

CITY OF PERRY, 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	\$8.25567	\$1,615,565	\$0	\$1,615,565	
2026-27	\$4.65318	\$1,647,877	\$10,309	\$1,658,185	2.6%
2027-28	\$4.68229	\$1,666,949	\$10,373	\$1,677,322	1.2%
2028-29	\$4.56833	\$1,710,869	\$10,121	\$1,720,990	2.6%
2029-30	\$4.59535	\$1,730,427	\$10,181	\$1,740,607	1.1%
2030-31	\$4.48188	\$1,775,419	\$9,929	\$1,785,348	2.6%
2031-32	\$4.50695	\$1,794,606	\$9,985	\$1,804,591	1.1%
2032-33	\$4.39626	\$1,840,681	\$9,740	\$1,850,421	2.5%
2033-34	\$4.41994	\$1,859,673	\$9,792	\$1,869,466	1.0%
2034-35	\$4.31194	\$1,906,855	\$9,553	\$1,916,408	2.5%
2035-36	\$4.33508	\$1,925,991	\$9,604	\$1,935,595	1.0%

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	\$431,832,393	\$195,691,520	\$12,431,628	\$208,123,148
2026-27	\$412,078,722	\$356,355,089	\$14,639,923	\$370,995,012
2027-28	\$414,308,834	\$358,226,951	\$14,998,173	\$373,225,124
2028-29	\$433,894,117	\$376,721,987	\$16,088,420	\$392,810,407
2029-30	\$436,306,181	\$378,775,801	\$16,446,670	\$395,222,471
2030-31	\$457,041,070	\$398,348,020	\$17,609,341	\$415,957,360
2031-32	\$459,453,135	\$400,401,834	\$17,967,591	\$418,369,425
2032-33	\$481,197,954	\$420,907,936	\$19,206,308	\$440,114,244
2033-34	\$483,610,018	\$422,961,751	\$19,564,558	\$442,526,308
2034-35	\$506,408,914	\$444,442,081	\$20,883,123	\$465,325,204
2035-36	\$508,820,978	\$446,495,895	\$21,241,373	\$467,737,268

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	71.07%	-1.22%	69.84%	21.02%	6.38%	2.75%
2026-27	91.82%	-16.36%	75.45%	18.59%	4.30%	1.54%
2027-28	91.46%	-16.36%	75.10%	18.98%	4.28%	1.53%
2028-29	90.56%	-15.63%	74.94%	19.40%	4.10%	1.46%
2029-30	90.19%	-15.57%	74.62%	19.75%	4.08%	1.45%
2030-31	89.30%	-14.83%	74.47%	20.15%	3.91%	1.38%
2031-32	88.96%	-14.78%	74.18%	20.47%	3.89%	1.37%
2032-33	88.11%	-14.08%	74.03%	20.85%	3.74%	1.30%
2033-34	87.80%	-14.04%	73.75%	21.16%	3.71%	1.29%
2034-35	86.99%	-13.39%	73.60%	21.52%	3.57%	1.23%
2035-36	86.70%	-13.35%	73.35%	21.81%	3.55%	1.22%

**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 PERRY, 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	\$195,691,520	\$8.25567	\$1,615,565
2026-27	\$356,355,089	\$4.65318	\$1,658,185
2027-28	\$358,226,951	\$4.68229	\$1,677,322
2028-29	\$376,721,987	\$4.56833	\$1,720,990
2029-30	\$378,775,801	\$4.59535	\$1,740,607
2030-31	\$398,348,020	\$4.48188	\$1,785,348
2031-32	\$400,401,834	\$4.50695	\$1,804,591
2032-33	\$420,907,936	\$4.39626	\$1,850,421
2033-34	\$422,961,751	\$4.41994	\$1,869,466
2034-35	\$444,442,081	\$4.31194	\$1,916,408
2035-36	\$446,495,895	\$4.33508	\$1,935,595

## CITY OF PERRY, 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	\$195,691,520	\$8.25567	\$1,615,565
2026-27	\$200,545,345	\$8.25567	\$1,655,637
2027-28	\$204,695,331	\$8.25567	\$1,689,898
2028-29	\$212,533,338	\$8.10000	\$1,721,520
2029-30	\$217,226,635	\$8.10000	\$1,759,536
2030-31	\$225,518,397	\$8.10000	\$1,826,699
2031-32	\$230,405,958	\$8.10000	\$1,866,288
2032-33	\$239,174,614	\$8.10000	\$1,937,314
2033-34	\$244,267,243	\$8.10000	\$1,978,565
2034-35	\$253,537,534	\$8.10000	\$2,053,654
2035-36	\$258,845,430	\$8.10000	\$2,096,648

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	\$155,809,744	(\$3.60249)	\$2,549
2027-28	\$153,531,619	(\$3.57338)	-\$12,575
2028-29	\$164,188,649	(\$3.53167)	-\$530
2029-30	\$161,549,167	(\$3.50465)	-\$18,928
2030-31	\$172,829,623	(\$3.61812)	-\$41,351
2031-32	\$169,995,876	(\$3.59305)	-\$61,697
2032-33	\$181,733,322	(\$3.70374)	-\$86,894
2033-34	\$178,694,508	(\$3.68006)	-\$109,099
2034-35	\$190,904,547	(\$3.78806)	-\$137,246
2035-36	\$187,650,465	(\$3.76492)	-\$161,053

CITY OF PERRY, 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	\$196	\$277	\$50,000	\$51,515	\$196	\$231	\$50,000	\$58,947	\$177	\$40	\$151	\$40	\$196	\$264
\$100,000	\$123,480	\$392	\$553	\$100,000	\$103,030	\$392	\$462	\$100,000	\$117,894	\$373	\$304	\$347	\$304	\$392	\$528
\$150,000	\$185,220	\$587	\$830	\$150,000	\$154,545	\$587	\$693	\$150,000	\$176,842	\$568	\$568	\$543	\$568	\$587	\$793
\$200,000	\$246,960	\$959	\$1,107	\$200,000	\$206,060	\$959	\$924	\$200,000	\$235,789	\$764	\$833	\$739	\$833	\$783	\$1,057
\$250,000	\$308,700	\$1,330	\$1,384	\$250,000	\$257,575	\$1,330	\$1,154	\$250,000	\$294,736	\$960	\$1,097	\$935	\$1,097	\$979	\$1,321
\$300,000	\$370,440	\$1,702	\$1,660	\$300,000	\$309,090	\$1,702	\$1,385	\$300,000	\$353,683	\$1,156	\$1,361	\$1,130	\$1,361	\$1,175	\$1,585
\$400,000	\$493,920	\$2,445	\$2,214	\$400,000	\$412,120	\$2,445	\$1,847	\$400,000	\$471,578	\$1,547	\$1,889	\$1,522	\$1,889	\$1,566	\$2,114
\$500,000	\$617,400	\$3,188	\$2,767	\$500,000	\$515,151	\$3,188	\$2,309	\$500,000	\$589,472	\$1,939	\$2,418	\$1,913	\$2,418	\$1,958	\$2,642
\$600,000	\$740,880	\$3,931	\$3,321	\$600,000	\$618,181	\$3,931	\$2,771	\$600,000	\$707,366	\$2,330	\$2,946	\$2,305	\$2,946	\$2,349	\$3,170
\$700,000	\$864,360	\$4,674	\$3,874	\$700,000	\$721,211	\$4,674	\$3,232	\$700,000	\$825,261	\$2,722	\$3,475	\$2,697	\$3,475	\$2,741	\$3,699
\$800,000	\$987,840	\$5,417	\$4,427	\$800,000	\$824,241	\$5,417	\$3,694	\$800,000	\$943,155	\$3,114	\$4,003	\$3,088	\$4,003	\$3,133	\$4,227
\$900,000	\$1,111,320	\$6,160	\$4,981	\$900,000	\$927,271	\$6,160	\$4,156	\$900,000	\$1,061,050	\$3,505	\$4,531	\$3,480	\$4,531	\$3,524	\$4,755
\$1,000,000	\$1,234,800	\$6,903	\$5,534	\$1,000,000	\$1,030,301	\$6,903	\$4,618	\$1,000,000	\$1,178,944	\$3,897	\$5,060	\$3,871	\$5,060	\$3,916	\$5,284
\$2,000,000	\$2,469,600	\$14,333	\$11,068	\$2,000,000	\$2,060,602	\$14,333	\$9,235	\$2,000,000	\$2,357,888	\$7,813	\$10,344	\$7,787	\$10,344	\$7,832	\$10,568
\$3,000,000	\$3,704,400	\$21,763	\$16,603	\$3,000,000	\$3,090,903	\$21,763	\$13,853	\$3,000,000	\$3,536,832	\$11,728	\$15,628	\$11,703	\$15,628	\$11,747	\$15,852
\$4,000,000	\$4,939,200	\$29,193	\$22,137	\$4,000,000	\$4,121,204	\$29,193	\$18,471	\$4,000,000	\$4,715,776	\$15,644	\$20,911	\$15,619	\$20,911	\$15,663	\$21,136
\$5,000,000	\$6,174,000	\$36,623	\$27,671	\$5,000,000	\$5,151,505	\$36,623	\$23,088	\$5,000,000	\$5,894,720	\$19,560	\$26,195	\$19,535	\$26,195	\$19,579	\$26,419
\$6,000,000	\$7,408,800	\$44,053	\$33,205	\$6,000,000	\$6,181,806	\$44,053	\$27,706	\$6,000,000	\$7,073,664	\$23,476	\$31,479	\$23,450	\$31,479	\$23,495	\$31,703
\$7,000,000	\$8,643,600	\$51,484	\$38,740	\$7,000,000	\$7,212,107	\$51,484	\$32,324	\$7,000,000	\$8,252,608	\$27,392	\$36,763	\$27,366	\$36,763	\$27,411	\$36,987
\$8,000,000	\$9,878,400	\$58,914	\$44,274	\$8,000,000	\$8,242,408	\$58,914	\$36,941	\$8,000,000	\$9,431,552	\$31,307	\$42,047	\$31,282	\$42,047	\$31,326	\$42,271
\$9,000,000	\$11,113,200	\$66,344	\$49,808	\$9,000,000	\$9,272,709	\$66,344	\$41,559	\$9,000,000	\$10,610,496	\$35,223	\$47,331	\$35,198	\$47,331	\$35,242	\$47,555
\$10,000,000	\$12,348,000	\$73,774	\$55,342	\$10,000,000	\$10,303,010	\$73,774	\$46,177	\$10,000,000	\$11,789,440	\$39,139	\$52,615	\$39,114	\$52,615	\$39,158	\$52,839
\$15,000,000	\$18,522,000	\$110,924	\$83,013	\$15,000,000	\$15,454,515	\$110,924	\$69,265	\$15,000,000	\$17,684,160	\$58,718	\$79,034	\$58,693	\$79,034	\$58,737	\$79,258
\$20,000,000	\$24,696,000	\$148,075	\$110,685	\$20,000,000	\$20,606,020	\$148,075	\$92,354	\$20,000,000	\$23,578,880	\$78,297	\$105,454	\$78,272	\$105,454	\$78,316	\$105,678
\$25,000,000	\$30,870,000	\$185,226	\$138,356	\$25,000,000	\$25,757,525	\$185,226	\$115,442	\$25,000,000	\$29,473,600	\$97,876	\$131,873	\$97,851	\$131,873	\$97,895	\$132,097
\$30,000,000	\$37,044,000	\$222,376	\$166,027	\$30,000,000	\$30,909,030	\$222,376	\$138,531	\$30,000,000	\$35,368,320	\$117,455	\$158,292	\$117,429	\$158,292	\$117,474	\$158,517
\$35,000,000	\$43,218,000	\$259,527	\$193,698	\$35,000,000	\$36,060,535	\$259,527	\$161,619	\$35,000,000	\$41,263,040	\$137,034	\$184,712	\$137,008	\$184,712	\$137,053	\$184,936
\$40,000,000	\$49,392,000	\$296,677	\$221,369	\$40,000,000	\$41,212,040	\$296,677	\$184,707	\$40,000,000	\$47,157,760	\$156,613	\$211,131	\$156,587	\$211,131	\$156,632	\$211,355
\$45,000,000	\$55,566,000	\$333,828	\$249,040	\$45,000,000	\$46,363,545	\$333,828	\$207,796	\$45,000,000	\$53,052,480	\$176,192	\$237,551	\$176,166	\$237,551	\$176,211	\$237,775
\$50,000,000	\$61,740,000	\$370,978	\$276,711	\$50,000,000	\$51,515,050	\$370,978	\$230,884	\$50,000,000	\$58,947,200	\$195,771	\$263,970	\$195,745	\$263,970	\$195,790	\$264,194

CITY OF PERRY, 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	\$81	41.33%	\$35	17.92%	(\$137)	(77.32%)	(\$111)	(73.50%)	\$68	34.94%
\$100,000	\$162	41.33%	\$70	17.92%	(\$68)	(18.33%)	(\$43)	(12.34%)	\$137	34.94%
\$150,000	\$243	41.33%	\$105	17.92%	\$0	0.02%	\$26	4.71%	\$205	34.94%
\$200,000	\$148	15.43%	(\$35)	(3.69%)	\$69	8.97%	\$94	12.72%	\$274	34.94%
\$250,000	\$53	4.00%	(\$176)	(13.23%)	\$137	14.26%	\$162	17.38%	\$342	34.94%
\$300,000	(\$42)	(2.45%)	(\$317)	(18.60%)	\$205	17.77%	\$231	20.42%	\$410	34.94%
\$400,000	(\$231)	(9.46%)	(\$598)	(24.45%)	\$342	22.11%	\$368	24.15%	\$547	34.94%
\$500,000	(\$421)	(13.20%)	(\$879)	(27.57%)	\$479	24.70%	\$504	26.36%	\$684	34.94%
\$600,000	(\$610)	(15.53%)	(\$1,160)	(29.52%)	\$616	26.42%	\$641	27.82%	\$821	34.94%
\$700,000	(\$800)	(17.12%)	(\$1,442)	(30.84%)	\$753	27.65%	\$778	28.85%	\$958	34.94%
\$800,000	(\$990)	(18.27%)	(\$1,723)	(31.80%)	\$889	28.56%	\$915	29.62%	\$1,094	34.94%
\$900,000	(\$1,179)	(19.14%)	(\$2,004)	(32.53%)	\$1,026	29.28%	\$1,052	30.22%	\$1,231	34.94%
\$1,000,000	(\$1,369)	(19.83%)	(\$2,285)	(33.11%)	\$1,163	29.84%	\$1,188	30.70%	\$1,368	34.94%
\$2,000,000	(\$3,265)	(22.78%)	(\$5,098)	(35.57%)	\$2,531	32.40%	\$2,557	32.83%	\$2,736	34.94%
\$3,000,000	(\$5,160)	(23.71%)	(\$7,910)	(36.35%)	\$3,899	33.25%	\$3,925	33.54%	\$4,104	34.94%
\$4,000,000	(\$7,056)	(24.17%)	(\$10,723)	(36.73%)	\$5,267	33.67%	\$5,293	33.89%	\$5,472	34.94%
\$5,000,000	(\$8,952)	(24.44%)	(\$13,535)	(36.96%)	\$6,635	33.92%	\$6,661	34.10%	\$6,840	34.94%
\$6,000,000	(\$10,848)	(24.62%)	(\$16,347)	(37.11%)	\$8,003	34.09%	\$8,029	34.24%	\$8,209	34.94%
\$7,000,000	(\$12,744)	(24.75%)	(\$19,160)	(37.22%)	\$9,372	34.21%	\$9,397	34.34%	\$9,577	34.94%
\$8,000,000	(\$14,640)	(24.85%)	(\$21,972)	(37.30%)	\$10,740	34.30%	\$10,765	34.41%	\$10,945	34.94%
\$9,000,000	(\$16,536)	(24.92%)	(\$24,785)	(37.36%)	\$12,108	34.37%	\$12,133	34.47%	\$12,313	34.94%
\$10,000,000	(\$18,432)	(24.98%)	(\$27,597)	(37.41%)	\$13,476	34.43%	\$13,501	34.52%	\$13,681	34.94%
\$15,000,000	(\$27,911)	(25.16%)	(\$41,659)	(37.56%)	\$20,316	34.60%	\$20,342	34.66%	\$20,521	34.94%
\$20,000,000	(\$37,390)	(25.25%)	(\$55,721)	(37.63%)	\$27,157	34.68%	\$27,182	34.73%	\$27,362	34.94%
\$25,000,000	(\$46,870)	(25.30%)	(\$69,783)	(37.67%)	\$33,997	34.73%	\$34,023	34.77%	\$34,202	34.94%
\$30,000,000	(\$56,349)	(25.34%)	(\$83,845)	(37.70%)	\$40,838	34.77%	\$40,863	34.80%	\$41,043	34.94%
\$35,000,000	(\$65,829)	(25.36%)	(\$97,908)	(37.73%)	\$47,678	34.79%	\$47,703	34.82%	\$47,883	34.94%
\$40,000,000	(\$75,308)	(25.38%)	(\$111,970)	(37.74%)	\$54,518	34.81%	\$54,544	34.83%	\$54,724	34.94%
\$45,000,000	(\$84,787)	(25.40%)	(\$126,032)	(37.75%)	\$61,359	34.83%	\$61,384	34.84%	\$61,564	34.94%
\$50,000,000	(\$94,267)	(25.41%)	(\$140,094)	(37.76%)	\$68,199	34.84%	\$68,225	34.85%	\$68,404	34.94%