

CITY OF READLYN, 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	\$7.86408	\$246,744	\$0	\$246,744	
2026-27	\$4.48292	\$251,679	\$1,201	\$252,880	2.5%
2027-28	\$4.51282	\$254,144	\$1,209	\$255,354	1.0%
2028-29	\$4.38913	\$260,461	\$1,176	\$261,637	2.5%
2029-30	\$4.41549	\$262,945	\$1,183	\$264,128	1.0%
2030-31	\$4.29335	\$269,411	\$1,150	\$270,561	2.4%
2031-32	\$4.31890	\$271,914	\$1,157	\$273,071	0.9%
2032-33	\$4.20078	\$278,533	\$1,126	\$279,658	2.4%
2033-34	\$4.22556	\$281,056	\$1,132	\$282,189	0.9%
2034-35	\$4.11123	\$287,832	\$1,102	\$288,934	2.4%
2035-36	\$4.13529	\$290,378	\$1,108	\$291,486	0.9%

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	\$62,448,564	\$31,376,082	\$109,468	\$31,485,550
2026-27	\$56,863,643	\$56,409,655	\$122,604	\$56,532,259
2027-28	\$57,038,041	\$56,584,053	\$122,604	\$56,706,657
2028-29	\$60,070,244	\$59,610,126	\$128,734	\$59,738,860
2029-30	\$60,278,642	\$59,818,524	\$128,734	\$59,947,258
2030-31	\$63,485,163	\$63,018,608	\$135,171	\$63,153,779
2031-32	\$63,693,561	\$63,227,006	\$135,171	\$63,362,177
2032-33	\$67,046,243	\$66,572,929	\$141,930	\$66,714,859
2033-34	\$67,254,640	\$66,781,327	\$141,930	\$66,923,256
2034-35	\$70,759,568	\$70,279,158	\$149,026	\$70,428,184
2035-36	\$70,967,966	\$70,487,556	\$149,026	\$70,636,582

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.18%	-2.17%	80.02%	19.78%	0.03%	0.17%
2026-27	105.66%	-22.08%	83.57%	16.19%	0.03%	0.10%
2027-28	105.81%	-22.18%	83.62%	16.14%	0.03%	0.10%
2028-29	104.90%	-21.21%	83.69%	16.09%	0.03%	0.09%
2029-30	104.98%	-21.23%	83.75%	16.03%	0.03%	0.09%
2030-31	104.06%	-20.25%	83.82%	15.98%	0.03%	0.09%
2031-32	104.14%	-20.27%	83.87%	15.93%	0.03%	0.09%
2032-33	103.27%	-19.34%	83.93%	15.88%	0.03%	0.08%
2033-34	103.35%	-19.37%	83.98%	15.83%	0.03%	0.08%
2034-35	102.51%	-18.49%	84.03%	15.80%	0.03%	0.08%
2035-36	102.59%	-18.52%	84.07%	15.75%	0.03%	0.08%

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 READLYN, 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	\$31,376,082	\$7.86408	\$246,744
2026-27	\$56,409,655	\$4.48292	\$252,880
2027-28	\$56,584,053	\$4.51282	\$255,354
2028-29	\$59,610,126	\$4.38913	\$261,637
2029-30	\$59,818,524	\$4.41549	\$264,128
2030-31	\$63,018,608	\$4.29335	\$270,561
2031-32	\$63,227,006	\$4.31890	\$273,071
2032-33	\$66,572,929	\$4.20078	\$279,658
2033-34	\$66,781,327	\$4.22556	\$282,189
2034-35	\$70,279,158	\$4.11123	\$288,934
2035-36	\$70,487,556	\$4.13529	\$291,486

CITY OF READLYN, 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	\$31,376,082	\$7.86408	\$246,744
2026-27	\$32,166,872	\$7.86408	\$252,963
2027-28	\$32,846,167	\$7.86408	\$258,305
2028-29	\$34,104,927	\$7.86408	\$268,204
2029-30	\$34,820,126	\$7.86408	\$273,828
2030-31	\$36,146,361	\$7.86408	\$284,258
2031-32	\$36,899,260	\$7.86408	\$290,179
2032-33	\$38,296,458	\$7.86408	\$301,166
2033-34	\$39,089,145	\$7.86408	\$307,400
2034-35	\$40,561,047	\$7.86408	\$318,975
2035-36	\$41,395,512	\$7.86408	\$325,538

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	\$24,242,784	(\$3.38116)	-\$83
2027-28	\$23,737,886	(\$3.35126)	-\$2,951
2028-29	\$25,505,199	(\$3.47495)	-\$6,567
2029-30	\$24,998,398	(\$3.44859)	-\$9,700
2030-31	\$26,872,248	(\$3.57073)	-\$13,697
2031-32	\$26,327,746	(\$3.54518)	-\$17,108
2032-33	\$28,276,472	(\$3.66330)	-\$21,508
2033-34	\$27,692,182	(\$3.63852)	-\$25,212
2034-35	\$29,718,112	(\$3.75285)	-\$30,041
2035-36	\$29,092,044	(\$3.72879)	-\$34,051

CITY OF READLYN, 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	\$187	\$265	\$50,000	\$51,515	\$187	\$221	\$50,000	\$58,947	\$168	\$38	\$144	\$38	\$187	\$253
\$100,000	\$123,480	\$373	\$530	\$100,000	\$103,030	\$373	\$442	\$100,000	\$117,894	\$355	\$291	\$331	\$291	\$373	\$506
\$150,000	\$185,220	\$560	\$795	\$150,000	\$154,545	\$560	\$664	\$150,000	\$176,842	\$541	\$545	\$517	\$545	\$560	\$759
\$200,000	\$246,960	\$913	\$1,060	\$200,000	\$206,060	\$913	\$885	\$200,000	\$235,789	\$728	\$798	\$704	\$798	\$746	\$1,012
\$250,000	\$308,700	\$1,267	\$1,325	\$250,000	\$257,575	\$1,267	\$1,106	\$250,000	\$294,736	\$914	\$1,051	\$890	\$1,051	\$933	\$1,265
\$300,000	\$370,440	\$1,621	\$1,590	\$300,000	\$309,090	\$1,621	\$1,327	\$300,000	\$353,683	\$1,101	\$1,304	\$1,077	\$1,304	\$1,119	\$1,518
\$400,000	\$493,920	\$2,329	\$2,121	\$400,000	\$412,120	\$2,329	\$1,769	\$400,000	\$471,578	\$1,474	\$1,810	\$1,450	\$1,810	\$1,492	\$2,025
\$500,000	\$617,400	\$3,037	\$2,651	\$500,000	\$515,151	\$3,037	\$2,212	\$500,000	\$589,472	\$1,847	\$2,316	\$1,823	\$2,316	\$1,865	\$2,531
\$600,000	\$740,880	\$3,744	\$3,181	\$600,000	\$618,181	\$3,744	\$2,654	\$600,000	\$707,366	\$2,220	\$2,822	\$2,196	\$2,822	\$2,238	\$3,037
\$700,000	\$864,360	\$4,452	\$3,711	\$700,000	\$721,211	\$4,452	\$3,096	\$700,000	\$825,261	\$2,593	\$3,328	\$2,569	\$3,328	\$2,611	\$3,543
\$800,000	\$987,840	\$5,160	\$4,241	\$800,000	\$824,241	\$5,160	\$3,539	\$800,000	\$943,155	\$2,966	\$3,835	\$2,942	\$3,835	\$2,984	\$4,049
\$900,000	\$1,111,320	\$5,868	\$4,771	\$900,000	\$927,271	\$5,868	\$3,981	\$900,000	\$1,061,050	\$3,339	\$4,341	\$3,315	\$4,341	\$3,357	\$4,555
\$1,000,000	\$1,234,800	\$6,576	\$5,301	\$1,000,000	\$1,030,301	\$6,576	\$4,423	\$1,000,000	\$1,178,944	\$3,712	\$4,847	\$3,688	\$4,847	\$3,730	\$5,062
\$2,000,000	\$2,469,600	\$13,653	\$10,603	\$2,000,000	\$2,060,602	\$13,653	\$8,847	\$2,000,000	\$2,357,888	\$7,442	\$9,909	\$7,418	\$9,909	\$7,460	\$10,123
\$3,000,000	\$3,704,400	\$20,731	\$15,904	\$3,000,000	\$3,090,903	\$20,731	\$13,270	\$3,000,000	\$3,536,832	\$11,172	\$14,970	\$11,148	\$14,970	\$11,190	\$15,185
\$4,000,000	\$4,939,200	\$27,809	\$21,206	\$4,000,000	\$4,121,204	\$27,809	\$17,694	\$4,000,000	\$4,715,776	\$14,902	\$20,032	\$14,878	\$20,032	\$14,920	\$20,246
\$5,000,000	\$6,174,000	\$34,886	\$26,507	\$5,000,000	\$5,151,505	\$34,886	\$22,117	\$5,000,000	\$5,894,720	\$18,632	\$25,093	\$18,608	\$25,093	\$18,650	\$25,308
\$6,000,000	\$7,408,800	\$41,964	\$31,809	\$6,000,000	\$6,181,806	\$41,964	\$26,541	\$6,000,000	\$7,073,664	\$22,362	\$30,155	\$22,338	\$30,155	\$22,380	\$30,370
\$7,000,000	\$8,643,600	\$49,042	\$37,110	\$7,000,000	\$7,212,107	\$49,042	\$30,964	\$7,000,000	\$8,252,608	\$26,092	\$35,217	\$26,068	\$35,217	\$26,110	\$35,431
\$8,000,000	\$9,878,400	\$56,119	\$42,411	\$8,000,000	\$8,242,408	\$56,119	\$35,388	\$8,000,000	\$9,431,552	\$29,822	\$40,278	\$29,798	\$40,278	\$29,840	\$40,493
\$9,000,000	\$11,113,200	\$63,197	\$47,713	\$9,000,000	\$9,272,709	\$63,197	\$39,811	\$9,000,000	\$10,610,496	\$33,552	\$45,340	\$33,528	\$45,340	\$33,571	\$45,555
\$10,000,000	\$12,348,000	\$70,275	\$53,014	\$10,000,000	\$10,303,010	\$70,275	\$44,234	\$10,000,000	\$11,789,440	\$37,282	\$50,402	\$37,258	\$50,402	\$37,301	\$50,616
\$15,000,000	\$18,522,000	\$105,663	\$79,521	\$15,000,000	\$15,454,515	\$105,663	\$66,352	\$15,000,000	\$17,684,160	\$55,933	\$75,710	\$55,909	\$75,710	\$55,951	\$75,924
\$20,000,000	\$24,696,000	\$141,051	\$106,029	\$20,000,000	\$20,606,020	\$141,051	\$88,469	\$20,000,000	\$23,578,880	\$74,583	\$101,018	\$74,559	\$101,018	\$74,601	\$101,232
\$25,000,000	\$30,870,000	\$176,440	\$132,536	\$25,000,000	\$25,757,525	\$176,440	\$110,586	\$25,000,000	\$29,473,600	\$93,233	\$126,326	\$93,209	\$126,326	\$93,251	\$126,540
\$30,000,000	\$37,044,000	\$211,828	\$159,043	\$30,000,000	\$30,909,030	\$211,828	\$132,703	\$30,000,000	\$35,368,320	\$111,884	\$151,634	\$111,859	\$151,634	\$111,902	\$151,849
\$35,000,000	\$43,218,000	\$247,216	\$185,550	\$35,000,000	\$36,060,535	\$247,216	\$154,820	\$35,000,000	\$41,263,040	\$130,534	\$176,942	\$130,510	\$176,942	\$130,552	\$177,157
\$40,000,000	\$49,392,000	\$282,605	\$212,057	\$40,000,000	\$41,212,040	\$282,605	\$176,938	\$40,000,000	\$47,157,760	\$149,184	\$202,250	\$149,160	\$202,250	\$149,202	\$202,465
\$45,000,000	\$55,566,000	\$317,993	\$238,564	\$45,000,000	\$46,363,545	\$317,993	\$199,055	\$45,000,000	\$53,052,480	\$167,835	\$227,558	\$167,810	\$227,558	\$167,853	\$227,773
\$50,000,000	\$61,740,000	\$353,381	\$265,071	\$50,000,000	\$51,515,050	\$353,381	\$221,172	\$50,000,000	\$58,947,200	\$186,485	\$252,866	\$186,461	\$252,866	\$186,503	\$253,081

CITY OF READLYN, 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	\$79	42.13%	\$35	18.59%	(\$130)	(77.19%)	(\$106)	(73.35%)	\$67	35.70%
\$100,000	\$157	42.13%	\$69	18.59%	(\$63)	(17.87%)	(\$39)	(11.85%)	\$133	35.70%
\$150,000	\$236	42.13%	\$104	18.59%	\$3	0.58%	\$27	5.30%	\$200	35.70%
\$200,000	\$147	16.08%	(\$29)	(3.14%)	\$70	9.58%	\$94	13.36%	\$266	35.70%
\$250,000	\$58	4.58%	(\$161)	(12.74%)	\$136	14.91%	\$161	18.04%	\$333	35.70%
\$300,000	(\$31)	(1.90%)	(\$294)	(18.14%)	\$203	18.43%	\$227	21.10%	\$399	35.70%
\$400,000	(\$208)	(8.95%)	(\$560)	(24.03%)	\$336	22.80%	\$360	24.85%	\$533	35.70%
\$500,000	(\$386)	(12.71%)	(\$825)	(27.17%)	\$469	25.40%	\$493	27.07%	\$666	35.70%
\$600,000	(\$564)	(15.05%)	(\$1,090)	(29.12%)	\$602	27.13%	\$627	28.54%	\$799	35.70%
\$700,000	(\$741)	(16.65%)	(\$1,356)	(30.45%)	\$736	28.37%	\$760	29.58%	\$932	35.70%
\$800,000	(\$919)	(17.81%)	(\$1,621)	(31.42%)	\$869	29.29%	\$893	30.35%	\$1,065	35.70%
\$900,000	(\$1,096)	(18.69%)	(\$1,887)	(32.15%)	\$1,002	30.00%	\$1,026	30.96%	\$1,198	35.70%
\$1,000,000	(\$1,274)	(19.38%)	(\$2,152)	(32.73%)	\$1,135	30.58%	\$1,159	31.43%	\$1,332	35.70%
\$2,000,000	(\$3,050)	(22.34%)	(\$4,806)	(35.20%)	\$2,467	33.14%	\$2,491	33.58%	\$2,663	35.70%
\$3,000,000	(\$4,827)	(23.28%)	(\$7,461)	(35.99%)	\$3,798	34.00%	\$3,822	34.29%	\$3,995	35.70%
\$4,000,000	(\$6,603)	(23.74%)	(\$10,115)	(36.37%)	\$5,130	34.42%	\$5,154	34.64%	\$5,326	35.70%
\$5,000,000	(\$8,379)	(24.02%)	(\$12,769)	(36.60%)	\$6,461	34.68%	\$6,485	34.85%	\$6,658	35.70%
\$6,000,000	(\$10,155)	(24.20%)	(\$15,423)	(36.75%)	\$7,793	34.85%	\$7,817	34.99%	\$7,989	35.70%
\$7,000,000	(\$11,932)	(24.33%)	(\$18,077)	(36.86%)	\$9,124	34.97%	\$9,149	35.10%	\$9,321	35.70%
\$8,000,000	(\$13,708)	(24.43%)	(\$20,732)	(36.94%)	\$10,456	35.06%	\$10,480	35.17%	\$10,652	35.70%
\$9,000,000	(\$15,484)	(24.50%)	(\$23,386)	(37.00%)	\$11,787	35.13%	\$11,812	35.23%	\$11,984	35.70%
\$10,000,000	(\$17,260)	(24.56%)	(\$26,040)	(37.05%)	\$13,119	35.19%	\$13,143	35.28%	\$13,316	35.70%
\$15,000,000	(\$26,141)	(24.74%)	(\$39,311)	(37.20%)	\$19,777	35.36%	\$19,801	35.42%	\$19,973	35.70%
\$20,000,000	(\$35,023)	(24.83%)	(\$52,582)	(37.28%)	\$26,435	35.44%	\$26,459	35.49%	\$26,631	35.70%
\$25,000,000	(\$43,904)	(24.88%)	(\$65,854)	(37.32%)	\$33,092	35.49%	\$33,117	35.53%	\$33,289	35.70%
\$30,000,000	(\$52,785)	(24.92%)	(\$79,125)	(37.35%)	\$39,750	35.53%	\$39,775	35.56%	\$39,947	35.70%
\$35,000,000	(\$61,666)	(24.94%)	(\$92,396)	(37.37%)	\$46,408	35.55%	\$46,432	35.58%	\$46,605	35.70%
\$40,000,000	(\$70,548)	(24.96%)	(\$105,667)	(37.39%)	\$53,066	35.57%	\$53,090	35.59%	\$53,262	35.70%
\$45,000,000	(\$79,429)	(24.98%)	(\$118,938)	(37.40%)	\$59,724	35.58%	\$59,748	35.60%	\$59,920	35.70%
\$50,000,000	(\$88,310)	(24.99%)	(\$132,209)	(37.41%)	\$66,381	35.60%	\$66,406	35.61%	\$66,578	35.70%