

CITY OF GRUNDY CENTER, 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	\$8.60293	\$943,129	\$0	\$943,129	
2026-27	\$4.88629	\$961,992	\$23,201	\$985,193	4.5%
2027-28	\$5.00414	\$1,003,439	\$23,761	\$1,027,200	4.3%
2028-29	\$4.88507	\$1,047,743	\$23,195	\$1,070,938	4.3%
2029-30	\$4.99322	\$1,089,754	\$23,709	\$1,113,463	4.0%
2030-31	\$4.87147	\$1,135,733	\$23,131	\$1,158,864	4.1%
2031-32	\$4.97068	\$1,177,593	\$23,602	\$1,201,195	3.7%
2032-33	\$4.84950	\$1,225,220	\$23,027	\$1,248,246	3.9%
2033-34	\$4.94064	\$1,266,863	\$23,459	\$1,290,322	3.4%
2034-35	\$4.82027	\$1,316,129	\$22,888	\$1,339,017	3.8%
2035-36	\$4.90410	\$1,357,497	\$23,286	\$1,380,783	3.1%

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	\$228,671,294	\$109,628,804	\$5,639,177	\$115,267,981
2026-27	\$211,717,126	\$201,623,855	\$6,808,816	\$208,432,672
2027-28	\$215,609,700	\$205,269,961	\$7,055,285	\$212,325,246
2028-29	\$230,153,457	\$219,226,808	\$7,642,195	\$226,869,003
2029-30	\$234,168,032	\$222,994,913	\$7,888,664	\$230,883,578
2030-31	\$249,689,610	\$237,887,913	\$8,517,243	\$246,405,156
2031-32	\$253,704,184	\$241,656,019	\$8,763,712	\$250,419,730
2032-33	\$270,117,363	\$257,396,867	\$9,436,043	\$266,832,909
2033-34	\$274,131,938	\$261,164,972	\$9,682,512	\$270,847,484
2034-35	\$291,474,005	\$277,788,768	\$10,400,783	\$288,189,551
2035-36	\$295,488,579	\$281,556,873	\$10,647,252	\$292,204,125

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.58%	-2.13%	76.46%	21.32%	2.01%	0.19%
2026-27	101.99%	-22.44%	79.55%	18.35%	1.44%	0.11%
2027-28	102.19%	-22.55%	79.64%	18.29%	1.42%	0.10%
2028-29	101.41%	-21.57%	79.84%	18.23%	1.34%	0.10%
2029-30	101.56%	-21.62%	79.94%	18.17%	1.32%	0.10%
2030-31	100.76%	-20.64%	80.12%	18.11%	1.24%	0.09%
2031-32	100.90%	-20.70%	80.21%	18.05%	1.23%	0.09%
2032-33	100.14%	-19.77%	80.36%	18.01%	1.16%	0.08%
2033-34	100.28%	-19.84%	80.44%	17.96%	1.14%	0.08%
2034-35	99.55%	-18.98%	80.57%	17.92%	1.09%	0.08%
2035-36	99.69%	-19.05%	80.64%	17.88%	1.07%	0.08%

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 GRUNDY CENTER, 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	\$109,628,804	\$8.60293	\$943,129
2026-27	\$201,623,855	\$4.88629	\$985,193
2027-28	\$205,269,961	\$5.00414	\$1,027,200
2028-29	\$219,226,808	\$4.88507	\$1,070,938
2029-30	\$222,994,913	\$4.99322	\$1,113,463
2030-31	\$237,887,913	\$4.87147	\$1,158,864
2031-32	\$241,656,019	\$4.97068	\$1,201,195
2032-33	\$257,396,867	\$4.84950	\$1,248,246
2033-34	\$261,164,972	\$4.94064	\$1,290,322
2034-35	\$277,788,768	\$4.82027	\$1,339,017
2035-36	\$281,556,873	\$4.90410	\$1,380,783

CITY OF GRUNDY CENTER, 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	\$109,628,804	\$8.60293	\$943,129
2026-27	\$113,809,042	\$8.51775	\$969,397
2027-28	\$117,693,629	\$8.43342	\$992,560
2028-29	\$123,799,887	\$8.10000	\$1,002,779
2029-30	\$128,143,751	\$8.10000	\$1,037,964
2030-31	\$134,614,723	\$8.10000	\$1,090,379
2031-32	\$139,182,275	\$8.10000	\$1,127,376
2032-33	\$146,037,214	\$8.10000	\$1,182,901
2033-34	\$150,840,646	\$8.10000	\$1,221,809
2034-35	\$158,100,097	\$8.10000	\$1,280,611
2035-36	\$163,151,448	\$8.10000	\$1,321,527

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	\$87,814,813	(\$3.63146)	\$15,796
2027-28	\$87,576,332	(\$3.42928)	\$34,640
2028-29	\$95,426,921	(\$3.21493)	\$68,159
2029-30	\$94,851,162	(\$3.10678)	\$75,498
2030-31	\$103,273,190	(\$3.22853)	\$68,485
2031-32	\$102,473,744	(\$3.12932)	\$73,818
2032-33	\$111,359,652	(\$3.25050)	\$65,345
2033-34	\$110,324,326	(\$3.15936)	\$68,513
2034-35	\$119,688,670	(\$3.27973)	\$58,406
2035-36	\$118,405,425	(\$3.19590)	\$59,256

CITY OF GRUNDY CENTER, 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	\$204	\$301	\$50,000	\$51,515	\$204	\$251	\$50,000	\$58,947	\$184	\$44	\$158	\$44	\$204	\$287
\$100,000	\$123,480	\$408	\$602	\$100,000	\$103,030	\$408	\$502	\$100,000	\$117,894	\$388	\$331	\$362	\$331	\$408	\$574
\$150,000	\$185,220	\$612	\$902	\$150,000	\$154,545	\$612	\$753	\$150,000	\$176,842	\$592	\$618	\$566	\$618	\$612	\$861
\$200,000	\$246,960	\$999	\$1,203	\$200,000	\$206,060	\$999	\$1,004	\$200,000	\$235,789	\$796	\$905	\$770	\$905	\$816	\$1,149
\$250,000	\$308,700	\$1,386	\$1,504	\$250,000	\$257,575	\$1,386	\$1,255	\$250,000	\$294,736	\$1,000	\$1,192	\$974	\$1,192	\$1,020	\$1,436
\$300,000	\$370,440	\$1,773	\$1,805	\$300,000	\$309,090	\$1,773	\$1,506	\$300,000	\$353,683	\$1,204	\$1,479	\$1,178	\$1,479	\$1,224	\$1,723
\$400,000	\$493,920	\$2,548	\$2,406	\$400,000	\$412,120	\$2,548	\$2,008	\$400,000	\$471,578	\$1,612	\$2,054	\$1,586	\$2,054	\$1,632	\$2,297
\$500,000	\$617,400	\$3,322	\$3,008	\$500,000	\$515,151	\$3,322	\$2,510	\$500,000	\$589,472	\$2,020	\$2,628	\$1,994	\$2,628	\$2,040	\$2,872
\$600,000	\$740,880	\$4,096	\$3,609	\$600,000	\$618,181	\$4,096	\$3,011	\$600,000	\$707,366	\$2,429	\$3,202	\$2,402	\$3,202	\$2,448	\$3,446
\$700,000	\$864,360	\$4,871	\$4,211	\$700,000	\$721,211	\$4,871	\$3,513	\$700,000	\$825,261	\$2,837	\$3,777	\$2,810	\$3,777	\$2,856	\$4,020
\$800,000	\$987,840	\$5,645	\$4,812	\$800,000	\$824,241	\$5,645	\$4,015	\$800,000	\$943,155	\$3,245	\$4,351	\$3,218	\$4,351	\$3,264	\$4,595
\$900,000	\$1,111,320	\$6,419	\$5,414	\$900,000	\$927,271	\$6,419	\$4,517	\$900,000	\$1,061,050	\$3,653	\$4,925	\$3,626	\$4,925	\$3,672	\$5,169
\$1,000,000	\$1,234,800	\$7,193	\$6,015	\$1,000,000	\$1,030,301	\$7,193	\$5,019	\$1,000,000	\$1,178,944	\$4,061	\$5,500	\$4,034	\$5,500	\$4,081	\$5,743
\$2,000,000	\$2,469,600	\$14,936	\$12,031	\$2,000,000	\$2,060,602	\$14,936	\$10,038	\$2,000,000	\$2,357,888	\$8,141	\$11,243	\$8,115	\$11,243	\$8,161	\$11,486
\$3,000,000	\$3,704,400	\$22,679	\$18,046	\$3,000,000	\$3,090,903	\$22,679	\$15,057	\$3,000,000	\$3,536,832	\$12,222	\$16,986	\$12,195	\$16,986	\$12,242	\$17,230
\$4,000,000	\$4,939,200	\$30,421	\$24,061	\$4,000,000	\$4,121,204	\$30,421	\$20,076	\$4,000,000	\$4,715,776	\$16,302	\$22,729	\$16,276	\$22,729	\$16,322	\$22,973
\$5,000,000	\$6,174,000	\$38,164	\$30,076	\$5,000,000	\$5,151,505	\$38,164	\$25,095	\$5,000,000	\$5,894,720	\$20,383	\$28,472	\$20,356	\$28,472	\$20,403	\$28,716
\$6,000,000	\$7,408,800	\$45,907	\$36,092	\$6,000,000	\$6,181,806	\$45,907	\$30,114	\$6,000,000	\$7,073,664	\$24,463	\$34,216	\$24,437	\$34,216	\$24,483	\$34,459
\$7,000,000	\$8,643,600	\$53,649	\$42,107	\$7,000,000	\$7,212,107	\$53,649	\$35,134	\$7,000,000	\$8,252,608	\$28,544	\$39,959	\$28,517	\$39,959	\$28,564	\$40,202
\$8,000,000	\$9,878,400	\$61,392	\$48,122	\$8,000,000	\$8,242,408	\$61,392	\$40,153	\$8,000,000	\$9,431,552	\$32,624	\$45,702	\$32,598	\$45,702	\$32,644	\$45,946
\$9,000,000	\$11,113,200	\$69,134	\$54,138	\$9,000,000	\$9,272,709	\$69,134	\$45,172	\$9,000,000	\$10,610,496	\$36,705	\$51,445	\$36,678	\$51,445	\$36,725	\$51,689
\$10,000,000	\$12,348,000	\$76,877	\$60,153	\$10,000,000	\$10,303,010	\$76,877	\$50,191	\$10,000,000	\$11,789,440	\$40,785	\$57,188	\$40,759	\$57,188	\$40,805	\$57,432
\$15,000,000	\$18,522,000	\$115,590	\$90,229	\$15,000,000	\$15,454,515	\$115,590	\$75,286	\$15,000,000	\$17,684,160	\$61,188	\$85,904	\$61,161	\$85,904	\$61,208	\$86,148
\$20,000,000	\$24,696,000	\$154,303	\$120,306	\$20,000,000	\$20,606,020	\$154,303	\$100,382	\$20,000,000	\$23,578,880	\$81,590	\$114,620	\$81,564	\$114,620	\$81,610	\$114,864
\$25,000,000	\$30,870,000	\$193,017	\$150,382	\$25,000,000	\$25,757,525	\$193,017	\$125,477	\$25,000,000	\$29,473,600	\$101,993	\$143,336	\$101,966	\$143,336	\$102,013	\$143,580
\$30,000,000	\$37,044,000	\$231,730	\$180,459	\$30,000,000	\$30,909,030	\$231,730	\$150,572	\$30,000,000	\$35,368,320	\$122,395	\$172,052	\$122,369	\$172,052	\$122,415	\$172,296
\$35,000,000	\$43,218,000	\$270,443	\$210,535	\$35,000,000	\$36,060,535	\$270,443	\$175,668	\$35,000,000	\$41,263,040	\$142,798	\$200,768	\$142,771	\$200,768	\$142,818	\$201,012
\$40,000,000	\$49,392,000	\$309,156	\$240,612	\$40,000,000	\$41,212,040	\$309,156	\$200,763	\$40,000,000	\$47,157,760	\$163,201	\$229,484	\$163,174	\$229,484	\$163,220	\$229,728
\$45,000,000	\$55,566,000	\$347,869	\$270,688	\$45,000,000	\$46,363,545	\$347,869	\$225,859	\$45,000,000	\$53,052,480	\$183,603	\$258,200	\$183,577	\$258,200	\$183,623	\$258,444
\$50,000,000	\$61,740,000	\$386,583	\$300,765	\$50,000,000	\$51,515,050	\$386,583	\$250,954	\$50,000,000	\$58,947,200	\$204,006	\$286,916	\$203,979	\$286,916	\$204,025	\$287,160

CITY OF GRUNDY CENTER, 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	\$97	47.42%	\$47	23.00%	(\$141)	(76.34%)	(\$114)	(72.36%)	\$83	40.75%
\$100,000	\$193	47.42%	\$94	23.00%	(\$58)	(14.81%)	(\$31)	(8.57%)	\$166	40.75%
\$150,000	\$290	47.42%	\$141	23.00%	\$26	4.33%	\$52	9.22%	\$249	40.75%
\$200,000	\$204	20.40%	\$5	0.46%	\$109	13.66%	\$135	17.57%	\$333	40.75%
\$250,000	\$117	8.47%	(\$132)	(9.49%)	\$192	19.18%	\$218	22.43%	\$416	40.75%
\$300,000	\$31	1.75%	(\$268)	(15.10%)	\$275	22.84%	\$302	25.60%	\$499	40.75%
\$400,000	(\$142)	(5.56%)	(\$540)	(21.20%)	\$441	27.37%	\$468	29.50%	\$665	40.75%
\$500,000	(\$314)	(9.46%)	(\$812)	(24.46%)	\$608	30.07%	\$634	31.80%	\$831	40.75%
\$600,000	(\$487)	(11.89%)	(\$1,085)	(26.48%)	\$774	31.86%	\$800	33.32%	\$998	40.75%
\$700,000	(\$660)	(13.55%)	(\$1,357)	(27.86%)	\$940	33.14%	\$967	34.40%	\$1,164	40.75%
\$800,000	(\$833)	(14.75%)	(\$1,630)	(28.87%)	\$1,106	34.10%	\$1,133	35.20%	\$1,330	40.75%
\$900,000	(\$1,005)	(15.66%)	(\$1,902)	(29.63%)	\$1,273	34.84%	\$1,299	35.83%	\$1,496	40.75%
\$1,000,000	(\$1,178)	(16.38%)	(\$2,174)	(30.23%)	\$1,439	35.43%	\$1,465	36.33%	\$1,663	40.75%
\$2,000,000	(\$2,905)	(19.45%)	(\$4,898)	(32.79%)	\$3,102	38.10%	\$3,128	38.55%	\$3,325	40.75%
\$3,000,000	(\$4,633)	(20.43%)	(\$7,621)	(33.61%)	\$4,764	38.98%	\$4,791	39.28%	\$4,988	40.75%
\$4,000,000	(\$6,360)	(20.91%)	(\$10,345)	(34.01%)	\$6,427	39.42%	\$6,453	39.65%	\$6,651	40.75%
\$5,000,000	(\$8,087)	(21.19%)	(\$13,068)	(34.24%)	\$8,090	39.69%	\$8,116	39.87%	\$8,313	40.75%
\$6,000,000	(\$9,815)	(21.38%)	(\$15,792)	(34.40%)	\$9,752	39.87%	\$9,779	40.02%	\$9,976	40.75%
\$7,000,000	(\$11,542)	(21.51%)	(\$18,516)	(34.51%)	\$11,415	39.99%	\$11,442	40.12%	\$11,639	40.75%
\$8,000,000	(\$13,269)	(21.61%)	(\$21,239)	(34.60%)	\$13,078	40.09%	\$13,104	40.20%	\$13,301	40.75%
\$9,000,000	(\$14,997)	(21.69%)	(\$23,963)	(34.66%)	\$14,740	40.16%	\$14,767	40.26%	\$14,964	40.75%
\$10,000,000	(\$16,724)	(21.75%)	(\$26,686)	(34.71%)	\$16,403	40.22%	\$16,430	40.31%	\$16,627	40.75%
\$15,000,000	(\$25,361)	(21.94%)	(\$40,304)	(34.87%)	\$24,716	40.39%	\$24,743	40.46%	\$24,940	40.75%
\$20,000,000	(\$33,998)	(22.03%)	(\$53,922)	(34.95%)	\$33,030	40.48%	\$33,056	40.53%	\$33,254	40.75%
\$25,000,000	(\$42,634)	(22.09%)	(\$67,540)	(34.99%)	\$41,343	40.54%	\$41,370	40.57%	\$41,567	40.75%
\$30,000,000	(\$51,271)	(22.13%)	(\$81,157)	(35.02%)	\$49,657	40.57%	\$49,683	40.60%	\$49,880	40.75%
\$35,000,000	(\$59,908)	(22.15%)	(\$94,775)	(35.04%)	\$57,970	40.60%	\$57,997	40.62%	\$58,194	40.75%
\$40,000,000	(\$68,545)	(22.17%)	(\$108,393)	(35.06%)	\$66,284	40.61%	\$66,310	40.64%	\$66,507	40.75%
\$45,000,000	(\$77,181)	(22.19%)	(\$122,011)	(35.07%)	\$74,597	40.63%	\$74,623	40.65%	\$74,821	40.75%
\$50,000,000	(\$85,818)	(22.20%)	(\$135,629)	(35.08%)	\$82,910	40.64%	\$82,937	40.66%	\$83,134	40.75%