

CITY OF RHODES, 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	\$8.17562	\$61,449	\$0	\$61,449	
2026-27	\$3.81814	\$62,678	\$1,547	\$64,225	4.5%
2027-28	\$3.91241	\$65,459	\$1,586	\$67,044	4.4%
2028-29	\$3.85673	\$68,385	\$1,563	\$69,948	4.3%
2029-30	\$3.94488	\$71,192	\$1,599	\$72,790	4.1%
2030-31	\$3.88584	\$74,246	\$1,575	\$75,821	4.2%
2031-32	\$3.96826	\$77,072	\$1,608	\$78,680	3.8%
2032-33	\$3.90630	\$80,254	\$1,583	\$81,837	4.0%
2033-34	\$3.98336	\$83,092	\$1,614	\$84,707	3.5%
2034-35	\$3.91889	\$86,401	\$1,588	\$87,989	3.9%
2035-36	\$3.99093	\$89,247	\$1,617	\$90,865	3.3%

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	\$18,860,838	\$7,516,119	\$0	\$7,516,119
2026-27	\$20,424,178	\$16,821,090	\$0	\$16,821,090
2027-28	\$20,739,396	\$17,136,308	\$0	\$17,136,308
2028-29	\$21,739,739	\$18,136,651	\$0	\$18,136,651
2029-30	\$22,054,957	\$18,451,869	\$0	\$18,451,869
2030-31	\$23,115,229	\$19,512,141	\$0	\$19,512,141
2031-32	\$23,430,447	\$19,827,359	\$0	\$19,827,359
2032-33	\$24,553,050	\$20,949,962	\$0	\$20,949,962
2033-34	\$24,868,268	\$21,265,180	\$0	\$21,265,180
2034-35	\$26,055,701	\$22,452,613	\$0	\$22,452,613
2035-36	\$26,370,919	\$22,767,831	\$0	\$22,767,831

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.00%	-1.21%	91.79%	1.15%	0.00%	7.06%
2026-27	97.91%	-2.33%	95.58%	1.21%	0.00%	3.16%
2027-28	98.47%	-2.82%	95.65%	1.19%	0.00%	3.10%
2028-29	98.99%	-3.17%	95.82%	1.18%	0.00%	2.93%
2029-30	99.50%	-3.61%	95.89%	1.16%	0.00%	2.88%
2030-31	99.93%	-3.88%	96.05%	1.15%	0.00%	2.72%
2031-32	100.39%	-4.28%	96.10%	1.13%	0.00%	2.68%
2032-33	100.74%	-4.49%	96.26%	1.12%	0.00%	2.53%
2033-34	101.16%	-4.85%	96.30%	1.11%	0.00%	2.50%
2034-35	101.44%	-5.00%	96.44%	1.10%	0.00%	2.36%
2035-36	101.82%	-5.33%	96.49%	1.09%	0.00%	2.33%

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 RHODES, 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	\$7,516,119	\$8.17562	\$61,449
2026-27	\$16,821,090	\$3.81814	\$64,225
2027-28	\$17,136,308	\$3.91241	\$67,044
2028-29	\$18,136,651	\$3.85673	\$69,948
2029-30	\$18,451,869	\$3.94488	\$72,790
2030-31	\$19,512,141	\$3.88584	\$75,821
2031-32	\$19,827,359	\$3.96826	\$78,680
2032-33	\$20,949,962	\$3.90630	\$81,837
2033-34	\$21,265,180	\$3.98336	\$84,707
2034-35	\$22,452,613	\$3.91889	\$87,989
2035-36	\$22,767,831	\$3.99093	\$90,865

CITY OF RHODES, 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	\$7,516,119	\$8.17562	\$61,449
2026-27	\$7,585,367	\$8.17562	\$62,015
2027-28	\$7,919,646	\$8.01532	\$63,478
2028-29	\$8,327,009	\$8.01532	\$66,744
2029-30	\$8,679,339	\$8.01532	\$69,568
2030-31	\$9,111,694	\$8.01532	\$73,033
2031-32	\$9,483,000	\$8.01532	\$76,009
2032-33	\$9,941,686	\$8.01532	\$79,686
2033-34	\$10,333,000	\$8.01532	\$82,822
2034-35	\$10,819,451	\$8.01532	\$86,721
2035-36	\$11,231,798	\$8.01532	\$90,026

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	\$9,235,723	(\$4.35748)	\$2,210
2027-28	\$9,216,662	(\$4.10291)	\$3,566
2028-29	\$9,809,641	(\$4.15859)	\$3,205
2029-30	\$9,772,529	(\$4.07044)	\$3,223
2030-31	\$10,400,447	(\$4.12948)	\$2,788
2031-32	\$10,344,359	(\$4.04706)	\$2,671
2032-33	\$11,008,276	(\$4.10902)	\$2,151
2033-34	\$10,932,180	(\$4.03196)	\$1,885
2034-35	\$11,633,162	(\$4.09643)	\$1,268
2035-36	\$11,536,033	(\$4.02439)	\$838

CITY OF RHODES, 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	\$194	\$240	\$50,000	\$51,515	\$194	\$200	\$50,000	\$58,947	\$175	\$35	\$150	\$35	\$194	\$229
\$100,000	\$123,480	\$388	\$480	\$100,000	\$103,030	\$388	\$400	\$100,000	\$117,894	\$369	\$264	\$344	\$264	\$388	\$458
\$150,000	\$185,220	\$582	\$720	\$150,000	\$154,545	\$582	\$601	\$150,000	\$176,842	\$563	\$493	\$538	\$493	\$582	\$687
\$200,000	\$246,960	\$950	\$960	\$200,000	\$206,060	\$950	\$801	\$200,000	\$235,789	\$757	\$722	\$732	\$722	\$776	\$916
\$250,000	\$308,700	\$1,317	\$1,200	\$250,000	\$257,575	\$1,317	\$1,001	\$250,000	\$294,736	\$951	\$951	\$925	\$951	\$969	\$1,145
\$300,000	\$370,440	\$1,685	\$1,439	\$300,000	\$309,090	\$1,685	\$1,201	\$300,000	\$353,683	\$1,145	\$1,180	\$1,119	\$1,180	\$1,163	\$1,374
\$400,000	\$493,920	\$2,421	\$1,919	\$400,000	\$412,120	\$2,421	\$1,601	\$400,000	\$471,578	\$1,532	\$1,638	\$1,507	\$1,638	\$1,551	\$1,832
\$500,000	\$617,400	\$3,157	\$2,399	\$500,000	\$515,151	\$3,157	\$2,002	\$500,000	\$589,472	\$1,920	\$2,096	\$1,895	\$2,096	\$1,939	\$2,291
\$600,000	\$740,880	\$3,893	\$2,879	\$600,000	\$618,181	\$3,893	\$2,402	\$600,000	\$707,366	\$2,308	\$2,554	\$2,283	\$2,554	\$2,327	\$2,749
\$700,000	\$864,360	\$4,629	\$3,359	\$700,000	\$721,211	\$4,629	\$2,803	\$700,000	\$825,261	\$2,696	\$3,013	\$2,670	\$3,013	\$2,714	\$3,207
\$800,000	\$987,840	\$5,364	\$3,839	\$800,000	\$824,241	\$5,364	\$3,203	\$800,000	\$943,155	\$3,083	\$3,471	\$3,058	\$3,471	\$3,102	\$3,665
\$900,000	\$1,111,320	\$6,100	\$4,318	\$900,000	\$927,271	\$6,100	\$3,603	\$900,000	\$1,061,050	\$3,471	\$3,929	\$3,446	\$3,929	\$3,490	\$4,123
\$1,000,000	\$1,234,800	\$6,836	\$4,798	\$1,000,000	\$1,030,301	\$6,836	\$4,004	\$1,000,000	\$1,178,944	\$3,859	\$4,387	\$3,834	\$4,387	\$3,878	\$4,581
\$2,000,000	\$2,469,600	\$14,194	\$9,596	\$2,000,000	\$2,060,602	\$14,194	\$8,007	\$2,000,000	\$2,357,888	\$7,737	\$8,968	\$7,712	\$8,968	\$7,756	\$9,162
\$3,000,000	\$3,704,400	\$21,552	\$14,395	\$3,000,000	\$3,090,903	\$21,552	\$12,011	\$3,000,000	\$3,536,832	\$11,615	\$13,549	\$11,589	\$13,549	\$11,633	\$13,744
\$4,000,000	\$4,939,200	\$28,910	\$19,193	\$4,000,000	\$4,121,204	\$28,910	\$16,014	\$4,000,000	\$4,715,776	\$15,493	\$18,130	\$15,467	\$18,130	\$15,511	\$18,325
\$5,000,000	\$6,174,000	\$36,268	\$23,991	\$5,000,000	\$5,151,505	\$36,268	\$20,018	\$5,000,000	\$5,894,720	\$19,370	\$22,712	\$19,345	\$22,712	\$19,389	\$22,906
\$6,000,000	\$7,408,800	\$43,626	\$28,789	\$6,000,000	\$6,181,806	\$43,626	\$24,022	\$6,000,000	\$7,073,664	\$23,248	\$27,293	\$23,223	\$27,293	\$23,267	\$27,487
\$7,000,000	\$8,643,600	\$50,984	\$33,588	\$7,000,000	\$7,212,107	\$50,984	\$28,025	\$7,000,000	\$8,252,608	\$27,126	\$31,874	\$27,101	\$31,874	\$27,145	\$32,068
\$8,000,000	\$9,878,400	\$58,342	\$38,386	\$8,000,000	\$8,242,408	\$58,342	\$32,029	\$8,000,000	\$9,431,552	\$31,004	\$36,455	\$30,979	\$36,455	\$31,023	\$36,650
\$9,000,000	\$11,113,200	\$65,701	\$43,184	\$9,000,000	\$9,272,709	\$65,701	\$36,032	\$9,000,000	\$10,610,496	\$34,882	\$41,036	\$34,856	\$41,036	\$34,900	\$41,231
\$10,000,000	\$12,348,000	\$73,059	\$47,982	\$10,000,000	\$10,303,010	\$73,059	\$40,036	\$10,000,000	\$11,789,440	\$38,759	\$45,618	\$38,734	\$45,618	\$38,778	\$45,812
\$15,000,000	\$18,522,000	\$109,849	\$71,974	\$15,000,000	\$15,454,515	\$109,849	\$60,054	\$15,000,000	\$17,684,160	\$58,149	\$68,524	\$58,123	\$68,524	\$58,167	\$68,718
\$20,000,000	\$24,696,000	\$146,639	\$95,965	\$20,000,000	\$20,606,020	\$146,639	\$80,072	\$20,000,000	\$23,578,880	\$77,538	\$91,429	\$77,513	\$91,429	\$77,557	\$91,624
\$25,000,000	\$30,870,000	\$183,429	\$119,956	\$25,000,000	\$25,757,525	\$183,429	\$100,090	\$25,000,000	\$29,473,600	\$96,927	\$114,335	\$96,902	\$114,335	\$96,946	\$114,530
\$30,000,000	\$37,044,000	\$220,220	\$143,947	\$30,000,000	\$30,909,030	\$220,220	\$120,108	\$30,000,000	\$35,368,320	\$116,316	\$137,241	\$116,291	\$137,241	\$116,335	\$137,436
\$35,000,000	\$43,218,000	\$257,010	\$167,938	\$35,000,000	\$36,060,535	\$257,010	\$140,125	\$35,000,000	\$41,263,040	\$135,705	\$160,147	\$135,680	\$160,147	\$135,724	\$160,342
\$40,000,000	\$49,392,000	\$293,800	\$191,929	\$40,000,000	\$41,212,040	\$293,800	\$160,143	\$40,000,000	\$47,157,760	\$155,094	\$183,053	\$155,069	\$183,053	\$155,113	\$183,248
\$45,000,000	\$55,566,000	\$330,591	\$215,921	\$45,000,000	\$46,363,545	\$330,591	\$180,161	\$45,000,000	\$53,052,480	\$174,484	\$205,959	\$174,458	\$205,959	\$174,502	\$206,153
\$50,000,000	\$61,740,000	\$367,381	\$239,912	\$50,000,000	\$51,515,050	\$367,381	\$200,179	\$50,000,000	\$58,947,200	\$193,873	\$228,865	\$193,847	\$228,865	\$193,891	\$229,059

CITY OF RHODES, 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	\$46	23.74%	\$6	3.24%	(\$140)	(80.14%)	(\$115)	(76.80%)	\$35	18.14%
\$100,000	\$92	23.74%	\$13	3.24%	(\$105)	(28.50%)	(\$80)	(23.25%)	\$70	18.14%
\$150,000	\$138	23.74%	\$19	3.24%	(\$70)	(12.43%)	(\$45)	(8.33%)	\$106	18.14%
\$200,000	\$10	1.06%	(\$149)	(15.68%)	(\$35)	(4.60%)	(\$10)	(1.31%)	\$141	18.14%
\$250,000	(\$118)	(8.95%)	(\$317)	(24.03%)	\$0	0.04%	\$26	2.76%	\$176	18.14%
\$300,000	(\$246)	(14.59%)	(\$484)	(28.74%)	\$36	3.10%	\$61	5.43%	\$211	18.14%
\$400,000	(\$502)	(20.73%)	(\$820)	(33.86%)	\$106	6.91%	\$131	8.70%	\$281	18.14%
\$500,000	(\$758)	(24.01%)	(\$1,155)	(36.59%)	\$176	9.18%	\$201	10.63%	\$352	18.14%
\$600,000	(\$1,014)	(26.04%)	(\$1,491)	(38.29%)	\$247	10.68%	\$272	11.90%	\$422	18.14%
\$700,000	(\$1,270)	(27.43%)	(\$1,826)	(39.45%)	\$317	11.75%	\$342	12.81%	\$492	18.14%
\$800,000	(\$1,526)	(28.44%)	(\$2,162)	(40.29%)	\$387	12.56%	\$412	13.49%	\$563	18.14%
\$900,000	(\$1,782)	(29.21%)	(\$2,497)	(40.93%)	\$458	13.18%	\$483	14.01%	\$633	18.14%
\$1,000,000	(\$2,038)	(29.81%)	(\$2,832)	(41.43%)	\$528	13.68%	\$553	14.43%	\$703	18.14%
\$2,000,000	(\$4,598)	(32.39%)	(\$6,187)	(43.59%)	\$1,231	15.91%	\$1,256	16.29%	\$1,407	18.14%
\$3,000,000	(\$7,157)	(33.21%)	(\$9,541)	(44.27%)	\$1,935	16.66%	\$1,960	16.91%	\$2,110	18.14%
\$4,000,000	(\$9,717)	(33.61%)	(\$12,896)	(44.61%)	\$2,638	17.03%	\$2,663	17.22%	\$2,813	18.14%
\$5,000,000	(\$12,277)	(33.85%)	(\$16,250)	(44.81%)	\$3,341	17.25%	\$3,367	17.40%	\$3,517	18.14%
\$6,000,000	(\$14,837)	(34.01%)	(\$19,605)	(44.94%)	\$4,045	17.40%	\$4,070	17.53%	\$4,220	18.14%
\$7,000,000	(\$17,397)	(34.12%)	(\$22,959)	(45.03%)	\$4,748	17.50%	\$4,773	17.61%	\$4,924	18.14%
\$8,000,000	(\$19,957)	(34.21%)	(\$26,314)	(45.10%)	\$5,451	17.58%	\$5,477	17.68%	\$5,627	18.14%
\$9,000,000	(\$22,516)	(34.27%)	(\$29,668)	(45.16%)	\$6,155	17.64%	\$6,180	17.73%	\$6,330	18.14%
\$10,000,000	(\$25,076)	(34.32%)	(\$33,023)	(45.20%)	\$6,858	17.69%	\$6,883	17.77%	\$7,034	18.14%
\$15,000,000	(\$37,875)	(34.48%)	(\$49,795)	(45.33%)	\$10,375	17.84%	\$10,400	17.89%	\$10,550	18.14%
\$20,000,000	(\$50,674)	(34.56%)	(\$66,567)	(45.40%)	\$13,892	17.92%	\$13,917	17.95%	\$14,067	18.14%
\$25,000,000	(\$63,474)	(34.60%)	(\$83,340)	(45.43%)	\$17,408	17.96%	\$17,434	17.99%	\$17,584	18.14%
\$30,000,000	(\$76,273)	(34.63%)	(\$100,112)	(45.46%)	\$20,925	17.99%	\$20,950	18.02%	\$21,101	18.14%
\$35,000,000	(\$89,072)	(34.66%)	(\$116,885)	(45.48%)	\$24,442	18.01%	\$24,467	18.03%	\$24,618	18.14%
\$40,000,000	(\$101,871)	(34.67%)	(\$133,657)	(45.49%)	\$27,959	18.03%	\$27,984	18.05%	\$28,134	18.14%
\$45,000,000	(\$114,670)	(34.69%)	(\$150,429)	(45.50%)	\$31,476	18.04%	\$31,501	18.06%	\$31,651	18.14%
\$50,000,000	(\$127,469)	(34.70%)	(\$167,202)	(45.51%)	\$34,992	18.05%	\$35,018	18.06%	\$35,168	18.14%