

CITY OF LINN GROVE, 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	\$8.12640	\$43,624	\$0	\$43,624	
2026-27	\$5.59867	\$44,496	\$0	\$44,496	2.0%
2027-28	\$5.63588	\$44,718	\$0	\$44,718	0.5%
2028-29	\$5.44405	\$45,613	\$0	\$45,613	2.0%
2029-30	\$5.47127	\$45,841	\$0	\$45,841	0.5%
2030-31	\$5.28043	\$46,758	\$0	\$46,758	2.0%
2031-32	\$5.30683	\$46,992	\$0	\$46,992	0.5%
2032-33	\$5.12539	\$47,931	\$0	\$47,931	2.0%
2033-34	\$5.15102	\$48,171	\$0	\$48,171	0.5%
2034-35	\$4.97823	\$49,134	\$0	\$49,134	2.0%
2035-36	\$5.00312	\$49,380	\$0	\$49,380	0.5%

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	\$10,619,416	\$5,368,125	\$0	\$5,368,125
2026-27	\$8,759,569	\$7,947,608	\$0	\$7,947,608
2027-28	\$8,746,569	\$7,934,608	\$0	\$7,934,608
2028-29	\$9,190,448	\$8,378,487	\$0	\$8,378,487
2029-30	\$9,190,448	\$8,378,487	\$0	\$8,378,487
2030-31	\$9,666,880	\$8,854,919	\$0	\$8,854,919
2031-32	\$9,666,880	\$8,854,919	\$0	\$8,854,919
2032-33	\$10,163,712	\$9,351,751	\$0	\$9,351,751
2033-34	\$10,163,712	\$9,351,751	\$0	\$9,351,751
2034-35	\$10,681,828	\$9,869,867	\$0	\$9,869,867
2035-36	\$10,681,828	\$9,869,867	\$0	\$9,869,867

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.68%	-3.18%	63.50%	33.73%	0.00%	2.50%
2026-27	103.50%	-37.54%	65.96%	32.18%	0.00%	1.69%
2027-28	103.67%	-37.77%	65.90%	32.23%	0.00%	1.69%
2028-29	102.10%	-35.92%	66.18%	32.05%	0.00%	1.60%
2029-30	102.10%	-35.92%	66.18%	32.05%	0.00%	1.60%
2030-31	100.47%	-33.99%	66.48%	31.84%	0.00%	1.52%
2031-32	100.47%	-33.99%	66.48%	31.84%	0.00%	1.52%
2032-33	98.94%	-32.18%	66.76%	31.65%	0.00%	1.43%
2033-34	98.94%	-32.18%	66.76%	31.65%	0.00%	1.43%
2034-35	97.50%	-30.49%	67.00%	31.49%	0.00%	1.36%
2035-36	97.50%	-30.49%	67.00%	31.49%	0.00%	1.36%

**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 LINN GROVE, 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	\$5,368,125	\$8.12640	\$43,624
2026-27	\$7,947,608	\$5.59867	\$44,496
2027-28	\$7,934,608	\$5.63588	\$44,718
2028-29	\$8,378,487	\$5.44405	\$45,613
2029-30	\$8,378,487	\$5.47127	\$45,841
2030-31	\$8,854,919	\$5.28043	\$46,758
2031-32	\$8,854,919	\$5.30683	\$46,992
2032-33	\$9,351,751	\$5.12539	\$47,931
2033-34	\$9,351,751	\$5.15102	\$48,171
2034-35	\$9,869,867	\$4.97823	\$49,134
2035-36	\$9,869,867	\$5.00312	\$49,380

CITY OF LINN GROVE, 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	\$5,368,125	\$8.12640	\$43,624
2026-27	\$5,577,143	\$8.04594	\$44,873
2027-28	\$5,654,323	\$8.04594	\$45,494
2028-29	\$5,865,175	\$8.04594	\$47,191
2029-30	\$5,946,391	\$8.04594	\$47,844
2030-31	\$6,168,036	\$8.04594	\$49,628
2031-32	\$6,253,489	\$8.04594	\$50,315
2032-33	\$6,486,474	\$8.04594	\$52,190
2033-34	\$6,576,400	\$8.04594	\$52,913
2034-35	\$6,821,314	\$8.04594	\$54,884
2035-36	\$6,915,933	\$8.04594	\$55,645

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	\$2,370,465	(\$2.44727)	-\$377
2027-28	\$2,280,285	(\$2.41006)	-\$776
2028-29	\$2,513,312	(\$2.60189)	-\$1,578
2029-30	\$2,432,095	(\$2.57467)	-\$2,003
2030-31	\$2,686,883	(\$2.76551)	-\$2,870
2031-32	\$2,601,430	(\$2.73911)	-\$3,324
2032-33	\$2,865,277	(\$2.92055)	-\$4,258
2033-34	\$2,775,351	(\$2.89492)	-\$4,742
2034-35	\$3,048,553	(\$3.06771)	-\$5,749
2035-36	\$2,953,933	(\$3.04282)	-\$6,265

CITY OF LINN GROVE, 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	\$193	\$326	\$50,000	\$51,515	\$193	\$272	\$50,000	\$58,947	\$174	\$47	\$149	\$47	\$193	\$311
\$100,000	\$123,480	\$385	\$652	\$100,000	\$103,030	\$385	\$544	\$100,000	\$117,894	\$367	\$359	\$342	\$359	\$385	\$623
\$150,000	\$185,220	\$578	\$978	\$150,000	\$154,545	\$578	\$816	\$150,000	\$176,842	\$559	\$670	\$534	\$670	\$578	\$934
\$200,000	\$246,960	\$944	\$1,304	\$200,000	\$206,060	\$944	\$1,088	\$200,000	\$235,789	\$752	\$981	\$727	\$981	\$771	\$1,245
\$250,000	\$308,700	\$1,310	\$1,630	\$250,000	\$257,575	\$1,310	\$1,360	\$250,000	\$294,736	\$945	\$1,292	\$920	\$1,292	\$964	\$1,556
\$300,000	\$370,440	\$1,675	\$1,956	\$300,000	\$309,090	\$1,675	\$1,632	\$300,000	\$353,683	\$1,138	\$1,604	\$1,113	\$1,604	\$1,156	\$1,868
\$400,000	\$493,920	\$2,407	\$2,608	\$400,000	\$412,120	\$2,407	\$2,176	\$400,000	\$471,578	\$1,523	\$2,226	\$1,498	\$2,226	\$1,542	\$2,490
\$500,000	\$617,400	\$3,138	\$3,260	\$500,000	\$515,151	\$3,138	\$2,720	\$500,000	\$589,472	\$1,909	\$2,849	\$1,883	\$2,849	\$1,927	\$3,113
\$600,000	\$740,880	\$3,869	\$3,912	\$600,000	\$618,181	\$3,869	\$3,264	\$600,000	\$707,366	\$2,294	\$3,471	\$2,269	\$3,471	\$2,313	\$3,735
\$700,000	\$864,360	\$4,601	\$4,564	\$700,000	\$721,211	\$4,601	\$3,808	\$700,000	\$825,261	\$2,679	\$4,094	\$2,654	\$4,094	\$2,698	\$4,358
\$800,000	\$987,840	\$5,332	\$5,216	\$800,000	\$824,241	\$5,332	\$4,352	\$800,000	\$943,155	\$3,065	\$4,716	\$3,040	\$4,716	\$3,084	\$4,980
\$900,000	\$1,111,320	\$6,063	\$5,868	\$900,000	\$927,271	\$6,063	\$4,896	\$900,000	\$1,061,050	\$3,450	\$5,339	\$3,425	\$5,339	\$3,469	\$5,603
\$1,000,000	\$1,234,800	\$6,795	\$6,520	\$1,000,000	\$1,030,301	\$6,795	\$5,440	\$1,000,000	\$1,178,944	\$3,836	\$5,961	\$3,811	\$5,961	\$3,854	\$6,225
\$2,000,000	\$2,469,600	\$14,109	\$13,041	\$2,000,000	\$2,060,602	\$14,109	\$10,881	\$2,000,000	\$2,357,888	\$7,690	\$12,187	\$7,665	\$12,187	\$7,709	\$12,451
\$3,000,000	\$3,704,400	\$21,422	\$19,561	\$3,000,000	\$3,090,903	\$21,422	\$16,321	\$3,000,000	\$3,536,832	\$11,545	\$18,412	\$11,520	\$18,412	\$11,563	\$18,676
\$4,000,000	\$4,939,200	\$28,736	\$26,081	\$4,000,000	\$4,121,204	\$28,736	\$21,762	\$4,000,000	\$4,715,776	\$15,399	\$24,637	\$15,374	\$24,637	\$15,418	\$24,901
\$5,000,000	\$6,174,000	\$36,050	\$32,601	\$5,000,000	\$5,151,505	\$36,050	\$27,202	\$5,000,000	\$5,894,720	\$19,254	\$30,863	\$19,229	\$30,863	\$19,272	\$31,127
\$6,000,000	\$7,408,800	\$43,364	\$39,122	\$6,000,000	\$6,181,806	\$43,364	\$32,643	\$6,000,000	\$7,073,664	\$23,108	\$37,088	\$23,083	\$37,088	\$23,127	\$37,352
\$7,000,000	\$8,643,600	\$50,677	\$45,642	\$7,000,000	\$7,212,107	\$50,677	\$38,083	\$7,000,000	\$8,252,608	\$26,963	\$43,313	\$26,938	\$43,313	\$26,981	\$43,577
\$8,000,000	\$9,878,400	\$57,991	\$52,162	\$8,000,000	\$8,242,408	\$57,991	\$43,523	\$8,000,000	\$9,431,552	\$30,817	\$49,539	\$30,792	\$49,539	\$30,836	\$49,803
\$9,000,000	\$11,113,200	\$65,305	\$58,682	\$9,000,000	\$9,272,709	\$65,305	\$48,964	\$9,000,000	\$10,610,496	\$34,672	\$55,764	\$34,647	\$55,764	\$34,690	\$56,028
\$10,000,000	\$12,348,000	\$72,619	\$65,203	\$10,000,000	\$10,303,010	\$72,619	\$54,404	\$10,000,000	\$11,789,440	\$38,526	\$61,989	\$38,501	\$61,989	\$38,545	\$62,253
\$15,000,000	\$18,522,000	\$109,188	\$97,804	\$15,000,000	\$15,454,515	\$109,188	\$81,606	\$15,000,000	\$17,684,160	\$57,799	\$93,116	\$57,773	\$93,116	\$57,817	\$93,380
\$20,000,000	\$24,696,000	\$145,756	\$130,405	\$20,000,000	\$20,606,020	\$145,756	\$108,809	\$20,000,000	\$23,578,880	\$77,071	\$124,243	\$77,046	\$124,243	\$77,090	\$124,507
\$25,000,000	\$30,870,000	\$182,325	\$163,007	\$25,000,000	\$25,757,525	\$182,325	\$136,011	\$25,000,000	\$29,473,600	\$96,343	\$155,369	\$96,318	\$155,369	\$96,362	\$155,633
\$30,000,000	\$37,044,000	\$218,894	\$195,608	\$30,000,000	\$30,909,030	\$218,894	\$163,213	\$30,000,000	\$35,368,320	\$115,616	\$186,496	\$115,591	\$186,496	\$115,634	\$186,760
\$35,000,000	\$43,218,000	\$255,463	\$228,210	\$35,000,000	\$36,060,535	\$255,463	\$190,415	\$35,000,000	\$41,263,040	\$134,888	\$217,623	\$134,863	\$217,623	\$134,907	\$217,887
\$40,000,000	\$49,392,000	\$292,032	\$260,811	\$40,000,000	\$41,212,040	\$292,032	\$217,617	\$40,000,000	\$47,157,760	\$154,161	\$248,749	\$154,136	\$248,749	\$154,179	\$249,013
\$45,000,000	\$55,566,000	\$328,600	\$293,412	\$45,000,000	\$46,363,545	\$328,600	\$244,819	\$45,000,000	\$53,052,480	\$173,433	\$279,876	\$173,408	\$279,876	\$173,452	\$280,140
\$50,000,000	\$61,740,000	\$365,169	\$326,014	\$50,000,000	\$51,515,050	\$365,169	\$272,022	\$50,000,000	\$58,947,200	\$192,705	\$311,003	\$192,680	\$311,003	\$192,724	\$311,267

CITY OF LINN GROVE, 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	\$133	69.16%	\$79	41.15%	(\$127)	(72.85%)	(\$102)	(68.29%)	\$119	61.51%
\$100,000	\$267	69.16%	\$159	41.15%	(\$8)	(2.25%)	\$17	4.92%	\$237	61.51%
\$150,000	\$400	69.16%	\$238	41.15%	\$110	19.71%	\$135	25.33%	\$356	61.51%
\$200,000	\$360	38.16%	\$144	15.28%	\$229	30.42%	\$254	34.92%	\$474	61.51%
\$250,000	\$321	24.48%	\$51	3.86%	\$347	36.76%	\$372	40.49%	\$593	61.51%
\$300,000	\$281	16.76%	(\$43)	(2.57%)	\$466	40.96%	\$491	44.13%	\$711	61.51%
\$400,000	\$201	8.37%	(\$230)	(9.58%)	\$703	46.16%	\$728	48.60%	\$948	61.51%
\$500,000	\$122	3.89%	(\$418)	(13.31%)	\$940	49.26%	\$965	51.24%	\$1,185	61.51%
\$600,000	\$43	1.11%	(\$605)	(15.64%)	\$1,177	51.32%	\$1,202	52.99%	\$1,423	61.51%
\$700,000	(\$37)	(0.79%)	(\$792)	(17.22%)	\$1,414	52.78%	\$1,439	54.22%	\$1,660	61.51%
\$800,000	(\$116)	(2.17%)	(\$980)	(18.37%)	\$1,651	53.88%	\$1,676	55.15%	\$1,897	61.51%
\$900,000	(\$195)	(3.22%)	(\$1,167)	(19.25%)	\$1,888	54.73%	\$1,913	55.86%	\$2,134	61.51%
\$1,000,000	(\$275)	(4.04%)	(\$1,354)	(19.93%)	\$2,126	55.41%	\$2,151	56.43%	\$2,371	61.51%
\$2,000,000	(\$1,068)	(7.57%)	(\$3,228)	(22.88%)	\$4,496	58.47%	\$4,521	58.99%	\$4,742	61.51%
\$3,000,000	(\$1,862)	(8.69%)	(\$5,101)	(23.81%)	\$6,867	59.48%	\$6,892	59.83%	\$7,113	61.51%
\$4,000,000	(\$2,655)	(9.24%)	(\$6,974)	(24.27%)	\$9,238	59.99%	\$9,263	60.25%	\$9,483	61.51%
\$5,000,000	(\$3,449)	(9.57%)	(\$8,848)	(24.54%)	\$11,609	60.29%	\$11,634	60.50%	\$11,854	61.51%
\$6,000,000	(\$4,242)	(9.78%)	(\$10,721)	(24.72%)	\$13,980	60.50%	\$14,005	60.67%	\$14,225	61.51%
\$7,000,000	(\$5,036)	(9.94%)	(\$12,594)	(24.85%)	\$16,351	60.64%	\$16,376	60.79%	\$16,596	61.51%
\$8,000,000	(\$5,829)	(10.05%)	(\$14,468)	(24.95%)	\$18,721	60.75%	\$18,747	60.88%	\$18,967	61.51%
\$9,000,000	(\$6,622)	(10.14%)	(\$16,341)	(25.02%)	\$21,092	60.83%	\$21,117	60.95%	\$21,338	61.51%
\$10,000,000	(\$7,416)	(10.21%)	(\$18,214)	(25.08%)	\$23,463	60.90%	\$23,488	61.01%	\$23,708	61.51%
\$15,000,000	(\$11,383)	(10.43%)	(\$27,581)	(25.26%)	\$35,317	61.10%	\$35,342	61.17%	\$35,563	61.51%
\$20,000,000	(\$15,351)	(10.53%)	(\$36,948)	(25.35%)	\$47,172	61.21%	\$47,197	61.26%	\$47,417	61.51%
\$25,000,000	(\$19,318)	(10.60%)	(\$46,314)	(25.40%)	\$59,026	61.27%	\$59,051	61.31%	\$59,271	61.51%
\$30,000,000	(\$23,286)	(10.64%)	(\$55,681)	(25.44%)	\$70,880	61.31%	\$70,905	61.34%	\$71,125	61.51%
\$35,000,000	(\$27,253)	(10.67%)	(\$65,048)	(25.46%)	\$82,734	61.34%	\$82,759	61.37%	\$82,980	61.51%
\$40,000,000	(\$31,221)	(10.69%)	(\$74,414)	(25.48%)	\$94,589	61.36%	\$94,614	61.38%	\$94,834	61.51%
\$45,000,000	(\$35,188)	(10.71%)	(\$83,781)	(25.50%)	\$106,443	61.37%	\$106,468	61.40%	\$106,688	61.51%
\$50,000,000	(\$39,155)	(10.72%)	(\$93,147)	(25.51%)	\$118,297	61.39%	\$118,322	61.41%	\$118,542	61.51%