

CITY OF GRANGER, 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	\$8.25729	\$940,912	\$0	\$940,912	
2026-27	\$4.24291	\$959,731	\$15,668	\$975,399	3.7%
2027-28	\$4.31218	\$984,411	\$15,924	\$1,000,335	2.6%
2028-29	\$4.23211	\$1,020,341	\$15,628	\$1,035,970	3.6%
2029-30	\$4.29693	\$1,045,181	\$15,868	\$1,061,049	2.4%
2030-31	\$4.21501	\$1,082,270	\$15,565	\$1,097,835	3.5%
2031-32	\$4.27563	\$1,107,001	\$15,789	\$1,122,790	2.3%
2032-33	\$4.19315	\$1,145,247	\$15,485	\$1,160,731	3.4%
2033-34	\$4.24984	\$1,169,840	\$15,694	\$1,185,534	2.1%
2034-35	\$4.16705	\$1,209,245	\$15,388	\$1,224,633	3.3%
2035-36	\$4.22008	\$1,233,681	\$15,584	\$1,249,265	2.0%

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	\$258,446,256	\$113,949,309	\$20,531,584	\$134,480,893
2026-27	\$266,569,921	\$229,889,172	\$34,900,850	\$264,790,022
2027-28	\$274,612,376	\$231,978,889	\$40,853,588	\$272,832,477
2028-29	\$295,119,317	\$244,788,050	\$48,551,369	\$293,339,418
2029-30	\$303,215,772	\$246,931,766	\$54,504,107	\$301,435,873
2030-31	\$325,122,818	\$260,458,506	\$62,884,413	\$323,342,919
2031-32	\$333,219,272	\$262,602,222	\$68,837,151	\$331,439,373
2032-33	\$356,530,062	\$276,816,054	\$77,934,110	\$354,750,163
2033-34	\$364,626,517	\$278,959,770	\$83,886,848	\$362,846,618
2034-35	\$389,401,183	\$293,884,993	\$93,736,291	\$387,621,284
2035-36	\$397,497,638	\$296,028,709	\$99,689,029	\$395,717,739

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.21%	-0.53%	77.68%	22.00%	0.00%	0.32%
2026-27	93.91%	-10.35%	83.56%	15.90%	0.00%	0.16%
2027-28	93.70%	-10.64%	83.05%	16.41%	0.00%	0.16%
2028-29	93.01%	-10.44%	82.57%	16.94%	0.00%	0.15%
2029-30	92.82%	-10.68%	82.14%	17.37%	0.00%	0.14%
2030-31	92.15%	-10.43%	81.72%	17.83%	0.00%	0.13%
2031-32	92.01%	-10.65%	81.36%	18.20%	0.00%	0.13%
2032-33	91.36%	-10.38%	80.99%	18.61%	0.00%	0.12%
2033-34	91.25%	-10.58%	80.67%	18.93%	0.00%	0.12%
2034-35	90.63%	-10.29%	80.33%	19.30%	0.00%	0.11%
2035-36	90.54%	-10.48%	80.06%	19.58%	0.00%	0.11%

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 GRANGER, 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	\$113,949,309	\$8.25729	\$940,912
2026-27	\$229,889,172	\$4.24291	\$975,399
2027-28	\$231,978,889	\$4.31218	\$1,000,335
2028-29	\$244,788,050	\$4.23211	\$1,035,970
2029-30	\$246,931,766	\$4.29693	\$1,061,049
2030-31	\$260,458,506	\$4.21501	\$1,097,835
2031-32	\$262,602,222	\$4.27563	\$1,122,790
2032-33	\$276,816,054	\$4.19315	\$1,160,731
2033-34	\$278,959,770	\$4.24984	\$1,185,534
2034-35	\$293,884,993	\$4.16705	\$1,224,633
2035-36	\$296,028,709	\$4.22008	\$1,249,265

CITY OF GRANGER, 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	\$113,949,309	\$8.25729	\$940,912
2026-27	\$114,113,494	\$8.25729	\$942,268
2027-28	\$109,880,723	\$8.25729	\$907,317
2028-29	\$112,775,574	\$8.10000	\$913,482
2029-30	\$114,789,042	\$8.10000	\$929,791
2030-31	\$117,721,842	\$8.10000	\$953,547
2031-32	\$120,043,887	\$8.10000	\$972,355
2032-33	\$123,018,060	\$8.10000	\$996,446
2033-34	\$125,665,441	\$8.10000	\$1,017,890
2034-35	\$128,684,992	\$8.10000	\$1,042,348
2035-36	\$131,674,389	\$8.10000	\$1,066,563

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	\$115,775,678	(\$4.01438)	\$33,131
2027-28	\$122,098,165	(\$3.94511)	\$93,018
2028-29	\$132,012,476	(\$3.86789)	\$122,488
2029-30	\$132,142,724	(\$3.80307)	\$131,257
2030-31	\$142,736,664	(\$3.88499)	\$144,288
2031-32	\$142,558,336	(\$3.82437)	\$150,434
2032-33	\$153,797,993	(\$3.90685)	\$164,285
2033-34	\$153,294,329	(\$3.85016)	\$167,644
2034-35	\$165,200,001	(\$3.93295)	\$182,285
2035-36	\$164,354,321	(\$3.87992)	\$182,702

CITY OF GRANGER, 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	\$196	\$260	\$50,000	\$51,515	\$196	\$217	\$50,000	\$58,947	\$177	\$38	\$151	\$38	\$196	\$248
\$100,000	\$123,480	\$392	\$520	\$100,000	\$103,030	\$392	\$434	\$100,000	\$117,894	\$373	\$286	\$347	\$286	\$392	\$497
\$150,000	\$185,220	\$587	\$781	\$150,000	\$154,545	\$587	\$651	\$150,000	\$176,842	\$568	\$535	\$543	\$535	\$587	\$745
\$200,000	\$246,960	\$959	\$1,041	\$200,000	\$206,060	\$959	\$869	\$200,000	\$235,789	\$764	\$783	\$739	\$783	\$783	\$994
\$250,000	\$308,700	\$1,331	\$1,301	\$250,000	\$257,575	\$1,331	\$1,086	\$250,000	\$294,736	\$960	\$1,032	\$935	\$1,032	\$979	\$1,242
\$300,000	\$370,440	\$1,702	\$1,561	\$300,000	\$309,090	\$1,702	\$1,303	\$300,000	\$353,683	\$1,156	\$1,280	\$1,131	\$1,280	\$1,175	\$1,491
\$400,000	\$493,920	\$2,445	\$2,082	\$400,000	\$412,120	\$2,445	\$1,737	\$400,000	\$471,578	\$1,548	\$1,777	\$1,522	\$1,777	\$1,567	\$1,988
\$500,000	\$617,400	\$3,189	\$2,602	\$500,000	\$515,151	\$3,189	\$2,171	\$500,000	\$589,472	\$1,939	\$2,274	\$1,914	\$2,274	\$1,958	\$2,485
\$600,000	\$740,880	\$3,932	\$3,123	\$600,000	\$618,181	\$3,932	\$2,606	\$600,000	\$707,366	\$2,331	\$2,771	\$2,305	\$2,771	\$2,350	\$2,982
\$700,000	\$864,360	\$4,675	\$3,643	\$700,000	\$721,211	\$4,675	\$3,040	\$700,000	\$825,261	\$2,723	\$3,268	\$2,697	\$3,268	\$2,742	\$3,478
\$800,000	\$987,840	\$5,418	\$4,164	\$800,000	\$824,241	\$5,418	\$3,474	\$800,000	\$943,155	\$3,114	\$3,765	\$3,089	\$3,765	\$3,133	\$3,975
\$900,000	\$1,111,320	\$6,161	\$4,684	\$900,000	\$927,271	\$6,161	\$3,908	\$900,000	\$1,061,050	\$3,506	\$4,262	\$3,480	\$4,262	\$3,525	\$4,472
\$1,000,000	\$1,234,800	\$6,904	\$5,205	\$1,000,000	\$1,030,301	\$6,904	\$4,343	\$1,000,000	\$1,178,944	\$3,898	\$4,759	\$3,872	\$4,759	\$3,917	\$4,969
\$2,000,000	\$2,469,600	\$14,336	\$10,409	\$2,000,000	\$2,060,602	\$14,336	\$8,685	\$2,000,000	\$2,357,888	\$7,814	\$9,728	\$7,789	\$9,728	\$7,833	\$9,939
\$3,000,000	\$3,704,400	\$21,767	\$15,614	\$3,000,000	\$3,090,903	\$21,767	\$13,028	\$3,000,000	\$3,536,832	\$11,731	\$14,697	\$11,705	\$14,697	\$11,750	\$14,908
\$4,000,000	\$4,939,200	\$29,199	\$20,819	\$4,000,000	\$4,121,204	\$29,199	\$17,371	\$4,000,000	\$4,715,776	\$15,647	\$19,666	\$15,622	\$19,666	\$15,666	\$19,877
\$5,000,000	\$6,174,000	\$36,631	\$26,023	\$5,000,000	\$5,151,505	\$36,631	\$21,714	\$5,000,000	\$5,894,720	\$19,564	\$24,636	\$19,538	\$24,636	\$19,583	\$24,846
\$6,000,000	\$7,408,800	\$44,062	\$31,228	\$6,000,000	\$6,181,806	\$44,062	\$26,056	\$6,000,000	\$7,073,664	\$23,480	\$29,605	\$23,455	\$29,605	\$23,499	\$29,816
\$7,000,000	\$8,643,600	\$51,494	\$36,433	\$7,000,000	\$7,212,107	\$51,494	\$30,399	\$7,000,000	\$8,252,608	\$27,397	\$34,574	\$27,372	\$34,574	\$27,416	\$34,785
\$8,000,000	\$9,878,400	\$58,925	\$41,638	\$8,000,000	\$8,242,408	\$58,925	\$34,742	\$8,000,000	\$9,431,552	\$31,314	\$39,543	\$31,288	\$39,543	\$31,333	\$39,754
\$9,000,000	\$11,113,200	\$66,357	\$46,842	\$9,000,000	\$9,272,709	\$66,357	\$39,085	\$9,000,000	\$10,610,496	\$35,230	\$44,513	\$35,205	\$44,513	\$35,249	\$44,723
\$10,000,000	\$12,348,000	\$73,788	\$52,047	\$10,000,000	\$10,303,010	\$73,788	\$43,427	\$10,000,000	\$11,789,440	\$39,147	\$49,482	\$39,121	\$49,482	\$39,166	\$49,693
\$15,000,000	\$18,522,000	\$110,946	\$78,070	\$15,000,000	\$15,454,515	\$110,946	\$65,141	\$15,000,000	\$17,684,160	\$58,729	\$74,328	\$58,704	\$74,328	\$58,748	\$74,539
\$20,000,000	\$24,696,000	\$148,104	\$104,094	\$20,000,000	\$20,606,020	\$148,104	\$86,855	\$20,000,000	\$23,578,880	\$78,312	\$99,174	\$78,287	\$99,174	\$78,331	\$99,385
\$25,000,000	\$30,870,000	\$185,262	\$130,117	\$25,000,000	\$25,757,525	\$185,262	\$108,568	\$25,000,000	\$29,473,600	\$97,895	\$124,021	\$97,870	\$124,021	\$97,914	\$124,232
\$30,000,000	\$37,044,000	\$222,420	\$156,141	\$30,000,000	\$30,909,030	\$222,420	\$130,282	\$30,000,000	\$35,368,320	\$117,478	\$148,867	\$117,452	\$148,867	\$117,497	\$149,078
\$35,000,000	\$43,218,000	\$259,577	\$182,164	\$35,000,000	\$36,060,535	\$259,577	\$151,996	\$35,000,000	\$41,263,040	\$137,061	\$173,713	\$137,035	\$173,713	\$137,080	\$173,924
\$40,000,000	\$49,392,000	\$296,735	\$208,188	\$40,000,000	\$41,212,040	\$296,735	\$173,709	\$40,000,000	\$47,157,760	\$156,644	\$198,560	\$156,618	\$198,560	\$156,663	\$198,770
\$45,000,000	\$55,566,000	\$333,893	\$234,211	\$45,000,000	\$46,363,545	\$333,893	\$195,423	\$45,000,000	\$53,052,480	\$176,226	\$223,406	\$176,201	\$223,406	\$176,245	\$223,617
\$50,000,000	\$61,740,000	\$371,051	\$260,235	\$50,000,000	\$51,515,050	\$371,051	\$217,136	\$50,000,000	\$58,947,200	\$195,809	\$248,252	\$195,784	\$248,252	\$195,828	\$248,463

CITY OF GRANGER, 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	\$64	32.89%	\$21	10.88%	(\$139)	(78.67%)	(\$114)	(75.09%)	\$53	26.88%
\$100,000	\$129	32.89%	\$43	10.88%	(\$86)	(23.21%)	(\$61)	(17.58%)	\$105	26.88%
\$150,000	\$193	32.89%	\$64	10.88%	(\$34)	(5.95%)	(\$8)	(1.55%)	\$158	26.88%
\$200,000	\$82	8.54%	(\$91)	(9.44%)	\$19	2.46%	\$44	5.99%	\$211	26.88%
\$250,000	(\$29)	(2.21%)	(\$245)	(18.41%)	\$71	7.44%	\$97	10.36%	\$263	26.88%
\$300,000	(\$141)	(8.27%)	(\$399)	(23.46%)	\$124	10.73%	\$150	13.23%	\$316	26.88%
\$400,000	(\$363)	(14.86%)	(\$708)	(28.96%)	\$229	14.82%	\$255	16.74%	\$421	26.88%
\$500,000	(\$586)	(18.38%)	(\$1,017)	(31.90%)	\$335	17.25%	\$360	18.81%	\$526	26.88%
\$600,000	(\$809)	(20.57%)	(\$1,326)	(33.73%)	\$440	18.87%	\$465	20.18%	\$632	26.88%
\$700,000	(\$1,032)	(22.07%)	(\$1,635)	(34.97%)	\$545	20.02%	\$571	21.16%	\$737	26.88%
\$800,000	(\$1,254)	(23.15%)	(\$1,944)	(35.88%)	\$650	20.88%	\$676	21.88%	\$842	26.88%
\$900,000	(\$1,477)	(23.97%)	(\$2,253)	(36.56%)	\$756	21.55%	\$781	22.44%	\$947	26.88%
\$1,000,000	(\$1,700)	(24.62%)	(\$2,562)	(37.10%)	\$861	22.09%	\$886	22.89%	\$1,053	26.88%
\$2,000,000	(\$3,926)	(27.39%)	(\$5,650)	(39.41%)	\$1,914	24.49%	\$1,939	24.90%	\$2,105	26.88%
\$3,000,000	(\$6,153)	(28.27%)	(\$8,739)	(40.15%)	\$2,966	25.29%	\$2,992	25.56%	\$3,158	26.88%
\$4,000,000	(\$8,380)	(28.70%)	(\$11,828)	(40.51%)	\$4,019	25.69%	\$4,044	25.89%	\$4,211	26.88%
\$5,000,000	(\$10,607)	(28.96%)	(\$14,917)	(40.72%)	\$5,072	25.92%	\$5,097	26.09%	\$5,263	26.88%
\$6,000,000	(\$12,834)	(29.13%)	(\$18,006)	(40.86%)	\$6,124	26.08%	\$6,150	26.22%	\$6,316	26.88%
\$7,000,000	(\$15,061)	(29.25%)	(\$21,095)	(40.97%)	\$7,177	26.20%	\$7,203	26.31%	\$7,369	26.88%
\$8,000,000	(\$17,288)	(29.34%)	(\$24,183)	(41.04%)	\$8,230	26.28%	\$8,255	26.38%	\$8,422	26.88%
\$9,000,000	(\$19,515)	(29.41%)	(\$27,272)	(41.10%)	\$9,283	26.35%	\$9,308	26.44%	\$9,474	26.88%
\$10,000,000	(\$21,741)	(29.46%)	(\$30,361)	(41.15%)	\$10,335	26.40%	\$10,361	26.48%	\$10,527	26.88%
\$15,000,000	(\$32,876)	(29.63%)	(\$45,805)	(41.29%)	\$15,599	26.56%	\$15,624	26.62%	\$15,790	26.88%
\$20,000,000	(\$44,010)	(29.72%)	(\$61,249)	(41.36%)	\$20,862	26.64%	\$20,888	26.68%	\$21,054	26.88%
\$25,000,000	(\$55,144)	(29.77%)	(\$76,694)	(41.40%)	\$26,126	26.69%	\$26,151	26.72%	\$26,317	26.88%
\$30,000,000	(\$66,279)	(29.80%)	(\$92,138)	(41.43%)	\$31,389	26.72%	\$31,415	26.75%	\$31,581	26.88%
\$35,000,000	(\$77,413)	(29.82%)	(\$107,582)	(41.45%)	\$36,653	26.74%	\$36,678	26.77%	\$36,844	26.88%
\$40,000,000	(\$88,547)	(29.84%)	(\$123,026)	(41.46%)	\$41,916	26.76%	\$41,942	26.78%	\$42,108	26.88%
\$45,000,000	(\$99,682)	(29.85%)	(\$138,470)	(41.47%)	\$47,180	26.77%	\$47,205	26.79%	\$47,371	26.88%
\$50,000,000	(\$110,816)	(29.87%)	(\$153,914)	(41.48%)	\$52,443	26.78%	\$52,469	26.80%	\$52,635	26.88%