

CITY OF REASNOR, 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	\$8.31120	\$21,417	\$0	\$21,417	
2026-27	\$5.43597	\$21,845	\$0	\$21,845	2.0%
2027-28	\$5.47268	\$21,954	\$0	\$21,954	0.5%
2028-29	\$5.26761	\$22,393	\$0	\$22,393	2.0%
2029-30	\$5.29395	\$22,505	\$0	\$22,505	0.5%
2030-31	\$5.09238	\$22,955	\$0	\$22,955	2.0%
2031-32	\$5.11784	\$23,070	\$0	\$23,070	0.5%
2032-33	\$4.92808	\$23,532	\$0	\$23,532	2.0%
2033-34	\$4.95272	\$23,649	\$0	\$23,649	0.5%
2034-35	\$4.77367	\$24,122	\$0	\$24,122	2.0%
2035-36	\$4.79754	\$24,243	\$0	\$24,243	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	\$6,359,477	\$2,576,854	\$0	\$2,576,854
2026-27	\$4,913,468	\$4,018,620	\$0	\$4,018,620
2027-28	\$4,906,468	\$4,011,620	\$0	\$4,011,620
2028-29	\$5,145,995	\$4,251,147	\$0	\$4,251,147
2029-30	\$5,145,995	\$4,251,147	\$0	\$4,251,147
2030-31	\$5,402,651	\$4,507,803	\$0	\$4,507,803
2031-32	\$5,402,651	\$4,507,803	\$0	\$4,507,803
2032-33	\$5,669,855	\$4,775,007	\$0	\$4,775,007
2033-34	\$5,669,855	\$4,775,007	\$0	\$4,775,007
2034-35	\$5,948,041	\$5,053,193	\$0	\$5,053,193
2035-36	\$5,948,041	\$5,053,193	\$0	\$5,053,193

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.78%	-4.11%	88.66%	9.31%	0.00%	2.03%
2026-27	136.71%	-51.34%	85.38%	13.32%	0.00%	1.30%
2027-28	136.95%	-51.60%	85.35%	13.34%	0.00%	1.30%
2028-29	134.41%	-48.86%	85.55%	13.22%	0.00%	1.23%
2029-30	134.41%	-48.86%	85.55%	13.22%	0.00%	1.23%
2030-31	131.82%	-46.08%	85.75%	13.09%	0.00%	1.16%
2031-32	131.82%	-46.08%	85.75%	13.09%	0.00%	1.16%
2032-33	129.42%	-43.50%	85.93%	12.98%	0.00%	1.09%
2033-34	129.42%	-43.50%	85.93%	12.98%	0.00%	1.09%
2034-35	127.19%	-41.10%	86.09%	12.88%	0.00%	1.03%
2035-36	127.19%	-41.10%	86.09%	12.88%	0.00%	1.03%

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 REASNOR, 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	\$2,576,854	\$8.31120	\$21,417
2026-27	\$4,018,620	\$5.43597	\$21,845
2027-28	\$4,011,620	\$5.47268	\$21,954
2028-29	\$4,251,147	\$5.26761	\$22,393
2029-30	\$4,251,147	\$5.29395	\$22,505
2030-31	\$4,507,803	\$5.09238	\$22,955
2031-32	\$4,507,803	\$5.11784	\$23,070
2032-33	\$4,775,007	\$4.92808	\$23,532
2033-34	\$4,775,007	\$4.95272	\$23,649
2034-35	\$5,053,193	\$4.77367	\$24,122
2035-36	\$5,053,193	\$4.79754	\$24,243

CITY OF REASNOR, 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	\$2,576,854	\$8.31120	\$21,417
2026-27	\$2,600,105	\$8.31120	\$21,610
2027-28	\$2,651,655	\$8.31120	\$22,038
2028-29	\$2,738,188	\$8.10000	\$22,179
2029-30	\$2,792,434	\$8.10000	\$22,619
2030-31	\$2,883,460	\$8.10000	\$23,356
2031-32	\$2,940,537	\$8.10000	\$23,818
2032-33	\$3,036,287	\$8.10000	\$24,594
2033-34	\$3,096,351	\$8.10000	\$25,080
2034-35	\$3,197,075	\$8.10000	\$25,896
2035-36	\$3,260,274	\$8.10000	\$26,408

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	\$1,418,515	(\$2.87523)	\$235
2027-28	\$1,359,965	(\$2.83852)	-\$84
2028-29	\$1,512,960	(\$2.83239)	\$214
2029-30	\$1,458,713	(\$2.80605)	-\$113
2030-31	\$1,624,343	(\$3.00762)	-\$401
2031-32	\$1,567,267	(\$2.98216)	-\$748
2032-33	\$1,738,720	(\$3.17192)	-\$1,062
2033-34	\$1,678,656	(\$3.14728)	-\$1,431
2034-35	\$1,856,118	(\$3.32633)	-\$1,774
2035-36	\$1,792,919	(\$3.30246)	-\$2,165

CITY OF REASNOR, 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	\$197	\$314	\$50,000	\$51,515	\$197	\$262	\$50,000	\$58,947	\$178	\$46	\$152	\$46	\$197	\$300
\$100,000	\$123,480	\$394	\$629	\$100,000	\$103,030	\$394	\$525	\$100,000	\$117,894	\$375	\$346	\$349	\$346	\$394	\$600
\$150,000	\$185,220	\$591	\$943	\$150,000	\$154,545	\$591	\$787	\$150,000	\$176,842	\$572	\$646	\$547	\$646	\$591	\$901
\$200,000	\$246,960	\$965	\$1,258	\$200,000	\$206,060	\$965	\$1,049	\$200,000	\$235,789	\$769	\$946	\$744	\$946	\$788	\$1,201
\$250,000	\$308,700	\$1,339	\$1,572	\$250,000	\$257,575	\$1,339	\$1,312	\$250,000	\$294,736	\$966	\$1,246	\$941	\$1,246	\$986	\$1,501
\$300,000	\$370,440	\$1,713	\$1,886	\$300,000	\$309,090	\$1,713	\$1,574	\$300,000	\$353,683	\$1,164	\$1,546	\$1,138	\$1,546	\$1,183	\$1,801
\$400,000	\$493,920	\$2,461	\$2,515	\$400,000	\$412,120	\$2,461	\$2,099	\$400,000	\$471,578	\$1,558	\$2,147	\$1,532	\$2,147	\$1,577	\$2,401
\$500,000	\$617,400	\$3,209	\$3,144	\$500,000	\$515,151	\$3,209	\$2,623	\$500,000	\$589,472	\$1,952	\$2,747	\$1,926	\$2,747	\$1,971	\$3,002
\$600,000	\$740,880	\$3,957	\$3,773	\$600,000	\$618,181	\$3,957	\$3,148	\$600,000	\$707,366	\$2,346	\$3,348	\$2,321	\$3,348	\$2,365	\$3,602
\$700,000	\$864,360	\$4,705	\$4,402	\$700,000	\$721,211	\$4,705	\$3,673	\$700,000	\$825,261	\$2,740	\$3,948	\$2,715	\$3,948	\$2,759	\$4,203
\$800,000	\$987,840	\$5,453	\$5,030	\$800,000	\$824,241	\$5,453	\$4,197	\$800,000	\$943,155	\$3,135	\$4,548	\$3,109	\$4,548	\$3,154	\$4,803
\$900,000	\$1,111,320	\$6,201	\$5,659	\$900,000	\$927,271	\$6,201	\$4,722	\$900,000	\$1,061,050	\$3,529	\$5,149	\$3,503	\$5,149	\$3,548	\$5,403
\$1,000,000	\$1,234,800	\$6,949	\$6,288	\$1,000,000	\$1,030,301	\$6,949	\$5,247	\$1,000,000	\$1,178,944	\$3,923	\$5,749	\$3,897	\$5,749	\$3,942	\$6,004
\$2,000,000	\$2,469,600	\$14,429	\$12,576	\$2,000,000	\$2,060,602	\$14,429	\$10,493	\$2,000,000	\$2,357,888	\$7,865	\$11,753	\$7,840	\$11,753	\$7,884	\$12,007
\$3,000,000	\$3,704,400	\$21,910	\$18,864	\$3,000,000	\$3,090,903	\$21,910	\$15,740	\$3,000,000	\$3,536,832	\$11,807	\$17,756	\$11,782	\$17,756	\$11,826	\$18,011
\$4,000,000	\$4,939,200	\$29,390	\$25,152	\$4,000,000	\$4,121,204	\$29,390	\$20,987	\$4,000,000	\$4,715,776	\$15,749	\$23,760	\$15,724	\$23,760	\$15,769	\$24,015
\$5,000,000	\$6,174,000	\$36,870	\$31,440	\$5,000,000	\$5,151,505	\$36,870	\$26,233	\$5,000,000	\$5,894,720	\$19,692	\$29,764	\$19,666	\$29,764	\$19,711	\$30,018
\$6,000,000	\$7,408,800	\$44,350	\$37,728	\$6,000,000	\$6,181,806	\$44,350	\$31,480	\$6,000,000	\$7,073,664	\$23,634	\$35,767	\$23,608	\$35,767	\$23,653	\$36,022
\$7,000,000	\$8,643,600	\$51,830	\$44,016	\$7,000,000	\$7,212,107	\$51,830	\$36,727	\$7,000,000	\$8,252,608	\$27,576	\$41,771	\$27,550	\$41,771	\$27,595	\$42,025
\$8,000,000	\$9,878,400	\$59,310	\$50,305	\$8,000,000	\$8,242,408	\$59,310	\$41,973	\$8,000,000	\$9,431,552	\$31,518	\$47,774	\$31,492	\$47,774	\$31,537	\$48,029
\$9,000,000	\$11,113,200	\$66,790	\$56,593	\$9,000,000	\$9,272,709	\$66,790	\$47,220	\$9,000,000	\$10,610,496	\$35,460	\$53,778	\$35,434	\$53,778	\$35,479	\$54,033
\$10,000,000	\$12,348,000	\$74,270	\$62,881	\$10,000,000	\$10,303,010	\$74,270	\$52,467	\$10,000,000	\$11,789,440	\$39,402	\$59,782	\$39,377	\$59,782	\$39,421	\$60,036
\$15,000,000	\$18,522,000	\$111,671	\$94,321	\$15,000,000	\$15,454,515	\$111,671	\$78,700	\$15,000,000	\$17,684,160	\$59,113	\$89,800	\$59,087	\$89,800	\$59,132	\$90,054
\$20,000,000	\$24,696,000	\$149,071	\$125,761	\$20,000,000	\$20,606,020	\$149,071	\$104,934	\$20,000,000	\$23,578,880	\$78,824	\$119,818	\$78,798	\$119,818	\$78,843	\$120,073
\$25,000,000	\$30,870,000	\$186,471	\$157,202	\$25,000,000	\$25,757,525	\$186,471	\$131,167	\$25,000,000	\$29,473,600	\$98,534	\$149,836	\$98,509	\$149,836	\$98,553	\$150,091
\$30,000,000	\$37,044,000	\$223,872	\$188,642	\$30,000,000	\$30,909,030	\$223,872	\$157,401	\$30,000,000	\$35,368,320	\$118,245	\$179,854	\$118,219	\$179,854	\$118,264	\$180,109
\$35,000,000	\$43,218,000	\$261,272	\$220,082	\$35,000,000	\$36,060,535	\$261,272	\$183,634	\$35,000,000	\$41,263,040	\$137,956	\$209,872	\$137,930	\$209,872	\$137,975	\$210,127
\$40,000,000	\$49,392,000	\$298,673	\$251,523	\$40,000,000	\$41,212,040	\$298,673	\$209,867	\$40,000,000	\$47,157,760	\$157,666	\$239,891	\$157,641	\$239,891	\$157,685	\$240,145
\$45,000,000	\$55,566,000	\$336,073	\$282,963	\$45,000,000	\$46,363,545	\$336,073	\$236,101	\$45,000,000	\$53,052,480	\$177,377	\$269,909	\$177,351	\$269,909	\$177,396	\$270,163
\$50,000,000	\$61,740,000	\$373,473	\$314,404	\$50,000,000	\$51,515,050	\$373,473	\$262,334	\$50,000,000	\$58,947,200	\$197,088	\$299,927	\$197,062	\$299,927	\$197,107	\$300,182

CITY OF REASNOR, 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	\$117	59.51%	\$65	33.09%	(\$132)	(74.40%)	(\$107)	(70.10%)	\$103	52.29%
\$100,000	\$235	59.51%	\$130	33.09%	(\$29)	(7.82%)	(\$4)	(1.07%)	\$206	52.29%
\$150,000	\$352	59.51%	\$196	33.09%	\$74	12.88%	\$99	18.18%	\$309	52.29%
\$200,000	\$292	30.28%	\$84	8.70%	\$177	22.98%	\$202	27.22%	\$412	52.29%
\$250,000	\$233	17.37%	(\$28)	(2.07%)	\$280	28.96%	\$305	32.47%	\$515	52.29%
\$300,000	\$173	10.10%	(\$139)	(8.13%)	\$383	32.91%	\$409	35.91%	\$618	52.29%
\$400,000	\$54	2.19%	(\$363)	(14.73%)	\$589	37.82%	\$615	40.12%	\$825	52.29%
\$500,000	(\$65)	(2.04%)	(\$586)	(18.26%)	\$795	40.74%	\$821	42.61%	\$1,031	52.29%
\$600,000	(\$185)	(4.66%)	(\$809)	(20.45%)	\$1,001	42.68%	\$1,027	44.26%	\$1,237	52.29%
\$700,000	(\$304)	(6.45%)	(\$1,033)	(21.95%)	\$1,208	44.07%	\$1,233	45.42%	\$1,443	52.29%
\$800,000	(\$423)	(7.76%)	(\$1,256)	(23.03%)	\$1,414	45.10%	\$1,439	46.30%	\$1,649	52.29%
\$900,000	(\$542)	(8.74%)	(\$1,479)	(23.86%)	\$1,620	45.90%	\$1,645	46.97%	\$1,855	52.29%
\$1,000,000	(\$661)	(9.52%)	(\$1,703)	(24.50%)	\$1,826	46.55%	\$1,852	47.51%	\$2,061	52.29%
\$2,000,000	(\$1,853)	(12.84%)	(\$3,936)	(27.28%)	\$3,887	49.43%	\$3,913	49.92%	\$4,123	52.29%
\$3,000,000	(\$3,045)	(13.90%)	(\$6,169)	(28.16%)	\$5,949	50.38%	\$5,975	50.71%	\$6,184	52.29%
\$4,000,000	(\$4,237)	(14.42%)	(\$8,403)	(28.59%)	\$8,010	50.86%	\$8,036	51.11%	\$8,246	52.29%
\$5,000,000	(\$5,429)	(14.73%)	(\$10,636)	(28.85%)	\$10,072	51.15%	\$10,098	51.35%	\$10,307	52.29%
\$6,000,000	(\$6,621)	(14.93%)	(\$12,870)	(29.02%)	\$12,133	51.34%	\$12,159	51.50%	\$12,369	52.29%
\$7,000,000	(\$7,813)	(15.08%)	(\$15,103)	(29.14%)	\$14,195	51.48%	\$14,221	51.62%	\$14,430	52.29%
\$8,000,000	(\$9,005)	(15.18%)	(\$17,336)	(29.23%)	\$16,256	51.58%	\$16,282	51.70%	\$16,492	52.29%
\$9,000,000	(\$10,197)	(15.27%)	(\$19,570)	(29.30%)	\$18,318	51.66%	\$18,344	51.77%	\$18,553	52.29%
\$10,000,000	(\$11,389)	(15.34%)	(\$21,803)	(29.36%)	\$20,379	51.72%	\$20,405	51.82%	\$20,615	52.29%
\$15,000,000	(\$17,349)	(15.54%)	(\$32,970)	(29.52%)	\$30,687	51.91%	\$30,713	51.98%	\$30,922	52.29%
\$20,000,000	(\$23,309)	(15.64%)	(\$44,137)	(29.61%)	\$40,994	52.01%	\$41,020	52.06%	\$41,230	52.29%
\$25,000,000	(\$29,270)	(15.70%)	(\$55,304)	(29.66%)	\$51,302	52.07%	\$51,328	52.10%	\$51,537	52.29%
\$30,000,000	(\$35,230)	(15.74%)	(\$66,471)	(29.69%)	\$61,609	52.10%	\$61,635	52.14%	\$61,845	52.29%
\$35,000,000	(\$41,190)	(15.77%)	(\$77,638)	(29.72%)	\$71,917	52.13%	\$71,942	52.16%	\$72,152	52.29%
\$40,000,000	(\$47,150)	(15.79%)	(\$88,805)	(29.73%)	\$82,224	52.15%	\$82,250	52.18%	\$82,460	52.29%
\$45,000,000	(\$53,110)	(15.80%)	(\$99,972)	(29.75%)	\$92,532	52.17%	\$92,557	52.19%	\$92,767	52.29%
\$50,000,000	(\$59,070)	(15.82%)	(\$111,139)	(29.76%)	\$102,839	52.18%	\$102,865	52.20%	\$103,075	52.29%