

CITY OF GRINNELL, 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	\$8.78000	\$2,365,445	\$0	\$2,365,445	
2026-27	\$4.42241	\$2,412,754	\$4,819	\$2,417,573	2.2%
2027-28	\$4.44885	\$2,429,663	\$4,847	\$2,434,511	0.7%
2028-29	\$4.34462	\$2,483,200	\$4,734	\$2,487,934	2.2%
2029-30	\$4.36794	\$2,500,374	\$4,759	\$2,505,134	0.7%
2030-31	\$4.26431	\$2,555,237	\$4,646	\$2,559,883	2.2%
2031-32	\$4.28713	\$2,572,685	\$4,671	\$2,577,357	0.7%
2032-33	\$4.18654	\$2,628,905	\$4,562	\$2,633,466	2.2%
2033-34	\$4.20887	\$2,646,632	\$4,586	\$2,651,218	0.7%
2034-35	\$4.11115	\$2,704,240	\$4,479	\$2,708,719	2.2%
2035-36	\$4.13302	\$2,722,264	\$4,503	\$2,726,768	0.7%

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	\$789,577,047	\$269,412,910	\$158,104,358	\$427,517,268
2026-27	\$755,228,255	\$546,664,096	\$180,484,737	\$727,148,833
2027-28	\$757,490,569	\$547,222,482	\$182,188,665	\$729,411,147
2028-29	\$793,643,362	\$572,647,110	\$192,916,830	\$765,563,940
2029-30	\$796,227,676	\$573,527,496	\$194,620,758	\$768,148,254
2030-31	\$834,354,159	\$600,304,210	\$205,970,527	\$806,274,737
2031-32	\$836,938,473	\$601,184,596	\$207,674,455	\$808,859,051
2032-33	\$876,788,026	\$629,031,694	\$219,676,910	\$848,708,604
2033-34	\$879,372,340	\$629,912,080	\$221,380,838	\$851,292,918
2034-35	\$921,019,479	\$658,871,445	\$234,068,611	\$892,940,057
2035-36	\$923,603,793	\$659,751,832	\$235,772,539	\$895,524,371

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	62.73%	-1.43%	61.31%	28.66%	8.24%	1.12%
2026-27	84.89%	-15.60%	69.29%	23.86%	5.69%	0.66%
2027-28	84.75%	-15.62%	69.13%	23.97%	5.74%	0.66%
2028-29	84.11%	-14.95%	69.15%	24.16%	5.58%	0.62%
2029-30	83.94%	-14.93%	69.02%	24.26%	5.63%	0.62%
2030-31	83.29%	-14.25%	69.05%	24.44%	5.48%	0.59%
2031-32	83.14%	-14.23%	68.92%	24.53%	5.52%	0.59%
2032-33	82.52%	-13.58%	68.94%	24.70%	5.37%	0.56%
2033-34	82.38%	-13.56%	68.81%	24.79%	5.41%	0.56%
2034-35	81.78%	-12.95%	68.83%	24.97%	5.27%	0.54%
2035-36	81.65%	-12.94%	68.71%	25.05%	5.31%	0.53%

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 GRINNELL, 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	\$269,412,910	\$8.78000	\$2,365,445
2026-27	\$546,664,096	\$4.42241	\$2,417,573
2027-28	\$547,222,482	\$4.44885	\$2,434,511
2028-29	\$572,647,110	\$4.34462	\$2,487,934
2029-30	\$573,527,496	\$4.36794	\$2,505,134
2030-31	\$600,304,210	\$4.26431	\$2,559,883
2031-32	\$601,184,596	\$4.28713	\$2,577,357
2032-33	\$629,031,694	\$4.18654	\$2,633,466
2033-34	\$629,912,080	\$4.20887	\$2,651,218
2034-35	\$658,871,445	\$4.11115	\$2,708,719
2035-36	\$659,751,832	\$4.13302	\$2,726,768

CITY OF GRINNELL, 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	\$269,412,910	\$8.78000	\$2,365,445
2026-27	\$265,103,058	\$8.78000	\$2,327,605
2027-28	\$269,417,139	\$8.78000	\$2,365,482
2028-29	\$276,175,388	\$8.10000	\$2,237,021
2029-30	\$282,519,483	\$8.10000	\$2,288,408
2030-31	\$289,585,595	\$8.10000	\$2,345,643
2031-32	\$296,271,967	\$8.10000	\$2,399,803
2032-33	\$303,661,693	\$8.10000	\$2,459,660
2033-34	\$310,709,400	\$8.10000	\$2,516,746
2034-35	\$318,440,078	\$8.10000	\$2,579,365
2035-36	\$325,867,064	\$8.10000	\$2,639,523

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	\$281,561,037	(\$4.35759)	\$89,968
2027-28	\$277,805,343	(\$4.33115)	\$69,028
2028-29	\$296,471,722	(\$3.75538)	\$250,913
2029-30	\$291,008,013	(\$3.73206)	\$216,726
2030-31	\$310,718,614	(\$3.83569)	\$214,240
2031-32	\$304,912,629	(\$3.81287)	\$177,554
2032-33	\$325,370,001	(\$3.91346)	\$173,807
2033-34	\$319,202,680	(\$3.89113)	\$134,472
2034-35	\$340,431,368	(\$3.98885)	\$129,355
2035-36	\$333,884,767	(\$3.96698)	\$87,244

CITY OF GRINNELL, 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	\$263	\$50,000	\$51,515	\$208	\$220	\$50,000	\$58,947	\$188	\$38	\$161	\$38	\$208	\$251
\$100,000	\$123,480	\$416	\$527	\$100,000	\$103,030	\$416	\$439	\$100,000	\$117,894	\$396	\$290	\$369	\$290	\$416	\$503
\$150,000	\$185,220	\$625	\$790	\$150,000	\$154,545	\$625	\$659	\$150,000	\$176,842	\$604	\$541	\$577	\$541	\$625	\$754
\$200,000	\$246,960	\$1,020	\$1,053	\$200,000	\$206,060	\$1,020	\$879	\$200,000	\$235,789	\$813	\$792	\$786	\$792	\$833	\$1,005
\$250,000	\$308,700	\$1,415	\$1,316	\$250,000	\$257,575	\$1,415	\$1,098	\$250,000	\$294,736	\$1,021	\$1,044	\$994	\$1,044	\$1,041	\$1,257
\$300,000	\$370,440	\$1,810	\$1,580	\$300,000	\$309,090	\$1,810	\$1,318	\$300,000	\$353,683	\$1,229	\$1,295	\$1,202	\$1,295	\$1,249	\$1,508
\$400,000	\$493,920	\$2,600	\$2,106	\$400,000	\$412,120	\$2,600	\$1,757	\$400,000	\$471,578	\$1,646	\$1,798	\$1,619	\$1,798	\$1,666	\$2,011
\$500,000	\$617,400	\$3,390	\$2,633	\$500,000	\$515,151	\$3,390	\$2,197	\$500,000	\$589,472	\$2,062	\$2,300	\$2,035	\$2,300	\$2,082	\$2,514
\$600,000	\$740,880	\$4,181	\$3,159	\$600,000	\$618,181	\$4,181	\$2,636	\$600,000	\$707,366	\$2,478	\$2,803	\$2,451	\$2,803	\$2,499	\$3,016
\$700,000	\$864,360	\$4,971	\$3,686	\$700,000	\$721,211	\$4,971	\$3,075	\$700,000	\$825,261	\$2,895	\$3,306	\$2,868	\$3,306	\$2,915	\$3,519
\$800,000	\$987,840	\$5,761	\$4,212	\$800,000	\$824,241	\$5,761	\$3,515	\$800,000	\$943,155	\$3,311	\$3,809	\$3,284	\$3,809	\$3,332	\$4,022
\$900,000	\$1,111,320	\$6,551	\$4,739	\$900,000	\$927,271	\$6,551	\$3,954	\$900,000	\$1,061,050	\$3,728	\$4,311	\$3,701	\$4,311	\$3,748	\$4,525
\$1,000,000	\$1,234,800	\$7,341	\$5,266	\$1,000,000	\$1,030,301	\$7,341	\$4,394	\$1,000,000	\$1,178,944	\$4,144	\$4,814	\$4,117	\$4,814	\$4,164	\$5,027
\$2,000,000	\$2,469,600	\$15,243	\$10,531	\$2,000,000	\$2,060,602	\$15,243	\$8,787	\$2,000,000	\$2,357,888	\$8,309	\$9,842	\$8,282	\$9,842	\$8,329	\$10,055
\$3,000,000	\$3,704,400	\$23,145	\$15,797	\$3,000,000	\$3,090,903	\$23,145	\$13,181	\$3,000,000	\$3,536,832	\$12,473	\$14,869	\$12,446	\$14,869	\$12,493	\$15,082
\$4,000,000	\$4,939,200	\$31,047	\$21,062	\$4,000,000	\$4,121,204	\$31,047	\$17,574	\$4,000,000	\$4,715,776	\$16,638	\$19,896	\$16,611	\$19,896	\$16,658	\$20,110
\$5,000,000	\$6,174,000	\$38,949	\$26,328	\$5,000,000	\$5,151,505	\$38,949	\$21,968	\$5,000,000	\$5,894,720	\$20,802	\$24,924	\$20,775	\$24,924	\$20,822	\$25,137
\$6,000,000	\$7,408,800	\$46,851	\$31,593	\$6,000,000	\$6,181,806	\$46,851	\$26,361	\$6,000,000	\$7,073,664	\$24,967	\$29,951	\$24,940	\$29,951	\$24,987	\$30,164
\$7,000,000	\$8,643,600	\$54,753	\$36,859	\$7,000,000	\$7,212,107	\$54,753	\$30,755	\$7,000,000	\$8,252,608	\$29,131	\$34,978	\$29,104	\$34,978	\$29,151	\$35,192
\$8,000,000	\$9,878,400	\$62,655	\$42,125	\$8,000,000	\$8,242,408	\$62,655	\$35,148	\$8,000,000	\$9,431,552	\$33,296	\$40,006	\$33,269	\$40,006	\$33,316	\$40,219
\$9,000,000	\$11,113,200	\$70,557	\$47,390	\$9,000,000	\$9,272,709	\$70,557	\$39,542	\$9,000,000	\$10,610,496	\$37,460	\$45,033	\$37,433	\$45,033	\$37,480	\$45,246
\$10,000,000	\$12,348,000	\$78,459	\$52,656	\$10,000,000	\$10,303,010	\$78,459	\$43,935	\$10,000,000	\$11,789,440	\$41,625	\$50,061	\$41,598	\$50,061	\$41,645	\$50,274
\$15,000,000	\$18,522,000	\$117,969	\$78,984	\$15,000,000	\$15,454,515	\$117,969	\$65,903	\$15,000,000	\$17,684,160	\$62,447	\$75,198	\$62,420	\$75,198	\$62,467	\$75,411
\$20,000,000	\$24,696,000	\$157,479	\$105,311	\$20,000,000	\$20,606,020	\$157,479	\$87,870	\$20,000,000	\$23,578,880	\$83,270	\$100,334	\$83,243	\$100,334	\$83,290	\$100,548
\$25,000,000	\$30,870,000	\$196,989	\$131,639	\$25,000,000	\$25,757,525	\$196,989	\$109,838	\$25,000,000	\$29,473,600	\$104,092	\$125,471	\$104,065	\$125,471	\$104,112	\$125,685
\$30,000,000	\$37,044,000	\$236,499	\$157,967	\$30,000,000	\$30,909,030	\$236,499	\$131,806	\$30,000,000	\$35,368,320	\$124,915	\$150,608	\$124,888	\$150,608	\$124,935	\$150,821
\$35,000,000	\$43,218,000	\$276,009	\$184,295	\$35,000,000	\$36,060,535	\$276,009	\$153,773	\$35,000,000	\$41,263,040	\$145,737	\$175,745	\$145,710	\$175,745	\$145,757	\$175,958
\$40,000,000	\$49,392,000	\$315,519	\$210,623	\$40,000,000	\$41,212,040	\$315,519	\$175,741	\$40,000,000	\$47,157,760	\$166,560	\$200,882	\$166,533	\$200,882	\$166,580	\$201,095
\$45,000,000	\$55,566,000	\$355,029	\$236,951	\$45,000,000	\$46,363,545	\$355,029	\$197,709	\$45,000,000	\$53,052,480	\$187,382	\$226,019	\$187,355	\$226,019	\$187,402	\$226,232
\$50,000,000	\$61,740,000	\$394,539	\$263,278	\$50,000,000	\$51,515,050	\$394,539	\$219,676	\$50,000,000	\$58,947,200	\$208,205	\$251,156	\$208,177	\$251,156	\$208,225	\$251,369

CITY OF GRINNELL, 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	\$55	26.44%	\$11	5.50%	(\$150)	(79.71%)	(\$123)	(76.30%)	\$43	20.72%
\$100,000	\$110	26.44%	\$23	5.50%	(\$107)	(26.93%)	(\$80)	(21.58%)	\$86	20.72%
\$150,000	\$165	26.44%	\$34	5.50%	(\$64)	(10.52%)	(\$37)	(6.32%)	\$129	20.72%
\$200,000	\$33	3.27%	(\$141)	(13.83%)	(\$20)	(2.52%)	\$7	0.84%	\$173	20.72%
\$250,000	(\$98)	(6.96%)	(\$316)	(22.37%)	\$23	2.22%	\$50	5.01%	\$216	20.72%
\$300,000	(\$230)	(12.72%)	(\$492)	(27.18%)	\$66	5.36%	\$93	7.73%	\$259	20.72%
\$400,000	(\$494)	(19.00%)	(\$843)	(32.41%)	\$152	9.25%	\$179	11.07%	\$345	20.72%
\$500,000	(\$758)	(22.35%)	(\$1,194)	(35.21%)	\$238	11.56%	\$265	13.05%	\$431	20.72%
\$600,000	(\$1,021)	(24.43%)	(\$1,544)	(36.94%)	\$325	13.10%	\$352	14.35%	\$518	20.72%
\$700,000	(\$1,285)	(25.85%)	(\$1,895)	(38.13%)	\$411	14.20%	\$438	15.28%	\$604	20.72%
\$800,000	(\$1,549)	(26.88%)	(\$2,246)	(38.99%)	\$497	15.02%	\$524	15.97%	\$690	20.72%
\$900,000	(\$1,812)	(27.66%)	(\$2,597)	(39.64%)	\$584	15.65%	\$611	16.50%	\$777	20.72%
\$1,000,000	(\$2,076)	(28.28%)	(\$2,948)	(40.15%)	\$670	16.16%	\$697	16.93%	\$863	20.72%
\$2,000,000	(\$4,712)	(30.91%)	(\$6,456)	(42.35%)	\$1,533	18.45%	\$1,560	18.83%	\$1,726	20.72%
\$3,000,000	(\$7,349)	(31.75%)	(\$9,965)	(43.05%)	\$2,396	19.21%	\$2,423	19.47%	\$2,589	20.72%
\$4,000,000	(\$9,985)	(32.16%)	(\$13,473)	(43.40%)	\$3,259	19.59%	\$3,286	19.78%	\$3,452	20.72%
\$5,000,000	(\$12,622)	(32.40%)	(\$16,982)	(43.60%)	\$4,121	19.81%	\$4,148	19.97%	\$4,314	20.72%
\$6,000,000	(\$15,258)	(32.57%)	(\$20,490)	(43.73%)	\$4,984	19.96%	\$5,011	20.09%	\$5,177	20.72%
\$7,000,000	(\$17,894)	(32.68%)	(\$23,999)	(43.83%)	\$5,847	20.07%	\$5,874	20.18%	\$6,040	20.72%
\$8,000,000	(\$20,531)	(32.77%)	(\$27,507)	(43.90%)	\$6,710	20.15%	\$6,737	20.25%	\$6,903	20.72%
\$9,000,000	(\$23,167)	(32.83%)	(\$31,016)	(43.96%)	\$7,573	20.22%	\$7,600	20.30%	\$7,766	20.72%
\$10,000,000	(\$25,804)	(32.89%)	(\$34,524)	(44.00%)	\$8,436	20.27%	\$8,463	20.34%	\$8,629	20.72%
\$15,000,000	(\$38,986)	(33.05%)	(\$52,067)	(44.14%)	\$12,750	20.42%	\$12,777	20.47%	\$12,943	20.72%
\$20,000,000	(\$52,168)	(33.13%)	(\$69,609)	(44.20%)	\$17,065	20.49%	\$17,092	20.53%	\$17,258	20.72%
\$25,000,000	(\$65,350)	(33.17%)	(\$87,151)	(44.24%)	\$21,379	20.54%	\$21,406	20.57%	\$21,572	20.72%
\$30,000,000	(\$78,532)	(33.21%)	(\$104,694)	(44.27%)	\$25,694	20.57%	\$25,721	20.60%	\$25,887	20.72%
\$35,000,000	(\$91,714)	(33.23%)	(\$122,236)	(44.29%)	\$30,008	20.59%	\$30,035	20.61%	\$30,201	20.72%
\$40,000,000	(\$104,897)	(33.25%)	(\$139,778)	(44.30%)	\$34,323	20.61%	\$34,350	20.63%	\$34,516	20.72%
\$45,000,000	(\$118,079)	(33.26%)	(\$157,321)	(44.31%)	\$38,637	20.62%	\$38,664	20.64%	\$38,830	20.72%
\$50,000,000	(\$131,261)	(33.27%)	(\$174,863)	(44.32%)	\$42,951	20.63%	\$42,978	20.65%	\$43,144	20.72%