

CITY OF RICHLAND, 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	\$8.64000	\$134,539	\$0	\$134,539	
2026-27	\$5.19862	\$137,230	\$1,860	\$139,090	3.4%
2027-28	\$5.26907	\$140,744	\$1,885	\$142,628	2.5%
2028-29	\$5.11571	\$145,481	\$1,830	\$147,311	3.3%
2029-30	\$5.18006	\$149,056	\$1,853	\$150,909	2.4%
2030-31	\$5.02754	\$153,927	\$1,798	\$155,726	3.2%
2031-32	\$5.08628	\$157,439	\$1,819	\$159,258	2.3%
2032-33	\$4.93877	\$162,444	\$1,767	\$164,210	3.1%
2033-34	\$4.99248	\$165,892	\$1,786	\$167,678	2.1%
2034-35	\$4.84969	\$171,031	\$1,735	\$172,766	3.0%
2035-36	\$4.89888	\$174,417	\$1,752	\$176,169	2.0%

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	\$33,470,923	\$15,571,695	\$0	\$15,571,695
2026-27	\$28,528,216	\$26,755,131	\$0	\$26,755,131
2027-28	\$28,842,088	\$27,069,003	\$0	\$27,069,003
2028-29	\$30,568,916	\$28,795,831	\$0	\$28,795,831
2029-30	\$30,905,788	\$29,132,703	\$0	\$29,132,703
2030-31	\$32,747,602	\$30,974,517	\$0	\$30,974,517
2031-32	\$33,084,474	\$31,311,389	\$0	\$31,311,389
2032-33	\$35,022,314	\$33,249,229	\$0	\$33,249,229
2033-34	\$35,359,186	\$33,586,101	\$0	\$33,586,101
2034-35	\$37,397,273	\$35,624,188	\$0	\$35,624,188
2035-36	\$37,734,146	\$35,961,061	\$0	\$35,961,061

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.70%	-2.76%	79.94%	10.90%	8.02%	1.15%
2026-27	110.96%	-32.48%	78.48%	14.38%	6.04%	0.67%
2027-28	110.02%	-32.26%	77.75%	15.19%	5.97%	0.66%
2028-29	107.88%	-30.46%	77.42%	15.91%	5.67%	0.62%
2029-30	106.95%	-30.17%	76.78%	16.63%	5.60%	0.61%
2030-31	104.92%	-28.43%	76.50%	17.28%	5.32%	0.58%
2031-32	104.09%	-28.18%	75.91%	17.93%	5.26%	0.57%
2032-33	102.23%	-26.59%	75.64%	18.53%	5.01%	0.54%
2033-34	101.48%	-26.38%	75.10%	19.13%	4.96%	0.53%
2034-35	99.77%	-24.91%	74.85%	19.68%	4.72%	0.50%
2035-36	99.09%	-24.74%	74.36%	20.23%	4.68%	0.50%

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 RICHLAND, 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	\$15,571,695	\$8.64000	\$134,539
2026-27	\$26,755,131	\$5.19862	\$139,090
2027-28	\$27,069,003	\$5.26907	\$142,628
2028-29	\$28,795,831	\$5.11571	\$147,311
2029-30	\$29,132,703	\$5.18006	\$150,909
2030-31	\$30,974,517	\$5.02754	\$155,726
2031-32	\$31,311,389	\$5.08628	\$159,258
2032-33	\$33,249,229	\$4.93877	\$164,210
2033-34	\$33,586,101	\$4.99248	\$167,678
2034-35	\$35,624,188	\$4.84969	\$172,766
2035-36	\$35,961,061	\$4.89888	\$176,169

CITY OF RICHLAND, 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	\$15,571,695	\$8.64000	\$134,539
2026-27	\$15,938,725	\$8.64000	\$137,711
2027-28	\$16,398,852	\$8.55446	\$140,283
2028-29	\$17,097,925	\$8.10000	\$138,493
2029-30	\$17,574,929	\$8.10000	\$142,357
2030-31	\$18,317,307	\$8.10000	\$148,370
2031-32	\$18,812,026	\$8.10000	\$152,377
2032-33	\$19,599,919	\$8.10000	\$158,759
2033-34	\$20,113,339	\$8.10000	\$162,918
2034-35	\$20,949,105	\$8.10000	\$169,688
2035-36	\$21,482,158	\$8.10000	\$174,005

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	\$10,816,406	(\$3.44138)	\$1,379
2027-28	\$10,670,151	(\$3.28539)	\$2,345
2028-29	\$11,697,906	(\$2.98429)	\$8,818
2029-30	\$11,557,775	(\$2.91994)	\$8,552
2030-31	\$12,657,210	(\$3.07246)	\$7,355
2031-32	\$12,499,363	(\$3.01372)	\$6,881
2032-33	\$13,649,310	(\$3.16123)	\$5,451
2033-34	\$13,472,762	(\$3.10752)	\$4,760
2034-35	\$14,675,083	(\$3.25031)	\$3,079
2035-36	\$14,478,902	(\$3.20112)	\$2,163

CITY OF RICHLAND, 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	\$205	\$310	\$50,000	\$51,515	\$205	\$259	\$50,000	\$58,947	\$185	\$45	\$158	\$45	\$205	\$296
\$100,000	\$123,480	\$410	\$621	\$100,000	\$103,030	\$410	\$518	\$100,000	\$117,894	\$390	\$341	\$363	\$341	\$410	\$593
\$150,000	\$185,220	\$615	\$931	\$150,000	\$154,545	\$615	\$777	\$150,000	\$176,842	\$595	\$638	\$568	\$638	\$615	\$889
\$200,000	\$246,960	\$1,004	\$1,242	\$200,000	\$206,060	\$1,004	\$1,036	\$200,000	\$235,789	\$800	\$934	\$773	\$934	\$820	\$1,185
\$250,000	\$308,700	\$1,392	\$1,552	\$250,000	\$257,575	\$1,392	\$1,295	\$250,000	\$294,736	\$1,005	\$1,230	\$978	\$1,230	\$1,025	\$1,482
\$300,000	\$370,440	\$1,781	\$1,862	\$300,000	\$309,090	\$1,781	\$1,554	\$300,000	\$353,683	\$1,210	\$1,527	\$1,183	\$1,527	\$1,229	\$1,778
\$400,000	\$493,920	\$2,559	\$2,483	\$400,000	\$412,120	\$2,559	\$2,072	\$400,000	\$471,578	\$1,619	\$2,119	\$1,593	\$2,119	\$1,639	\$2,371
\$500,000	\$617,400	\$3,336	\$3,104	\$500,000	\$515,151	\$3,336	\$2,590	\$500,000	\$589,472	\$2,029	\$2,712	\$2,003	\$2,712	\$2,049	\$2,964
\$600,000	\$740,880	\$4,114	\$3,725	\$600,000	\$618,181	\$4,114	\$3,108	\$600,000	\$707,366	\$2,439	\$3,305	\$2,412	\$3,305	\$2,459	\$3,556
\$700,000	\$864,360	\$4,892	\$4,346	\$700,000	\$721,211	\$4,892	\$3,626	\$700,000	\$825,261	\$2,849	\$3,898	\$2,822	\$3,898	\$2,869	\$4,149
\$800,000	\$987,840	\$5,669	\$4,966	\$800,000	\$824,241	\$5,669	\$4,144	\$800,000	\$943,155	\$3,259	\$4,490	\$3,232	\$4,490	\$3,278	\$4,742
\$900,000	\$1,111,320	\$6,447	\$5,587	\$900,000	\$927,271	\$6,447	\$4,662	\$900,000	\$1,061,050	\$3,668	\$5,083	\$3,642	\$5,083	\$3,688	\$5,334
\$1,000,000	\$1,234,800	\$7,224	\$6,208	\$1,000,000	\$1,030,301	\$7,224	\$5,180	\$1,000,000	\$1,178,944	\$4,078	\$5,676	\$4,052	\$5,676	\$4,098	\$5,927
\$2,000,000	\$2,469,600	\$15,000	\$12,416	\$2,000,000	\$2,060,602	\$15,000	\$10,360	\$2,000,000	\$2,357,888	\$8,176	\$11,603	\$8,150	\$11,603	\$8,196	\$11,854
\$3,000,000	\$3,704,400	\$22,776	\$18,624	\$3,000,000	\$3,090,903	\$22,776	\$15,540	\$3,000,000	\$3,536,832	\$12,274	\$17,530	\$12,248	\$17,530	\$12,294	\$17,782
\$4,000,000	\$4,939,200	\$30,552	\$24,832	\$4,000,000	\$4,121,204	\$30,552	\$20,720	\$4,000,000	\$4,715,776	\$16,372	\$23,457	\$16,346	\$23,457	\$16,392	\$23,709
\$5,000,000	\$6,174,000	\$38,328	\$31,040	\$5,000,000	\$5,151,505	\$38,328	\$25,899	\$5,000,000	\$5,894,720	\$20,471	\$29,385	\$20,444	\$29,385	\$20,490	\$29,636
\$6,000,000	\$7,408,800	\$46,104	\$37,248	\$6,000,000	\$6,181,806	\$46,104	\$31,079	\$6,000,000	\$7,073,664	\$24,569	\$35,312	\$24,542	\$35,312	\$24,589	\$35,563
\$7,000,000	\$8,643,600	\$53,880	\$43,456	\$7,000,000	\$7,212,107	\$53,880	\$36,259	\$7,000,000	\$8,252,608	\$28,667	\$41,239	\$28,640	\$41,239	\$28,687	\$41,490
\$8,000,000	\$9,878,400	\$61,656	\$49,664	\$8,000,000	\$8,242,408	\$61,656	\$41,439	\$8,000,000	\$9,431,552	\$32,765	\$47,166	\$32,738	\$47,166	\$32,785	\$47,418
\$9,000,000	\$11,113,200	\$69,432	\$55,872	\$9,000,000	\$9,272,709	\$69,432	\$46,619	\$9,000,000	\$10,610,496	\$36,863	\$53,093	\$36,836	\$53,093	\$36,883	\$53,345
\$10,000,000	\$12,348,000	\$77,208	\$62,080	\$10,000,000	\$10,303,010	\$77,208	\$51,799	\$10,000,000	\$11,789,440	\$40,961	\$59,021	\$40,934	\$59,021	\$40,981	\$59,272
\$15,000,000	\$18,522,000	\$116,088	\$93,120	\$15,000,000	\$15,454,515	\$116,088	\$77,698	\$15,000,000	\$17,684,160	\$61,451	\$88,656	\$61,425	\$88,656	\$61,471	\$88,908
\$20,000,000	\$24,696,000	\$154,968	\$124,160	\$20,000,000	\$20,606,020	\$154,968	\$103,598	\$20,000,000	\$23,578,880	\$81,942	\$118,292	\$81,915	\$118,292	\$81,962	\$118,544
\$25,000,000	\$30,870,000	\$193,848	\$155,200	\$25,000,000	\$25,757,525	\$193,848	\$129,497	\$25,000,000	\$29,473,600	\$102,432	\$147,928	\$102,406	\$147,928	\$102,452	\$148,180
\$30,000,000	\$37,044,000	\$232,728	\$186,240	\$30,000,000	\$30,909,030	\$232,728	\$155,396	\$30,000,000	\$35,368,320	\$122,923	\$177,564	\$122,896	\$177,564	\$122,943	\$177,816
\$35,000,000	\$43,218,000	\$271,608	\$217,280	\$35,000,000	\$36,060,535	\$271,608	\$181,296	\$35,000,000	\$41,263,040	\$143,413	\$207,200	\$143,387	\$207,200	\$143,433	\$207,452
\$40,000,000	\$49,392,000	\$310,488	\$248,320	\$40,000,000	\$41,212,040	\$310,488	\$207,195	\$40,000,000	\$47,157,760	\$163,904	\$236,836	\$163,877	\$236,836	\$163,924	\$237,088
\$45,000,000	\$55,566,000	\$349,368	\$279,360	\$45,000,000	\$46,363,545	\$349,368	\$233,095	\$45,000,000	\$53,052,480	\$184,394	\$266,472	\$184,368	\$266,472	\$184,414	\$266,723
\$50,000,000	\$61,740,000	\$388,248	\$310,400	\$50,000,000	\$51,515,050	\$388,248	\$258,994	\$50,000,000	\$58,947,200	\$204,885	\$296,108	\$204,858	\$296,108	\$204,905	\$296,359

CITY OF RICHLAND, 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	\$105	51.49%	\$54	26.40%	(\$140)	(75.69%)	(\$113)	(71.60%)	\$91	44.63%
\$100,000	\$211	51.49%	\$108	26.40%	(\$49)	(12.46%)	(\$22)	(6.04%)	\$183	44.63%
\$150,000	\$316	51.49%	\$162	26.40%	\$43	7.21%	\$70	12.23%	\$274	44.63%
\$200,000	\$238	23.73%	\$32	3.23%	\$134	16.80%	\$161	20.82%	\$366	44.63%
\$250,000	\$160	11.47%	(\$97)	(6.99%)	\$226	22.47%	\$252	25.81%	\$457	44.63%
\$300,000	\$81	4.56%	(\$227)	(12.75%)	\$317	26.23%	\$344	29.07%	\$549	44.63%
\$400,000	(\$76)	(2.95%)	(\$487)	(19.02%)	\$500	30.88%	\$527	33.07%	\$732	44.63%
\$500,000	(\$232)	(6.96%)	(\$746)	(22.37%)	\$683	33.66%	\$710	35.44%	\$915	44.63%
\$600,000	(\$389)	(9.46%)	(\$1,006)	(24.45%)	\$866	35.50%	\$893	37.00%	\$1,097	44.63%
\$700,000	(\$546)	(11.16%)	(\$1,266)	(25.87%)	\$1,049	36.82%	\$1,076	38.11%	\$1,280	44.63%
\$800,000	(\$703)	(12.40%)	(\$1,525)	(26.90%)	\$1,232	37.80%	\$1,258	38.94%	\$1,463	44.63%
\$900,000	(\$860)	(13.33%)	(\$1,785)	(27.69%)	\$1,415	38.56%	\$1,441	39.58%	\$1,646	44.63%
\$1,000,000	(\$1,016)	(14.07%)	(\$2,044)	(28.30%)	\$1,598	39.17%	\$1,624	40.09%	\$1,829	44.63%
\$2,000,000	(\$2,584)	(17.23%)	(\$4,641)	(30.94%)	\$3,427	41.91%	\$3,453	42.37%	\$3,658	44.63%
\$3,000,000	(\$4,152)	(18.23%)	(\$7,237)	(31.77%)	\$5,256	42.82%	\$5,282	43.13%	\$5,487	44.63%
\$4,000,000	(\$5,720)	(18.72%)	(\$9,833)	(32.18%)	\$7,085	43.27%	\$7,112	43.51%	\$7,316	44.63%
\$5,000,000	(\$7,288)	(19.02%)	(\$12,429)	(32.43%)	\$8,914	43.55%	\$8,941	43.73%	\$9,145	44.63%
\$6,000,000	(\$8,856)	(19.21%)	(\$15,025)	(32.59%)	\$10,743	43.73%	\$10,770	43.88%	\$10,975	44.63%
\$7,000,000	(\$10,424)	(19.35%)	(\$17,621)	(32.70%)	\$12,572	43.86%	\$12,599	43.99%	\$12,804	44.63%
\$8,000,000	(\$11,992)	(19.45%)	(\$20,217)	(32.79%)	\$14,401	43.95%	\$14,428	44.07%	\$14,633	44.63%
\$9,000,000	(\$13,560)	(19.53%)	(\$22,813)	(32.86%)	\$16,230	44.03%	\$16,257	44.13%	\$16,462	44.63%
\$10,000,000	(\$15,128)	(19.59%)	(\$25,410)	(32.91%)	\$18,059	44.09%	\$18,086	44.18%	\$18,291	44.63%
\$15,000,000	(\$22,968)	(19.79%)	(\$38,390)	(33.07%)	\$27,205	44.27%	\$27,232	44.33%	\$27,436	44.63%
\$20,000,000	(\$30,808)	(19.88%)	(\$51,371)	(33.15%)	\$36,350	44.36%	\$36,377	44.41%	\$36,582	44.63%
\$25,000,000	(\$38,648)	(19.94%)	(\$64,351)	(33.20%)	\$45,496	44.42%	\$45,523	44.45%	\$45,727	44.63%
\$30,000,000	(\$46,488)	(19.98%)	(\$77,332)	(33.23%)	\$54,641	44.45%	\$54,668	44.48%	\$54,873	44.63%
\$35,000,000	(\$54,328)	(20.00%)	(\$90,313)	(33.25%)	\$63,787	44.48%	\$63,814	44.50%	\$64,018	44.63%
\$40,000,000	(\$62,168)	(20.02%)	(\$103,293)	(33.27%)	\$72,932	44.50%	\$72,959	44.52%	\$73,164	44.63%
\$45,000,000	(\$70,008)	(20.04%)	(\$116,274)	(33.28%)	\$82,078	44.51%	\$82,105	44.53%	\$82,309	44.63%
\$50,000,000	(\$77,848)	(20.05%)	(\$129,254)	(33.29%)	\$91,223	44.52%	\$91,250	44.54%	\$91,455	44.63%