

CITY OF PARNELL, 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	\$8.07353	\$50,342	\$0	\$50,342	
2026-27	\$4.72284	\$51,349	\$1,349	\$52,698	4.7%
2027-28	\$4.83543	\$53,752	\$1,381	\$55,133	4.6%
2028-29	\$4.70462	\$56,235	\$1,344	\$57,579	4.4%
2029-30	\$4.81162	\$58,731	\$1,374	\$60,105	4.4%
2030-31	\$4.67899	\$61,307	\$1,336	\$62,643	4.2%
2031-32	\$4.78098	\$63,852	\$1,365	\$65,217	4.1%
2032-33	\$4.65029	\$66,522	\$1,328	\$67,850	4.0%
2033-34	\$4.74313	\$69,049	\$1,355	\$70,403	3.8%
2034-35	\$4.61446	\$71,811	\$1,318	\$73,129	3.9%
2035-36	\$4.69915	\$74,317	\$1,342	\$75,659	3.5%

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	\$13,199,635	\$6,235,470	\$0	\$6,235,470
2026-27	\$11,874,149	\$11,158,096	\$0	\$11,158,096
2027-28	\$12,117,906	\$11,401,853	\$0	\$11,401,853
2028-29	\$12,954,896	\$12,238,843	\$0	\$12,238,843
2029-30	\$13,207,654	\$12,491,601	\$0	\$12,491,601
2030-31	\$14,104,265	\$13,388,212	\$0	\$13,388,212
2031-32	\$14,357,023	\$13,640,970	\$0	\$13,640,970
2032-33	\$15,306,483	\$14,590,430	\$0	\$14,590,430
2033-34	\$15,559,241	\$14,843,188	\$0	\$14,843,188
2034-35	\$16,563,876	\$15,847,823	\$0	\$15,847,823
2035-36	\$16,816,634	\$16,100,581	\$0	\$16,100,581

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.96%	-1.62%	77.34%	20.26%	0.00%	2.40%
2026-27	102.72%	-26.61%	76.12%	21.86%	0.00%	1.34%
2027-28	101.82%	-26.40%	75.42%	22.60%	0.00%	1.32%
2028-29	99.86%	-24.90%	74.96%	23.23%	0.00%	1.23%
2029-30	99.02%	-24.65%	74.37%	23.87%	0.00%	1.20%
2030-31	97.19%	-23.22%	73.97%	24.41%	0.00%	1.12%
2031-32	96.48%	-23.02%	73.45%	24.97%	0.00%	1.10%
2032-33	94.82%	-21.73%	73.09%	25.46%	0.00%	1.03%
2033-34	94.20%	-21.57%	72.62%	25.95%	0.00%	1.01%
2034-35	92.69%	-20.39%	72.30%	26.39%	0.00%	0.95%
2035-36	92.15%	-20.27%	71.88%	26.83%	0.00%	0.93%

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 PARNELL, 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	\$6,235,470	\$8.07353	\$50,342
2026-27	\$11,158,096	\$4.72284	\$52,698
2027-28	\$11,401,853	\$4.83543	\$55,133
2028-29	\$12,238,843	\$4.70462	\$57,579
2029-30	\$12,491,601	\$4.81162	\$60,105
2030-31	\$13,388,212	\$4.67899	\$62,643
2031-32	\$13,640,970	\$4.78098	\$65,217
2032-33	\$14,590,430	\$4.65029	\$67,850
2033-34	\$14,843,188	\$4.74313	\$70,403
2034-35	\$15,847,823	\$4.61446	\$73,129
2035-36	\$16,100,581	\$4.69915	\$75,659

CITY OF PARNELL, 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	\$6,235,470	\$8.07353	\$50,342
2026-27	\$6,524,533	\$7.91522	\$51,643
2027-28	\$6,782,352	\$7.83686	\$53,152
2028-29	\$7,165,674	\$7.83686	\$56,156
2029-30	\$7,432,753	\$7.83686	\$58,249
2030-31	\$7,841,328	\$7.83686	\$61,451
2031-32	\$8,118,137	\$7.83686	\$63,621
2032-33	\$8,553,268	\$7.83686	\$67,031
2033-34	\$8,840,341	\$7.83686	\$69,280
2034-35	\$9,303,411	\$7.83686	\$72,909
2035-36	\$9,601,267	\$7.83686	\$75,244

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	\$4,633,562	(\$3.19238)	\$1,055
2027-28	\$4,619,501	(\$3.00143)	\$1,981
2028-29	\$5,073,169	(\$3.13224)	\$1,423
2029-30	\$5,058,848	(\$3.02524)	\$1,855
2030-31	\$5,546,884	(\$3.15787)	\$1,192
2031-32	\$5,522,832	(\$3.05588)	\$1,597
2032-33	\$6,037,162	(\$3.18657)	\$819
2033-34	\$6,002,847	(\$3.09373)	\$1,123
2034-35	\$6,544,412	(\$3.22240)	\$220
2035-36	\$6,499,314	(\$3.13771)	\$415

CITY OF PARNELL, 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	\$191	\$289	\$50,000	\$51,515	\$191	\$241	\$50,000	\$58,947	\$173	\$42	\$148	\$42	\$191	\$276
\$100,000	\$123,480	\$383	\$578	\$100,000	\$103,030	\$383	\$482	\$100,000	\$117,894	\$364	\$318	\$339	\$318	\$383	\$552
\$150,000	\$185,220	\$574	\$867	\$150,000	\$154,545	\$574	\$723	\$150,000	\$176,842	\$556	\$593	\$531	\$593	\$574	\$827
\$200,000	\$246,960	\$938	\$1,156	\$200,000	\$206,060	\$938	\$964	\$200,000	\$235,789	\$747	\$869	\$722	\$869	\$766	\$1,103
\$250,000	\$308,700	\$1,301	\$1,444	\$250,000	\$257,575	\$1,301	\$1,205	\$250,000	\$294,736	\$939	\$1,145	\$914	\$1,145	\$957	\$1,379
\$300,000	\$370,440	\$1,664	\$1,733	\$300,000	\$309,090	\$1,664	\$1,446	\$300,000	\$353,683	\$1,130	\$1,421	\$1,105	\$1,421	\$1,149	\$1,655
\$400,000	\$493,920	\$2,391	\$2,311	\$400,000	\$412,120	\$2,391	\$1,928	\$400,000	\$471,578	\$1,513	\$1,973	\$1,488	\$1,973	\$1,532	\$2,207
\$500,000	\$617,400	\$3,118	\$2,889	\$500,000	\$515,151	\$3,118	\$2,410	\$500,000	\$589,472	\$1,896	\$2,524	\$1,871	\$2,524	\$1,915	\$2,758
\$600,000	\$740,880	\$3,844	\$3,467	\$600,000	\$618,181	\$3,844	\$2,892	\$600,000	\$707,366	\$2,279	\$3,076	\$2,254	\$3,076	\$2,298	\$3,310
\$700,000	\$864,360	\$4,571	\$4,044	\$700,000	\$721,211	\$4,571	\$3,375	\$700,000	\$825,261	\$2,662	\$3,627	\$2,637	\$3,627	\$2,681	\$3,861
\$800,000	\$987,840	\$5,297	\$4,622	\$800,000	\$824,241	\$5,297	\$3,857	\$800,000	\$943,155	\$3,045	\$4,179	\$3,020	\$4,179	\$3,064	\$4,413
\$900,000	\$1,111,320	\$6,024	\$5,200	\$900,000	\$927,271	\$6,024	\$4,339	\$900,000	\$1,061,050	\$3,428	\$4,731	\$3,403	\$4,731	\$3,446	\$4,965
\$1,000,000	\$1,234,800	\$6,751	\$5,778	\$1,000,000	\$1,030,301	\$6,751	\$4,821	\$1,000,000	\$1,178,944	\$3,811	\$5,282	\$3,786	\$5,282	\$3,829	\$5,516
\$2,000,000	\$2,469,600	\$14,017	\$11,555	\$2,000,000	\$2,060,602	\$14,017	\$9,642	\$2,000,000	\$2,357,888	\$7,640	\$10,799	\$7,615	\$10,799	\$7,659	\$11,033
\$3,000,000	\$3,704,400	\$21,283	\$17,333	\$3,000,000	\$3,090,903	\$21,283	\$14,462	\$3,000,000	\$3,536,832	\$11,470	\$16,315	\$11,445	\$16,315	\$11,488	\$16,549
\$4,000,000	\$4,939,200	\$28,549	\$23,110	\$4,000,000	\$4,121,204	\$28,549	\$19,283	\$4,000,000	\$4,715,776	\$15,299	\$21,831	\$15,274	\$21,831	\$15,318	\$22,065
\$5,000,000	\$6,174,000	\$35,815	\$28,888	\$5,000,000	\$5,151,505	\$35,815	\$24,104	\$5,000,000	\$5,894,720	\$19,128	\$27,347	\$19,104	\$27,347	\$19,147	\$27,581
\$6,000,000	\$7,408,800	\$43,082	\$34,666	\$6,000,000	\$6,181,806	\$43,082	\$28,925	\$6,000,000	\$7,073,664	\$22,958	\$32,864	\$22,933	\$32,864	\$22,976	\$33,098
\$7,000,000	\$8,643,600	\$50,348	\$40,443	\$7,000,000	\$7,212,107	\$50,348	\$33,745	\$7,000,000	\$8,252,608	\$26,787	\$38,380	\$26,762	\$38,380	\$26,806	\$38,614
\$8,000,000	\$9,878,400	\$57,614	\$46,221	\$8,000,000	\$8,242,408	\$57,614	\$38,566	\$8,000,000	\$9,431,552	\$30,617	\$43,896	\$30,592	\$43,896	\$30,635	\$44,130
\$9,000,000	\$11,113,200	\$64,880	\$51,999	\$9,000,000	\$9,272,709	\$64,880	\$43,387	\$9,000,000	\$10,610,496	\$34,446	\$49,412	\$34,421	\$49,412	\$34,465	\$49,646
\$10,000,000	\$12,348,000	\$72,146	\$57,776	\$10,000,000	\$10,303,010	\$72,146	\$48,208	\$10,000,000	\$11,789,440	\$38,275	\$54,929	\$38,251	\$54,929	\$38,294	\$55,163
\$15,000,000	\$18,522,000	\$108,477	\$86,664	\$15,000,000	\$15,454,515	\$108,477	\$72,312	\$15,000,000	\$17,684,160	\$57,422	\$82,510	\$57,398	\$82,510	\$57,441	\$82,744
\$20,000,000	\$24,696,000	\$144,808	\$115,552	\$20,000,000	\$20,606,020	\$144,808	\$96,415	\$20,000,000	\$23,578,880	\$76,570	\$110,091	\$76,545	\$110,091	\$76,588	\$110,325
\$25,000,000	\$30,870,000	\$181,139	\$144,440	\$25,000,000	\$25,757,525	\$181,139	\$120,519	\$25,000,000	\$29,473,600	\$95,717	\$137,673	\$95,692	\$137,673	\$95,735	\$137,907
\$30,000,000	\$37,044,000	\$217,470	\$173,329	\$30,000,000	\$30,909,030	\$217,470	\$144,623	\$30,000,000	\$35,368,320	\$114,864	\$165,254	\$114,839	\$165,254	\$114,882	\$165,488
\$35,000,000	\$43,218,000	\$253,801	\$202,217	\$35,000,000	\$36,060,535	\$253,801	\$168,727	\$35,000,000	\$41,263,040	\$134,011	\$192,835	\$133,986	\$192,835	\$134,029	\$193,069
\$40,000,000	\$49,392,000	\$290,132	\$231,105	\$40,000,000	\$41,212,040	\$290,132	\$192,831	\$40,000,000	\$47,157,760	\$153,158	\$220,417	\$153,133	\$220,417	\$153,176	\$220,651
\$45,000,000	\$55,566,000	\$326,462	\$259,993	\$45,000,000	\$46,363,545	\$326,462	\$216,935	\$45,000,000	\$53,052,480	\$172,305	\$247,998	\$172,280	\$247,998	\$172,323	\$248,232
\$50,000,000	\$61,740,000	\$362,793	\$288,881	\$50,000,000	\$51,515,050	\$362,793	\$241,038	\$50,000,000	\$58,947,200	\$191,452	\$275,579	\$191,427	\$275,579	\$191,470	\$275,813

CITY OF PARNELL, 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	\$97	50.88%	\$50	25.89%	(\$131)	(75.79%)	(\$106)	(71.71%)	\$84	44.05%
\$100,000	\$195	50.88%	\$99	25.89%	(\$47)	(12.81%)	(\$22)	(6.42%)	\$169	44.05%
\$150,000	\$292	50.88%	\$149	25.89%	\$38	6.77%	\$63	11.78%	\$253	44.05%
\$200,000	\$218	23.23%	\$26	2.82%	\$122	16.32%	\$147	20.33%	\$337	44.05%
\$250,000	\$143	11.02%	(\$96)	(7.37%)	\$206	21.98%	\$231	25.30%	\$422	44.05%
\$300,000	\$69	4.14%	(\$218)	(13.10%)	\$291	25.72%	\$316	28.55%	\$506	44.05%
\$400,000	(\$80)	(3.34%)	(\$463)	(19.35%)	\$459	30.36%	\$484	32.54%	\$675	44.05%
\$500,000	(\$229)	(7.34%)	(\$707)	(22.68%)	\$628	33.12%	\$653	34.89%	\$843	44.05%
\$600,000	(\$378)	(9.82%)	(\$952)	(24.76%)	\$797	34.96%	\$822	36.45%	\$1,012	44.05%
\$700,000	(\$526)	(11.52%)	(\$1,196)	(26.17%)	\$965	36.27%	\$990	37.55%	\$1,181	44.05%
\$800,000	(\$675)	(12.75%)	(\$1,441)	(27.20%)	\$1,134	37.25%	\$1,159	38.38%	\$1,349	44.05%
\$900,000	(\$824)	(13.68%)	(\$1,685)	(27.98%)	\$1,303	38.01%	\$1,328	39.02%	\$1,518	44.05%
\$1,000,000	(\$973)	(14.41%)	(\$1,930)	(28.59%)	\$1,471	38.61%	\$1,496	39.52%	\$1,687	44.05%
\$2,000,000	(\$2,462)	(17.56%)	(\$4,375)	(31.21%)	\$3,158	41.34%	\$3,183	41.80%	\$3,374	44.05%
\$3,000,000	(\$3,950)	(18.56%)	(\$6,821)	(32.05%)	\$4,845	42.24%	\$4,870	42.55%	\$5,061	44.05%
\$4,000,000	(\$5,439)	(19.05%)	(\$9,266)	(32.46%)	\$6,532	42.70%	\$6,557	42.93%	\$6,747	44.05%
\$5,000,000	(\$6,927)	(19.34%)	(\$11,712)	(32.70%)	\$8,219	42.97%	\$8,244	43.15%	\$8,434	44.05%
\$6,000,000	(\$8,416)	(19.53%)	(\$14,157)	(32.86%)	\$9,906	43.15%	\$9,931	43.30%	\$10,121	44.05%
\$7,000,000	(\$9,904)	(19.67%)	(\$16,602)	(32.98%)	\$11,593	43.28%	\$11,618	43.41%	\$11,808	44.05%
\$8,000,000	(\$11,393)	(19.77%)	(\$19,048)	(33.06%)	\$13,280	43.37%	\$13,304	43.49%	\$13,495	44.05%
\$9,000,000	(\$12,882)	(19.85%)	(\$21,493)	(33.13%)	\$14,966	43.45%	\$14,991	43.55%	\$15,182	44.05%
\$10,000,000	(\$14,370)	(19.92%)	(\$23,939)	(33.18%)	\$16,653	43.51%	\$16,678	43.60%	\$16,869	44.05%
\$15,000,000	(\$21,813)	(20.11%)	(\$36,166)	(33.34%)	\$25,088	43.69%	\$25,112	43.75%	\$25,303	44.05%
\$20,000,000	(\$29,256)	(20.20%)	(\$48,393)	(33.42%)	\$33,522	43.78%	\$33,547	43.83%	\$33,737	44.05%
\$25,000,000	(\$36,698)	(20.26%)	(\$60,620)	(33.47%)	\$41,956	43.83%	\$41,981	43.87%	\$42,172	44.05%
\$30,000,000	(\$44,141)	(20.30%)	(\$72,847)	(33.50%)	\$50,391	43.87%	\$50,415	43.90%	\$50,606	44.05%
\$35,000,000	(\$51,584)	(20.32%)	(\$85,074)	(33.52%)	\$58,825	43.90%	\$58,850	43.92%	\$59,040	44.05%
\$40,000,000	(\$59,027)	(20.34%)	(\$97,301)	(33.54%)	\$67,259	43.91%	\$67,284	43.94%	\$67,475	44.05%
\$45,000,000	(\$66,470)	(20.36%)	(\$109,528)	(33.55%)	\$75,693	43.93%	\$75,718	43.95%	\$75,909	44.05%
\$50,000,000	(\$73,912)	(20.37%)	(\$121,755)	(33.56%)	\$84,128	43.94%	\$84,153	43.96%	\$84,343	44.05%