

CITY OF INDIANOLA, 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	\$7.86255	\$5,527,643	\$0	\$5,527,643	
2026-27	\$4.12664	\$5,638,196	\$55,986	\$5,694,182	3.0%
2027-28	\$4.16762	\$5,739,954	\$56,542	\$5,796,497	1.8%
2028-29	\$4.07282	\$5,912,424	\$55,256	\$5,967,680	3.0%
2029-30	\$4.11088	\$6,014,894	\$55,773	\$6,070,667	1.7%
2030-31	\$4.01599	\$6,192,085	\$54,485	\$6,246,570	2.9%
2031-32	\$4.05133	\$6,293,110	\$54,965	\$6,348,075	1.6%
2032-33	\$3.95789	\$6,475,035	\$53,697	\$6,528,732	2.8%
2033-34	\$3.99071	\$6,574,567	\$54,142	\$6,628,709	1.5%
2034-35	\$3.89875	\$6,761,275	\$52,895	\$6,814,170	2.8%
2035-36	\$3.92925	\$6,859,302	\$53,308	\$6,912,611	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	\$1,454,190,725	\$703,033,963	\$49,219,680	\$752,253,643
2026-27	\$1,445,077,507	\$1,379,859,043	\$56,502,882	\$1,436,361,924
2027-28	\$1,456,747,887	\$1,390,841,002	\$57,191,302	\$1,448,032,304
2028-29	\$1,534,665,617	\$1,465,245,168	\$60,704,866	\$1,525,950,034
2029-30	\$1,546,840,494	\$1,476,731,626	\$61,393,286	\$1,538,124,911
2030-31	\$1,629,257,318	\$1,555,424,786	\$65,116,949	\$1,620,541,735
2031-32	\$1,641,432,195	\$1,566,911,243	\$65,805,369	\$1,632,716,612
2032-33	\$1,728,013,860	\$1,649,548,641	\$69,749,636	\$1,719,298,277
2033-34	\$1,740,188,738	\$1,661,035,099	\$70,438,056	\$1,731,473,155
2034-35	\$1,831,112,828	\$1,747,783,287	\$74,613,958	\$1,822,397,245
2035-36	\$1,843,287,706	\$1,759,269,744	\$75,302,378	\$1,834,572,123

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.13%	-1.13%	77.00%	20.38%	2.38%	0.22%
2026-27	94.68%	-11.72%	82.96%	15.35%	1.45%	0.12%
2027-28	94.56%	-11.80%	82.76%	15.56%	1.44%	0.12%
2028-29	93.94%	-11.37%	82.57%	15.83%	1.38%	0.11%
2029-30	93.80%	-11.41%	82.39%	16.02%	1.37%	0.11%
2030-31	93.17%	-10.96%	82.21%	16.27%	1.31%	0.10%
2031-32	93.05%	-11.00%	82.05%	16.44%	1.30%	0.10%
2032-33	92.44%	-10.57%	81.88%	16.68%	1.25%	0.10%
2033-34	92.33%	-10.61%	81.72%	16.85%	1.24%	0.10%
2034-35	91.75%	-10.19%	81.56%	17.08%	1.19%	0.09%
2035-36	91.65%	-10.24%	81.41%	17.23%	1.18%	0.09%

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 INDIANOLA, 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	\$703,033,963	\$7.86255	\$5,527,643
2026-27	\$1,379,859,043	\$4.12664	\$5,694,182
2027-28	\$1,390,841,002	\$4.16762	\$5,796,497
2028-29	\$1,465,245,168	\$4.07282	\$5,967,680
2029-30	\$1,476,731,626	\$4.11088	\$6,070,667
2030-31	\$1,555,424,786	\$4.01599	\$6,246,570
2031-32	\$1,566,911,243	\$4.05133	\$6,348,075
2032-33	\$1,649,548,641	\$3.95789	\$6,528,732
2033-34	\$1,661,035,099	\$3.99071	\$6,628,709
2034-35	\$1,747,783,287	\$3.89875	\$6,814,170
2035-36	\$1,759,269,744	\$3.92925	\$6,912,611

CITY OF INDIANOLA, 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	\$703,033,963	\$7.86255	\$5,527,643
2026-27	\$721,618,576	\$7.86255	\$5,673,765
2027-28	\$741,052,515	\$7.86255	\$5,826,566
2028-29	\$772,925,367	\$7.86255	\$6,077,168
2029-30	\$793,945,424	\$7.86255	\$6,242,439
2030-31	\$827,701,711	\$7.86255	\$6,507,850
2031-32	\$849,664,593	\$7.86255	\$6,680,534
2032-33	\$885,401,586	\$7.86255	\$6,961,518
2033-34	\$908,359,327	\$7.86255	\$7,142,025
2034-35	\$946,181,030	\$7.86255	\$7,439,400
2035-36	\$970,183,611	\$7.86255	\$7,628,121

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	\$658,240,467	(\$3.73591)	\$20,417
2027-28	\$649,788,487	(\$3.69493)	-\$30,069
2028-29	\$692,319,801	(\$3.78973)	-\$109,488
2029-30	\$682,786,201	(\$3.75167)	-\$171,773
2030-31	\$727,723,075	(\$3.84656)	-\$261,279
2031-32	\$717,246,650	(\$3.81122)	-\$332,460
2032-33	\$764,147,055	(\$3.90466)	-\$432,786
2033-34	\$752,675,772	(\$3.87184)	-\$513,315
2034-35	\$801,602,257	(\$3.96380)	-\$625,230
2035-36	\$789,086,134	(\$3.93330)	-\$715,511

CITY OF INDIANOLA, 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	\$186	\$248	\$50,000	\$51,515	\$186	\$207	\$50,000	\$58,947	\$168	\$36	\$144	\$36	\$186	\$237
\$100,000	\$123,480	\$373	\$496	\$100,000	\$103,030	\$373	\$414	\$100,000	\$117,894	\$355	\$273	\$331	\$273	\$373	\$473
\$150,000	\$185,220	\$559	\$744	\$150,000	\$154,545	\$559	\$621	\$150,000	\$176,842	\$541	\$509	\$517	\$509	\$559	\$710
\$200,000	\$246,960	\$913	\$992	\$200,000	\$206,060	\$913	\$828	\$200,000	\$235,789	\$728	\$746	\$704	\$746	\$746	\$947
\$250,000	\$308,700	\$1,267	\$1,240	\$250,000	\$257,575	\$1,267	\$1,034	\$250,000	\$294,736	\$914	\$983	\$890	\$983	\$932	\$1,184
\$300,000	\$370,440	\$1,621	\$1,488	\$300,000	\$309,090	\$1,621	\$1,241	\$300,000	\$353,683	\$1,101	\$1,220	\$1,076	\$1,220	\$1,119	\$1,420
\$400,000	\$493,920	\$2,328	\$1,984	\$400,000	\$412,120	\$2,328	\$1,655	\$400,000	\$471,578	\$1,474	\$1,693	\$1,449	\$1,693	\$1,492	\$1,894
\$500,000	\$617,400	\$3,036	\$2,479	\$500,000	\$515,151	\$3,036	\$2,069	\$500,000	\$589,472	\$1,847	\$2,167	\$1,822	\$2,167	\$1,865	\$2,367
\$600,000	\$740,880	\$3,744	\$2,975	\$600,000	\$618,181	\$3,744	\$2,483	\$600,000	\$707,366	\$2,220	\$2,640	\$2,195	\$2,640	\$2,238	\$2,841
\$700,000	\$864,360	\$4,451	\$3,471	\$700,000	\$721,211	\$4,451	\$2,896	\$700,000	\$825,261	\$2,592	\$3,113	\$2,568	\$3,113	\$2,611	\$3,314
\$800,000	\$987,840	\$5,159	\$3,967	\$800,000	\$824,241	\$5,159	\$3,310	\$800,000	\$943,155	\$2,965	\$3,587	\$2,941	\$3,587	\$2,983	\$3,788
\$900,000	\$1,111,320	\$5,867	\$4,463	\$900,000	\$927,271	\$5,867	\$3,724	\$900,000	\$1,061,050	\$3,338	\$4,060	\$3,314	\$4,060	\$3,356	\$4,261
\$1,000,000	\$1,234,800	\$6,574	\$4,959	\$1,000,000	\$1,030,301	\$6,574	\$4,138	\$1,000,000	\$1,178,944	\$3,711	\$4,534	\$3,687	\$4,534	\$3,729	\$4,735
\$2,000,000	\$2,469,600	\$13,651	\$9,918	\$2,000,000	\$2,060,602	\$13,651	\$8,275	\$2,000,000	\$2,357,888	\$7,441	\$9,268	\$7,416	\$9,268	\$7,459	\$9,469
\$3,000,000	\$3,704,400	\$20,727	\$14,877	\$3,000,000	\$3,090,903	\$20,727	\$12,413	\$3,000,000	\$3,536,832	\$11,170	\$14,003	\$11,146	\$14,003	\$11,188	\$14,204
\$4,000,000	\$4,939,200	\$27,803	\$19,836	\$4,000,000	\$4,121,204	\$27,803	\$16,551	\$4,000,000	\$4,715,776	\$14,899	\$18,738	\$14,875	\$18,738	\$14,917	\$18,939
\$5,000,000	\$6,174,000	\$34,879	\$24,795	\$5,000,000	\$5,151,505	\$34,879	\$20,688	\$5,000,000	\$5,894,720	\$18,629	\$23,472	\$18,604	\$23,472	\$18,647	\$23,673
\$6,000,000	\$7,408,800	\$41,956	\$29,754	\$6,000,000	\$6,181,806	\$41,956	\$24,826	\$6,000,000	\$7,073,664	\$22,358	\$28,207	\$22,334	\$28,207	\$22,376	\$28,408
\$7,000,000	\$8,643,600	\$49,032	\$34,713	\$7,000,000	\$7,212,107	\$49,032	\$28,964	\$7,000,000	\$8,252,608	\$26,087	\$32,942	\$26,063	\$32,942	\$26,105	\$33,142
\$8,000,000	\$9,878,400	\$56,108	\$39,672	\$8,000,000	\$8,242,408	\$56,108	\$33,101	\$8,000,000	\$9,431,552	\$29,817	\$37,676	\$29,792	\$37,676	\$29,835	\$37,877
\$9,000,000	\$11,113,200	\$63,185	\$44,631	\$9,000,000	\$9,272,709	\$63,185	\$37,239	\$9,000,000	\$10,610,496	\$33,546	\$42,411	\$33,522	\$42,411	\$33,564	\$42,612
\$10,000,000	\$12,348,000	\$70,261	\$49,589	\$10,000,000	\$10,303,010	\$70,261	\$41,377	\$10,000,000	\$11,789,440	\$37,275	\$47,145	\$37,251	\$47,145	\$37,293	\$47,346
\$15,000,000	\$18,522,000	\$105,642	\$74,384	\$15,000,000	\$15,454,515	\$105,642	\$62,065	\$15,000,000	\$17,684,160	\$55,922	\$70,819	\$55,898	\$70,819	\$55,940	\$71,019
\$20,000,000	\$24,696,000	\$141,024	\$99,179	\$20,000,000	\$20,606,020	\$141,024	\$82,754	\$20,000,000	\$23,578,880	\$74,569	\$94,492	\$74,544	\$94,492	\$74,587	\$94,693
\$25,000,000	\$30,870,000	\$176,405	\$123,974	\$25,000,000	\$25,757,525	\$176,405	\$103,442	\$25,000,000	\$29,473,600	\$93,215	\$118,165	\$93,191	\$118,165	\$93,233	\$118,366
\$30,000,000	\$37,044,000	\$211,787	\$148,768	\$30,000,000	\$30,909,030	\$211,787	\$124,130	\$30,000,000	\$35,368,320	\$111,862	\$141,838	\$111,838	\$141,838	\$111,880	\$142,039
\$35,000,000	\$43,218,000	\$247,168	\$173,563	\$35,000,000	\$36,060,535	\$247,168	\$144,819	\$35,000,000	\$41,263,040	\$130,509	\$165,511	\$130,484	\$165,511	\$130,527	\$165,712
\$40,000,000	\$49,392,000	\$282,550	\$198,358	\$40,000,000	\$41,212,040	\$282,550	\$165,507	\$40,000,000	\$47,157,760	\$149,155	\$189,184	\$149,131	\$189,184	\$149,173	\$189,385
\$45,000,000	\$55,566,000	\$317,931	\$223,153	\$45,000,000	\$46,363,545	\$317,931	\$186,196	\$45,000,000	\$53,052,480	\$167,802	\$212,857	\$167,778	\$212,857	\$167,820	\$213,058
\$50,000,000	\$61,740,000	\$353,313	\$247,947	\$50,000,000	\$51,515,050	\$353,313	\$206,884	\$50,000,000	\$58,947,200	\$186,449	\$236,531	\$186,424	\$236,531	\$186,467	\$236,731

CITY OF INDIANOLA, 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	\$61	32.97%	\$20	10.95%	(\$132)	(78.66%)	(\$108)	(75.07%)	\$50	26.96%
\$100,000	\$123	32.97%	\$41	10.95%	(\$82)	(23.16%)	(\$58)	(17.53%)	\$101	26.96%
\$150,000	\$184	32.97%	\$61	10.95%	(\$32)	(5.90%)	(\$8)	(1.48%)	\$151	26.96%
\$200,000	\$79	8.60%	(\$86)	(9.38%)	\$18	2.52%	\$43	6.05%	\$201	26.96%
\$250,000	(\$27)	(2.15%)	(\$233)	(18.36%)	\$69	7.50%	\$93	10.43%	\$251	26.96%
\$300,000	(\$133)	(8.22%)	(\$380)	(23.42%)	\$119	10.80%	\$143	13.29%	\$302	26.96%
\$400,000	(\$345)	(14.81%)	(\$673)	(28.92%)	\$219	14.89%	\$244	16.81%	\$402	26.96%
\$500,000	(\$557)	(18.33%)	(\$967)	(31.86%)	\$320	17.33%	\$344	18.89%	\$503	26.96%
\$600,000	(\$768)	(20.52%)	(\$1,261)	(33.69%)	\$420	18.94%	\$445	20.26%	\$603	26.96%
\$700,000	(\$980)	(22.02%)	(\$1,555)	(34.93%)	\$521	20.10%	\$545	21.23%	\$704	26.96%
\$800,000	(\$1,192)	(23.10%)	(\$1,849)	(35.84%)	\$622	20.96%	\$646	21.96%	\$804	26.96%
\$900,000	(\$1,404)	(23.92%)	(\$2,143)	(36.52%)	\$722	21.63%	\$746	22.52%	\$905	26.96%
\$1,000,000	(\$1,615)	(24.57%)	(\$2,437)	(37.06%)	\$823	22.16%	\$847	22.97%	\$1,005	26.96%
\$2,000,000	(\$3,733)	(27.34%)	(\$5,375)	(39.38%)	\$1,828	24.57%	\$1,852	24.97%	\$2,011	26.96%
\$3,000,000	(\$5,850)	(28.22%)	(\$8,314)	(40.11%)	\$2,833	25.36%	\$2,857	25.64%	\$3,016	26.96%
\$4,000,000	(\$7,967)	(28.66%)	(\$11,252)	(40.47%)	\$3,838	25.76%	\$3,863	25.97%	\$4,021	26.96%
\$5,000,000	(\$10,085)	(28.91%)	(\$14,191)	(40.69%)	\$4,844	26.00%	\$4,868	26.17%	\$5,026	26.96%
\$6,000,000	(\$12,202)	(29.08%)	(\$17,130)	(40.83%)	\$5,849	26.16%	\$5,873	26.30%	\$6,032	26.96%
\$7,000,000	(\$14,319)	(29.20%)	(\$20,068)	(40.93%)	\$6,854	26.27%	\$6,879	26.39%	\$7,037	26.96%
\$8,000,000	(\$16,437)	(29.29%)	(\$23,007)	(41.00%)	\$7,860	26.36%	\$7,884	26.46%	\$8,042	26.96%
\$9,000,000	(\$18,554)	(29.36%)	(\$25,946)	(41.06%)	\$8,865	26.43%	\$8,889	26.52%	\$9,048	26.96%
\$10,000,000	(\$20,672)	(29.42%)	(\$28,884)	(41.11%)	\$9,870	26.48%	\$9,894	26.56%	\$10,053	26.96%
\$15,000,000	(\$31,258)	(29.59%)	(\$43,577)	(41.25%)	\$14,897	26.64%	\$14,921	26.69%	\$15,079	26.96%
\$20,000,000	(\$41,845)	(29.67%)	(\$58,270)	(41.32%)	\$19,923	26.72%	\$19,947	26.76%	\$20,106	26.96%
\$25,000,000	(\$52,432)	(29.72%)	(\$72,963)	(41.36%)	\$24,950	26.77%	\$24,974	26.80%	\$25,132	26.96%
\$30,000,000	(\$63,019)	(29.76%)	(\$87,657)	(41.39%)	\$29,976	26.80%	\$30,000	26.82%	\$30,159	26.96%
\$35,000,000	(\$73,605)	(29.78%)	(\$102,350)	(41.41%)	\$35,003	26.82%	\$35,027	26.84%	\$35,185	26.96%
\$40,000,000	(\$84,192)	(29.80%)	(\$117,043)	(41.42%)	\$40,029	26.84%	\$40,053	26.86%	\$40,212	26.96%
\$45,000,000	(\$94,779)	(29.81%)	(\$131,736)	(41.44%)	\$45,055	26.85%	\$45,080	26.87%	\$45,238	26.96%
\$50,000,000	(\$105,366)	(29.82%)	(\$146,429)	(41.44%)	\$50,082	26.86%	\$50,106	26.88%	\$50,265	26.96%