

CITY OF RICEVILLE, 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	\$8.04577	\$229,720	\$0	\$229,720	
2026-27	\$4.73736	\$234,314	\$2,601	\$236,916	3.1%
2027-28	\$4.78996	\$238,878	\$2,630	\$241,509	1.9%
2028-29	\$4.66729	\$246,339	\$2,563	\$248,902	3.1%
2029-30	\$4.71585	\$251,018	\$2,590	\$253,607	1.9%
2030-31	\$4.59247	\$258,679	\$2,522	\$261,201	3.0%
2031-32	\$4.63724	\$263,282	\$2,546	\$265,828	1.8%
2032-33	\$4.51679	\$271,145	\$2,480	\$273,625	2.9%
2033-34	\$4.55811	\$275,671	\$2,503	\$278,174	1.7%
2034-35	\$4.44053	\$283,737	\$2,438	\$286,176	2.9%
2035-36	\$4.47869	\$288,185	\$2,459	\$290,645	1.6%

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	\$57,539,596	\$28,551,649	\$830,412	\$29,382,061
2026-27	\$52,555,961	\$50,010,089	\$986,339	\$50,996,428
2027-28	\$52,993,799	\$50,419,788	\$1,014,478	\$51,434,266
2028-29	\$55,980,435	\$53,328,968	\$1,091,934	\$54,420,902
2029-30	\$56,457,273	\$53,777,666	\$1,120,073	\$54,897,740
2030-31	\$59,638,360	\$56,876,018	\$1,202,809	\$58,078,827
2031-32	\$60,115,198	\$57,324,717	\$1,230,948	\$58,555,665
2032-33	\$63,458,347	\$60,579,587	\$1,319,228	\$61,898,814
2033-34	\$63,935,185	\$61,028,286	\$1,347,367	\$62,375,652
2034-35	\$67,447,293	\$64,446,293	\$1,441,467	\$65,887,760
2035-36	\$67,924,131	\$64,894,992	\$1,469,606	\$66,364,598

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	71.84%	-2.04%	69.81%	22.93%	6.48%	0.78%
2026-27	96.01%	-22.49%	73.52%	21.30%	4.47%	0.45%
2027-28	96.07%	-22.57%	73.50%	21.37%	4.43%	0.45%
2028-29	95.26%	-21.57%	73.69%	21.43%	4.23%	0.42%
2029-30	95.26%	-21.57%	73.69%	21.48%	4.19%	0.42%
2030-31	94.42%	-20.55%	73.87%	21.53%	4.00%	0.40%
2031-32	94.42%	-20.56%	73.87%	21.57%	3.97%	0.39%
2032-33	93.63%	-19.60%	74.03%	21.63%	3.79%	0.37%
2033-34	93.63%	-19.61%	74.03%	21.66%	3.76%	0.37%
2034-35	92.88%	-18.71%	74.17%	21.72%	3.60%	0.35%
2035-36	92.89%	-18.73%	74.16%	21.76%	3.57%	0.35%

**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 RICEVILLE, 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	\$28,551,649	\$8.04577	\$229,720
2026-27	\$50,010,089	\$4.73736	\$236,916
2027-28	\$50,419,788	\$4.78996	\$241,509
2028-29	\$53,328,968	\$4.66729	\$248,902
2029-30	\$53,777,666	\$4.71585	\$253,607
2030-31	\$56,876,018	\$4.59247	\$261,201
2031-32	\$57,324,717	\$4.63724	\$265,828
2032-33	\$60,579,587	\$4.51679	\$273,625
2033-34	\$61,028,286	\$4.55811	\$278,174
2034-35	\$64,446,293	\$4.44053	\$286,176
2035-36	\$64,894,992	\$4.47869	\$290,645

CITY OF RICEVILLE, 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	\$28,551,649	\$8.04577	\$229,720
2026-27	\$29,486,951	\$7.96611	\$234,896
2027-28	\$30,178,605	\$7.96611	\$240,406
2028-29	\$31,450,608	\$7.96611	\$250,539
2029-30	\$32,205,547	\$7.96611	\$256,553
2030-31	\$33,549,463	\$7.96611	\$267,259
2031-32	\$34,341,321	\$7.96611	\$273,567
2032-33	\$35,760,872	\$7.96611	\$284,875
2033-34	\$36,591,682	\$7.96611	\$291,493
2034-35	\$38,090,846	\$7.96611	\$303,436
2035-36	\$38,962,571	\$7.96611	\$310,380

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	\$20,523,137	(\$3.22875)	\$2,020
2027-28	\$20,241,182	(\$3.17615)	\$1,103
2028-29	\$21,878,359	(\$3.29882)	-\$1,637
2029-30	\$21,572,119	(\$3.25026)	-\$2,946
2030-31	\$23,326,555	(\$3.37364)	-\$6,057
2031-32	\$22,983,396	(\$3.32887)	-\$7,738
2032-33	\$24,818,715	(\$3.44932)	-\$11,250
2033-34	\$24,436,604	(\$3.40800)	-\$13,320
2034-35	\$26,355,447	(\$3.52558)	-\$17,260
2035-36	\$25,932,420	(\$3.48742)	-\$19,736

CITY OF RICEVILLE, 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	\$191	\$284	\$50,000	\$51,515	\$191	\$237	\$50,000	\$58,947	\$172	\$41	\$147	\$41	\$191	\$271
\$100,000	\$123,480	\$382	\$567	\$100,000	\$103,030	\$382	\$473	\$100,000	\$117,894	\$363	\$312	\$338	\$312	\$382	\$541
\$150,000	\$185,220	\$572	\$851	\$150,000	\$154,545	\$572	\$710	\$150,000	\$176,842	\$554	\$583	\$529	\$583	\$572	\$812
\$200,000	\$246,960	\$934	\$1,134	\$200,000	\$206,060	\$934	\$946	\$200,000	\$235,789	\$745	\$853	\$720	\$853	\$763	\$1,083
\$250,000	\$308,700	\$1,297	\$1,418	\$250,000	\$257,575	\$1,297	\$1,183	\$250,000	\$294,736	\$936	\$1,124	\$911	\$1,124	\$954	\$1,354
\$300,000	\$370,440	\$1,659	\$1,701	\$300,000	\$309,090	\$1,659	\$1,419	\$300,000	\$353,683	\$1,126	\$1,395	\$1,102	\$1,395	\$1,145	\$1,624
\$400,000	\$493,920	\$2,383	\$2,268	\$400,000	\$412,120	\$2,383	\$1,893	\$400,000	\$471,578	\$1,508	\$1,936	\$1,483	\$1,936	\$1,526	\$2,166
\$500,000	\$617,400	\$3,107	\$2,835	\$500,000	\$515,151	\$3,107	\$2,366	\$500,000	\$589,472	\$1,890	\$2,478	\$1,865	\$2,478	\$1,908	\$2,707
\$600,000	\$740,880	\$3,831	\$3,402	\$600,000	\$618,181	\$3,831	\$2,839	\$600,000	\$707,366	\$2,271	\$3,019	\$2,246	\$3,019	\$2,290	\$3,249
\$700,000	\$864,360	\$4,555	\$3,970	\$700,000	\$721,211	\$4,555	\$3,312	\$700,000	\$825,261	\$2,653	\$3,560	\$2,628	\$3,560	\$2,671	\$3,790
\$800,000	\$987,840	\$5,279	\$4,537	\$800,000	\$824,241	\$5,279	\$3,785	\$800,000	\$943,155	\$3,034	\$4,102	\$3,010	\$4,102	\$3,053	\$4,331
\$900,000	\$1,111,320	\$6,003	\$5,104	\$900,000	\$927,271	\$6,003	\$4,258	\$900,000	\$1,061,050	\$3,416	\$4,643	\$3,391	\$4,643	\$3,435	\$4,873
\$1,000,000	\$1,234,800	\$6,727	\$5,671	\$1,000,000	\$1,030,301	\$6,727	\$4,732	\$1,000,000	\$1,178,944	\$3,798	\$5,185	\$3,773	\$5,185	\$3,816	\$5,414
\$2,000,000	\$2,469,600	\$13,969	\$11,342	\$2,000,000	\$2,060,602	\$13,969	\$9,463	\$2,000,000	\$2,357,888	\$7,614	\$10,599	\$7,589	\$10,599	\$7,632	\$10,829
\$3,000,000	\$3,704,400	\$21,210	\$17,012	\$3,000,000	\$3,090,903	\$21,210	\$14,195	\$3,000,000	\$3,536,832	\$11,430	\$16,013	\$11,405	\$16,013	\$11,449	\$16,243
\$4,000,000	\$4,939,200	\$28,451	\$22,683	\$4,000,000	\$4,121,204	\$28,451	\$18,927	\$4,000,000	\$4,715,776	\$15,246	\$21,427	\$15,222	\$21,427	\$15,265	\$21,657
\$5,000,000	\$6,174,000	\$35,692	\$28,354	\$5,000,000	\$5,151,505	\$35,692	\$23,658	\$5,000,000	\$5,894,720	\$19,063	\$26,842	\$19,038	\$26,842	\$19,081	\$27,071
\$6,000,000	\$7,408,800	\$42,933	\$34,025	\$6,000,000	\$6,181,806	\$42,933	\$28,390	\$6,000,000	\$7,073,664	\$22,879	\$32,256	\$22,854	\$32,256	\$22,897	\$32,486
\$7,000,000	\$8,643,600	\$50,175	\$39,695	\$7,000,000	\$7,212,107	\$50,175	\$33,121	\$7,000,000	\$8,252,608	\$26,695	\$37,670	\$26,670	\$37,670	\$26,714	\$37,900
\$8,000,000	\$9,878,400	\$57,416	\$45,366	\$8,000,000	\$8,242,408	\$57,416	\$37,853	\$8,000,000	\$9,431,552	\$30,511	\$43,084	\$30,487	\$43,084	\$30,530	\$43,314
\$9,000,000	\$11,113,200	\$64,657	\$51,037	\$9,000,000	\$9,272,709	\$64,657	\$42,585	\$9,000,000	\$10,610,496	\$34,328	\$48,499	\$34,303	\$48,499	\$34,346	\$48,728
\$10,000,000	\$12,348,000	\$71,898	\$56,708	\$10,000,000	\$10,303,010	\$71,898	\$47,316	\$10,000,000	\$11,789,440	\$38,144	\$53,913	\$38,119	\$53,913	\$38,162	\$54,143
\$15,000,000	\$18,522,000	\$108,104	\$85,062	\$15,000,000	\$15,454,515	\$108,104	\$70,974	\$15,000,000	\$17,684,160	\$57,225	\$80,984	\$57,200	\$80,984	\$57,244	\$81,214
\$20,000,000	\$24,696,000	\$144,310	\$113,416	\$20,000,000	\$20,606,020	\$144,310	\$94,633	\$20,000,000	\$23,578,880	\$76,306	\$108,056	\$76,281	\$108,056	\$76,325	\$108,285
\$25,000,000	\$30,870,000	\$180,516	\$141,770	\$25,000,000	\$25,757,525	\$180,516	\$118,291	\$25,000,000	\$29,473,600	\$95,387	\$135,127	\$95,363	\$135,127	\$95,406	\$135,357
\$30,000,000	\$37,044,000	\$216,722	\$170,123	\$30,000,000	\$30,909,030	\$216,722	\$141,949	\$30,000,000	\$35,368,320	\$114,469	\$162,198	\$114,444	\$162,198	\$114,487	\$162,428
\$35,000,000	\$43,218,000	\$252,928	\$198,477	\$35,000,000	\$36,060,535	\$252,928	\$165,607	\$35,000,000	\$41,263,040	\$133,550	\$189,270	\$133,525	\$189,270	\$133,568	\$189,499
\$40,000,000	\$49,392,000	\$289,134	\$226,831	\$40,000,000	\$41,212,040	\$289,134	\$189,265	\$40,000,000	\$47,157,760	\$152,631	\$216,341	\$152,606	\$216,341	\$152,650	\$216,571
\$45,000,000	\$55,566,000	\$325,340	\$255,185	\$45,000,000	\$46,363,545	\$325,340	\$212,923	\$45,000,000	\$53,052,480	\$171,712	\$243,412	\$171,687	\$243,412	\$171,731	\$243,642
\$50,000,000	\$61,740,000	\$361,546	\$283,539	\$50,000,000	\$51,515,050	\$361,546	\$236,581	\$50,000,000	\$58,947,200	\$190,793	\$270,484	\$190,769	\$270,484	\$190,812	\$270,713

CITY OF RICEVILLE, 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	\$93	48.60%	\$46	23.99%	(\$131)	(76.15%)	(\$106)	(72.14%)	\$80	41.87%
\$100,000	\$185	48.60%	\$92	23.99%	(\$51)	(14.13%)	(\$27)	(7.83%)	\$160	41.87%
\$150,000	\$278	48.60%	\$137	23.99%	\$29	5.16%	\$53	10.09%	\$240	41.87%
\$200,000	\$200	21.37%	\$12	1.27%	\$108	14.57%	\$133	18.52%	\$320	41.87%
\$250,000	\$121	9.34%	(\$114)	(8.77%)	\$188	20.14%	\$213	23.41%	\$400	41.87%
\$300,000	\$43	2.57%	(\$239)	(14.42%)	\$268	23.82%	\$293	26.61%	\$479	41.87%
\$400,000	(\$114)	(4.80%)	(\$490)	(20.57%)	\$428	28.39%	\$453	30.54%	\$639	41.87%
\$500,000	(\$271)	(8.74%)	(\$741)	(23.85%)	\$588	31.11%	\$613	32.86%	\$799	41.87%
\$600,000	(\$429)	(11.19%)	(\$992)	(25.89%)	\$748	32.92%	\$773	34.39%	\$959	41.87%
\$700,000	(\$586)	(12.85%)	(\$1,243)	(27.29%)	\$908	34.21%	\$932	35.48%	\$1,119	41.87%
\$800,000	(\$743)	(14.07%)	(\$1,494)	(28.30%)	\$1,067	35.17%	\$1,092	36.29%	\$1,278	41.87%
\$900,000	(\$900)	(14.99%)	(\$1,745)	(29.06%)	\$1,227	35.92%	\$1,252	36.92%	\$1,438	41.87%
\$1,000,000	(\$1,057)	(15.71%)	(\$1,996)	(29.67%)	\$1,387	36.52%	\$1,412	37.42%	\$1,598	41.87%
\$2,000,000	(\$2,627)	(18.81%)	(\$4,505)	(32.25%)	\$2,985	39.20%	\$3,010	39.66%	\$3,196	41.87%
\$3,000,000	(\$4,197)	(19.79%)	(\$7,015)	(33.07%)	\$4,583	40.10%	\$4,608	40.40%	\$4,794	41.87%
\$4,000,000	(\$5,768)	(20.27%)	(\$9,525)	(33.48%)	\$6,181	40.54%	\$6,206	40.77%	\$6,392	41.87%
\$5,000,000	(\$7,338)	(20.56%)	(\$12,034)	(33.72%)	\$7,779	40.81%	\$7,804	40.99%	\$7,990	41.87%
\$6,000,000	(\$8,909)	(20.75%)	(\$14,544)	(33.87%)	\$9,377	40.99%	\$9,402	41.14%	\$9,588	41.87%
\$7,000,000	(\$10,479)	(20.89%)	(\$17,053)	(33.99%)	\$10,975	41.11%	\$11,000	41.24%	\$11,186	41.87%
\$8,000,000	(\$12,050)	(20.99%)	(\$19,563)	(34.07%)	\$12,573	41.21%	\$12,598	41.32%	\$12,784	41.87%
\$9,000,000	(\$13,620)	(21.06%)	(\$22,072)	(34.14%)	\$14,171	41.28%	\$14,196	41.38%	\$14,382	41.87%
\$10,000,000	(\$15,190)	(21.13%)	(\$24,582)	(34.19%)	\$15,769	41.34%	\$15,794	41.43%	\$15,980	41.87%
\$15,000,000	(\$23,042)	(21.32%)	(\$37,130)	(34.35%)	\$23,759	41.52%	\$23,784	41.58%	\$23,970	41.87%
\$20,000,000	(\$30,895)	(21.41%)	(\$49,678)	(34.42%)	\$31,749	41.61%	\$31,774	41.65%	\$31,961	41.87%
\$25,000,000	(\$38,747)	(21.46%)	(\$62,225)	(34.47%)	\$39,740	41.66%	\$39,764	41.70%	\$39,951	41.87%
\$30,000,000	(\$46,599)	(21.50%)	(\$74,773)	(34.50%)	\$47,730	41.70%	\$47,754	41.73%	\$47,941	41.87%
\$35,000,000	(\$54,451)	(21.53%)	(\$87,321)	(34.52%)	\$55,720	41.72%	\$55,745	41.75%	\$55,931	41.87%
\$40,000,000	(\$62,303)	(21.55%)	(\$99,869)	(34.54%)	\$63,710	41.74%	\$63,735	41.76%	\$63,921	41.87%
\$45,000,000	(\$70,155)	(21.56%)	(\$112,417)	(34.55%)	\$71,700	41.76%	\$71,725	41.78%	\$71,911	41.87%
\$50,000,000	(\$78,007)	(21.58%)	(\$124,965)	(34.56%)	\$79,690	41.77%	\$79,715	41.79%	\$79,901	41.87%