

CITY OF KIRKMAN, 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	\$7.63516	\$10,043	\$0	\$10,043	
2026-27	\$5.01252	\$10,244	\$320	\$10,564	5.2%
2027-28	\$5.15727	\$10,775	\$329	\$11,105	5.1%
2028-29	\$5.01103	\$11,327	\$320	\$11,646	4.9%
2029-30	\$5.14264	\$11,879	\$328	\$12,208	4.8%
2030-31	\$4.99048	\$12,452	\$319	\$12,770	4.6%
2031-32	\$5.11815	\$13,025	\$327	\$13,351	4.5%
2032-33	\$4.96933	\$13,618	\$317	\$13,935	4.4%
2033-34	\$5.08508	\$14,188	\$325	\$14,513	4.1%
2034-35	\$4.93957	\$14,803	\$315	\$15,118	4.2%
2035-36	\$5.04479	\$15,369	\$322	\$15,691	3.8%

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	\$3,037,062	\$1,315,394	\$0	\$1,315,394
2026-27	\$2,431,095	\$2,107,534	\$0	\$2,107,534
2027-28	\$2,476,743	\$2,153,182	\$0	\$2,153,182
2028-29	\$2,647,734	\$2,324,173	\$0	\$2,324,173
2029-30	\$2,697,381	\$2,373,820	\$0	\$2,373,820
2030-31	\$2,882,517	\$2,558,956	\$0	\$2,558,956
2031-32	\$2,932,165	\$2,608,604	\$0	\$2,608,604
2032-33	\$3,127,851	\$2,804,290	\$0	\$2,804,290
2033-34	\$3,177,499	\$2,853,938	\$0	\$2,853,938
2034-35	\$3,384,161	\$3,060,600	\$0	\$3,060,600
2035-36	\$3,433,809	\$3,110,248	\$0	\$3,110,248

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	100.85%	-4.18%	96.66%	1.57%	0.00%	1.76%
2026-27	142.76%	-47.62%	95.14%	2.32%	0.00%	1.10%
2027-28	142.70%	-47.45%	95.25%	2.27%	0.00%	1.08%
2028-29	140.23%	-44.66%	95.57%	2.21%	0.00%	1.00%
2029-30	139.99%	-44.32%	95.67%	2.16%	0.00%	0.98%
2030-31	137.55%	-41.60%	95.95%	2.10%	0.00%	0.91%
2031-32	137.38%	-41.34%	96.04%	2.06%	0.00%	0.89%
2032-33	135.18%	-38.91%	96.27%	2.02%	0.00%	0.83%
2033-34	135.07%	-38.73%	96.34%	1.98%	0.00%	0.81%
2034-35	133.07%	-36.53%	96.54%	1.94%	0.00%	0.76%
2035-36	133.00%	-36.40%	96.60%	1.91%	0.00%	0.75%

**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 KIRKMAN, 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	\$1,315,394	\$7.63516	\$10,043
2026-27	\$2,107,534	\$5.01252	\$10,564
2027-28	\$2,153,182	\$5.15727	\$11,105
2028-29	\$2,324,173	\$5.01103	\$11,646
2029-30	\$2,373,820	\$5.14264	\$12,208
2030-31	\$2,558,956	\$4.99048	\$12,770
2031-32	\$2,608,604	\$5.11815	\$13,351
2032-33	\$2,804,290	\$4.96933	\$13,935
2033-34	\$2,853,938	\$5.08508	\$14,513
2034-35	\$3,060,600	\$4.93957	\$15,118
2035-36	\$3,110,248	\$5.04479	\$15,691

CITY OF KIRKMAN, 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	\$1,315,394	\$7.63516	\$10,043
2026-27	\$1,297,567	\$7.63516	\$9,907
2027-28	\$1,354,109	\$7.48545	\$10,136
2028-29	\$1,424,188	\$7.48545	\$10,661
2029-30	\$1,483,777	\$7.48545	\$11,107
2030-31	\$1,558,101	\$7.48545	\$11,663
2031-32	\$1,620,892	\$7.48545	\$12,133
2032-33	\$1,699,687	\$7.48545	\$12,723
2033-34	\$1,765,856	\$7.48545	\$13,218
2034-35	\$1,849,366	\$7.48545	\$13,843
2035-36	\$1,919,083	\$7.48545	\$14,365

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	\$809,968	(\$2.62264)	\$657
2027-28	\$799,073	(\$2.32818)	\$968
2028-29	\$899,985	(\$2.47442)	\$986
2029-30	\$890,044	(\$2.34281)	\$1,101
2030-31	\$1,000,855	(\$2.49497)	\$1,107
2031-32	\$987,712	(\$2.36730)	\$1,218
2032-33	\$1,104,603	(\$2.51612)	\$1,213
2033-34	\$1,088,083	(\$2.40037)	\$1,294
2034-35	\$1,211,235	(\$2.54588)	\$1,275
2035-36	\$1,191,165	(\$2.44066)	\$1,325

CITY OF KIRKMAN, 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	\$181	\$308	\$50,000	\$51,515	\$181	\$257	\$50,000	\$58,947	\$164	\$45	\$140	\$45	\$181	\$294
\$100,000	\$123,480	\$362	\$616	\$100,000	\$103,030	\$362	\$514	\$100,000	\$117,894	\$345	\$339	\$321	\$339	\$362	\$588
\$150,000	\$185,220	\$543	\$924	\$150,000	\$154,545	\$543	\$771	\$150,000	\$176,842	\$526	\$633	\$502	\$633	\$543	\$883
\$200,000	\$246,960	\$887	\$1,232	\$200,000	\$206,060	\$887	\$1,028	\$200,000	\$235,789	\$707	\$927	\$683	\$927	\$724	\$1,177
\$250,000	\$308,700	\$1,230	\$1,541	\$250,000	\$257,575	\$1,230	\$1,285	\$250,000	\$294,736	\$888	\$1,221	\$864	\$1,221	\$905	\$1,471
\$300,000	\$370,440	\$1,574	\$1,849	\$300,000	\$309,090	\$1,574	\$1,543	\$300,000	\$353,683	\$1,069	\$1,516	\$1,045	\$1,516	\$1,086	\$1,765
\$400,000	\$493,920	\$2,261	\$2,465	\$400,000	\$412,120	\$2,261	\$2,057	\$400,000	\$471,578	\$1,431	\$2,104	\$1,407	\$2,104	\$1,449	\$2,353
\$500,000	\$617,400	\$2,948	\$3,081	\$500,000	\$515,151	\$2,948	\$2,571	\$500,000	\$589,472	\$1,793	\$2,692	\$1,770	\$2,692	\$1,811	\$2,942
\$600,000	\$740,880	\$3,635	\$3,697	\$600,000	\$618,181	\$3,635	\$3,085	\$600,000	\$707,366	\$2,155	\$3,281	\$2,132	\$3,281	\$2,173	\$3,530
\$700,000	\$864,360	\$4,323	\$4,314	\$700,000	\$721,211	\$4,323	\$3,599	\$700,000	\$825,261	\$2,517	\$3,869	\$2,494	\$3,869	\$2,535	\$4,118
\$800,000	\$987,840	\$5,010	\$4,930	\$800,000	\$824,241	\$5,010	\$4,113	\$800,000	\$943,155	\$2,880	\$4,457	\$2,856	\$4,457	\$2,897	\$4,707
\$900,000	\$1,111,320	\$5,697	\$5,546	\$900,000	\$927,271	\$5,697	\$4,628	\$900,000	\$1,061,050	\$3,242	\$5,046	\$3,218	\$5,046	\$3,259	\$5,295
\$1,000,000	\$1,234,800	\$6,384	\$6,162	\$1,000,000	\$1,030,301	\$6,384	\$5,142	\$1,000,000	\$1,178,944	\$3,604	\$5,634	\$3,580	\$5,634	\$3,621	\$5,883
\$2,000,000	\$2,469,600	\$13,256	\$12,324	\$2,000,000	\$2,060,602	\$13,256	\$10,283	\$2,000,000	\$2,357,888	\$7,225	\$11,517	\$7,202	\$11,517	\$7,243	\$11,767
\$3,000,000	\$3,704,400	\$20,127	\$18,487	\$3,000,000	\$3,090,903	\$20,127	\$15,425	\$3,000,000	\$3,536,832	\$10,847	\$17,401	\$10,823	\$17,401	\$10,864	\$17,650
\$4,000,000	\$4,939,200	\$26,999	\$24,649	\$4,000,000	\$4,121,204	\$26,999	\$20,567	\$4,000,000	\$4,715,776	\$14,468	\$23,284	\$14,445	\$23,284	\$14,486	\$23,534
\$5,000,000	\$6,174,000	\$33,871	\$30,811	\$5,000,000	\$5,151,505	\$33,871	\$25,708	\$5,000,000	\$5,894,720	\$18,090	\$29,168	\$18,066	\$29,168	\$18,107	\$29,417
\$6,000,000	\$7,408,800	\$40,742	\$36,973	\$6,000,000	\$6,181,806	\$40,742	\$30,850	\$6,000,000	\$7,073,664	\$21,711	\$35,051	\$21,688	\$35,051	\$21,729	\$35,301
\$7,000,000	\$8,643,600	\$47,614	\$43,136	\$7,000,000	\$7,212,107	\$47,614	\$35,992	\$7,000,000	\$8,252,608	\$25,333	\$40,935	\$25,309	\$40,935	\$25,350	\$41,184
\$8,000,000	\$9,878,400	\$54,486	\$49,298	\$8,000,000	\$8,242,408	\$54,486	\$41,134	\$8,000,000	\$9,431,552	\$28,954	\$46,818	\$28,931	\$46,818	\$28,972	\$47,068
\$9,000,000	\$11,113,200	\$61,357	\$55,460	\$9,000,000	\$9,272,709	\$61,357	\$46,275	\$9,000,000	\$10,610,496	\$32,576	\$52,702	\$32,552	\$52,702	\$32,593	\$52,951
\$10,000,000	\$12,348,000	\$68,229	\$61,622	\$10,000,000	\$10,303,010	\$68,229	\$51,417	\$10,000,000	\$11,789,440	\$36,197	\$58,585	\$36,174	\$58,585	\$36,215	\$58,835
\$15,000,000	\$18,522,000	\$102,587	\$92,434	\$15,000,000	\$15,454,515	\$102,587	\$77,125	\$15,000,000	\$17,684,160	\$54,305	\$88,003	\$54,281	\$88,003	\$54,322	\$88,252
\$20,000,000	\$24,696,000	\$136,945	\$123,245	\$20,000,000	\$20,606,020	\$136,945	\$102,834	\$20,000,000	\$23,578,880	\$72,412	\$117,420	\$72,388	\$117,420	\$72,430	\$117,670
\$25,000,000	\$30,870,000	\$171,303	\$154,056	\$25,000,000	\$25,757,525	\$171,303	\$128,542	\$25,000,000	\$29,473,600	\$90,519	\$146,838	\$90,496	\$146,838	\$90,537	\$147,087
\$30,000,000	\$37,044,000	\$205,662	\$184,867	\$30,000,000	\$30,909,030	\$205,662	\$154,251	\$30,000,000	\$35,368,320	\$108,627	\$176,255	\$108,603	\$176,255	\$108,644	\$176,505
\$35,000,000	\$43,218,000	\$240,020	\$215,679	\$35,000,000	\$36,060,535	\$240,020	\$179,959	\$35,000,000	\$41,263,040	\$126,734	\$205,673	\$126,711	\$205,673	\$126,752	\$205,922
\$40,000,000	\$49,392,000	\$274,378	\$246,490	\$40,000,000	\$41,212,040	\$274,378	\$205,668	\$40,000,000	\$47,157,760	\$144,841	\$235,090	\$144,818	\$235,090	\$144,859	\$235,340
\$45,000,000	\$55,566,000	\$308,736	\$277,301	\$45,000,000	\$46,363,545	\$308,736	\$231,376	\$45,000,000	\$53,052,480	\$162,949	\$264,508	\$162,925	\$264,508	\$162,966	\$264,757
\$50,000,000	\$61,740,000	\$343,094	\$308,112	\$50,000,000	\$51,515,050	\$343,094	\$257,085	\$50,000,000	\$58,947,200	\$181,056	\$293,925	\$181,033	\$293,925	\$181,074	\$294,175

CITY OF            KIRKMAN, 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	\$127	70.16%	\$76	41.98%	(\$119)	(72.69%)	(\$95)	(68.10%)	\$113	62.46%
\$100,000	\$254	70.16%	\$152	41.98%	(\$6)	(1.67%)	\$18	5.54%	\$226	62.46%
\$150,000	\$381	70.16%	\$228	41.98%	\$107	20.42%	\$131	26.07%	\$339	62.46%
\$200,000	\$346	38.98%	\$142	15.96%	\$220	31.19%	\$244	35.71%	\$452	62.46%
\$250,000	\$310	25.21%	\$55	4.47%	\$334	37.57%	\$357	41.32%	\$566	62.46%
\$300,000	\$275	17.45%	(\$31)	(2.00%)	\$447	41.79%	\$470	44.98%	\$679	62.46%
\$400,000	\$204	9.01%	(\$204)	(9.04%)	\$673	47.02%	\$696	49.48%	\$905	62.46%
\$500,000	\$133	4.51%	(\$377)	(12.80%)	\$899	50.14%	\$923	52.13%	\$1,131	62.46%
\$600,000	\$62	1.70%	(\$550)	(15.14%)	\$1,125	52.21%	\$1,149	53.89%	\$1,357	62.46%
\$700,000	(\$9)	(0.21%)	(\$723)	(16.74%)	\$1,351	53.68%	\$1,375	55.13%	\$1,583	62.46%
\$800,000	(\$80)	(1.60%)	(\$896)	(17.89%)	\$1,578	54.79%	\$1,601	56.06%	\$1,810	62.46%
\$900,000	(\$151)	(2.65%)	(\$1,069)	(18.77%)	\$1,804	55.64%	\$1,827	56.78%	\$2,036	62.46%
\$1,000,000	(\$222)	(3.48%)	(\$1,242)	(19.46%)	\$2,030	56.33%	\$2,054	57.36%	\$2,262	62.46%
\$2,000,000	(\$931)	(7.03%)	(\$2,972)	(22.42%)	\$4,292	59.40%	\$4,316	59.92%	\$4,524	62.46%
\$3,000,000	(\$1,641)	(8.15%)	(\$4,702)	(23.36%)	\$6,554	60.42%	\$6,578	60.77%	\$6,786	62.46%
\$4,000,000	(\$2,350)	(8.70%)	(\$6,432)	(23.82%)	\$8,816	60.93%	\$8,840	61.20%	\$9,048	62.46%
\$5,000,000	(\$3,059)	(9.03%)	(\$8,162)	(24.10%)	\$11,078	61.24%	\$11,102	61.45%	\$11,310	62.46%
\$6,000,000	(\$3,769)	(9.25%)	(\$9,892)	(24.28%)	\$13,340	61.44%	\$13,364	61.62%	\$13,572	62.46%
\$7,000,000	(\$4,478)	(9.41%)	(\$11,622)	(24.41%)	\$15,602	61.59%	\$15,626	61.74%	\$15,834	62.46%
\$8,000,000	(\$5,188)	(9.52%)	(\$13,352)	(24.51%)	\$17,864	61.70%	\$17,888	61.83%	\$18,096	62.46%
\$9,000,000	(\$5,897)	(9.61%)	(\$15,082)	(24.58%)	\$20,126	61.78%	\$20,150	61.90%	\$20,358	62.46%
\$10,000,000	(\$6,606)	(9.68%)	(\$16,812)	(24.64%)	\$22,388	61.85%	\$22,412	61.96%	\$22,620	62.46%
\$15,000,000	(\$10,153)	(9.90%)	(\$25,462)	(24.82%)	\$33,698	62.05%	\$33,722	62.12%	\$33,930	62.46%
\$20,000,000	(\$13,700)	(10.00%)	(\$34,111)	(24.91%)	\$45,008	62.16%	\$45,032	62.21%	\$45,240	62.46%
\$25,000,000	(\$17,247)	(10.07%)	(\$42,761)	(24.96%)	\$56,319	62.22%	\$56,342	62.26%	\$56,551	62.46%
\$30,000,000	(\$20,794)	(10.11%)	(\$51,411)	(25.00%)	\$67,629	62.26%	\$67,652	62.29%	\$67,861	62.46%
\$35,000,000	(\$24,341)	(10.14%)	(\$60,060)	(25.02%)	\$78,939	62.29%	\$78,962	62.32%	\$79,171	62.46%
\$40,000,000	(\$27,888)	(10.16%)	(\$68,710)	(25.04%)	\$90,249	62.31%	\$90,272	62.34%	\$90,481	62.46%
\$45,000,000	(\$31,435)	(10.18%)	(\$77,360)	(25.06%)	\$101,559	62.33%	\$101,582	62.35%	\$101,791	62.46%
\$50,000,000	(\$34,982)	(10.20%)	(\$86,010)	(25.07%)	\$112,869	62.34%	\$112,893	62.36%	\$113,101	62.46%