

CITY OF GRAND RIVER, 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	\$7.76779	\$19,762	\$0	\$19,762	
2026-27	\$5.45011	\$20,157	\$206	\$20,363	3.0%
2027-28	\$5.50593	\$20,481	\$209	\$20,690	1.6%
2028-29	\$5.30514	\$21,104	\$201	\$21,305	3.0%
2029-30	\$5.35566	\$21,463	\$203	\$21,665	1.7%
2030-31	\$5.15584	\$22,099	\$195	\$22,294	2.9%
2031-32	\$5.20141	\$22,447	\$197	\$22,644	1.6%
2032-33	\$5.01303	\$23,097	\$190	\$23,287	2.8%
2033-34	\$5.05424	\$23,436	\$191	\$23,628	1.5%
2034-35	\$4.87621	\$24,100	\$185	\$24,285	2.8%
2035-36	\$4.91358	\$24,430	\$186	\$24,616	1.4%

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	\$5,961,276	\$2,544,048	\$0	\$2,544,048
2026-27	\$4,365,812	\$3,736,310	\$0	\$3,736,310
2027-28	\$4,387,274	\$3,757,772	\$0	\$3,757,772
2028-29	\$4,645,377	\$4,015,875	\$0	\$4,015,875
2029-30	\$4,674,839	\$4,045,337	\$0	\$4,045,337
2030-31	\$4,953,546	\$4,324,044	\$0	\$4,324,044
2031-32	\$4,983,009	\$4,353,507	\$0	\$4,353,507
2032-33	\$5,274,829	\$4,645,327	\$0	\$4,645,327
2033-34	\$5,304,292	\$4,674,790	\$0	\$4,674,790
2034-35	\$5,609,757	\$4,980,255	\$0	\$4,980,255
2035-36	\$5,639,219	\$5,009,717	\$0	\$5,009,717

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.27%	-3.05%	92.22%	3.60%	0.00%	4.17%
2026-27	150.08%	-59.32%	90.76%	5.79%	0.00%	2.84%
2027-28	150.23%	-59.42%	90.82%	5.76%	0.00%	2.83%
2028-29	147.15%	-55.98%	91.17%	5.66%	0.00%	2.64%
2029-30	147.01%	-55.78%	91.24%	5.62%	0.00%	2.63%
2030-31	143.91%	-52.34%	91.57%	5.52%	0.00%	2.46%
2031-32	143.81%	-52.18%	91.63%	5.48%	0.00%	2.44%
2032-33	140.98%	-49.06%	91.92%	5.39%	0.00%	2.29%
2033-34	140.90%	-48.93%	91.97%	5.36%	0.00%	2.27%
2034-35	138.31%	-46.08%	92.24%	5.28%	0.00%	2.13%
2035-36	138.25%	-45.97%	92.28%	5.25%	0.00%	2.12%

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 GRAND RIVER, 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	\$2,544,048	\$7.76779	\$19,762
2026-27	\$3,736,310	\$5.45011	\$20,363
2027-28	\$3,757,772	\$5.50593	\$20,690
2028-29	\$4,015,875	\$5.30514	\$21,305
2029-30	\$4,045,337	\$5.35566	\$21,665
2030-31	\$4,324,044	\$5.15584	\$22,294
2031-32	\$4,353,507	\$5.20141	\$22,644
2032-33	\$4,645,327	\$5.01303	\$23,287
2033-34	\$4,674,790	\$5.05424	\$23,628
2034-35	\$4,980,255	\$4.87621	\$24,285
2035-36	\$5,009,717	\$4.91358	\$24,616

CITY OF GRAND RIVER, 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	\$2,544,048	\$7.76779	\$19,762
2026-27	\$2,565,869	\$7.76779	\$19,931
2027-28	\$2,635,286	\$7.76779	\$20,470
2028-29	\$2,732,174	\$7.76779	\$21,223
2029-30	\$2,805,275	\$7.76779	\$21,791
2030-31	\$2,907,564	\$7.76779	\$22,585
2031-32	\$2,984,533	\$7.76779	\$23,183
2032-33	\$3,092,505	\$7.76779	\$24,022
2033-34	\$3,173,557	\$7.76779	\$24,652
2034-35	\$3,287,516	\$7.76779	\$25,537
2035-36	\$3,372,855	\$7.76779	\$26,200

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	\$1,170,441	(\$2.31768)	\$432
2027-28	\$1,122,486	(\$2.26186)	\$220
2028-29	\$1,283,701	(\$2.46265)	\$82
2029-30	\$1,240,062	(\$2.41213)	-\$125
2030-31	\$1,416,481	(\$2.61195)	-\$291
2031-32	\$1,368,973	(\$2.56638)	-\$539
2032-33	\$1,552,823	(\$2.75476)	-\$735
2033-34	\$1,501,233	(\$2.71355)	-\$1,024
2034-35	\$1,692,739	(\$2.89158)	-\$1,252
2035-36	\$1,636,861	(\$2.85421)	-\$1,584

CITY OF GRAND RIVER, 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	\$184	\$318	\$50,000	\$51,515	\$184	\$266	\$50,000	\$58,947	\$166	\$46	\$142	\$46	\$184	\$304
\$100,000	\$123,480	\$368	\$637	\$100,000	\$103,030	\$368	\$531	\$100,000	\$117,894	\$351	\$350	\$327	\$350	\$368	\$608
\$150,000	\$185,220	\$553	\$955	\$150,000	\$154,545	\$553	\$797	\$150,000	\$176,842	\$535	\$654	\$511	\$654	\$553	\$912
\$200,000	\$246,960	\$902	\$1,273	\$200,000	\$206,060	\$902	\$1,062	\$200,000	\$235,789	\$719	\$958	\$695	\$958	\$737	\$1,216
\$250,000	\$308,700	\$1,252	\$1,592	\$250,000	\$257,575	\$1,252	\$1,328	\$250,000	\$294,736	\$903	\$1,262	\$879	\$1,262	\$921	\$1,520
\$300,000	\$370,440	\$1,601	\$1,910	\$300,000	\$309,090	\$1,601	\$1,594	\$300,000	\$353,683	\$1,087	\$1,566	\$1,063	\$1,566	\$1,105	\$1,824
\$400,000	\$493,920	\$2,300	\$2,547	\$400,000	\$412,120	\$2,300	\$2,125	\$400,000	\$471,578	\$1,456	\$2,174	\$1,432	\$2,174	\$1,474	\$2,431
\$500,000	\$617,400	\$3,000	\$3,183	\$500,000	\$515,151	\$3,000	\$2,656	\$500,000	\$589,472	\$1,824	\$2,781	\$1,800	\$2,781	\$1,842	\$3,039
\$600,000	\$740,880	\$3,699	\$3,820	\$600,000	\$618,181	\$3,699	\$3,187	\$600,000	\$707,366	\$2,193	\$3,389	\$2,169	\$3,389	\$2,211	\$3,647
\$700,000	\$864,360	\$4,398	\$4,457	\$700,000	\$721,211	\$4,398	\$3,718	\$700,000	\$825,261	\$2,561	\$3,997	\$2,537	\$3,997	\$2,579	\$4,255
\$800,000	\$987,840	\$5,097	\$5,093	\$800,000	\$824,241	\$5,097	\$4,250	\$800,000	\$943,155	\$2,930	\$4,605	\$2,906	\$4,605	\$2,948	\$4,863
\$900,000	\$1,111,320	\$5,796	\$5,730	\$900,000	\$927,271	\$5,796	\$4,781	\$900,000	\$1,061,050	\$3,298	\$5,213	\$3,274	\$5,213	\$3,316	\$5,471
\$1,000,000	\$1,234,800	\$6,495	\$6,366	\$1,000,000	\$1,030,301	\$6,495	\$5,312	\$1,000,000	\$1,178,944	\$3,667	\$5,821	\$3,643	\$5,821	\$3,684	\$6,078
\$2,000,000	\$2,469,600	\$13,486	\$12,733	\$2,000,000	\$2,060,602	\$13,486	\$10,624	\$2,000,000	\$2,357,888	\$7,351	\$11,899	\$7,327	\$11,899	\$7,369	\$12,157
\$3,000,000	\$3,704,400	\$20,477	\$19,099	\$3,000,000	\$3,090,903	\$20,477	\$15,936	\$3,000,000	\$3,536,832	\$11,035	\$17,978	\$11,011	\$17,978	\$11,053	\$18,235
\$4,000,000	\$4,939,200	\$27,468	\$25,466	\$4,000,000	\$4,121,204	\$27,468	\$21,248	\$4,000,000	\$4,715,776	\$14,720	\$24,056	\$14,696	\$24,056	\$14,738	\$24,314
\$5,000,000	\$6,174,000	\$34,459	\$31,832	\$5,000,000	\$5,151,505	\$34,459	\$26,560	\$5,000,000	\$5,894,720	\$18,404	\$30,134	\$18,380	\$30,134	\$18,422	\$30,392
\$6,000,000	\$7,408,800	\$41,450	\$38,199	\$6,000,000	\$6,181,806	\$41,450	\$31,872	\$6,000,000	\$7,073,664	\$22,088	\$36,213	\$22,065	\$36,213	\$22,106	\$36,471
\$7,000,000	\$8,643,600	\$48,441	\$44,565	\$7,000,000	\$7,212,107	\$48,441	\$37,184	\$7,000,000	\$8,252,608	\$25,773	\$42,291	\$25,749	\$42,291	\$25,791	\$42,549
\$8,000,000	\$9,878,400	\$55,432	\$50,931	\$8,000,000	\$8,242,408	\$55,432	\$42,497	\$8,000,000	\$9,431,552	\$29,457	\$48,370	\$29,433	\$48,370	\$29,475	\$48,628
\$9,000,000	\$11,113,200	\$62,423	\$57,298	\$9,000,000	\$9,272,709	\$62,423	\$47,809	\$9,000,000	\$10,610,496	\$33,142	\$54,448	\$33,118	\$54,448	\$33,159	\$54,706
\$10,000,000	\$12,348,000	\$69,414	\$63,664	\$10,000,000	\$10,303,010	\$69,414	\$53,121	\$10,000,000	\$11,789,440	\$36,826	\$60,527	\$36,802	\$60,527	\$36,844	\$60,784
\$15,000,000	\$18,522,000	\$104,369	\$95,496	\$15,000,000	\$15,454,515	\$104,369	\$79,681	\$15,000,000	\$17,684,160	\$55,248	\$90,919	\$55,224	\$90,919	\$55,266	\$91,177
\$20,000,000	\$24,696,000	\$139,324	\$127,329	\$20,000,000	\$20,606,020	\$139,324	\$106,241	\$20,000,000	\$23,578,880	\$73,670	\$121,311	\$73,646	\$121,311	\$73,688	\$121,569
\$25,000,000	\$30,870,000	\$174,279	\$159,161	\$25,000,000	\$25,757,525	\$174,279	\$132,802	\$25,000,000	\$29,473,600	\$92,092	\$151,703	\$92,068	\$151,703	\$92,110	\$151,961
\$30,000,000	\$37,044,000	\$209,234	\$190,993	\$30,000,000	\$30,909,030	\$209,234	\$159,362	\$30,000,000	\$35,368,320	\$110,514	\$182,096	\$110,490	\$182,096	\$110,532	\$182,353
\$35,000,000	\$43,218,000	\$244,189	\$222,825	\$35,000,000	\$36,060,535	\$244,189	\$185,922	\$35,000,000	\$41,263,040	\$128,936	\$212,488	\$128,912	\$212,488	\$128,954	\$212,746
\$40,000,000	\$49,392,000	\$279,144	\$254,657	\$40,000,000	\$41,212,040	\$279,144	\$212,483	\$40,000,000	\$47,157,760	\$147,358	\$242,880	\$147,334	\$242,880	\$147,375	\$243,138
\$45,000,000	\$55,566,000	\$314,100	\$286,489	\$45,000,000	\$46,363,545	\$314,100	\$239,043	\$45,000,000	\$53,052,480	\$165,780	\$273,272	\$165,756	\$273,272	\$165,797	\$273,530
\$50,000,000	\$61,740,000	\$349,055	\$318,322	\$50,000,000	\$51,515,050	\$349,055	\$265,603	\$50,000,000	\$58,947,200	\$184,201	\$303,665	\$184,178	\$303,665	\$184,219	\$303,922

CITY OF GRAND RIVER, 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	\$134	72.79%	\$81	44.18%	(\$120)	(72.27%)	(\$96)	(67.61%)	\$120	64.98%
\$100,000	\$268	72.79%	\$163	44.18%	(\$1)	(0.15%)	\$23	7.17%	\$239	64.98%
\$150,000	\$402	72.79%	\$244	44.18%	\$119	22.29%	\$143	28.02%	\$359	64.98%
\$200,000	\$371	41.13%	\$160	17.76%	\$239	33.22%	\$263	37.82%	\$479	64.98%
\$250,000	\$340	27.15%	\$76	6.09%	\$359	39.70%	\$383	43.51%	\$599	64.98%
\$300,000	\$309	19.27%	(\$8)	(0.48%)	\$478	43.98%	\$502	47.23%	\$718	64.98%
\$400,000	\$246	10.70%	(\$176)	(7.63%)	\$718	49.30%	\$742	51.79%	\$958	64.98%
\$500,000	\$184	6.12%	(\$343)	(11.45%)	\$957	52.46%	\$981	54.49%	\$1,197	64.98%
\$600,000	\$121	3.28%	(\$511)	(13.83%)	\$1,197	54.57%	\$1,220	56.27%	\$1,436	64.98%
\$700,000	\$59	1.34%	(\$679)	(15.45%)	\$1,436	56.06%	\$1,460	57.54%	\$1,676	64.98%
\$800,000	(\$4)	(0.07%)	(\$847)	(16.62%)	\$1,675	57.19%	\$1,699	58.48%	\$1,915	64.98%
\$900,000	(\$66)	(1.14%)	(\$1,015)	(17.51%)	\$1,915	58.06%	\$1,939	59.21%	\$2,155	64.98%
\$1,000,000	(\$129)	(1.98%)	(\$1,183)	(18.21%)	\$2,154	58.75%	\$2,178	59.80%	\$2,394	64.98%
\$2,000,000	(\$753)	(5.58%)	(\$2,862)	(21.22%)	\$4,548	61.87%	\$4,572	62.40%	\$4,788	64.98%
\$3,000,000	(\$1,378)	(6.73%)	(\$4,541)	(22.18%)	\$6,942	62.91%	\$6,966	63.26%	\$7,182	64.98%
\$4,000,000	(\$2,002)	(7.29%)	(\$6,220)	(22.64%)	\$9,336	63.43%	\$9,360	63.69%	\$9,576	64.98%
\$5,000,000	(\$2,627)	(7.62%)	(\$7,899)	(22.92%)	\$11,730	63.74%	\$11,754	63.95%	\$11,970	64.98%
\$6,000,000	(\$3,251)	(7.84%)	(\$9,578)	(23.11%)	\$14,124	63.94%	\$14,148	64.12%	\$14,364	64.98%
\$7,000,000	(\$3,876)	(8.00%)	(\$11,257)	(23.24%)	\$16,518	64.09%	\$16,542	64.25%	\$16,758	64.98%
\$8,000,000	(\$4,501)	(8.12%)	(\$12,936)	(23.34%)	\$18,913	64.20%	\$18,937	64.34%	\$19,152	64.98%
\$9,000,000	(\$5,125)	(8.21%)	(\$14,615)	(23.41%)	\$21,307	64.29%	\$21,331	64.41%	\$21,547	64.98%
\$10,000,000	(\$5,750)	(8.28%)	(\$16,293)	(23.47%)	\$23,701	64.36%	\$23,725	64.47%	\$23,941	64.98%
\$15,000,000	(\$8,873)	(8.50%)	(\$24,688)	(23.65%)	\$35,671	64.57%	\$35,695	64.64%	\$35,911	64.98%
\$20,000,000	(\$11,996)	(8.61%)	(\$33,083)	(23.75%)	\$47,641	64.67%	\$47,665	64.72%	\$47,881	64.98%
\$25,000,000	(\$15,119)	(8.67%)	(\$41,478)	(23.80%)	\$59,612	64.73%	\$59,636	64.77%	\$59,851	64.98%
\$30,000,000	(\$18,241)	(8.72%)	(\$49,872)	(23.84%)	\$71,582	64.77%	\$71,606	64.81%	\$71,822	64.98%
\$35,000,000	(\$21,364)	(8.75%)	(\$58,267)	(23.86%)	\$83,552	64.80%	\$83,576	64.83%	\$83,792	64.98%
\$40,000,000	(\$24,487)	(8.77%)	(\$66,662)	(23.88%)	\$95,522	64.82%	\$95,546	64.85%	\$95,762	64.98%
\$45,000,000	(\$27,610)	(8.79%)	(\$75,056)	(23.90%)	\$107,493	64.84%	\$107,517	64.86%	\$107,733	64.98%
\$50,000,000	(\$30,733)	(8.80%)	(\$83,451)	(23.91%)	\$119,463	64.85%	\$119,487	64.88%	\$119,703	64.98%