

CITY OF RANDOLPH, 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	\$8.50502	\$81,265	\$0	\$81,265	
2026-27	\$6.21351	\$82,890	\$1,631	\$84,520	4.0%
2027-28	\$6.33574	\$86,100	\$1,663	\$87,763	3.8%
2028-29	\$6.14564	\$89,518	\$1,613	\$91,131	3.8%
2029-30	\$6.25636	\$92,728	\$1,642	\$94,370	3.6%
2030-31	\$6.06814	\$96,257	\$1,592	\$97,850	3.7%
2031-32	\$6.16853	\$99,425	\$1,619	\$101,043	3.3%
2032-33	\$5.98482	\$103,064	\$1,571	\$104,635	3.6%
2033-34	\$6.07602	\$106,186	\$1,594	\$107,781	3.0%
2034-35	\$5.89671	\$109,936	\$1,547	\$111,484	3.4%
2035-36	\$5.97971	\$113,010	\$1,569	\$114,580	2.8%

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	\$14,534,396	\$9,554,887	\$0	\$9,554,887
2026-27	\$13,809,295	\$13,602,673	\$0	\$13,602,673
2027-28	\$14,058,615	\$13,851,993	\$0	\$13,851,993
2028-29	\$15,035,133	\$14,828,511	\$0	\$14,828,511
2029-30	\$15,290,453	\$15,083,831	\$0	\$15,083,831
2030-31	\$16,331,762	\$16,125,140	\$0	\$16,125,140
2031-32	\$16,587,082	\$16,380,460	\$0	\$16,380,460
2032-33	\$17,689,973	\$17,483,351	\$0	\$17,483,351
2033-34	\$17,945,293	\$17,738,671	\$0	\$17,738,671
2034-35	\$19,112,692	\$18,906,070	\$0	\$18,906,070
2035-36	\$19,368,012	\$19,161,390	\$0	\$19,161,390

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	34.14%	-1.00%	33.14%	63.33%	2.78%	0.76%
2026-27	55.34%	-19.18%	36.16%	60.22%	2.72%	0.53%
2027-28	54.58%	-18.92%	35.65%	60.80%	2.67%	0.52%
2028-29	53.24%	-17.75%	35.49%	61.19%	2.52%	0.49%
2029-30	52.55%	-17.49%	35.06%	61.68%	2.47%	0.48%
2030-31	51.32%	-16.38%	34.94%	62.01%	2.34%	0.45%
2031-32	50.72%	-16.17%	34.55%	62.45%	2.30%	0.44%
2032-33	49.60%	-15.17%	34.43%	62.76%	2.18%	0.41%
2033-34	49.07%	-14.99%	34.07%	63.15%	2.15%	0.41%
2034-35	48.05%	-14.09%	33.95%	63.44%	2.03%	0.38%
2035-36	47.57%	-13.94%	33.63%	63.79%	2.01%	0.38%

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 RANDOLPH, 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	\$9,554,887	\$8.50502	\$81,265
2026-27	\$13,602,673	\$6.21351	\$84,520
2027-28	\$13,851,993	\$6.33574	\$87,763
2028-29	\$14,828,511	\$6.14564	\$91,131
2029-30	\$15,083,831	\$6.25636	\$94,370
2030-31	\$16,125,140	\$6.06814	\$97,850
2031-32	\$16,380,460	\$6.16853	\$101,043
2032-33	\$17,483,351	\$5.98482	\$104,635
2033-34	\$17,738,671	\$6.07602	\$107,781
2034-35	\$18,906,070	\$5.89671	\$111,484
2035-36	\$19,161,390	\$5.97971	\$114,580

CITY OF RANDOLPH, 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	\$9,554,887	\$8.50502	\$81,265
2026-27	\$10,486,147	\$8.25730	\$86,587
2027-28	\$10,767,149	\$8.25730	\$88,908
2028-29	\$11,439,116	\$8.10000	\$92,657
2029-30	\$11,724,599	\$8.10000	\$94,969
2030-31	\$12,440,420	\$8.10000	\$100,767
2031-32	\$12,730,608	\$8.10000	\$103,118
2032-33	\$13,492,490	\$8.10000	\$109,289
2033-34	\$13,787,642	\$8.10000	\$111,680
2034-35	\$14,597,910	\$8.10000	\$118,243
2035-36	\$14,898,276	\$8.10000	\$120,676

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	\$3,116,527	(\$2.04379)	-\$2,067
2027-28	\$3,084,844	(\$1.92156)	-\$1,145
2028-29	\$3,389,395	(\$1.95436)	-\$1,526
2029-30	\$3,359,232	(\$1.84364)	-\$599
2030-31	\$3,684,719	(\$2.03186)	-\$2,918
2031-32	\$3,649,852	(\$1.93147)	-\$2,075
2032-33	\$3,990,861	(\$2.11518)	-\$4,654
2033-34	\$3,951,029	(\$2.02398)	-\$3,899
2034-35	\$4,308,160	(\$2.20329)	-\$6,759
2035-36	\$4,263,114	(\$2.12029)	-\$6,096

CITY OF RANDOLPH, 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	\$202	\$375	\$50,000	\$51,515	\$202	\$313	\$50,000	\$58,947	\$182	\$54	\$156	\$54	\$202	\$358
\$100,000	\$123,480	\$403	\$749	\$100,000	\$103,030	\$403	\$625	\$100,000	\$117,894	\$384	\$412	\$358	\$412	\$403	\$715
\$150,000	\$185,220	\$605	\$1,124	\$150,000	\$154,545	\$605	\$938	\$150,000	\$176,842	\$586	\$770	\$559	\$770	\$605	\$1,073
\$200,000	\$246,960	\$988	\$1,499	\$200,000	\$206,060	\$988	\$1,250	\$200,000	\$235,789	\$787	\$1,127	\$761	\$1,127	\$807	\$1,431
\$250,000	\$308,700	\$1,371	\$1,873	\$250,000	\$257,575	\$1,371	\$1,563	\$250,000	\$294,736	\$989	\$1,485	\$963	\$1,485	\$1,009	\$1,788
\$300,000	\$370,440	\$1,753	\$2,248	\$300,000	\$309,090	\$1,753	\$1,876	\$300,000	\$353,683	\$1,191	\$1,843	\$1,164	\$1,843	\$1,210	\$2,146
\$400,000	\$493,920	\$2,519	\$2,997	\$400,000	\$412,120	\$2,519	\$2,501	\$400,000	\$471,578	\$1,594	\$2,558	\$1,568	\$2,558	\$1,614	\$2,862
\$500,000	\$617,400	\$3,284	\$3,746	\$500,000	\$515,151	\$3,284	\$3,126	\$500,000	\$589,472	\$1,997	\$3,274	\$1,971	\$3,274	\$2,017	\$3,577
\$600,000	\$740,880	\$4,050	\$4,496	\$600,000	\$618,181	\$4,050	\$3,751	\$600,000	\$707,366	\$2,401	\$3,989	\$2,375	\$3,989	\$2,420	\$4,292
\$700,000	\$864,360	\$4,815	\$5,245	\$700,000	\$721,211	\$4,815	\$4,376	\$700,000	\$825,261	\$2,804	\$4,704	\$2,778	\$4,704	\$2,824	\$5,008
\$800,000	\$987,840	\$5,581	\$5,994	\$800,000	\$824,241	\$5,581	\$5,002	\$800,000	\$943,155	\$3,208	\$5,420	\$3,181	\$5,420	\$3,227	\$5,723
\$900,000	\$1,111,320	\$6,346	\$6,744	\$900,000	\$927,271	\$6,346	\$5,627	\$900,000	\$1,061,050	\$3,611	\$6,135	\$3,585	\$6,135	\$3,631	\$6,439
\$1,000,000	\$1,234,800	\$7,111	\$7,493	\$1,000,000	\$1,030,301	\$7,111	\$6,252	\$1,000,000	\$1,178,944	\$4,015	\$6,851	\$3,988	\$6,851	\$4,034	\$7,154
\$2,000,000	\$2,469,600	\$14,766	\$14,986	\$2,000,000	\$2,060,602	\$14,766	\$12,504	\$2,000,000	\$2,357,888	\$8,049	\$14,005	\$8,022	\$14,005	\$8,068	\$14,308
\$3,000,000	\$3,704,400	\$22,420	\$22,479	\$3,000,000	\$3,090,903	\$22,420	\$18,756	\$3,000,000	\$3,536,832	\$12,083	\$21,159	\$12,056	\$21,159	\$12,102	\$21,462
\$4,000,000	\$4,939,200	\$30,075	\$29,972	\$4,000,000	\$4,121,204	\$30,075	\$25,008	\$4,000,000	\$4,715,776	\$16,117	\$28,313	\$16,090	\$28,313	\$16,136	\$28,616
\$5,000,000	\$6,174,000	\$37,730	\$37,465	\$5,000,000	\$5,151,505	\$37,730	\$31,260	\$5,000,000	\$5,894,720	\$20,151	\$35,467	\$20,125	\$35,467	\$20,170	\$35,770
\$6,000,000	\$7,408,800	\$45,384	\$44,958	\$6,000,000	\$6,181,806	\$45,384	\$37,512	\$6,000,000	\$7,073,664	\$24,185	\$42,621	\$24,159	\$42,621	\$24,204	\$42,924
\$7,000,000	\$8,643,600	\$53,039	\$52,451	\$7,000,000	\$7,212,107	\$53,039	\$43,764	\$7,000,000	\$8,252,608	\$28,219	\$49,775	\$28,193	\$49,775	\$28,238	\$50,078
\$8,000,000	\$9,878,400	\$60,693	\$59,944	\$8,000,000	\$8,242,408	\$60,693	\$50,016	\$8,000,000	\$9,431,552	\$32,253	\$56,929	\$32,227	\$56,929	\$32,273	\$57,232
\$9,000,000	\$11,113,200	\$68,348	\$67,436	\$9,000,000	\$9,272,709	\$68,348	\$56,268	\$9,000,000	\$10,610,496	\$36,287	\$64,083	\$36,261	\$64,083	\$36,307	\$64,386
\$10,000,000	\$12,348,000	\$76,002	\$74,929	\$10,000,000	\$10,303,010	\$76,002	\$62,520	\$10,000,000	\$11,789,440	\$40,321	\$71,237	\$40,295	\$71,237	\$40,341	\$71,540
\$15,000,000	\$18,522,000	\$114,275	\$112,394	\$15,000,000	\$15,454,515	\$114,275	\$93,780	\$15,000,000	\$17,684,160	\$60,491	\$107,007	\$60,465	\$107,007	\$60,511	\$107,310
\$20,000,000	\$24,696,000	\$152,547	\$149,859	\$20,000,000	\$20,606,020	\$152,547	\$125,040	\$20,000,000	\$23,578,880	\$80,662	\$142,777	\$80,636	\$142,777	\$80,681	\$143,080
\$25,000,000	\$30,870,000	\$190,820	\$187,323	\$25,000,000	\$25,757,525	\$190,820	\$156,300	\$25,000,000	\$29,473,600	\$100,832	\$178,547	\$100,806	\$178,547	\$100,852	\$178,850
\$30,000,000	\$37,044,000	\$229,092	\$224,788	\$30,000,000	\$30,909,030	\$229,092	\$187,560	\$30,000,000	\$35,368,320	\$121,002	\$214,317	\$120,976	\$214,317	\$121,022	\$214,620
\$35,000,000	\$43,218,000	\$267,365	\$262,253	\$35,000,000	\$36,060,535	\$267,365	\$218,820	\$35,000,000	\$41,263,040	\$141,173	\$250,086	\$141,147	\$250,086	\$141,192	\$250,390
\$40,000,000	\$49,392,000	\$305,638	\$299,718	\$40,000,000	\$41,212,040	\$305,638	\$250,080	\$40,000,000	\$47,157,760	\$161,343	\$285,856	\$161,317	\$285,856	\$161,363	\$286,160
\$45,000,000	\$55,566,000	\$343,910	\$337,182	\$45,000,000	\$46,363,545	\$343,910	\$281,340	\$45,000,000	\$53,052,480	\$181,513	\$321,626	\$181,487	\$321,626	\$181,533	\$321,930
\$50,000,000	\$61,740,000	\$382,183	\$374,647	\$50,000,000	\$51,515,050	\$382,183	\$312,601	\$50,000,000	\$58,947,200	\$201,684	\$357,396	\$201,658	\$357,396	\$201,703	\$357,700

CITY OF RANDOLPH, 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	\$173	85.74%	\$111	54.98%	(\$128)	(70.19%)	(\$102)	(65.18%)	\$156	77.34%
\$100,000	\$346	85.74%	\$222	54.98%	\$28	7.33%	\$54	15.20%	\$312	77.34%
\$150,000	\$519	85.74%	\$333	54.98%	\$184	31.45%	\$210	37.61%	\$468	77.34%
\$200,000	\$511	51.70%	\$263	26.58%	\$340	43.21%	\$366	48.14%	\$624	77.34%
\$250,000	\$503	36.68%	\$192	14.04%	\$496	50.17%	\$522	54.26%	\$780	77.34%
\$300,000	\$495	28.21%	\$122	6.98%	\$652	54.77%	\$678	58.26%	\$936	77.34%
\$400,000	\$478	19.00%	(\$18)	(0.71%)	\$964	60.48%	\$990	63.17%	\$1,248	77.34%
\$500,000	\$462	14.08%	(\$158)	(4.82%)	\$1,276	63.89%	\$1,302	66.07%	\$1,560	77.34%
\$600,000	\$446	11.02%	(\$298)	(7.37%)	\$1,588	66.15%	\$1,614	67.98%	\$1,872	77.34%
\$700,000	\$430	8.93%	(\$439)	(9.11%)	\$1,900	67.76%	\$1,926	69.34%	\$2,184	77.34%
\$800,000	\$414	7.42%	(\$579)	(10.37%)	\$2,212	68.96%	\$2,238	70.36%	\$2,496	77.34%
\$900,000	\$398	6.27%	(\$719)	(11.33%)	\$2,524	69.90%	\$2,550	71.14%	\$2,808	77.34%
\$1,000,000	\$381	5.36%	(\$859)	(12.09%)	\$2,836	70.65%	\$2,862	71.77%	\$3,120	77.34%
\$2,000,000	\$220	1.49%	(\$2,262)	(15.32%)	\$5,956	74.00%	\$5,982	74.57%	\$6,240	77.34%
\$3,000,000	\$58	0.26%	(\$3,664)	(16.34%)	\$9,076	75.12%	\$9,102	75.50%	\$9,360	77.34%
\$4,000,000	(\$103)	(0.34%)	(\$5,067)	(16.85%)	\$12,196	75.67%	\$12,222	75.96%	\$12,480	77.34%
\$5,000,000	(\$265)	(0.70%)	(\$6,469)	(17.15%)	\$15,316	76.01%	\$15,342	76.24%	\$15,600	77.34%
\$6,000,000	(\$426)	(0.94%)	(\$7,872)	(17.35%)	\$18,436	76.23%	\$18,462	76.42%	\$18,720	77.34%
\$7,000,000	(\$588)	(1.11%)	(\$9,274)	(17.49%)	\$21,556	76.39%	\$21,582	76.55%	\$21,840	77.34%
\$8,000,000	(\$750)	(1.24%)	(\$10,677)	(17.59%)	\$24,676	76.51%	\$24,702	76.65%	\$24,959	77.34%
\$9,000,000	(\$911)	(1.33%)	(\$12,079)	(17.67%)	\$27,796	76.60%	\$27,822	76.73%	\$28,079	77.34%
\$10,000,000	(\$1,073)	(1.41%)	(\$13,482)	(17.74%)	\$30,915	76.67%	\$30,942	76.79%	\$31,199	77.34%
\$15,000,000	(\$1,881)	(1.65%)	(\$20,495)	(17.93%)	\$46,515	76.90%	\$46,541	76.97%	\$46,799	77.34%
\$20,000,000	(\$2,689)	(1.76%)	(\$27,507)	(18.03%)	\$62,115	77.01%	\$62,141	77.06%	\$62,399	77.34%
\$25,000,000	(\$3,496)	(1.83%)	(\$34,520)	(18.09%)	\$77,714	77.07%	\$77,741	77.12%	\$77,998	77.34%
\$30,000,000	(\$4,304)	(1.88%)	(\$41,532)	(18.13%)	\$93,314	77.12%	\$93,340	77.16%	\$93,598	77.34%
\$35,000,000	(\$5,112)	(1.91%)	(\$48,545)	(18.16%)	\$108,914	77.15%	\$108,940	77.18%	\$109,198	77.34%
\$40,000,000	(\$5,920)	(1.94%)	(\$55,557)	(18.18%)	\$124,513	77.17%	\$124,540	77.20%	\$124,797	77.34%
\$45,000,000	(\$6,728)	(1.96%)	(\$62,570)	(18.19%)	\$140,113	77.19%	\$140,139	77.22%	\$140,397	77.34%
\$50,000,000	(\$7,536)	(1.97%)	(\$69,582)	(18.21%)	\$155,713	77.21%	\$155,739	77.23%	\$155,997	77.34%