

CITY OF KINROSS, 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	\$7.79464	\$8,911	\$0	\$8,911	
2026-27	\$6.58306	\$9,089	\$625	\$9,714	9.0%
2027-28	\$6.82149	\$9,909	\$648	\$10,556	8.7%
2028-29	\$6.58205	\$10,767	\$625	\$11,392	7.9%
2029-30	\$6.79654	\$11,620	\$645	\$12,265	7.7%
2030-31	\$6.56006	\$12,511	\$623	\$13,134	7.1%
2031-32	\$6.76253	\$13,396	\$642	\$14,038	6.9%
2032-33	\$6.53568	\$14,319	\$620	\$14,940	6.4%
2033-34	\$6.72850	\$15,238	\$639	\$15,877	6.3%
2034-35	\$6.50974	\$16,195	\$618	\$16,813	5.9%
2035-36	\$6.69462	\$17,149	\$636	\$17,785	5.8%

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	\$2,681,610	\$1,143,245	\$0	\$1,143,245
2026-27	\$1,768,059	\$1,475,667	\$0	\$1,475,667
2027-28	\$1,839,901	\$1,547,509	\$0	\$1,547,509
2028-29	\$2,023,212	\$1,730,820	\$0	\$1,730,820
2029-30	\$2,097,054	\$1,804,662	\$0	\$1,804,662
2030-31	\$2,294,443	\$2,002,051	\$0	\$2,002,051
2031-32	\$2,368,285	\$2,075,893	\$0	\$2,075,893
2032-33	\$2,578,236	\$2,285,844	\$0	\$2,285,844
2033-34	\$2,652,078	\$2,359,686	\$0	\$2,359,686
2034-35	\$2,875,096	\$2,582,704	\$0	\$2,582,704
2035-36	\$2,948,938	\$2,656,546	\$0	\$2,656,546

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	96.55%	-1.27%	95.28%	1.78%	0.00%	2.93%
2026-27	178.33%	-89.63%	88.70%	3.27%	0.00%	2.27%
2027-28	176.19%	-86.79%	89.39%	3.11%	0.00%	2.17%
2028-29	169.31%	-78.48%	90.83%	2.92%	0.00%	1.94%
2029-30	167.64%	-76.32%	91.32%	2.80%	0.00%	1.86%
2030-31	161.90%	-69.53%	92.37%	2.65%	0.00%	1.68%
2031-32	160.72%	-68.00%	92.72%	2.56%	0.00%	1.62%
2032-33	155.95%	-62.45%	93.50%	2.44%	0.00%	1.47%
2033-34	155.09%	-61.34%	93.75%	2.36%	0.00%	1.42%
2034-35	151.04%	-56.69%	94.35%	2.27%	0.00%	1.30%
2035-36	150.42%	-55.88%	94.54%	2.20%	0.00%	1.26%

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 KINROSS, 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	\$1,143,245	\$7.79464	\$8,911
2026-27	\$1,475,667	\$6.58306	\$9,714
2027-28	\$1,547,509	\$6.82149	\$10,556
2028-29	\$1,730,820	\$6.58205	\$11,392
2029-30	\$1,804,662	\$6.79654	\$12,265
2030-31	\$2,002,051	\$6.56006	\$13,134
2031-32	\$2,075,893	\$6.76253	\$14,038
2032-33	\$2,285,844	\$6.53568	\$14,940
2033-34	\$2,359,686	\$6.72850	\$15,877
2034-35	\$2,582,704	\$6.50974	\$16,813
2035-36	\$2,656,546	\$6.69462	\$17,785

CITY OF KINROSS, 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	\$1,143,245	\$7.79464	\$8,911
2026-27	\$1,184,363	\$7.71746	\$9,140
2027-28	\$1,251,164	\$7.56614	\$9,466
2028-29	\$1,330,287	\$7.56614	\$10,065
2029-30	\$1,400,714	\$7.56614	\$10,598
2030-31	\$1,484,840	\$7.56614	\$11,235
2031-32	\$1,559,081	\$7.56614	\$11,796
2032-33	\$1,648,478	\$7.56614	\$12,473
2033-34	\$1,726,739	\$7.56614	\$13,065
2034-35	\$1,821,696	\$7.56614	\$13,783
2035-36	\$1,904,184	\$7.56614	\$14,407

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	\$291,304	(\$1.13440)	\$574
2027-28	\$296,345	(\$0.74465)	\$1,090
2028-29	\$400,533	(\$0.98409)	\$1,327
2029-30	\$403,948	(\$0.76960)	\$1,667
2030-31	\$517,211	(\$1.00608)	\$1,899
2031-32	\$516,813	(\$0.80361)	\$2,242
2032-33	\$637,366	(\$1.03046)	\$2,467
2033-34	\$632,948	(\$0.83764)	\$2,812
2034-35	\$761,008	(\$1.05640)	\$3,030
2035-36	\$752,362	(\$0.87152)	\$3,377

CITY OF KINROSS, 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	\$185	\$405	\$50,000	\$51,515	\$185	\$338	\$50,000	\$58,947	\$167	\$59	\$143	\$59	\$185	\$387
\$100,000	\$123,480	\$370	\$810	\$100,000	\$103,030	\$370	\$676	\$100,000	\$117,894	\$352	\$445	\$328	\$445	\$370	\$773
\$150,000	\$185,220	\$555	\$1,215	\$150,000	\$154,545	\$555	\$1,014	\$150,000	\$176,842	\$537	\$832	\$513	\$832	\$555	\$1,160
\$200,000	\$246,960	\$905	\$1,620	\$200,000	\$206,060	\$905	\$1,352	\$200,000	\$235,789	\$721	\$1,219	\$697	\$1,219	\$739	\$1,547
\$250,000	\$308,700	\$1,256	\$2,025	\$250,000	\$257,575	\$1,256	\$1,690	\$250,000	\$294,736	\$906	\$1,605	\$882	\$1,605	\$924	\$1,933
\$300,000	\$370,440	\$1,607	\$2,430	\$300,000	\$309,090	\$1,607	\$2,028	\$300,000	\$353,683	\$1,091	\$1,992	\$1,067	\$1,992	\$1,109	\$2,320
\$400,000	\$493,920	\$2,308	\$3,240	\$400,000	\$412,120	\$2,308	\$2,704	\$400,000	\$471,578	\$1,461	\$2,766	\$1,437	\$2,766	\$1,479	\$3,094
\$500,000	\$617,400	\$3,010	\$4,050	\$500,000	\$515,151	\$3,010	\$3,379	\$500,000	\$589,472	\$1,831	\$3,539	\$1,807	\$3,539	\$1,849	\$3,867
\$600,000	\$740,880	\$3,711	\$4,860	\$600,000	\$618,181	\$3,711	\$4,055	\$600,000	\$707,366	\$2,200	\$4,312	\$2,176	\$4,312	\$2,218	\$4,640
\$700,000	\$864,360	\$4,413	\$5,670	\$700,000	\$721,211	\$4,413	\$4,731	\$700,000	\$825,261	\$2,570	\$5,086	\$2,546	\$5,086	\$2,588	\$5,414
\$800,000	\$987,840	\$5,114	\$6,480	\$800,000	\$824,241	\$5,114	\$5,407	\$800,000	\$943,155	\$2,940	\$5,859	\$2,916	\$5,859	\$2,958	\$6,187
\$900,000	\$1,111,320	\$5,816	\$7,290	\$900,000	\$927,271	\$5,816	\$6,083	\$900,000	\$1,061,050	\$3,309	\$6,633	\$3,285	\$6,633	\$3,327	\$6,961
\$1,000,000	\$1,234,800	\$6,517	\$8,100	\$1,000,000	\$1,030,301	\$6,517	\$6,759	\$1,000,000	\$1,178,944	\$3,679	\$7,406	\$3,655	\$7,406	\$3,697	\$7,734
\$2,000,000	\$2,469,600	\$13,533	\$16,201	\$2,000,000	\$2,060,602	\$13,533	\$13,518	\$2,000,000	\$2,357,888	\$7,376	\$15,140	\$7,352	\$15,140	\$7,394	\$15,468
\$3,000,000	\$3,704,400	\$20,548	\$24,301	\$3,000,000	\$3,090,903	\$20,548	\$20,277	\$3,000,000	\$3,536,832	\$11,073	\$22,874	\$11,049	\$22,874	\$11,091	\$23,202
\$4,000,000	\$4,939,200	\$27,563	\$32,401	\$4,000,000	\$4,121,204	\$27,563	\$27,035	\$4,000,000	\$4,715,776	\$14,771	\$30,608	\$14,747	\$30,608	\$14,788	\$30,936
\$5,000,000	\$6,174,000	\$34,578	\$40,502	\$5,000,000	\$5,151,505	\$34,578	\$33,794	\$5,000,000	\$5,894,720	\$18,468	\$38,342	\$18,444	\$38,342	\$18,486	\$38,670
\$6,000,000	\$7,408,800	\$41,593	\$48,602	\$6,000,000	\$6,181,806	\$41,593	\$40,553	\$6,000,000	\$7,073,664	\$22,165	\$46,076	\$22,141	\$46,076	\$22,183	\$46,404
\$7,000,000	\$8,643,600	\$48,609	\$56,703	\$7,000,000	\$7,212,107	\$48,609	\$47,312	\$7,000,000	\$8,252,608	\$25,862	\$53,810	\$25,838	\$53,810	\$25,880	\$54,138
\$8,000,000	\$9,878,400	\$55,624	\$64,803	\$8,000,000	\$8,242,408	\$55,624	\$54,071	\$8,000,000	\$9,431,552	\$29,559	\$61,544	\$29,535	\$61,544	\$29,577	\$61,872
\$9,000,000	\$11,113,200	\$62,639	\$72,903	\$9,000,000	\$9,272,709	\$62,639	\$60,830	\$9,000,000	\$10,610,496	\$33,256	\$69,277	\$33,232	\$69,277	\$33,274	\$69,605
\$10,000,000	\$12,348,000	\$69,654	\$81,004	\$10,000,000	\$10,303,010	\$69,654	\$67,588	\$10,000,000	\$11,789,440	\$36,953	\$77,011	\$36,929	\$77,011	\$36,971	\$77,339
\$15,000,000	\$18,522,000	\$104,730	\$121,505	\$15,000,000	\$15,454,515	\$104,730	\$101,383	\$15,000,000	\$17,684,160	\$55,439	\$115,681	\$55,415	\$115,681	\$55,457	\$116,009
\$20,000,000	\$24,696,000	\$139,806	\$162,007	\$20,000,000	\$20,606,020	\$139,806	\$135,177	\$20,000,000	\$23,578,880	\$73,924	\$154,351	\$73,900	\$154,351	\$73,942	\$154,679
\$25,000,000	\$30,870,000	\$174,882	\$202,509	\$25,000,000	\$25,757,525	\$174,882	\$168,971	\$25,000,000	\$29,473,600	\$92,410	\$193,021	\$92,386	\$193,021	\$92,428	\$193,349
\$30,000,000	\$37,044,000	\$209,957	\$243,011	\$30,000,000	\$30,909,030	\$209,957	\$202,765	\$30,000,000	\$35,368,320	\$110,896	\$231,690	\$110,872	\$231,690	\$110,914	\$232,018
\$35,000,000	\$43,218,000	\$245,033	\$283,513	\$35,000,000	\$36,060,535	\$245,033	\$236,559	\$35,000,000	\$41,263,040	\$129,381	\$270,360	\$129,357	\$270,360	\$129,399	\$270,688
\$40,000,000	\$49,392,000	\$280,109	\$324,014	\$40,000,000	\$41,212,040	\$280,109	\$270,353	\$40,000,000	\$47,157,760	\$147,867	\$309,030	\$147,843	\$309,030	\$147,885	\$309,358
\$45,000,000	\$55,566,000	\$315,185	\$364,516	\$45,000,000	\$46,363,545	\$315,185	\$304,148	\$45,000,000	\$53,052,480	\$166,353	\$347,699	\$166,328	\$347,699	\$166,370	\$348,027
\$50,000,000	\$61,740,000	\$350,261	\$405,018	\$50,000,000	\$51,515,050	\$350,261	\$337,942	\$50,000,000	\$58,947,200	\$184,838	\$386,369	\$184,814	\$386,369	\$184,856	\$386,697

CITY OF KINROSS, 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	\$220	119.10%	\$153	82.81%	(\$108)	(64.84%)	(\$84)	(58.92%)	\$202	109.19%
\$100,000	\$440	119.10%	\$306	82.81%	\$94	26.61%	\$118	35.89%	\$404	109.19%
\$150,000	\$660	119.10%	\$459	82.81%	\$295	55.06%	\$319	62.33%	\$606	109.19%
\$200,000	\$715	78.95%	\$446	49.31%	\$497	68.93%	\$521	74.75%	\$807	109.19%
\$250,000	\$769	61.22%	\$434	34.52%	\$699	77.14%	\$723	81.96%	\$1,009	109.19%
\$300,000	\$823	51.23%	\$421	26.19%	\$901	82.57%	\$925	86.68%	\$1,211	109.19%
\$400,000	\$932	40.37%	\$395	17.12%	\$1,305	89.30%	\$1,329	92.47%	\$1,615	109.19%
\$500,000	\$1,040	34.56%	\$370	12.28%	\$1,708	93.32%	\$1,732	95.89%	\$2,018	109.19%
\$600,000	\$1,149	30.95%	\$344	9.27%	\$2,112	95.99%	\$2,136	98.15%	\$2,422	109.19%
\$700,000	\$1,257	28.49%	\$318	7.21%	\$2,516	97.89%	\$2,540	99.75%	\$2,826	109.19%
\$800,000	\$1,366	26.71%	\$293	5.72%	\$2,919	99.31%	\$2,943	100.95%	\$3,229	109.19%
\$900,000	\$1,474	25.35%	\$267	4.59%	\$3,323	100.41%	\$3,347	101.88%	\$3,633	109.19%
\$1,000,000	\$1,583	24.29%	\$241	3.70%	\$3,727	101.29%	\$3,751	102.62%	\$4,037	109.19%
\$2,000,000	\$2,668	19.72%	(\$15)	(0.11%)	\$7,764	105.25%	\$7,788	105.92%	\$8,074	109.19%
\$3,000,000	\$3,753	18.27%	(\$271)	(1.32%)	\$11,800	106.56%	\$11,824	107.01%	\$12,110	109.19%
\$4,000,000	\$4,838	17.55%	(\$528)	(1.91%)	\$15,837	107.22%	\$15,861	107.56%	\$16,147	109.19%
\$5,000,000	\$5,924	17.13%	(\$784)	(2.27%)	\$19,874	107.62%	\$19,898	107.89%	\$20,184	109.19%
\$6,000,000	\$7,009	16.85%	(\$1,040)	(2.50%)	\$23,911	107.88%	\$23,935	108.10%	\$24,221	109.19%
\$7,000,000	\$8,094	16.65%	(\$1,297)	(2.67%)	\$27,948	108.07%	\$27,972	108.26%	\$28,258	109.19%
\$8,000,000	\$9,179	16.50%	(\$1,553)	(2.79%)	\$31,985	108.21%	\$32,009	108.37%	\$32,295	109.19%
\$9,000,000	\$10,264	16.39%	(\$1,809)	(2.89%)	\$36,021	108.31%	\$36,045	108.47%	\$36,331	109.19%
\$10,000,000	\$11,350	16.29%	(\$2,066)	(2.97%)	\$40,058	108.40%	\$40,082	108.54%	\$40,368	109.19%
\$15,000,000	\$16,776	16.02%	(\$3,347)	(3.20%)	\$60,242	108.66%	\$60,266	108.75%	\$60,552	109.19%
\$20,000,000	\$22,201	15.88%	(\$4,629)	(3.31%)	\$80,426	108.80%	\$80,450	108.86%	\$80,736	109.19%
\$25,000,000	\$27,627	15.80%	(\$5,911)	(3.38%)	\$100,610	108.87%	\$100,635	108.93%	\$100,921	109.19%
\$30,000,000	\$33,053	15.74%	(\$7,192)	(3.43%)	\$120,795	108.93%	\$120,819	108.97%	\$121,105	109.19%
\$35,000,000	\$38,479	15.70%	(\$8,474)	(3.46%)	\$140,979	108.96%	\$141,003	109.00%	\$141,289	109.19%
\$40,000,000	\$43,905	15.67%	(\$9,756)	(3.48%)	\$161,163	108.99%	\$161,187	109.03%	\$161,473	109.19%
\$45,000,000	\$49,331	15.65%	(\$11,037)	(3.50%)	\$181,347	109.01%	\$181,371	109.04%	\$181,657	109.19%
\$50,000,000	\$54,757	15.63%	(\$12,319)	(3.52%)	\$201,531	109.03%	\$201,555	109.06%	\$201,841	109.19%