

CITY OF GRAY, 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	\$7.78630	\$9,497	\$0	\$9,497	
2026-27	\$4.67983	\$9,687	\$211	\$9,898	4.2%
2027-28	\$4.78178	\$10,051	\$216	\$10,267	3.7%
2028-29	\$4.64806	\$10,472	\$210	\$10,681	4.0%
2029-30	\$4.74108	\$10,848	\$214	\$11,062	3.6%
2030-31	\$4.60428	\$11,283	\$208	\$11,490	3.9%
2031-32	\$4.68900	\$11,655	\$211	\$11,866	3.3%
2032-33	\$4.55571	\$12,104	\$205	\$12,309	3.7%
2033-34	\$4.63303	\$12,471	\$209	\$12,680	3.0%
2034-35	\$4.50315	\$12,934	\$203	\$13,137	3.6%
2035-36	\$4.57384	\$13,297	\$206	\$13,504	2.8%

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	\$3,865,842	\$1,219,662	\$0	\$1,219,662
2026-27	\$3,386,510	\$2,114,947	\$0	\$2,114,947
2027-28	\$3,418,580	\$2,147,017	\$0	\$2,147,017
2028-29	\$3,569,613	\$2,298,050	\$0	\$2,298,050
2029-30	\$3,604,683	\$2,333,120	\$0	\$2,333,120
2030-31	\$3,767,143	\$2,495,580	\$0	\$2,495,580
2031-32	\$3,802,213	\$2,530,650	\$0	\$2,530,650
2032-33	\$3,973,439	\$2,701,876	\$0	\$2,701,876
2033-34	\$4,008,509	\$2,736,946	\$0	\$2,736,946
2034-35	\$4,188,856	\$2,917,293	\$0	\$2,917,293
2035-36	\$4,223,926	\$2,952,363	\$0	\$2,952,363

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	97.47%	-3.12%	94.35%	4.22%	0.00%	1.42%
2026-27	131.31%	-38.70%	92.61%	5.75%	0.00%	0.82%
2027-28	131.44%	-38.73%	92.72%	5.66%	0.00%	0.81%
2028-29	129.68%	-36.71%	92.97%	5.55%	0.00%	0.76%
2029-30	129.66%	-36.59%	93.08%	5.47%	0.00%	0.74%
2030-31	127.88%	-34.57%	93.31%	5.37%	0.00%	0.70%
2031-32	127.89%	-34.48%	93.40%	5.30%	0.00%	0.69%
2032-33	126.24%	-32.64%	93.60%	5.21%	0.00%	0.64%
2033-34	126.27%	-32.59%	93.69%	5.14%	0.00%	0.63%
2034-35	124.75%	-30.89%	93.86%	5.07%	0.00%	0.60%
2035-36	124.80%	-30.86%	93.94%	5.00%	0.00%	0.59%

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 GRAY, 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	\$1,219,662	\$7.78630	\$9,497
2026-27	\$2,114,947	\$4.67983	\$9,898
2027-28	\$2,147,017	\$4.78178	\$10,267
2028-29	\$2,298,050	\$4.64806	\$10,681
2029-30	\$2,333,120	\$4.74108	\$11,062
2030-31	\$2,495,580	\$4.60428	\$11,490
2031-32	\$2,530,650	\$4.68900	\$11,866
2032-33	\$2,701,876	\$4.55571	\$12,309
2033-34	\$2,736,946	\$4.63303	\$12,680
2034-35	\$2,917,293	\$4.50315	\$13,137
2035-36	\$2,952,363	\$4.57384	\$13,504

CITY OF GRAY, 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	\$1,219,662	\$7.78630	\$9,497
2026-27	\$1,242,663	\$7.78630	\$9,676
2027-28	\$1,288,718	\$7.70920	\$9,935
2028-29	\$1,348,958	\$7.70920	\$10,399
2029-30	\$1,397,485	\$7.70920	\$10,773
2030-31	\$1,461,279	\$7.70920	\$11,265
2031-32	\$1,512,404	\$7.70920	\$11,659
2032-33	\$1,579,942	\$7.70920	\$12,180
2033-34	\$1,633,808	\$7.70920	\$12,595
2034-35	\$1,705,292	\$7.70920	\$13,146
2035-36	\$1,762,036	\$7.70920	\$13,584

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	\$872,284	(\$3.10647)	\$222
2027-28	\$858,299	(\$2.92742)	\$332
2028-29	\$949,093	(\$3.06114)	\$282
2029-30	\$935,635	(\$2.96812)	\$288
2030-31	\$1,034,301	(\$3.10492)	\$225
2031-32	\$1,018,246	(\$3.02020)	\$207
2032-33	\$1,121,934	(\$3.15349)	\$129
2033-34	\$1,103,139	(\$3.07617)	\$85
2034-35	\$1,212,001	(\$3.20605)	-\$9
2035-36	\$1,190,327	(\$3.13536)	-\$80

CITY OF GRAY, 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	\$185	\$284	\$50,000	\$51,515	\$185	\$237	\$50,000	\$58,947	\$167	\$41	\$143	\$41	\$185	\$271
\$100,000	\$123,480	\$369	\$569	\$100,000	\$103,030	\$369	\$474	\$100,000	\$117,894	\$351	\$313	\$327	\$313	\$369	\$543
\$150,000	\$185,220	\$554	\$853	\$150,000	\$154,545	\$554	\$712	\$150,000	\$176,842	\$536	\$584	\$512	\$584	\$554	\$814
\$200,000	\$246,960	\$904	\$1,137	\$200,000	\$206,060	\$904	\$949	\$200,000	\$235,789	\$721	\$855	\$697	\$855	\$739	\$1,086
\$250,000	\$308,700	\$1,255	\$1,421	\$250,000	\$257,575	\$1,255	\$1,186	\$250,000	\$294,736	\$905	\$1,127	\$881	\$1,127	\$923	\$1,357
\$300,000	\$370,440	\$1,605	\$1,706	\$300,000	\$309,090	\$1,605	\$1,423	\$300,000	\$353,683	\$1,090	\$1,398	\$1,066	\$1,398	\$1,108	\$1,628
\$400,000	\$493,920	\$2,306	\$2,274	\$400,000	\$412,120	\$2,306	\$1,898	\$400,000	\$471,578	\$1,459	\$1,941	\$1,435	\$1,941	\$1,477	\$2,171
\$500,000	\$617,400	\$3,007	\$2,843	\$500,000	\$515,151	\$3,007	\$2,372	\$500,000	\$589,472	\$1,829	\$2,484	\$1,805	\$2,484	\$1,847	\$2,714
\$600,000	\$740,880	\$3,707	\$3,411	\$600,000	\$618,181	\$3,707	\$2,846	\$600,000	\$707,366	\$2,198	\$3,027	\$2,174	\$3,027	\$2,216	\$3,257
\$700,000	\$864,360	\$4,408	\$3,980	\$700,000	\$721,211	\$4,408	\$3,321	\$700,000	\$825,261	\$2,567	\$3,570	\$2,543	\$3,570	\$2,585	\$3,800
\$800,000	\$987,840	\$5,109	\$4,548	\$800,000	\$824,241	\$5,109	\$3,795	\$800,000	\$943,155	\$2,937	\$4,112	\$2,913	\$4,112	\$2,955	\$4,343
\$900,000	\$1,111,320	\$5,810	\$5,117	\$900,000	\$927,271	\$5,810	\$4,269	\$900,000	\$1,061,050	\$3,306	\$4,655	\$3,282	\$4,655	\$3,324	\$4,885
\$1,000,000	\$1,234,800	\$6,510	\$5,685	\$1,000,000	\$1,030,301	\$6,510	\$4,744	\$1,000,000	\$1,178,944	\$3,675	\$5,198	\$3,651	\$5,198	\$3,693	\$5,428
\$2,000,000	\$2,469,600	\$13,518	\$11,371	\$2,000,000	\$2,060,602	\$13,518	\$9,488	\$2,000,000	\$2,357,888	\$7,368	\$10,626	\$7,344	\$10,626	\$7,386	\$10,856
\$3,000,000	\$3,704,400	\$20,526	\$17,056	\$3,000,000	\$3,090,903	\$20,526	\$14,231	\$3,000,000	\$3,536,832	\$11,062	\$16,054	\$11,038	\$16,054	\$11,079	\$16,285
\$4,000,000	\$4,939,200	\$27,533	\$22,741	\$4,000,000	\$4,121,204	\$27,533	\$18,975	\$4,000,000	\$4,715,776	\$14,755	\$21,483	\$14,731	\$21,483	\$14,773	\$21,713
\$5,000,000	\$6,174,000	\$34,541	\$28,427	\$5,000,000	\$5,151,505	\$34,541	\$23,719	\$5,000,000	\$5,894,720	\$18,448	\$26,911	\$18,424	\$26,911	\$18,466	\$27,141
\$6,000,000	\$7,408,800	\$41,549	\$34,112	\$6,000,000	\$6,181,806	\$41,549	\$28,463	\$6,000,000	\$7,073,664	\$22,141	\$32,339	\$22,117	\$32,339	\$22,159	\$32,569
\$7,000,000	\$8,643,600	\$48,556	\$39,798	\$7,000,000	\$7,212,107	\$48,556	\$33,207	\$7,000,000	\$8,252,608	\$25,834	\$37,767	\$25,810	\$37,767	\$25,852	\$37,997
\$8,000,000	\$9,878,400	\$55,564	\$45,483	\$8,000,000	\$8,242,408	\$55,564	\$37,950	\$8,000,000	\$9,431,552	\$29,527	\$43,195	\$29,503	\$43,195	\$29,545	\$43,426
\$9,000,000	\$11,113,200	\$62,572	\$51,168	\$9,000,000	\$9,272,709	\$62,572	\$42,694	\$9,000,000	\$10,610,496	\$33,221	\$48,623	\$33,197	\$48,623	\$33,238	\$48,854
\$10,000,000	\$12,348,000	\$69,579	\$56,854	\$10,000,000	\$10,303,010	\$69,579	\$47,438	\$10,000,000	\$11,789,440	\$36,914	\$54,052	\$36,890	\$54,052	\$36,932	\$54,282
\$15,000,000	\$18,522,000	\$104,618	\$85,280	\$15,000,000	\$15,454,515	\$104,618	\$71,157	\$15,000,000	\$17,684,160	\$55,380	\$81,193	\$55,356	\$81,193	\$55,397	\$81,423
\$20,000,000	\$24,696,000	\$139,656	\$113,707	\$20,000,000	\$20,606,020	\$139,656	\$94,876	\$20,000,000	\$23,578,880	\$73,845	\$108,334	\$73,821	\$108,334	\$73,863	\$108,564
\$25,000,000	\$30,870,000	\$174,695	\$142,134	\$25,000,000	\$25,757,525	\$174,695	\$118,595	\$25,000,000	\$29,473,600	\$92,311	\$135,474	\$92,287	\$135,474	\$92,329	\$135,705
\$30,000,000	\$37,044,000	\$209,733	\$170,561	\$30,000,000	\$30,909,030	\$209,733	\$142,314	\$30,000,000	\$35,368,320	\$110,777	\$162,615	\$110,753	\$162,615	\$110,795	\$162,846
\$35,000,000	\$43,218,000	\$244,771	\$198,988	\$35,000,000	\$36,060,535	\$244,771	\$166,033	\$35,000,000	\$41,263,040	\$129,243	\$189,756	\$129,219	\$189,756	\$129,261	\$189,987
\$40,000,000	\$49,392,000	\$279,810	\$227,415	\$40,000,000	\$41,212,040	\$279,810	\$189,752	\$40,000,000	\$47,157,760	\$147,709	\$216,897	\$147,685	\$216,897	\$147,727	\$217,128
\$45,000,000	\$55,566,000	\$314,848	\$255,841	\$45,000,000	\$46,363,545	\$314,848	\$213,471	\$45,000,000	\$53,052,480	\$166,175	\$244,038	\$166,151	\$244,038	\$166,192	\$244,268
\$50,000,000	\$61,740,000	\$349,886	\$284,268	\$50,000,000	\$51,515,050	\$349,886	\$237,190	\$50,000,000	\$58,947,200	\$184,640	\$271,179	\$184,616	\$271,179	\$184,658	\$271,409

CITY OF GRAY, 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	\$100	53.94%	\$53	28.45%	(\$126)	(75.29%)	(\$102)	(71.14%)	\$87	46.98%
\$100,000	\$199	53.94%	\$105	28.45%	(\$39)	(11.04%)	(\$15)	(4.52%)	\$174	46.98%
\$150,000	\$299	53.94%	\$158	28.45%	\$48	8.95%	\$72	14.05%	\$260	46.98%
\$200,000	\$233	25.73%	\$44	4.91%	\$135	18.69%	\$159	22.78%	\$347	46.98%
\$250,000	\$167	13.28%	(\$69)	(5.48%)	\$221	24.46%	\$245	27.85%	\$434	46.98%
\$300,000	\$100	6.26%	(\$182)	(11.34%)	\$308	28.27%	\$332	31.16%	\$521	46.98%
\$400,000	(\$32)	(1.38%)	(\$408)	(17.71%)	\$482	33.01%	\$506	35.23%	\$694	46.98%
\$500,000	(\$164)	(5.45%)	(\$635)	(21.11%)	\$655	35.83%	\$679	37.64%	\$868	46.98%
\$600,000	(\$296)	(7.99%)	(\$861)	(23.23%)	\$829	37.70%	\$853	39.22%	\$1,041	46.98%
\$700,000	(\$428)	(9.72%)	(\$1,088)	(24.67%)	\$1,002	39.04%	\$1,026	40.35%	\$1,215	46.98%
\$800,000	(\$561)	(10.97%)	(\$1,314)	(25.72%)	\$1,176	40.04%	\$1,200	41.19%	\$1,388	46.98%
\$900,000	(\$693)	(11.93%)	(\$1,540)	(26.51%)	\$1,349	40.81%	\$1,373	41.84%	\$1,562	46.98%
\$1,000,000	(\$825)	(12.67%)	(\$1,767)	(27.14%)	\$1,523	41.43%	\$1,547	42.36%	\$1,735	46.98%
\$2,000,000	(\$2,147)	(15.89%)	(\$4,031)	(29.82%)	\$3,258	44.21%	\$3,282	44.68%	\$3,470	46.98%
\$3,000,000	(\$3,470)	(16.90%)	(\$6,294)	(30.67%)	\$4,993	45.14%	\$5,017	45.45%	\$5,205	46.98%
\$4,000,000	(\$4,792)	(17.40%)	(\$8,558)	(31.08%)	\$6,728	45.60%	\$6,752	45.83%	\$6,940	46.98%
\$5,000,000	(\$6,114)	(17.70%)	(\$10,822)	(31.33%)	\$8,463	45.87%	\$8,487	46.06%	\$8,675	46.98%
\$6,000,000	(\$7,437)	(17.90%)	(\$13,086)	(31.50%)	\$10,198	46.06%	\$10,222	46.22%	\$10,410	46.98%
\$7,000,000	(\$8,759)	(18.04%)	(\$15,350)	(31.61%)	\$11,933	46.19%	\$11,957	46.33%	\$12,145	46.98%
\$8,000,000	(\$10,081)	(18.14%)	(\$17,614)	(31.70%)	\$13,668	46.29%	\$13,692	46.41%	\$13,880	46.98%
\$9,000,000	(\$11,404)	(18.22%)	(\$19,878)	(31.77%)	\$15,403	46.37%	\$15,427	46.47%	\$15,615	46.98%
\$10,000,000	(\$12,726)	(18.29%)	(\$22,142)	(31.82%)	\$17,138	46.43%	\$17,162	46.52%	\$17,350	46.98%
\$15,000,000	(\$19,337)	(18.48%)	(\$33,461)	(31.98%)	\$25,813	46.61%	\$25,837	46.67%	\$26,025	46.98%
\$20,000,000	(\$25,949)	(18.58%)	(\$44,780)	(32.06%)	\$34,488	46.70%	\$34,512	46.75%	\$34,700	46.98%
\$25,000,000	(\$32,560)	(18.64%)	(\$56,100)	(32.11%)	\$43,163	46.76%	\$43,187	46.80%	\$43,376	46.98%
\$30,000,000	(\$39,172)	(18.68%)	(\$67,419)	(32.15%)	\$51,838	46.80%	\$51,862	46.83%	\$52,051	46.98%
\$35,000,000	(\$45,783)	(18.70%)	(\$78,738)	(32.17%)	\$60,514	46.82%	\$60,538	46.85%	\$60,726	46.98%
\$40,000,000	(\$52,395)	(18.73%)	(\$90,058)	(32.19%)	\$69,189	46.84%	\$69,213	46.87%	\$69,401	46.98%
\$45,000,000	(\$59,006)	(18.74%)	(\$101,377)	(32.20%)	\$77,864	46.86%	\$77,888	46.88%	\$78,076	46.98%
\$50,000,000	(\$65,618)	(18.75%)	(\$112,696)	(32.21%)	\$86,539	46.87%	\$86,563	46.89%	\$86,751	46.98%