

CITY OF RIPPEY, 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	\$59,658	\$0	\$59,658	
2026-27	\$5.48987	\$60,851	\$0	\$60,851	2.0%
2027-28	\$5.52019	\$61,156	\$0	\$61,156	0.5%
2028-29	\$5.34027	\$62,379	\$0	\$62,379	2.0%
2029-30	\$5.36697	\$62,691	\$0	\$62,691	0.5%
2030-31	\$5.19213	\$63,944	\$0	\$63,944	2.0%
2031-32	\$5.21809	\$64,264	\$0	\$64,264	0.5%
2032-33	\$5.05064	\$65,549	\$0	\$65,549	2.0%
2033-34	\$5.07589	\$65,877	\$0	\$65,877	0.5%
2034-35	\$4.91532	\$67,195	\$0	\$67,195	2.0%
2035-36	\$4.93990	\$67,531	\$0	\$67,531	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	\$14,168,392	\$7,586,155	\$0	\$7,586,155
2026-27	\$12,487,084	\$11,084,280	\$0	\$11,084,280
2027-28	\$12,481,325	\$11,078,521	\$0	\$11,078,521
2028-29	\$13,083,606	\$11,680,802	\$0	\$11,680,802
2029-30	\$13,083,606	\$11,680,802	\$0	\$11,680,802
2030-31	\$13,718,425	\$12,315,621	\$0	\$12,315,621
2031-32	\$13,718,425	\$12,315,621	\$0	\$12,315,621
2032-33	\$14,381,217	\$12,978,413	\$0	\$12,978,413
2033-34	\$14,381,217	\$12,978,413	\$0	\$12,978,413
2034-35	\$15,073,229	\$13,670,425	\$0	\$13,670,425
2035-36	\$15,073,229	\$13,670,425	\$0	\$13,670,425

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	51.96%	-1.33%	50.63%	47.15%	0.00%	1.52%
2026-27	81.72%	-27.58%	54.14%	44.34%	0.00%	1.04%
2027-28	81.76%	-27.64%	54.12%	44.36%	0.00%	1.04%
2028-29	80.65%	-26.27%	54.38%	44.17%	0.00%	0.98%
2029-30	80.65%	-26.27%	54.38%	44.17%	0.00%	0.98%
2030-31	79.55%	-24.91%	54.64%	43.99%	0.00%	0.93%
2031-32	79.55%	-24.91%	54.64%	43.99%	0.00%	0.93%
2032-33	78.51%	-23.64%	54.87%	43.83%	0.00%	0.89%
2033-34	78.51%	-23.64%	54.87%	43.83%	0.00%	0.89%
2034-35	77.52%	-22.44%	55.07%	43.69%	0.00%	0.84%
2035-36	77.52%	-22.44%	55.07%	43.69%	0.00%	0.84%

**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 RIPPEY, 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	\$7,586,155	\$7.86408	\$59,658
2026-27	\$11,084,280	\$5.48987	\$60,851
2027-28	\$11,078,521	\$5.52019	\$61,156
2028-29	\$11,680,802	\$5.34027	\$62,379
2029-30	\$11,680,802	\$5.36697	\$62,691
2030-31	\$12,315,621	\$5.19213	\$63,944
2031-32	\$12,315,621	\$5.21809	\$64,264
2032-33	\$12,978,413	\$5.05064	\$65,549
2033-34	\$12,978,413	\$5.07589	\$65,877
2034-35	\$13,670,425	\$4.91532	\$67,195
2035-36	\$13,670,425	\$4.93990	\$67,531

## CITY OF RIPPEY, 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	\$7,586,155	\$7.86408	\$59,658
2026-27	\$8,006,229	\$7.70988	\$61,727
2027-28	\$8,091,223	\$7.70988	\$62,382
2028-29	\$8,412,050	\$7.70988	\$64,856
2029-30	\$8,501,489	\$7.70988	\$65,545
2030-31	\$8,838,633	\$7.70988	\$68,145
2031-32	\$8,932,737	\$7.70988	\$68,870
2032-33	\$9,287,023	\$7.70988	\$71,602
2033-34	\$9,386,052	\$7.70988	\$72,365
2034-35	\$9,758,360	\$7.70988	\$75,236
2035-36	\$9,862,559	\$7.70988	\$76,039

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	\$3,078,051	(\$2.22001)	-\$876
2027-28	\$2,987,298	(\$2.18969)	-\$1,227
2028-29	\$3,268,752	(\$2.36961)	-\$2,477
2029-30	\$3,179,313	(\$2.34291)	-\$2,855
2030-31	\$3,476,989	(\$2.51775)	-\$4,200
2031-32	\$3,382,885	(\$2.49179)	-\$4,606
2032-33	\$3,691,390	(\$2.65924)	-\$6,053
2033-34	\$3,592,361	(\$2.63399)	-\$6,488
2034-35	\$3,912,065	(\$2.79456)	-\$8,041
2035-36	\$3,807,867	(\$2.76998)	-\$8,509

CITY OF RIPPEY, 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	\$321	\$50,000	\$51,515	\$187	\$267	\$50,000	\$58,947	\$168	\$46	\$144	\$46	\$187	\$306
\$100,000	\$123,480	\$373	\$641	\$100,000	\$103,030	\$373	\$535	\$100,000	\$117,894	\$355	\$353	\$331	\$353	\$373	\$612
\$150,000	\$185,220	\$560	\$962	\$150,000	\$154,545	\$560	\$802	\$150,000	\$176,842	\$541	\$659	\$517	\$659	\$560	\$918
\$200,000	\$246,960	\$913	\$1,282	\$200,000	\$206,060	\$913	\$1,070	\$200,000	\$235,789	\$728	\$965	\$704	\$965	\$746	\$1,224
\$250,000	\$308,700	\$1,267	\$1,603	\$250,000	\$257,575	\$1,267	\$1,337	\$250,000	\$294,736	\$914	\$1,271	\$890	\$1,271	\$933	\$1,530
\$300,000	\$370,440	\$1,621	\$1,923	\$300,000	\$309,090	\$1,621	\$1,605	\$300,000	\$353,683	\$1,101	\$1,577	\$1,077	\$1,577	\$1,119	\$1,836
\$400,000	\$493,920	\$2,329	\$2,564	\$400,000	\$412,120	\$2,329	\$2,140	\$400,000	\$471,578	\$1,474	\$2,189	\$1,450	\$2,189	\$1,492	\$2,448
\$500,000	\$617,400	\$3,037	\$3,206	\$500,000	\$515,151	\$3,037	\$2,675	\$500,000	\$589,472	\$1,847	\$2,801	\$1,823	\$2,801	\$1,865	\$3,061
\$600,000	\$740,880	\$3,744	\$3,847	\$600,000	\$618,181	\$3,744	\$3,210	\$600,000	\$707,366	\$2,220	\$3,413	\$2,196	\$3,413	\$2,238	\$3,673
\$700,000	\$864,360	\$4,452	\$4,488	\$700,000	\$721,211	\$4,452	\$3,745	\$700,000	\$825,261	\$2,593	\$4,025	\$2,569	\$4,025	\$2,611	\$4,285
\$800,000	\$987,840	\$5,160	\$5,129	\$800,000	\$824,241	\$5,160	\$4,280	\$800,000	\$943,155	\$2,966	\$4,637	\$2,942	\$4,637	\$2,984	\$4,897
\$900,000	\$1,111,320	\$5,868	\$5,770	\$900,000	\$927,271	\$5,868	\$4,815	\$900,000	\$1,061,050	\$3,339	\$5,250	\$3,315	\$5,250	\$3,357	\$5,509
\$1,000,000	\$1,234,800	\$6,576	\$6,411	\$1,000,000	\$1,030,301	\$6,576	\$5,349	\$1,000,000	\$1,178,944	\$3,712	\$5,862	\$3,688	\$5,862	\$3,730	\$6,121
\$2,000,000	\$2,469,600	\$13,653	\$12,822	\$2,000,000	\$2,060,602	\$13,653	\$10,699	\$2,000,000	\$2,357,888	\$7,442	\$11,983	\$7,418	\$11,983	\$7,460	\$12,242
\$3,000,000	\$3,704,400	\$20,731	\$19,234	\$3,000,000	\$3,090,903	\$20,731	\$16,048	\$3,000,000	\$3,536,832	\$11,172	\$18,104	\$11,148	\$18,104	\$11,190	\$18,364
\$4,000,000	\$4,939,200	\$27,809	\$25,645	\$4,000,000	\$4,121,204	\$27,809	\$21,398	\$4,000,000	\$4,715,776	\$14,902	\$24,225	\$14,878	\$24,225	\$14,920	\$24,485
\$5,000,000	\$6,174,000	\$34,886	\$32,056	\$5,000,000	\$5,151,505	\$34,886	\$26,747	\$5,000,000	\$5,894,720	\$18,632	\$30,347	\$18,608	\$30,347	\$18,650	\$30,606
\$6,000,000	\$7,408,800	\$41,964	\$38,467	\$6,000,000	\$6,181,806	\$41,964	\$32,097	\$6,000,000	\$7,073,664	\$22,362	\$36,468	\$22,338	\$36,468	\$22,380	\$36,727
\$7,000,000	\$8,643,600	\$49,042	\$44,879	\$7,000,000	\$7,212,107	\$49,042	\$37,446	\$7,000,000	\$8,252,608	\$26,092	\$42,589	\$26,068	\$42,589	\$26,110	\$42,849
\$8,000,000	\$9,878,400	\$56,119	\$51,290	\$8,000,000	\$8,242,408	\$56,119	\$42,796	\$8,000,000	\$9,431,552	\$29,822	\$48,710	\$29,798	\$48,710	\$29,840	\$48,970
\$9,000,000	\$11,113,200	\$63,197	\$57,701	\$9,000,000	\$9,272,709	\$63,197	\$48,145	\$9,000,000	\$10,610,496	\$33,552	\$54,831	\$33,528	\$54,831	\$33,571	\$55,091
\$10,000,000	\$12,348,000	\$70,275	\$64,112	\$10,000,000	\$10,303,010	\$70,275	\$53,495	\$10,000,000	\$11,789,440	\$37,282	\$60,953	\$37,258	\$60,953	\$37,301	\$61,212
\$15,000,000	\$18,522,000	\$105,663	\$96,169	\$15,000,000	\$15,454,515	\$105,663	\$80,242	\$15,000,000	\$17,684,160	\$55,933	\$91,559	\$55,909	\$91,559	\$55,951	\$91,818
\$20,000,000	\$24,696,000	\$141,051	\$128,225	\$20,000,000	\$20,606,020	\$141,051	\$106,989	\$20,000,000	\$23,578,880	\$74,583	\$122,165	\$74,559	\$122,165	\$74,601	\$122,425
\$25,000,000	\$30,870,000	\$176,440	\$160,281	\$25,000,000	\$25,757,525	\$176,440	\$133,736	\$25,000,000	\$29,473,600	\$93,233	\$152,771	\$93,209	\$152,771	\$93,251	\$153,031
\$30,000,000	\$37,044,000	\$211,828	\$192,337	\$30,000,000	\$30,909,030	\$211,828	\$160,484	\$30,000,000	\$35,368,320	\$111,884	\$183,377	\$111,859	\$183,377	\$111,902	\$183,637
\$35,000,000	\$43,218,000	\$247,216	\$224,393	\$35,000,000	\$36,060,535	\$247,216	\$187,231	\$35,000,000	\$41,263,040	\$130,534	\$213,983	\$130,510	\$213,983	\$130,552	\$214,243
\$40,000,000	\$49,392,000	\$282,605	\$256,450	\$40,000,000	\$41,212,040	\$282,605	\$213,978	\$40,000,000	\$47,157,760	\$149,184	\$244,590	\$149,160	\$244,590	\$149,202	\$244,849
\$45,000,000	\$55,566,000	\$317,993	\$288,506	\$45,000,000	\$46,363,545	\$317,993	\$240,726	\$45,000,000	\$53,052,480	\$167,835	\$275,196	\$167,810	\$275,196	\$167,853	\$275,455
\$50,000,000	\$61,740,000	\$353,381	\$320,562	\$50,000,000	\$51,515,050	\$353,381	\$267,473	\$50,000,000	\$58,947,200	\$186,485	\$305,802	\$186,461	\$305,802	\$186,503	\$306,062

CITY OF            RIPPEY, 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	\$134	71.88%	\$81	43.41%	(\$122)	(72.42%)	(\$98)	(67.78%)	\$120	64.11%
\$100,000	\$268	71.88%	\$162	43.41%	(\$2)	(0.68%)	\$22	6.61%	\$239	64.11%
\$150,000	\$402	71.88%	\$243	43.41%	\$117	21.64%	\$141	27.34%	\$359	64.11%
\$200,000	\$369	40.38%	\$156	17.13%	\$237	32.52%	\$261	37.09%	\$478	64.11%
\$250,000	\$336	26.48%	\$70	5.53%	\$356	38.96%	\$381	42.75%	\$598	64.11%
\$300,000	\$302	18.64%	(\$16)	(1.01%)	\$476	43.22%	\$500	46.45%	\$717	64.11%
\$400,000	\$236	10.11%	(\$189)	(8.12%)	\$715	48.51%	\$739	50.99%	\$956	64.11%
\$500,000	\$169	5.56%	(\$362)	(11.92%)	\$954	51.66%	\$978	53.67%	\$1,196	64.11%
\$600,000	\$102	2.73%	(\$535)	(14.28%)	\$1,193	53.75%	\$1,217	55.45%	\$1,435	64.11%
\$700,000	\$36	0.80%	(\$708)	(15.89%)	\$1,432	55.24%	\$1,457	56.70%	\$1,674	64.11%
\$800,000	(\$31)	(0.60%)	(\$880)	(17.06%)	\$1,671	56.35%	\$1,696	57.64%	\$1,913	64.11%
\$900,000	(\$98)	(1.66%)	(\$1,053)	(17.95%)	\$1,911	57.22%	\$1,935	58.37%	\$2,152	64.11%
\$1,000,000	(\$164)	(2.50%)	(\$1,226)	(18.65%)	\$2,150	57.91%	\$2,174	58.95%	\$2,391	64.11%
\$2,000,000	(\$831)	(6.08%)	(\$2,954)	(21.64%)	\$4,541	61.02%	\$4,565	61.54%	\$4,782	64.11%
\$3,000,000	(\$1,497)	(7.22%)	(\$4,682)	(22.59%)	\$6,932	62.05%	\$6,956	62.40%	\$7,174	64.11%
\$4,000,000	(\$2,164)	(7.78%)	(\$6,411)	(23.05%)	\$9,323	62.56%	\$9,347	62.83%	\$9,565	64.11%
\$5,000,000	(\$2,830)	(8.11%)	(\$8,139)	(23.33%)	\$11,714	62.87%	\$11,739	63.08%	\$11,956	64.11%
\$6,000,000	(\$3,496)	(8.33%)	(\$9,867)	(23.51%)	\$14,106	63.08%	\$14,130	63.25%	\$14,347	64.11%
\$7,000,000	(\$4,163)	(8.49%)	(\$11,595)	(23.64%)	\$16,497	63.22%	\$16,521	63.38%	\$16,738	64.11%
\$8,000,000	(\$4,829)	(8.61%)	(\$13,324)	(23.74%)	\$18,888	63.33%	\$18,912	63.47%	\$19,129	64.11%
\$9,000,000	(\$5,496)	(8.70%)	(\$15,052)	(23.82%)	\$21,279	63.42%	\$21,303	63.54%	\$21,521	64.11%
\$10,000,000	(\$6,162)	(8.77%)	(\$16,780)	(23.88%)	\$23,670	63.49%	\$23,694	63.60%	\$23,912	64.11%
\$15,000,000	(\$9,494)	(8.99%)	(\$25,421)	(24.06%)	\$35,626	63.69%	\$35,650	63.77%	\$35,868	64.11%
\$20,000,000	(\$12,826)	(9.09%)	(\$34,062)	(24.15%)	\$47,582	63.80%	\$47,606	63.85%	\$47,823	64.11%
\$25,000,000	(\$16,159)	(9.16%)	(\$42,703)	(24.20%)	\$59,538	63.86%	\$59,562	63.90%	\$59,779	64.11%
\$30,000,000	(\$19,491)	(9.20%)	(\$51,344)	(24.24%)	\$71,494	63.90%	\$71,518	63.94%	\$71,735	64.11%
\$35,000,000	(\$22,823)	(9.23%)	(\$59,985)	(24.26%)	\$83,450	63.93%	\$83,474	63.96%	\$83,691	64.11%
\$40,000,000	(\$26,155)	(9.25%)	(\$68,626)	(24.28%)	\$95,405	63.95%	\$95,430	63.98%	\$95,647	64.11%
\$45,000,000	(\$29,487)	(9.27%)	(\$77,267)	(24.30%)	\$107,361	63.97%	\$107,385	63.99%	\$107,603	64.11%
\$50,000,000	(\$32,819)	(9.29%)	(\$85,909)	(24.31%)	\$119,317	63.98%	\$119,341	64.00%	\$119,559	64.11%