

CITY OF IONIA, 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	\$8.37000	\$57,885	\$0	\$57,885	
2026-27	\$5.30618	\$59,043	\$81	\$59,124	2.1%
2027-28	\$5.34057	\$59,420	\$82	\$59,502	0.6%
2028-29	\$5.16982	\$60,692	\$79	\$60,771	2.1%
2029-30	\$5.19717	\$61,075	\$80	\$61,154	0.6%
2030-31	\$5.02835	\$62,377	\$77	\$62,454	2.1%
2031-32	\$5.05488	\$62,766	\$77	\$62,844	0.6%
2032-33	\$4.89361	\$64,101	\$75	\$64,176	2.1%
2033-34	\$4.91935	\$64,496	\$75	\$64,572	0.6%
2034-35	\$4.76507	\$65,863	\$73	\$65,936	2.1%
2035-36	\$4.79007	\$66,266	\$73	\$66,339	0.6%

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	\$14,663,188	\$6,915,823	\$0	\$6,915,823
2026-27	\$12,238,447	\$11,142,549	\$0	\$11,142,549
2027-28	\$12,237,347	\$11,141,449	\$0	\$11,141,449
2028-29	\$12,850,815	\$11,754,917	\$0	\$11,754,917
2029-30	\$12,862,715	\$11,766,817	\$0	\$11,766,817
2030-31	\$13,516,297	\$12,420,399	\$0	\$12,420,399
2031-32	\$13,528,197	\$12,432,299	\$0	\$12,432,299
2032-33	\$14,210,044	\$13,114,146	\$0	\$13,114,146
2033-34	\$14,221,944	\$13,126,046	\$0	\$13,126,046
2034-35	\$14,933,254	\$13,837,356	\$0	\$13,837,356
2035-36	\$14,945,154	\$13,849,256	\$0	\$13,849,256

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.91%	-3.10%	72.81%	22.13%	0.00%	1.61%
2026-27	108.41%	-35.33%	73.09%	23.47%	0.00%	1.00%
2027-28	108.56%	-35.48%	73.09%	23.47%	0.00%	1.00%
2028-29	107.14%	-33.76%	73.38%	23.36%	0.00%	0.95%
2029-30	107.16%	-33.76%	73.41%	23.33%	0.00%	0.95%
2030-31	105.71%	-32.01%	73.70%	23.21%	0.00%	0.90%
2031-32	105.73%	-32.00%	73.73%	23.19%	0.00%	0.90%
2032-33	104.36%	-30.36%	74.00%	23.08%	0.00%	0.85%
2033-34	104.38%	-30.36%	74.02%	23.06%	0.00%	0.85%
2034-35	103.09%	-28.82%	74.26%	22.97%	0.00%	0.80%
2035-36	103.11%	-28.82%	74.29%	22.95%	0.00%	0.80%

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 IONIA, 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	\$6,915,823	\$8.37000	\$57,885
2026-27	\$11,142,549	\$5.30618	\$59,124
2027-28	\$11,141,449	\$5.34057	\$59,502
2028-29	\$11,754,917	\$5.16982	\$60,771
2029-30	\$11,766,817	\$5.19717	\$61,154
2030-31	\$12,420,399	\$5.02835	\$62,454
2031-32	\$12,432,299	\$5.05488	\$62,844
2032-33	\$13,114,146	\$4.89361	\$64,176
2033-34	\$13,126,046	\$4.91935	\$64,572
2034-35	\$13,837,356	\$4.76507	\$65,936
2035-36	\$13,849,256	\$4.79007	\$66,339

CITY OF IONIA, 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	\$6,915,823	\$8.37000	\$57,885
2026-27	\$7,096,024	\$8.37000	\$59,394
2027-28	\$7,216,158	\$8.37000	\$60,399
2028-29	\$7,469,535	\$8.10000	\$60,503
2029-30	\$7,595,974	\$8.10000	\$61,527
2030-31	\$7,862,541	\$8.10000	\$63,687
2031-32	\$7,995,598	\$8.10000	\$64,764
2032-33	\$8,276,033	\$8.10000	\$67,036
2033-34	\$8,416,076	\$8.10000	\$68,170
2034-35	\$8,711,103	\$8.10000	\$70,560
2035-36	\$8,858,479	\$8.10000	\$71,754

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	\$4,046,525	(\$3.06382)	-\$269
2027-28	\$3,925,291	(\$3.02943)	-\$898
2028-29	\$4,285,383	(\$2.93018)	\$268
2029-30	\$4,170,843	(\$2.90283)	-\$373
2030-31	\$4,557,858	(\$3.07165)	-\$1,232
2031-32	\$4,436,701	(\$3.04512)	-\$1,921
2032-33	\$4,838,113	(\$3.20639)	-\$2,860
2033-34	\$4,709,970	(\$3.18065)	-\$3,599
2034-35	\$5,126,253	(\$3.33493)	-\$4,624
2035-36	\$4,990,777	(\$3.30993)	-\$5,415

CITY OF IONIA, 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	\$199	\$310	\$50,000	\$51,515	\$199	\$259	\$50,000	\$58,947	\$179	\$45	\$153	\$45	\$199	\$296
\$100,000	\$123,480	\$397	\$621	\$100,000	\$103,030	\$397	\$518	\$100,000	\$117,894	\$378	\$341	\$352	\$341	\$397	\$593
\$150,000	\$185,220	\$596	\$931	\$150,000	\$154,545	\$596	\$777	\$150,000	\$176,842	\$576	\$638	\$550	\$638	\$596	\$889
\$200,000	\$246,960	\$972	\$1,242	\$200,000	\$206,060	\$972	\$1,036	\$200,000	\$235,789	\$775	\$934	\$749	\$934	\$794	\$1,186
\$250,000	\$308,700	\$1,349	\$1,552	\$250,000	\$257,575	\$1,349	\$1,295	\$250,000	\$294,736	\$973	\$1,231	\$947	\$1,231	\$993	\$1,482
\$300,000	\$370,440	\$1,725	\$1,863	\$300,000	\$309,090	\$1,725	\$1,554	\$300,000	\$353,683	\$1,172	\$1,527	\$1,146	\$1,527	\$1,191	\$1,778
\$400,000	\$493,920	\$2,479	\$2,484	\$400,000	\$412,120	\$2,479	\$2,072	\$400,000	\$471,578	\$1,569	\$2,120	\$1,543	\$2,120	\$1,588	\$2,371
\$500,000	\$617,400	\$3,232	\$3,105	\$500,000	\$515,151	\$3,232	\$2,590	\$500,000	\$589,472	\$1,966	\$2,713	\$1,940	\$2,713	\$1,985	\$2,964
\$600,000	\$740,880	\$3,985	\$3,725	\$600,000	\$618,181	\$3,985	\$3,108	\$600,000	\$707,366	\$2,363	\$3,305	\$2,337	\$3,305	\$2,382	\$3,557
\$700,000	\$864,360	\$4,739	\$4,346	\$700,000	\$721,211	\$4,739	\$3,626	\$700,000	\$825,261	\$2,760	\$3,898	\$2,734	\$3,898	\$2,779	\$4,150
\$800,000	\$987,840	\$5,492	\$4,967	\$800,000	\$824,241	\$5,492	\$4,145	\$800,000	\$943,155	\$3,157	\$4,491	\$3,131	\$4,491	\$3,176	\$4,743
\$900,000	\$1,111,320	\$6,245	\$5,588	\$900,000	\$927,271	\$6,245	\$4,663	\$900,000	\$1,061,050	\$3,554	\$5,084	\$3,528	\$5,084	\$3,573	\$5,335
\$1,000,000	\$1,234,800	\$6,999	\$6,209	\$1,000,000	\$1,030,301	\$6,999	\$5,181	\$1,000,000	\$1,178,944	\$3,951	\$5,677	\$3,925	\$5,677	\$3,970	\$5,928
\$2,000,000	\$2,469,600	\$14,532	\$12,418	\$2,000,000	\$2,060,602	\$14,532	\$10,361	\$2,000,000	\$2,357,888	\$7,921	\$11,605	\$7,895	\$11,605	\$7,940	\$11,856
\$3,000,000	\$3,704,400	\$22,065	\$18,627	\$3,000,000	\$3,090,903	\$22,065	\$15,542	\$3,000,000	\$3,536,832	\$11,891	\$17,533	\$11,865	\$17,533	\$11,910	\$17,784
\$4,000,000	\$4,939,200	\$29,598	\$24,836	\$4,000,000	\$4,121,204	\$29,598	\$20,723	\$4,000,000	\$4,715,776	\$15,861	\$23,461	\$15,835	\$23,461	\$15,880	\$23,713
\$5,000,000	\$6,174,000	\$37,131	\$31,045	\$5,000,000	\$5,151,505	\$37,131	\$25,904	\$5,000,000	\$5,894,720	\$19,831	\$29,389	\$19,805	\$29,389	\$19,850	\$29,641
\$6,000,000	\$7,408,800	\$44,664	\$37,254	\$6,000,000	\$6,181,806	\$44,664	\$31,084	\$6,000,000	\$7,073,664	\$23,801	\$35,317	\$23,775	\$35,317	\$23,820	\$35,569
\$7,000,000	\$8,643,600	\$52,197	\$43,463	\$7,000,000	\$7,212,107	\$52,197	\$36,265	\$7,000,000	\$8,252,608	\$27,771	\$41,246	\$27,745	\$41,246	\$27,790	\$41,497
\$8,000,000	\$9,878,400	\$59,730	\$49,672	\$8,000,000	\$8,242,408	\$59,730	\$41,446	\$8,000,000	\$9,431,552	\$31,741	\$47,174	\$31,715	\$47,174	\$31,760	\$47,425
\$9,000,000	\$11,113,200	\$67,263	\$55,881	\$9,000,000	\$9,272,709	\$67,263	\$46,626	\$9,000,000	\$10,610,496	\$35,711	\$53,102	\$35,685	\$53,102	\$35,730	\$53,353
\$10,000,000	\$12,348,000	\$74,796	\$62,090	\$10,000,000	\$10,303,010	\$74,796	\$51,807	\$10,000,000	\$11,789,440	\$39,681	\$59,030	\$39,655	\$59,030	\$39,700	\$59,281
\$15,000,000	\$18,522,000	\$112,461	\$93,135	\$15,000,000	\$15,454,515	\$112,461	\$77,711	\$15,000,000	\$17,684,160	\$59,531	\$88,671	\$59,505	\$88,671	\$59,550	\$88,922
\$20,000,000	\$24,696,000	\$150,126	\$124,180	\$20,000,000	\$20,606,020	\$150,126	\$103,614	\$20,000,000	\$23,578,880	\$79,381	\$118,311	\$79,355	\$118,311	\$79,400	\$118,563
\$25,000,000	\$30,870,000	\$187,791	\$155,225	\$25,000,000	\$25,757,525	\$187,791	\$129,518	\$25,000,000	\$29,473,600	\$99,231	\$147,952	\$99,206	\$147,952	\$99,251	\$148,204
\$30,000,000	\$37,044,000	\$225,456	\$186,270	\$30,000,000	\$30,909,030	\$225,456	\$155,421	\$30,000,000	\$35,368,320	\$119,081	\$177,593	\$119,056	\$177,593	\$119,101	\$177,844
\$35,000,000	\$43,218,000	\$263,121	\$217,315	\$35,000,000	\$36,060,535	\$263,121	\$181,325	\$35,000,000	\$41,263,040	\$138,932	\$207,234	\$138,906	\$207,234	\$138,951	\$207,485
\$40,000,000	\$49,392,000	\$300,786	\$248,360	\$40,000,000	\$41,212,040	\$300,786	\$207,229	\$40,000,000	\$47,157,760	\$158,782	\$236,874	\$158,756	\$236,874	\$158,801	\$237,126
\$45,000,000	\$55,566,000	\$338,451	\$279,405	\$45,000,000	\$46,363,545	\$338,451	\$233,132	\$45,000,000	\$53,052,480	\$178,632	\$266,515	\$178,606	\$266,515	\$178,651	\$266,766
\$50,000,000	\$61,740,000	\$376,116	\$310,450	\$50,000,000	\$51,515,050	\$376,116	\$259,036	\$50,000,000	\$58,947,200	\$198,482	\$296,156	\$198,456	\$296,156	\$198,501	\$296,407

CITY OF IONIA, 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	\$112	56.40%	\$61	30.50%	(\$134)	(74.90%)	(\$108)	(70.68%)	\$98	49.32%
\$100,000	\$224	56.40%	\$121	30.50%	(\$36)	(9.62%)	(\$11)	(3.00%)	\$196	49.32%
\$150,000	\$336	56.40%	\$182	30.50%	\$62	10.68%	\$87	15.87%	\$294	49.32%
\$200,000	\$270	27.74%	\$64	6.58%	\$159	20.58%	\$185	24.74%	\$392	49.32%
\$250,000	\$203	15.08%	(\$54)	(3.98%)	\$257	26.44%	\$283	29.89%	\$490	49.32%
\$300,000	\$137	7.95%	(\$171)	(9.92%)	\$355	30.32%	\$381	33.25%	\$587	49.32%
\$400,000	\$5	0.20%	(\$406)	(16.40%)	\$551	35.13%	\$577	37.39%	\$783	49.32%
\$500,000	(\$128)	(3.95%)	(\$642)	(19.85%)	\$747	38.00%	\$773	39.83%	\$979	49.32%
\$600,000	(\$260)	(6.52%)	(\$877)	(22.00%)	\$943	39.90%	\$969	41.44%	\$1,175	49.32%
\$700,000	(\$392)	(8.28%)	(\$1,112)	(23.47%)	\$1,139	41.25%	\$1,164	42.59%	\$1,371	49.32%
\$800,000	(\$525)	(9.55%)	(\$1,347)	(24.53%)	\$1,334	42.27%	\$1,360	43.44%	\$1,566	49.32%
\$900,000	(\$657)	(10.52%)	(\$1,583)	(25.34%)	\$1,530	43.06%	\$1,556	44.10%	\$1,762	49.32%
\$1,000,000	(\$790)	(11.28%)	(\$1,818)	(25.97%)	\$1,726	43.69%	\$1,752	44.63%	\$1,958	49.32%
\$2,000,000	(\$2,114)	(14.54%)	(\$4,170)	(28.70%)	\$3,684	46.51%	\$3,710	46.99%	\$3,916	49.32%
\$3,000,000	(\$3,438)	(15.58%)	(\$6,522)	(29.56%)	\$5,642	47.45%	\$5,668	47.77%	\$5,874	49.32%
\$4,000,000	(\$4,762)	(16.09%)	(\$8,875)	(29.98%)	\$7,600	47.92%	\$7,626	48.16%	\$7,832	49.32%
\$5,000,000	(\$6,086)	(16.39%)	(\$11,227)	(30.24%)	\$9,558	48.20%	\$9,584	48.39%	\$9,791	49.32%
\$6,000,000	(\$7,410)	(16.59%)	(\$13,579)	(30.40%)	\$11,517	48.39%	\$11,542	48.55%	\$11,749	49.32%
\$7,000,000	(\$8,734)	(16.73%)	(\$15,932)	(30.52%)	\$13,475	48.52%	\$13,500	48.66%	\$13,707	49.32%
\$8,000,000	(\$10,058)	(16.84%)	(\$18,284)	(30.61%)	\$15,433	48.62%	\$15,459	48.74%	\$15,665	49.32%
\$9,000,000	(\$11,381)	(16.92%)	(\$20,636)	(30.68%)	\$17,391	48.70%	\$17,417	48.81%	\$17,623	49.32%
\$10,000,000	(\$12,705)	(16.99%)	(\$22,988)	(30.73%)	\$19,349	48.76%	\$19,375	48.86%	\$19,581	49.32%
\$15,000,000	(\$19,325)	(17.18%)	(\$34,750)	(30.90%)	\$29,140	48.95%	\$29,165	49.01%	\$29,372	49.32%
\$20,000,000	(\$25,945)	(17.28%)	(\$46,511)	(30.98%)	\$38,930	49.04%	\$38,956	49.09%	\$39,162	49.32%
\$25,000,000	(\$32,565)	(17.34%)	(\$58,273)	(31.03%)	\$48,721	49.10%	\$48,747	49.14%	\$48,953	49.32%
\$30,000,000	(\$39,185)	(17.38%)	(\$70,034)	(31.06%)	\$58,511	49.14%	\$58,537	49.17%	\$58,744	49.32%
\$35,000,000	(\$45,805)	(17.41%)	(\$81,796)	(31.09%)	\$68,302	49.16%	\$68,328	49.19%	\$68,534	49.32%
\$40,000,000	(\$52,425)	(17.43%)	(\$93,557)	(31.10%)	\$78,093	49.18%	\$78,118	49.21%	\$78,325	49.32%
\$45,000,000	(\$59,045)	(17.45%)	(\$105,318)	(31.12%)	\$87,883	49.20%	\$87,909	49.22%	\$88,115	49.32%
\$50,000,000	(\$65,665)	(17.46%)	(\$117,080)	(31.13%)	\$97,674	49.21%	\$97,700	49.23%	\$97,906	49.32%