

CITY OF IRWIN, 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	\$7.86422	\$66,168	\$0	\$66,168	
2026-27	\$5.48904	\$67,492	\$722	\$68,214	3.1%
2027-28	\$5.54777	\$68,709	\$730	\$69,439	1.8%
2028-29	\$5.35588	\$70,828	\$705	\$71,532	3.0%
2029-30	\$5.40916	\$72,086	\$712	\$72,797	1.8%
2030-31	\$5.22133	\$74,253	\$687	\$74,940	2.9%
2031-32	\$5.26963	\$75,479	\$693	\$76,173	1.6%
2032-33	\$5.09080	\$77,696	\$670	\$78,366	2.9%
2033-34	\$5.13468	\$78,891	\$675	\$79,566	1.5%
2034-35	\$4.96414	\$81,158	\$653	\$81,811	2.8%
2035-36	\$5.00408	\$82,323	\$658	\$82,981	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	\$17,209,179	\$8,413,827	\$0	\$8,413,827
2026-27	\$13,688,504	\$12,427,230	\$0	\$12,427,230
2027-28	\$13,777,818	\$12,516,544	\$0	\$12,516,544
2028-29	\$14,617,105	\$13,355,831	\$0	\$13,355,831
2029-30	\$14,719,418	\$13,458,144	\$0	\$13,458,144
2030-31	\$15,613,960	\$14,352,686	\$0	\$14,352,686
2031-32	\$15,716,274	\$14,455,000	\$0	\$14,455,000
2032-33	\$16,654,848	\$15,393,574	\$0	\$15,393,574
2033-34	\$16,757,162	\$15,495,888	\$0	\$15,495,888
2034-35	\$17,741,620	\$16,480,346	\$0	\$16,480,346
2035-36	\$17,843,934	\$16,582,660	\$0	\$16,582,660

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.05%	-3.55%	71.50%	26.52%	0.00%	1.98%
2026-27	114.96%	-44.66%	70.30%	27.88%	0.00%	1.34%
2027-28	115.19%	-44.68%	70.51%	27.69%	0.00%	1.33%
2028-29	113.25%	-42.16%	71.09%	27.24%	0.00%	1.25%
2029-30	113.37%	-42.06%	71.31%	27.04%	0.00%	1.24%
2030-31	111.47%	-39.62%	71.85%	26.62%	0.00%	1.16%
2031-32	111.59%	-39.54%	72.05%	26.43%	0.00%	1.16%
2032-33	109.84%	-37.30%	72.54%	26.06%	0.00%	1.08%
2033-34	109.96%	-37.24%	72.72%	25.89%	0.00%	1.08%
2034-35	108.33%	-35.18%	73.15%	25.56%	0.00%	1.01%
2035-36	108.45%	-35.14%	73.31%	25.40%	0.00%	1.01%

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 IRWIN, 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	\$8,413,827	\$7.86422	\$66,168
2026-27	\$12,427,230	\$5.48904	\$68,214
2027-28	\$12,516,544	\$5.54777	\$69,439
2028-29	\$13,355,831	\$5.35588	\$71,532
2029-30	\$13,458,144	\$5.40916	\$72,797
2030-31	\$14,352,686	\$5.22133	\$74,940
2031-32	\$14,455,000	\$5.26963	\$76,173
2032-33	\$15,393,574	\$5.09080	\$78,366
2033-34	\$15,495,888	\$5.13468	\$79,566
2034-35	\$16,480,346	\$4.96414	\$81,811
2035-36	\$16,582,660	\$5.00408	\$82,981

CITY OF IRWIN, 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	\$8,413,827	\$7.86422	\$66,168
2026-27	\$8,568,980	\$7.86422	\$67,388
2027-28	\$8,761,371	\$7.86422	\$68,901
2028-29	\$9,135,925	\$7.86422	\$71,847
2029-30	\$9,338,564	\$7.86422	\$73,441
2030-31	\$9,733,618	\$7.86422	\$76,547
2031-32	\$9,947,020	\$7.86422	\$78,226
2032-33	\$10,363,638	\$7.86422	\$81,502
2033-34	\$10,588,397	\$7.86422	\$83,269
2034-35	\$11,027,717	\$7.86422	\$86,724
2035-36	\$11,264,404	\$7.86422	\$88,586

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	\$3,858,251	(\$2.37518)	\$825
2027-28	\$3,755,173	(\$2.31645)	\$538
2028-29	\$4,219,905	(\$2.50834)	-\$315
2029-30	\$4,119,580	(\$2.45506)	-\$643
2030-31	\$4,619,069	(\$2.64289)	-\$1,607
2031-32	\$4,507,980	(\$2.59459)	-\$2,053
2032-33	\$5,029,936	(\$2.77342)	-\$3,136
2033-34	\$4,907,491	(\$2.72954)	-\$3,703
2034-35	\$5,452,630	(\$2.90008)	-\$4,914
2035-36	\$5,318,256	(\$2.86014)	-\$5,605

CITY OF IRWIN, 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	\$187	\$322	\$50,000	\$51,515	\$187	\$269	\$50,000	\$58,947	\$168	\$47	\$144	\$47	\$187	\$308
\$100,000	\$123,480	\$373	\$645	\$100,000	\$103,030	\$373	\$538	\$100,000	\$117,894	\$355	\$354	\$331	\$354	\$373	\$616
\$150,000	\$185,220	\$560	\$967	\$150,000	\$154,545	\$560	\$807	\$150,000	\$176,842	\$541	\$662	\$517	\$662	\$560	\$923
\$200,000	\$246,960	\$913	\$1,289	\$200,000	\$206,060	\$913	\$1,076	\$200,000	\$235,789	\$728	\$970	\$704	\$970	\$746	\$1,231
\$250,000	\$308,700	\$1,267	\$1,612	\$250,000	\$257,575	\$1,267	\$1,345	\$250,000	\$294,736	\$914	\$1,278	\$890	\$1,278	\$933	\$1,539
\$300,000	\$370,440	\$1,621	\$1,934	\$300,000	\$309,090	\$1,621	\$1,614	\$300,000	\$353,683	\$1,101	\$1,586	\$1,077	\$1,586	\$1,119	\$1,847
\$400,000	\$493,920	\$2,329	\$2,579	\$400,000	\$412,120	\$2,329	\$2,152	\$400,000	\$471,578	\$1,474	\$2,201	\$1,450	\$2,201	\$1,492	\$2,462
\$500,000	\$617,400	\$3,037	\$3,224	\$500,000	\$515,151	\$3,037	\$2,690	\$500,000	\$589,472	\$1,847	\$2,817	\$1,823	\$2,817	\$1,865	\$3,078
\$600,000	\$740,880	\$3,745	\$3,868	\$600,000	\$618,181	\$3,745	\$3,228	\$600,000	\$707,366	\$2,220	\$3,432	\$2,196	\$3,432	\$2,238	\$3,693
\$700,000	\$864,360	\$4,452	\$4,513	\$700,000	\$721,211	\$4,452	\$3,766	\$700,000	\$825,261	\$2,593	\$4,048	\$2,569	\$4,048	\$2,611	\$4,309
\$800,000	\$987,840	\$5,160	\$5,158	\$800,000	\$824,241	\$5,160	\$4,304	\$800,000	\$943,155	\$2,966	\$4,663	\$2,942	\$4,663	\$2,984	\$4,925
\$900,000	\$1,111,320	\$5,868	\$5,803	\$900,000	\$927,271	\$5,868	\$4,842	\$900,000	\$1,061,050	\$3,339	\$5,279	\$3,315	\$5,279	\$3,357	\$5,540
\$1,000,000	\$1,234,800	\$6,576	\$6,447	\$1,000,000	\$1,030,301	\$6,576	\$5,380	\$1,000,000	\$1,178,944	\$3,712	\$5,895	\$3,688	\$5,895	\$3,730	\$6,156
\$2,000,000	\$2,469,600	\$13,653	\$12,895	\$2,000,000	\$2,060,602	\$13,653	\$10,759	\$2,000,000	\$2,357,888	\$7,442	\$12,050	\$7,418	\$12,050	\$7,460	\$12,311
\$3,000,000	\$3,704,400	\$20,731	\$19,342	\$3,000,000	\$3,090,903	\$20,731	\$16,139	\$3,000,000	\$3,536,832	\$11,172	\$18,206	\$11,148	\$18,206	\$11,190	\$18,467
\$4,000,000	\$4,939,200	\$27,809	\$25,789	\$4,000,000	\$4,121,204	\$27,809	\$21,518	\$4,000,000	\$4,715,776	\$14,902	\$24,362	\$14,878	\$24,362	\$14,921	\$24,623
\$5,000,000	\$6,174,000	\$34,887	\$32,236	\$5,000,000	\$5,151,505	\$34,887	\$26,898	\$5,000,000	\$5,894,720	\$18,633	\$30,517	\$18,608	\$30,517	\$18,651	\$30,778
\$6,000,000	\$7,408,800	\$41,965	\$38,684	\$6,000,000	\$6,181,806	\$41,965	\$32,277	\$6,000,000	\$7,073,664	\$22,363	\$36,673	\$22,338	\$36,673	\$22,381	\$36,934
\$7,000,000	\$8,643,600	\$49,042	\$45,131	\$7,000,000	\$7,212,107	\$49,042	\$37,657	\$7,000,000	\$8,252,608	\$26,093	\$42,829	\$26,069	\$42,829	\$26,111	\$43,090
\$8,000,000	\$9,878,400	\$56,120	\$51,578	\$8,000,000	\$8,242,408	\$56,120	\$43,036	\$8,000,000	\$9,431,552	\$29,823	\$48,984	\$29,799	\$48,984	\$29,841	\$49,245
\$9,000,000	\$11,113,200	\$63,198	\$58,026	\$9,000,000	\$9,272,709	\$63,198	\$48,416	\$9,000,000	\$10,610,496	\$33,553	\$55,140	\$33,529	\$55,140	\$33,571	\$55,401
\$10,000,000	\$12,348,000	\$70,276	\$64,473	\$10,000,000	\$10,303,010	\$70,276	\$53,795	\$10,000,000	\$11,789,440	\$37,283	\$61,295	\$37,259	\$61,295	\$37,301	\$61,557
\$15,000,000	\$18,522,000	\$105,665	\$96,709	\$15,000,000	\$15,454,515	\$105,665	\$80,693	\$15,000,000	\$17,684,160	\$55,934	\$92,074	\$55,910	\$92,074	\$55,952	\$92,335
\$20,000,000	\$24,696,000	\$141,054	\$128,946	\$20,000,000	\$20,606,020	\$141,054	\$107,591	\$20,000,000	\$23,578,880	\$74,584	\$122,852	\$74,560	\$122,852	\$74,603	\$123,113
\$25,000,000	\$30,870,000	\$176,443	\$161,182	\$25,000,000	\$25,757,525	\$176,443	\$134,489	\$25,000,000	\$29,473,600	\$93,235	\$153,630	\$93,211	\$153,630	\$93,253	\$153,891
\$30,000,000	\$37,044,000	\$211,832	\$193,419	\$30,000,000	\$30,909,030	\$211,832	\$161,386	\$30,000,000	\$35,368,320	\$111,886	\$184,409	\$111,861	\$184,409	\$111,904	\$184,670
\$35,000,000	\$43,218,000	\$247,221	\$225,655	\$35,000,000	\$36,060,535	\$247,221	\$188,284	\$35,000,000	\$41,263,040	\$130,536	\$215,187	\$130,512	\$215,187	\$130,554	\$215,448
\$40,000,000	\$49,392,000	\$282,610	\$257,892	\$40,000,000	\$41,212,040	\$282,610	\$215,182	\$40,000,000	\$47,157,760	\$149,187	\$245,965	\$149,163	\$245,965	\$149,205	\$246,226
\$45,000,000	\$55,566,000	\$317,999	\$290,128	\$45,000,000	\$46,363,545	\$317,999	\$242,079	\$45,000,000	\$53,052,480	\$167,838	\$276,743	\$167,813	\$276,743	\$167,856	\$277,005
\$50,000,000	\$61,740,000	\$353,388	\$322,365	\$50,000,000	\$51,515,050	\$353,388	\$268,977	\$50,000,000	\$58,947,200	\$186,488	\$307,522	\$186,464	\$307,522	\$186,506	\$307,783

CITY OF IRWIN, 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	\$136	72.84%	\$82	44.22%	(\$122)	(72.26%)	(\$97)	(67.60%)	\$121	65.03%
\$100,000	\$272	72.84%	\$165	44.22%	(\$0)	(0.12%)	\$24	7.20%	\$243	65.03%
\$150,000	\$408	72.84%	\$247	44.22%	\$121	22.32%	\$145	28.06%	\$364	65.03%
\$200,000	\$376	41.17%	\$162	17.79%	\$242	33.26%	\$266	37.85%	\$485	65.03%
\$250,000	\$345	27.19%	\$78	6.12%	\$363	39.74%	\$388	43.55%	\$606	65.03%
\$300,000	\$313	19.31%	(\$7)	(0.45%)	\$485	44.02%	\$509	47.27%	\$728	65.03%
\$400,000	\$250	10.73%	(\$177)	(7.61%)	\$727	49.34%	\$751	51.84%	\$970	65.03%
\$500,000	\$187	6.15%	(\$347)	(11.43%)	\$970	52.51%	\$994	54.54%	\$1,213	65.03%
\$600,000	\$124	3.31%	(\$517)	(13.80%)	\$1,212	54.61%	\$1,237	56.32%	\$1,455	65.03%
\$700,000	\$61	1.37%	(\$687)	(15.42%)	\$1,455	56.11%	\$1,479	57.58%	\$1,698	65.03%
\$800,000	(\$2)	(0.04%)	(\$856)	(16.60%)	\$1,697	57.23%	\$1,722	58.53%	\$1,940	65.03%
\$900,000	(\$65)	(1.11%)	(\$1,026)	(17.49%)	\$1,940	58.10%	\$1,964	59.26%	\$2,183	65.03%
\$1,000,000	(\$128)	(1.95%)	(\$1,196)	(18.19%)	\$2,183	58.80%	\$2,207	59.84%	\$2,426	65.03%
\$2,000,000	(\$759)	(5.56%)	(\$2,894)	(21.20%)	\$4,608	61.92%	\$4,632	62.45%	\$4,851	65.03%
\$3,000,000	(\$1,389)	(6.70%)	(\$4,593)	(22.15%)	\$7,034	62.96%	\$7,058	63.31%	\$7,277	65.03%
\$4,000,000	(\$2,020)	(7.26%)	(\$6,291)	(22.62%)	\$9,459	63.47%	\$9,483	63.74%	\$9,702	65.03%
\$5,000,000	(\$2,650)	(7.60%)	(\$7,989)	(22.90%)	\$11,885	63.78%	\$11,909	64.00%	\$12,128	65.03%
\$6,000,000	(\$3,281)	(7.82%)	(\$9,687)	(23.08%)	\$14,310	63.99%	\$14,334	64.17%	\$14,553	65.03%
\$7,000,000	(\$3,911)	(7.98%)	(\$11,386)	(23.22%)	\$16,736	64.14%	\$16,760	64.29%	\$16,979	65.03%
\$8,000,000	(\$4,542)	(8.09%)	(\$13,084)	(23.31%)	\$19,161	64.25%	\$19,186	64.38%	\$19,404	65.03%
\$9,000,000	(\$5,172)	(8.18%)	(\$14,782)	(23.39%)	\$21,587	64.34%	\$21,611	64.46%	\$21,830	65.03%
\$10,000,000	(\$5,803)	(8.26%)	(\$16,480)	(23.45%)	\$24,012	64.41%	\$24,037	64.51%	\$24,255	65.03%
\$15,000,000	(\$8,955)	(8.48%)	(\$24,972)	(23.63%)	\$36,140	64.61%	\$36,164	64.68%	\$36,383	65.03%
\$20,000,000	(\$12,108)	(8.58%)	(\$33,463)	(23.72%)	\$48,268	64.72%	\$48,292	64.77%	\$48,511	65.03%
\$25,000,000	(\$15,260)	(8.65%)	(\$41,954)	(23.78%)	\$60,395	64.78%	\$60,420	64.82%	\$60,638	65.03%
\$30,000,000	(\$18,413)	(8.69%)	(\$50,446)	(23.81%)	\$72,523	64.82%	\$72,547	64.85%	\$72,766	65.03%
\$35,000,000	(\$21,565)	(8.72%)	(\$58,937)	(23.84%)	\$84,651	64.85%	\$84,675	64.88%	\$84,894	65.03%
\$40,000,000	(\$24,718)	(8.75%)	(\$67,428)	(23.86%)	\$96,778	64.87%	\$96,802	64.90%	\$97,021	65.03%
\$45,000,000	(\$27,870)	(8.76%)	(\$75,919)	(23.87%)	\$108,906	64.89%	\$108,930	64.91%	\$109,149	65.03%
\$50,000,000	(\$31,023)	(8.78%)	(\$84,411)	(23.89%)	\$121,034	64.90%	\$121,058	64.92%	\$121,277	65.03%