

CITY OF IRETON, 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	\$8.50500	\$194,619	\$0	\$194,619	
2026-27	\$4.88755	\$198,511	\$1,183	\$199,694	2.6%
2027-28	\$4.91839	\$200,693	\$1,191	\$201,883	1.1%
2028-29	\$4.78692	\$205,921	\$1,159	\$207,080	2.6%
2029-30	\$4.81455	\$208,116	\$1,166	\$209,281	1.1%
2030-31	\$4.68500	\$213,467	\$1,134	\$214,601	2.5%
2031-32	\$4.71184	\$215,674	\$1,141	\$216,815	1.0%
2032-33	\$4.58636	\$221,151	\$1,110	\$222,261	2.5%
2033-34	\$4.61245	\$223,372	\$1,117	\$224,489	1.0%
2034-35	\$4.49082	\$228,979	\$1,087	\$230,066	2.5%
2035-36	\$4.51620	\$231,217	\$1,093	\$232,310	1.0%

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	\$50,947,847	\$22,882,856	\$3,563,592	\$26,446,448
2026-27	\$46,453,043	\$40,857,748	\$4,105,581	\$44,963,329
2027-28	\$46,699,129	\$41,046,655	\$4,162,760	\$45,209,415
2028-29	\$49,174,480	\$43,259,548	\$4,425,218	\$47,684,766
2029-30	\$49,440,567	\$43,468,456	\$4,482,397	\$47,950,853
2030-31	\$52,056,478	\$45,805,927	\$4,760,837	\$50,566,764
2031-32	\$52,322,565	\$46,014,835	\$4,818,016	\$50,832,851
2032-33	\$55,064,261	\$48,461,310	\$5,113,237	\$53,574,547
2033-34	\$55,330,348	\$48,670,218	\$5,170,416	\$53,840,634
2034-35	\$58,203,283	\$51,230,312	\$5,483,257	\$56,713,569
2035-36	\$58,469,370	\$51,439,220	\$5,540,436	\$56,979,656

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.83%	-2.15%	66.68%	24.49%	8.11%	0.71%
2026-27	93.36%	-22.21%	71.15%	22.77%	5.51%	0.42%
2027-28	93.19%	-22.21%	70.98%	22.97%	5.48%	0.42%
2028-29	92.20%	-21.16%	71.03%	23.18%	5.25%	0.40%
2029-30	92.00%	-21.11%	70.88%	23.37%	5.22%	0.39%
2030-31	91.02%	-20.08%	70.94%	23.56%	5.00%	0.37%
2031-32	90.84%	-20.04%	70.80%	23.74%	4.98%	0.37%
2032-33	89.92%	-19.07%	70.85%	23.93%	4.77%	0.35%
2033-34	89.75%	-19.04%	70.71%	24.09%	4.74%	0.35%
2034-35	88.87%	-18.13%	70.75%	24.28%	4.55%	0.33%
2035-36	88.72%	-18.10%	70.62%	24.43%	4.53%	0.33%

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 IRETON, 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	\$22,882,856	\$8.50500	\$194,619
2026-27	\$40,857,748	\$4.88755	\$199,694
2027-28	\$41,046,655	\$4.91839	\$201,883
2028-29	\$43,259,548	\$4.78692	\$207,080
2029-30	\$43,468,456	\$4.81455	\$209,281
2030-31	\$45,805,927	\$4.68500	\$214,601
2031-32	\$46,014,835	\$4.71184	\$216,815
2032-33	\$48,461,310	\$4.58636	\$222,261
2033-34	\$48,670,218	\$4.61245	\$224,489
2034-35	\$51,230,312	\$4.49082	\$230,066
2035-36	\$51,439,220	\$4.51620	\$232,310

CITY OF IRETON, 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	\$22,882,856	\$8.50500	\$194,619
2026-27	\$23,327,347	\$8.50500	\$198,399
2027-28	\$23,780,963	\$8.50500	\$202,257
2028-29	\$24,647,677	\$8.10000	\$199,646
2029-30	\$25,182,746	\$8.10000	\$203,980
2030-31	\$26,097,257	\$8.10000	\$211,388
2031-32	\$26,657,811	\$8.10000	\$215,928
2032-33	\$27,622,574	\$8.10000	\$223,743
2033-34	\$28,210,027	\$8.10000	\$228,501
2034-35	\$29,227,674	\$8.10000	\$236,744
2035-36	\$29,843,369	\$8.10000	\$241,731

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	\$17,530,401	(\$3.61745)	\$1,295
2027-28	\$17,265,692	(\$3.58661)	-\$374
2028-29	\$18,611,872	(\$3.31308)	\$7,434
2029-30	\$18,285,710	(\$3.28545)	\$5,301
2030-31	\$19,708,670	(\$3.41500)	\$3,213
2031-32	\$19,357,024	(\$3.38816)	\$886
2032-33	\$20,838,736	(\$3.51364)	-\$1,482
2033-34	\$20,460,191	(\$3.48755)	-\$4,012
2034-35	\$22,002,638	(\$3.60918)	-\$6,678
2035-36	\$21,595,851	(\$3.58380)	-\$9,421

CITY OF IRETON, 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	\$202	\$289	\$50,000	\$51,515	\$202	\$241	\$50,000	\$58,947	\$182	\$42	\$156	\$42	\$202	\$276
\$100,000	\$123,480	\$403	\$579	\$100,000	\$103,030	\$403	\$483	\$100,000	\$117,894	\$384	\$318	\$358	\$318	\$403	\$552
\$150,000	\$185,220	\$605	\$868	\$150,000	\$154,545	\$605	\$724	\$150,000	\$176,842	\$586	\$594	\$559	\$594	\$605	\$829
\$200,000	\$246,960	\$988	\$1,157	\$200,000	\$206,060	\$988	\$965	\$200,000	\$235,789	\$787	\$870	\$761	\$870	\$807	\$1,105
\$250,000	\$308,700	\$1,371	\$1,446	\$250,000	\$257,575	\$1,371	\$1,207	\$250,000	\$294,736	\$989	\$1,147	\$963	\$1,147	\$1,009	\$1,381
\$300,000	\$370,440	\$1,753	\$1,736	\$300,000	\$309,090	\$1,753	\$1,448	\$300,000	\$353,683	\$1,191	\$1,423	\$1,164	\$1,423	\$1,210	\$1,657
\$400,000	\$493,920	\$2,519	\$2,314	\$400,000	\$412,120	\$2,519	\$1,931	\$400,000	\$471,578	\$1,594	\$1,975	\$1,568	\$1,975	\$1,614	\$2,209
\$500,000	\$617,400	\$3,284	\$2,893	\$500,000	\$515,151	\$3,284	\$2,413	\$500,000	\$589,472	\$1,997	\$2,527	\$1,971	\$2,527	\$2,017	\$2,762
\$600,000	\$740,880	\$4,050	\$3,471	\$600,000	\$618,181	\$4,050	\$2,896	\$600,000	\$707,366	\$2,401	\$3,080	\$2,375	\$3,080	\$2,420	\$3,314
\$700,000	\$864,360	\$4,815	\$4,050	\$700,000	\$721,211	\$4,815	\$3,379	\$700,000	\$825,261	\$2,804	\$3,632	\$2,778	\$3,632	\$2,824	\$3,866
\$800,000	\$987,840	\$5,581	\$4,628	\$800,000	\$824,241	\$5,581	\$3,862	\$800,000	\$943,155	\$3,208	\$4,184	\$3,181	\$4,184	\$3,227	\$4,419
\$900,000	\$1,111,320	\$6,346	\$5,207	\$900,000	\$927,271	\$6,346	\$4,344	\$900,000	\$1,061,050	\$3,611	\$4,737	\$3,585	\$4,737	\$3,631	\$4,971
\$1,000,000	\$1,234,800	\$7,111	\$5,785	\$1,000,000	\$1,030,301	\$7,111	\$4,827	\$1,000,000	\$1,178,944	\$4,014	\$5,289	\$3,988	\$5,289	\$4,034	\$5,523
\$2,000,000	\$2,469,600	\$14,766	\$11,570	\$2,000,000	\$2,060,602	\$14,766	\$9,654	\$2,000,000	\$2,357,888	\$8,049	\$10,812	\$8,022	\$10,812	\$8,068	\$11,047
\$3,000,000	\$3,704,400	\$22,420	\$17,355	\$3,000,000	\$3,090,903	\$22,420	\$14,481	\$3,000,000	\$3,536,832	\$12,083	\$16,336	\$12,056	\$16,336	\$12,102	\$16,570
\$4,000,000	\$4,939,200	\$30,075	\$23,140	\$4,000,000	\$4,121,204	\$30,075	\$19,308	\$4,000,000	\$4,715,776	\$16,117	\$21,859	\$16,090	\$21,859	\$16,136	\$22,093
\$5,000,000	\$6,174,000	\$37,729	\$28,925	\$5,000,000	\$5,151,505	\$37,729	\$24,135	\$5,000,000	\$5,894,720	\$20,151	\$27,383	\$20,125	\$27,383	\$20,170	\$27,617
\$6,000,000	\$7,408,800	\$45,384	\$34,710	\$6,000,000	\$6,181,806	\$45,384	\$28,962	\$6,000,000	\$7,073,664	\$24,185	\$32,906	\$24,159	\$32,906	\$24,204	\$33,140
\$7,000,000	\$8,643,600	\$53,038	\$40,495	\$7,000,000	\$7,212,107	\$53,038	\$33,789	\$7,000,000	\$8,252,608	\$28,219	\$38,429	\$28,193	\$38,429	\$28,238	\$38,663
\$8,000,000	\$9,878,400	\$60,693	\$46,280	\$8,000,000	\$8,242,408	\$60,693	\$38,616	\$8,000,000	\$9,431,552	\$32,253	\$43,953	\$32,227	\$43,953	\$32,272	\$44,187
\$9,000,000	\$11,113,200	\$68,347	\$52,065	\$9,000,000	\$9,272,709	\$68,347	\$43,443	\$9,000,000	\$10,610,496	\$36,287	\$49,476	\$36,261	\$49,476	\$36,307	\$49,710
\$10,000,000	\$12,348,000	\$76,002	\$57,850	\$10,000,000	\$10,303,010	\$76,002	\$48,270	\$10,000,000	\$11,789,440	\$40,321	\$54,999	\$40,295	\$54,999	\$40,341	\$55,234
\$15,000,000	\$18,522,000	\$114,274	\$86,776	\$15,000,000	\$15,454,515	\$114,274	\$72,404	\$15,000,000	\$17,684,160	\$60,491	\$82,616	\$60,465	\$82,616	\$60,511	\$82,850
\$20,000,000	\$24,696,000	\$152,547	\$115,701	\$20,000,000	\$20,606,020	\$152,547	\$96,539	\$20,000,000	\$23,578,880	\$80,662	\$110,233	\$80,635	\$110,233	\$80,681	\$110,467
\$25,000,000	\$30,870,000	\$190,819	\$144,626	\$25,000,000	\$25,757,525	\$190,819	\$120,674	\$25,000,000	\$29,473,600	\$100,832	\$137,850	\$100,806	\$137,850	\$100,851	\$138,084
\$30,000,000	\$37,044,000	\$229,092	\$173,551	\$30,000,000	\$30,909,030	\$229,092	\$144,809	\$30,000,000	\$35,368,320	\$121,002	\$165,466	\$120,976	\$165,466	\$121,022	\$165,701
\$35,000,000	\$43,218,000	\$267,364	\$202,476	\$35,000,000	\$36,060,535	\$267,364	\$168,944	\$35,000,000	\$41,263,040	\$141,172	\$193,083	\$141,146	\$193,083	\$141,192	\$193,317
\$40,000,000	\$49,392,000	\$305,637	\$231,402	\$40,000,000	\$41,212,040	\$305,637	\$193,078	\$40,000,000	\$47,157,760	\$161,343	\$220,700	\$161,317	\$220,700	\$161,362	\$220,934
\$45,000,000	\$55,566,000	\$343,909	\$260,327	\$45,000,000	\$46,363,545	\$343,909	\$217,213	\$45,000,000	\$53,052,480	\$181,513	\$248,317	\$181,487	\$248,317	\$181,533	\$248,551
\$50,000,000	\$61,740,000	\$382,182	\$289,252	\$50,000,000	\$51,515,050	\$382,182	\$241,348	\$50,000,000	\$58,947,200	\$201,683	\$275,933	\$201,657	\$275,933	\$201,703	\$276,168

CITY OF IRETON, 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	\$88	43.40%	\$40	19.66%	(\$140)	(76.99%)	(\$114)	(73.12%)	\$74	36.92%
\$100,000	\$175	43.40%	\$79	19.66%	(\$66)	(17.13%)	(\$40)	(11.05%)	\$149	36.92%
\$150,000	\$263	43.40%	\$119	19.66%	\$9	1.49%	\$35	6.25%	\$223	36.92%
\$200,000	\$169	17.13%	(\$22)	(2.27%)	\$83	10.57%	\$109	14.37%	\$298	36.92%
\$250,000	\$76	5.52%	(\$164)	(11.95%)	\$158	15.94%	\$184	19.10%	\$372	36.92%
\$300,000	(\$18)	(1.01%)	(\$305)	(17.41%)	\$232	19.49%	\$258	22.18%	\$447	36.92%
\$400,000	(\$205)	(8.13%)	(\$588)	(23.34%)	\$381	23.90%	\$407	25.98%	\$596	36.92%
\$500,000	(\$392)	(11.93%)	(\$871)	(26.51%)	\$530	26.53%	\$556	28.21%	\$745	36.92%
\$600,000	(\$579)	(14.29%)	(\$1,153)	(28.48%)	\$679	28.28%	\$705	29.69%	\$894	36.92%
\$700,000	(\$766)	(15.90%)	(\$1,436)	(29.83%)	\$828	29.52%	\$854	30.74%	\$1,043	36.92%
\$800,000	(\$953)	(17.07%)	(\$1,719)	(30.80%)	\$977	30.45%	\$1,003	31.53%	\$1,191	36.92%
\$900,000	(\$1,139)	(17.96%)	(\$2,002)	(31.54%)	\$1,126	31.17%	\$1,152	32.13%	\$1,340	36.92%
\$1,000,000	(\$1,326)	(18.65%)	(\$2,284)	(32.12%)	\$1,275	31.75%	\$1,301	32.62%	\$1,489	36.92%
\$2,000,000	(\$3,196)	(21.64%)	(\$5,112)	(34.62%)	\$2,764	34.34%	\$2,790	34.78%	\$2,979	36.92%
\$3,000,000	(\$5,065)	(22.59%)	(\$7,940)	(35.41%)	\$4,253	35.20%	\$4,279	35.50%	\$4,468	36.92%
\$4,000,000	(\$6,935)	(23.06%)	(\$10,767)	(35.80%)	\$5,742	35.63%	\$5,769	35.85%	\$5,957	36.92%
\$5,000,000	(\$8,804)	(23.34%)	(\$13,595)	(36.03%)	\$7,232	35.89%	\$7,258	36.07%	\$7,446	36.92%
\$6,000,000	(\$10,674)	(23.52%)	(\$16,422)	(36.18%)	\$8,721	36.06%	\$8,747	36.21%	\$8,936	36.92%
\$7,000,000	(\$12,543)	(23.65%)	(\$19,250)	(36.29%)	\$10,210	36.18%	\$10,237	36.31%	\$10,425	36.92%
\$8,000,000	(\$14,413)	(23.75%)	(\$22,077)	(36.38%)	\$11,700	36.27%	\$11,726	36.39%	\$11,914	36.92%
\$9,000,000	(\$16,282)	(23.82%)	(\$24,905)	(36.44%)	\$13,189	36.35%	\$13,215	36.44%	\$13,404	36.92%
\$10,000,000	(\$18,152)	(23.88%)	(\$27,732)	(36.49%)	\$14,678	36.40%	\$14,704	36.49%	\$14,893	36.92%
\$15,000,000	(\$27,499)	(24.06%)	(\$41,870)	(36.64%)	\$22,125	36.58%	\$22,151	36.63%	\$22,339	36.92%
\$20,000,000	(\$36,846)	(24.15%)	(\$56,008)	(36.72%)	\$29,571	36.66%	\$29,597	36.71%	\$29,786	36.92%
\$25,000,000	(\$46,193)	(24.21%)	(\$70,145)	(36.76%)	\$37,018	36.71%	\$37,044	36.75%	\$37,232	36.92%
\$30,000,000	(\$55,541)	(24.24%)	(\$84,283)	(36.79%)	\$44,464	36.75%	\$44,490	36.78%	\$44,679	36.92%
\$35,000,000	(\$64,888)	(24.27%)	(\$98,421)	(36.81%)	\$51,911	36.77%	\$51,937	36.80%	\$52,125	36.92%
\$40,000,000	(\$74,235)	(24.29%)	(\$112,559)	(36.83%)	\$59,357	36.79%	\$59,383	36.81%	\$59,572	36.92%
\$45,000,000	(\$83,583)	(24.30%)	(\$126,696)	(36.84%)	\$66,804	36.80%	\$66,830	36.82%	\$67,018	36.92%
\$50,000,000	(\$92,930)	(24.32%)	(\$140,834)	(36.85%)	\$74,250	36.82%	\$74,276	36.83%	\$74,465	36.92%