

CITY OF PIERSON, 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	\$8.12633	\$82,484	\$0	\$82,484	
2026-27	\$5.14554	\$84,133	\$592	\$84,725	2.7%
2027-28	\$5.18594	\$85,149	\$597	\$85,746	1.2%
2028-29	\$5.04250	\$87,461	\$580	\$88,041	2.7%
2029-30	\$5.07595	\$88,495	\$584	\$89,079	1.2%
2030-31	\$4.93079	\$90,861	\$567	\$91,428	2.6%
2031-32	\$4.96229	\$91,885	\$571	\$92,456	1.1%
2032-33	\$4.82176	\$94,305	\$555	\$94,860	2.6%
2033-34	\$4.85217	\$95,334	\$558	\$95,892	1.1%
2034-35	\$4.71603	\$97,810	\$543	\$98,353	2.6%
2035-36	\$4.74543	\$98,845	\$546	\$99,390	1.1%

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	\$18,289,109	\$10,150,184	\$0	\$10,150,184
2026-27	\$16,931,597	\$16,465,793	\$0	\$16,465,793
2027-28	\$17,000,080	\$16,534,276	\$0	\$16,534,276
2028-29	\$17,925,558	\$17,459,754	\$0	\$17,459,754
2029-30	\$18,015,041	\$17,549,237	\$0	\$17,549,237
2030-31	\$19,008,052	\$18,542,248	\$0	\$18,542,248
2031-32	\$19,097,535	\$18,631,731	\$0	\$18,631,731
2032-33	\$20,139,093	\$19,673,289	\$0	\$19,673,289
2033-34	\$20,228,576	\$19,762,772	\$0	\$19,762,772
2034-35	\$21,320,783	\$20,854,979	\$0	\$20,854,979
2035-36	\$21,410,266	\$20,944,462	\$0	\$20,944,462

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.18%	-1.85%	56.33%	42.53%	0.00%	1.14%
2026-27	83.12%	-21.01%	62.12%	37.04%	0.00%	0.70%
2027-28	83.47%	-21.20%	62.27%	36.88%	0.00%	0.70%
2028-29	82.87%	-20.34%	62.53%	36.68%	0.00%	0.66%
2029-30	83.10%	-20.38%	62.72%	36.49%	0.00%	0.66%
2030-31	82.42%	-19.42%	63.00%	36.26%	0.00%	0.62%
2031-32	82.64%	-19.47%	63.17%	36.09%	0.00%	0.62%
2032-33	81.98%	-18.56%	63.42%	35.89%	0.00%	0.59%
2033-34	82.19%	-18.61%	63.59%	35.72%	0.00%	0.58%
2034-35	81.55%	-17.75%	63.80%	35.55%	0.00%	0.55%
2035-36	81.75%	-17.80%	63.96%	35.39%	0.00%	0.55%

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 PIERSON, 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	\$10,150,184	\$8.12633	\$82,484
2026-27	\$16,465,793	\$5.14554	\$84,725
2027-28	\$16,534,276	\$5.18594	\$85,746
2028-29	\$17,459,754	\$5.04250	\$88,041
2029-30	\$17,549,237	\$5.07595	\$89,079
2030-31	\$18,542,248	\$4.93079	\$91,428
2031-32	\$18,631,731	\$4.96229	\$92,456
2032-33	\$19,673,289	\$4.82176	\$94,860
2033-34	\$19,762,772	\$4.85217	\$95,892
2034-35	\$20,854,979	\$4.71603	\$98,353
2035-36	\$20,944,462	\$4.74543	\$99,390

CITY OF PIERSON, 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	\$10,150,184	\$8.12633	\$82,484
2026-27	\$10,704,555	\$7.96699	\$85,283
2027-28	\$10,884,003	\$7.96699	\$86,713
2028-29	\$11,359,948	\$7.96699	\$90,505
2029-30	\$11,548,943	\$7.96699	\$92,010
2030-31	\$12,050,271	\$7.96699	\$96,004
2031-32	\$12,249,294	\$7.96699	\$97,590
2032-33	\$12,777,310	\$7.96699	\$101,797
2033-34	\$12,986,913	\$7.96699	\$103,467
2034-35	\$13,543,007	\$7.96699	\$107,897
2035-36	\$13,763,723	\$7.96699	\$109,655

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	\$5,761,238	(\$2.82145)	-\$558
2027-28	\$5,650,273	(\$2.78105)	-\$967
2028-29	\$6,099,806	(\$2.92449)	-\$2,464
2029-30	\$6,000,294	(\$2.89104)	-\$2,931
2030-31	\$6,491,977	(\$3.03620)	-\$4,576
2031-32	\$6,382,437	(\$3.00470)	-\$5,134
2032-33	\$6,895,978	(\$3.14523)	-\$6,937
2033-34	\$6,775,859	(\$3.11482)	-\$7,574
2034-35	\$7,311,971	(\$3.25096)	-\$9,544
2035-36	\$7,180,739	(\$3.22156)	-\$10,265

CITY OF PIERSON, 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	\$304	\$50,000	\$51,515	\$193	\$254	\$50,000	\$58,947	\$174	\$44	\$149	\$44	\$193	\$291
\$100,000	\$123,480	\$385	\$609	\$100,000	\$103,030	\$385	\$508	\$100,000	\$117,894	\$367	\$335	\$342	\$335	\$385	\$581
\$150,000	\$185,220	\$578	\$913	\$150,000	\$154,545	\$578	\$762	\$150,000	\$176,842	\$559	\$625	\$534	\$625	\$578	\$872
\$200,000	\$246,960	\$944	\$1,218	\$200,000	\$206,060	\$944	\$1,016	\$200,000	\$235,789	\$752	\$916	\$727	\$916	\$771	\$1,163
\$250,000	\$308,700	\$1,310	\$1,522	\$250,000	\$257,575	\$1,310	\$1,270	\$250,000	\$294,736	\$945	\$1,207	\$920	\$1,207	\$964	\$1,453
\$300,000	\$370,440	\$1,675	\$1,827	\$300,000	\$309,090	\$1,675	\$1,524	\$300,000	\$353,683	\$1,138	\$1,497	\$1,113	\$1,497	\$1,156	\$1,744
\$400,000	\$493,920	\$2,407	\$2,435	\$400,000	\$412,120	\$2,407	\$2,032	\$400,000	\$471,578	\$1,523	\$2,079	\$1,498	\$2,079	\$1,542	\$2,325
\$500,000	\$617,400	\$3,138	\$3,044	\$500,000	\$515,151	\$3,138	\$2,540	\$500,000	\$589,472	\$1,909	\$2,660	\$1,883	\$2,660	\$1,927	\$2,907
\$600,000	\$740,880	\$3,869	\$3,653	\$600,000	\$618,181	\$3,869	\$3,048	\$600,000	\$707,366	\$2,294	\$3,241	\$2,269	\$3,241	\$2,313	\$3,488
\$700,000	\$864,360	\$4,601	\$4,262	\$700,000	\$721,211	\$4,601	\$3,556	\$700,000	\$825,261	\$2,679	\$3,823	\$2,654	\$3,823	\$2,698	\$4,069
\$800,000	\$987,840	\$5,332	\$4,871	\$800,000	\$824,241	\$5,332	\$4,064	\$800,000	\$943,155	\$3,065	\$4,404	\$3,040	\$4,404	\$3,084	\$4,651
\$900,000	\$1,111,320	\$6,063	\$5,480	\$900,000	\$927,271	\$6,063	\$4,572	\$900,000	\$1,061,050	\$3,450	\$4,985	\$3,425	\$4,985	\$3,469	\$5,232
\$1,000,000	\$1,234,800	\$6,795	\$6,089	\$1,000,000	\$1,030,301	\$6,795	\$5,080	\$1,000,000	\$1,178,944	\$3,836	\$5,567	\$3,811	\$5,567	\$3,854	\$5,813
\$2,000,000	\$2,469,600	\$14,109	\$12,177	\$2,000,000	\$2,060,602	\$14,109	\$10,160	\$2,000,000	\$2,357,888	\$7,690	\$11,380	\$7,665	\$11,380	\$7,709	\$11,626
\$3,000,000	\$3,704,400	\$21,422	\$18,266	\$3,000,000	\$3,090,903	\$21,422	\$15,241	\$3,000,000	\$3,536,832	\$11,545	\$17,193	\$11,520	\$17,193	\$11,563	\$17,439
\$4,000,000	\$4,939,200	\$28,736	\$24,354	\$4,000,000	\$4,121,204	\$28,736	\$20,321	\$4,000,000	\$4,715,776	\$15,399	\$23,006	\$15,374	\$23,006	\$15,418	\$23,253
\$5,000,000	\$6,174,000	\$36,050	\$30,443	\$5,000,000	\$5,151,505	\$36,050	\$25,401	\$5,000,000	\$5,894,720	\$19,254	\$28,819	\$19,228	\$28,819	\$19,272	\$29,066
\$6,000,000	\$7,408,800	\$43,363	\$36,531	\$6,000,000	\$6,181,806	\$43,363	\$30,481	\$6,000,000	\$7,073,664	\$23,108	\$34,632	\$23,083	\$34,632	\$23,127	\$34,879
\$7,000,000	\$8,643,600	\$50,677	\$42,620	\$7,000,000	\$7,212,107	\$50,677	\$35,561	\$7,000,000	\$8,252,608	\$26,962	\$40,445	\$26,937	\$40,445	\$26,981	\$40,692
\$8,000,000	\$9,878,400	\$57,991	\$48,708	\$8,000,000	\$8,242,408	\$57,991	\$40,642	\$8,000,000	\$9,431,552	\$30,817	\$46,258	\$30,792	\$46,258	\$30,836	\$46,505
\$9,000,000	\$11,113,200	\$65,304	\$54,797	\$9,000,000	\$9,272,709	\$65,304	\$45,722	\$9,000,000	\$10,610,496	\$34,671	\$52,072	\$34,646	\$52,072	\$34,690	\$52,318
\$10,000,000	\$12,348,000	\$72,618	\$60,885	\$10,000,000	\$10,303,010	\$72,618	\$50,802	\$10,000,000	\$11,789,440	\$38,526	\$57,885	\$38,501	\$57,885	\$38,544	\$58,131
\$15,000,000	\$18,522,000	\$109,187	\$91,328	\$15,000,000	\$15,454,515	\$109,187	\$76,203	\$15,000,000	\$17,684,160	\$57,798	\$86,950	\$57,773	\$86,950	\$57,817	\$87,197
\$20,000,000	\$24,696,000	\$145,755	\$121,771	\$20,000,000	\$20,606,020	\$145,755	\$101,604	\$20,000,000	\$23,578,880	\$77,070	\$116,016	\$77,045	\$116,016	\$77,089	\$116,263
\$25,000,000	\$30,870,000	\$182,324	\$152,213	\$25,000,000	\$25,757,525	\$182,324	\$127,005	\$25,000,000	\$29,473,600	\$96,343	\$145,082	\$96,317	\$145,082	\$96,361	\$145,328
\$30,000,000	\$37,044,000	\$218,892	\$182,656	\$30,000,000	\$30,909,030	\$218,892	\$152,406	\$30,000,000	\$35,368,320	\$115,615	\$174,147	\$115,590	\$174,147	\$115,633	\$174,394
\$35,000,000	\$43,218,000	\$255,461	\$213,099	\$35,000,000	\$36,060,535	\$255,461	\$177,807	\$35,000,000	\$41,263,040	\$134,887	\$203,213	\$134,862	\$203,213	\$134,906	\$203,459
\$40,000,000	\$49,392,000	\$292,029	\$243,542	\$40,000,000	\$41,212,040	\$292,029	\$203,208	\$40,000,000	\$47,157,760	\$154,159	\$232,278	\$154,134	\$232,278	\$154,178	\$232,525
\$45,000,000	\$55,566,000	\$328,597	\$273,984	\$45,000,000	\$46,363,545	\$328,597	\$228,609	\$45,000,000	\$53,052,480	\$173,431	\$261,344	\$173,406	\$261,344	\$173,450	\$261,591
\$50,000,000	\$61,740,000	\$365,166	\$304,427	\$50,000,000	\$51,515,050	\$365,166	\$254,010	\$50,000,000	\$58,947,200	\$192,704	\$290,410	\$192,679	\$290,410	\$192,722	\$290,656

CITY OF PIERSON, 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	\$112	57.96%	\$61	31.80%	(\$130)	(74.65%)	(\$105)	(70.39%)	\$98	50.82%
\$100,000	\$223	57.96%	\$123	31.80%	(\$32)	(8.72%)	(\$7)	(2.03%)	\$196	50.82%
\$150,000	\$335	57.96%	\$184	31.80%	\$66	11.79%	\$91	17.03%	\$294	50.82%
\$200,000	\$274	29.01%	\$72	7.65%	\$164	21.79%	\$189	25.98%	\$392	50.82%
\$250,000	\$213	16.23%	(\$39)	(3.02%)	\$262	27.71%	\$287	31.19%	\$490	50.82%
\$300,000	\$151	9.03%	(\$151)	(9.02%)	\$360	31.62%	\$385	34.59%	\$588	50.82%
\$400,000	\$29	1.20%	(\$375)	(15.56%)	\$556	36.48%	\$581	38.76%	\$783	50.82%
\$500,000	(\$94)	(2.99%)	(\$598)	(19.05%)	\$751	39.38%	\$777	41.23%	\$979	50.82%
\$600,000	(\$216)	(5.59%)	(\$821)	(21.22%)	\$947	41.30%	\$972	42.86%	\$1,175	50.82%
\$700,000	(\$339)	(7.36%)	(\$1,045)	(22.70%)	\$1,143	42.67%	\$1,168	44.01%	\$1,371	50.82%
\$800,000	(\$461)	(8.65%)	(\$1,268)	(23.78%)	\$1,339	43.69%	\$1,364	44.88%	\$1,567	50.82%
\$900,000	(\$584)	(9.63%)	(\$1,491)	(24.59%)	\$1,535	44.49%	\$1,560	45.54%	\$1,763	50.82%
\$1,000,000	(\$706)	(10.39%)	(\$1,715)	(25.23%)	\$1,731	45.12%	\$1,756	46.08%	\$1,959	50.82%
\$2,000,000	(\$1,931)	(13.69%)	(\$3,948)	(27.98%)	\$3,690	47.98%	\$3,715	48.46%	\$3,917	50.82%
\$3,000,000	(\$3,157)	(14.74%)	(\$6,182)	(28.86%)	\$5,648	48.92%	\$5,673	49.25%	\$5,876	50.82%
\$4,000,000	(\$4,382)	(15.25%)	(\$8,415)	(29.28%)	\$7,607	49.40%	\$7,632	49.64%	\$7,835	50.82%
\$5,000,000	(\$5,607)	(15.55%)	(\$10,649)	(29.54%)	\$9,566	49.68%	\$9,591	49.88%	\$9,793	50.82%
\$6,000,000	(\$6,832)	(15.76%)	(\$12,882)	(29.71%)	\$11,524	49.87%	\$11,549	50.03%	\$11,752	50.82%
\$7,000,000	(\$8,057)	(15.90%)	(\$15,116)	(29.83%)	\$13,483	50.01%	\$13,508	50.15%	\$13,711	50.82%
\$8,000,000	(\$9,282)	(16.01%)	(\$17,349)	(29.92%)	\$15,442	50.11%	\$15,467	50.23%	\$15,669	50.82%
\$9,000,000	(\$10,508)	(16.09%)	(\$19,583)	(29.99%)	\$17,400	50.19%	\$17,425	50.29%	\$17,628	50.82%
\$10,000,000	(\$11,733)	(16.16%)	(\$21,816)	(30.04%)	\$19,359	50.25%	\$19,384	50.35%	\$19,587	50.82%
\$15,000,000	(\$17,858)	(16.36%)	(\$32,984)	(30.21%)	\$29,152	50.44%	\$29,177	50.50%	\$29,380	50.82%
\$20,000,000	(\$23,984)	(16.46%)	(\$44,151)	(30.29%)	\$38,946	50.53%	\$38,971	50.58%	\$39,174	50.82%
\$25,000,000	(\$30,110)	(16.51%)	(\$55,319)	(30.34%)	\$48,739	50.59%	\$48,764	50.63%	\$48,967	50.82%
\$30,000,000	(\$36,236)	(16.55%)	(\$66,486)	(30.37%)	\$58,532	50.63%	\$58,558	50.66%	\$58,760	50.82%
\$35,000,000	(\$42,362)	(16.58%)	(\$77,654)	(30.40%)	\$68,326	50.65%	\$68,351	50.68%	\$68,554	50.82%
\$40,000,000	(\$48,487)	(16.60%)	(\$88,821)	(30.42%)	\$78,119	50.67%	\$78,144	50.70%	\$78,347	50.82%
\$45,000,000	(\$54,613)	(16.62%)	(\$99,989)	(30.43%)	\$87,913	50.69%	\$87,938	50.71%	\$88,140	50.82%
\$50,000,000	(\$60,739)	(16.63%)	(\$111,156)	(30.44%)	\$97,706	50.70%	\$97,731	50.72%	\$97,934	50.82%