	\$288	\$384	\$500
\$150,000	\$185,220	\$576	\$786	\$150,000	\$154,545	\$576	\$655	\$150,000	\$176,842	\$558	\$538	\$533	\$538	\$576	\$750
\$200,000	\$246,960	\$941	\$1,047	\$200,000	\$206,060	\$941	\$874	\$200,000	\$235,789	\$750	\$788	\$725	\$788	\$768	\$1,000
\$250,000	\$308,700	\$1,305	\$1,309	\$250,000	\$257,575	\$1,305	\$1,092	\$250,000	\$294,736	\$942	\$1,038	\$917	\$1,038	\$960	\$1,250
\$300,000	\$370,440	\$1,670	\$1,571	\$300,000	\$309,090	\$1,670	\$1,311	\$300,000	\$353,683	\$1,134	\$1,288	\$1,109	\$1,288	\$1,153	\$1,500
\$400,000	\$493,920	\$2,399	\$2,095	\$400,000	\$412,120	\$2,399	\$1,748	\$400,000	\$471,578	\$1,518	\$1,788	\$1,493	\$1,788	\$1,537	\$2,000
\$500,000	\$617,400	\$3,128	\$2,618	\$500,000	\$515,151	\$3,128	\$2,185	\$500,000	\$589,472	\$1,902	\$2,288	\$1,877	\$2,288	\$1,921	\$2,500
\$600,000	\$740,880	\$3,857	\$3,142	\$600,000	\$618,181	\$3,857	\$2,622	\$600,000	\$707,366	\$2,287	\$2,788	\$2,262	\$2,788	\$2,305	\$3,000
\$700,000	\$864,360	\$4,586	\$3,666	\$700,000	\$721,211	\$4,586	\$3,059	\$700,000	\$825,261	\$2,671	\$3,288	\$2,646	\$3,288	\$2,689	\$3,500
\$800,000	\$987,840	\$5,315	\$4,190	\$800,000	\$824,241	\$5,315	\$3,496	\$800,000	\$943,155	\$3,055	\$3,788	\$3,030	\$3,788	\$3,074	\$4,000
\$900,000	\$1,111,320	\$6,044	\$4,713	\$900,000	\$927,271	\$6,044	\$3,933	\$900,000	\$1,061,050	\$3,439	\$4,288	\$3,414	\$4,288	\$3,458	\$4,500
\$1,000,000	\$1,234,800	\$6,773	\$5,237	\$1,000,000	\$1,030,301	\$6,773	\$4,370	\$1,000,000	\$1,178,944	\$3,823	\$4,788	\$3,798	\$4,788	\$3,842	\$5,000
\$2,000,000	\$2,469,600	\$14,063	\$10,474	\$2,000,000	\$2,060,602	\$14,063	\$8,739	\$2,000,000	\$2,357,888	\$7,665	\$9,788	\$7,640	\$9,788	\$7,684	\$10,000
\$3,000,000	\$3,704,400	\$21,353	\$15,711	\$3,000,000	\$3,090,903	\$21,353	\$13,109	\$3,000,000	\$3,536,832	\$11,507	\$14,788	\$11,482	\$14,788	\$11,526	\$15,000
\$4,000,000	\$4,939,200	\$28,643	\$20,948	\$4,000,000	\$4,121,204	\$28,643	\$17,479	\$4,000,000	\$4,715,776	\$15,349	\$19,788	\$15,324	\$19,788	\$15,368	\$20,000
\$5,000,000	\$6,174,000	\$35,933	\$26,185	\$5,000,000	\$5,151,505	\$35,933	\$21,848	\$5,000,000	\$5,894,720	\$19,191	\$24,788	\$19,166	\$24,788	\$19,210	\$25,000
\$6,000,000	\$7,408,800	\$43,223	\$31,422	\$6,000,000	\$6,181,806	\$43,223	\$26,218	\$6,000,000	\$7,073,664	\$23,033	\$29,788	\$23,008	\$29,788	\$23,052	\$30,000
\$7,000,000	\$8,643,600	\$50,513	\$36,659	\$7,000,000	\$7,212,107	\$50,513	\$30,587	\$7,000,000	\$8,252,608	\$26,875	\$34,788	\$26,850	\$34,788	\$26,894	\$35,000
\$8,000,000	\$9,878,400	\$57,803	\$41,895	\$8,000,000	\$8,242,408	\$57,803	\$34,957	\$8,000,000	\$9,431,552	\$30,717	\$39,788	\$30,692	\$39,788	\$30,736	\$40,000
\$9,000,000	\$11,113,200	\$65,093	\$47,132	\$9,000,000	\$9,272,709	\$65,093	\$39,327	\$9,000,000	\$10,610,496	\$34,559	\$44,788	\$34,534	\$44,788	\$34,578	\$45,000
\$10,000,000	\$12,348,000	\$72,383	\$52,369	\$10,000,000	\$10,303,010	\$72,383	\$43,696	\$10,000,000	\$11,789,440	\$38,401	\$49,788	\$38,376	\$49,788	\$38,420	\$50,000
\$15,000,000	\$18,522,000	\$108,833	\$78,554	\$15,000,000	\$15,454,515	\$108,833	\$65,544	\$15,000,000	\$17,684,160	\$57,611	\$74,789	\$57,586	\$74,789	\$57,629	\$75,001
\$20,000,000	\$24,696,000	\$145,283	\$104,739	\$20,000,000	\$20,606,020	\$145,283	\$87,393	\$20,000,000	\$23,578,880	\$76,821	\$99,789	\$76,796	\$99,789	\$76,839	\$100,001
\$25,000,000	\$30,870,000	\$181,733	\$130,923	\$25,000,000	\$25,757,525	\$181,733	\$109,241	\$25,000,000	\$29,473,600	\$96,030	\$124,789	\$96,005	\$124,789	\$96,049	\$125,001
\$30,000,000	\$37,044,000	\$218,183	\$157,108	\$30,000,000	\$30,909,030	\$218,183	\$131,089	\$30,000,000	\$35,368,320	\$115,240	\$149,789	\$115,215	\$149,789	\$115,259	\$150,001
\$35,000,000	\$43,218,000	\$254,633	\$183,293	\$35,000,000	\$36,060,535	\$254,633	\$152,937	\$35,000,000	\$41,263,040	\$134,450	\$174,789	\$134,425	\$174,789	\$134,469	\$175,002
\$40,000,000	\$49,392,000	\$291,083	\$209,477	\$40,000,000	\$41,212,040	\$291,083	\$174,785	\$40,000,000	\$47,157,760	\$153,660	\$199,790	\$153,635	\$199,790	\$153,678	\$200,002
\$45,000,000	\$55,566,000	\$327,533	\$235,662	\$45,000,000	\$46,363,545	\$327,533	\$196,633	\$45,000,000	\$53,052,480	\$172,870	\$224,790	\$172,845	\$224,790	\$172,888	\$225,002
\$50,000,000	\$61,740,000	\$363,983	\$261,847	\$50,000,000	\$51,515,050	\$363,983	\$218,482	\$50,000,000	\$58,947,200	\$192,079	\$249,790	\$192,054	\$249,790	\$192,098	\$250,002

CITY OF GARNER, 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	\$70	36.31%	\$26	13.73%	(\$136)	(78.12%)	(\$111)	(74.45%)	\$58	30.14%
\$100,000	\$139	36.31%	\$53	13.73%	(\$78)	(21.23%)	(\$53)	(15.46%)	\$116	30.14%
\$150,000	\$209	36.31%	\$79	13.73%	(\$20)	(3.53%)	\$5	0.99%	\$174	30.14%
\$200,000	\$107	11.33%	(\$67)	(7.11%)	\$38	5.09%	\$63	8.72%	\$232	30.14%
\$250,000	\$4	0.30%	(\$213)	(16.31%)	\$96	10.20%	\$121	13.20%	\$290	30.14%
\$300,000	(\$99)	(5.91%)	(\$359)	(21.49%)	\$154	13.58%	\$179	16.14%	\$347	30.14%
\$400,000	(\$304)	(12.67%)	(\$651)	(27.14%)	\$270	17.77%	\$295	19.74%	\$463	30.14%
\$500,000	(\$509)	(16.28%)	(\$943)	(30.15%)	\$386	20.27%	\$411	21.87%	\$579	30.14%
\$600,000	(\$715)	(18.53%)	(\$1,235)	(32.02%)	\$501	21.93%	\$526	23.28%	\$695	30.14%
\$700,000	(\$920)	(20.06%)	(\$1,527)	(33.30%)	\$617	23.11%	\$642	24.27%	\$811	30.14%
\$800,000	(\$1,125)	(21.17%)	(\$1,819)	(34.23%)	\$733	24.00%	\$758	25.02%	\$926	30.14%
\$900,000	(\$1,331)	(22.02%)	(\$2,111)	(34.93%)	\$849	24.68%	\$874	25.59%	\$1,042	30.14%
\$1,000,000	(\$1,536)	(22.68%)	(\$2,403)	(35.48%)	\$965	25.23%	\$990	26.05%	\$1,158	30.14%
\$2,000,000	(\$3,589)	(25.52%)	(\$5,324)	(37.86%)	\$2,123	27.69%	\$2,148	28.11%	\$2,316	30.14%
\$3,000,000	(\$5,642)	(26.42%)	(\$8,244)	(38.61%)	\$3,281	28.51%	\$3,306	28.79%	\$3,474	30.14%
\$4,000,000	(\$7,695)	(26.87%)	(\$11,164)	(38.98%)	\$4,439	28.92%	\$4,464	29.13%	\$4,632	30.14%
\$5,000,000	(\$9,748)	(27.13%)	(\$14,085)	(39.20%)	\$5,597	29.16%	\$5,622	29.33%	\$5,790	30.14%
\$6,000,000	(\$11,801)	(27.30%)	(\$17,005)	(39.34%)	\$6,755	29.33%	\$6,780	29.47%	\$6,949	30.14%
\$7,000,000	(\$13,854)	(27.43%)	(\$19,925)	(39.45%)	\$7,913	29.44%	\$7,938	29.56%	\$8,107	30.14%
\$8,000,000	(\$15,907)	(27.52%)	(\$22,846)	(39.52%)	\$9,071	29.53%	\$9,096	29.64%	\$9,265	30.14%
\$9,000,000	(\$17,960)	(27.59%)	(\$25,766)	(39.58%)	\$10,229	29.60%	\$10,254	29.69%	\$10,423	30.14%
\$10,000,000	(\$20,013)	(27.65%)	(\$28,686)	(39.63%)	\$11,387	29.65%	\$11,412	29.74%	\$11,581	30.14%
\$15,000,000	(\$30,279)	(27.82%)	(\$43,288)	(39.78%)	\$17,178	29.82%	\$17,203	29.87%	\$17,371	30.14%
\$20,000,000	(\$40,544)	(27.91%)	(\$57,890)	(39.85%)	\$22,968	29.90%	\$22,993	29.94%	\$23,162	30.14%
\$25,000,000	(\$50,809)	(27.96%)	(\$72,492)	(39.89%)	\$28,759	29.95%	\$28,784	29.98%	\$28,952	30.14%
\$30,000,000	(\$61,075)	(27.99%)	(\$87,094)	(39.92%)	\$34,549	29.98%	\$34,574	30.01%	\$34,743	30.14%
\$35,000,000	(\$71,340)	(28.02%)	(\$101,696)	(39.94%)	\$40,339	30.00%	\$40,364	30.03%	\$40,533	30.14%
\$40,000,000	(\$81,605)	(28.04%)	(\$116,298)	(39.95%)	\$46,130	30.02%	\$46,155	30.04%	\$46,323	30.14%
\$45,000,000	(\$91,871)	(28.05%)	(\$130,899)	(39.97%)	\$51,920	30.03%	\$51,945	30.05%	\$52,114	30.14%
\$50,000,000	(\$102,136)	(28.06%)	(\$145,501)	(39.97%)	\$57,711	30.05%	\$57,736	30.06%	\$57,904	30.14%