

CITY OF RINARD, 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	\$7.96863	\$4,549	\$0	\$4,549	
2026-27	\$11.73334	\$4,640	\$727	\$5,367	18.0%
2027-28	\$12.39535	\$5,475	\$768	\$6,243	16.3%
2028-29	\$11.67832	\$6,368	\$724	\$7,091	13.6%
2029-30	\$12.18830	\$7,233	\$755	\$7,989	12.7%
2030-31	\$11.53671	\$8,148	\$715	\$8,863	10.9%
2031-32	\$11.98222	\$9,041	\$743	\$9,783	10.4%
2032-33	\$11.40588	\$9,979	\$707	\$10,686	9.2%
2033-34	\$11.80756	\$10,899	\$732	\$11,631	8.8%
2034-35	\$11.28469	\$11,864	\$699	\$12,563	8.0%
2035-36	\$11.65455	\$12,814	\$722	\$13,536	7.7%

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	\$2,657,160	\$570,902	\$0	\$570,902
2026-27	\$1,911,582	\$457,449	\$0	\$457,449
2027-28	\$1,957,781	\$503,648	\$0	\$503,648
2028-29	\$2,061,366	\$607,233	\$0	\$607,233
2029-30	\$2,109,564	\$655,431	\$0	\$655,431
2030-31	\$2,222,402	\$768,269	\$0	\$768,269
2031-32	\$2,270,601	\$816,468	\$0	\$816,468
2032-33	\$2,390,982	\$936,849	\$0	\$936,849
2033-34	\$2,439,181	\$985,048	\$0	\$985,048
2034-35	\$2,567,406	\$1,113,273	\$0	\$1,113,273
2035-36	\$2,615,605	\$1,161,472	\$0	\$1,161,472

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	99.90%	-5.96%	93.95%	0.00%	0.00%	6.05%
2026-27	300.07%	-240.16%	59.91%	0.00%	0.00%	7.55%
2027-28	284.85%	-218.61%	66.24%	0.00%	0.00%	6.86%
2028-29	255.91%	-179.97%	75.94%	0.00%	0.00%	5.69%
2029-30	246.55%	-167.67%	78.88%	0.00%	0.00%	5.27%
2030-31	226.82%	-142.84%	83.98%	0.00%	0.00%	4.50%
2031-32	221.02%	-135.54%	85.48%	0.00%	0.00%	4.23%
2032-33	206.94%	-118.46%	88.48%	0.00%	0.00%	3.69%
2033-34	203.10%	-113.77%	89.34%	0.00%	0.00%	3.51%
2034-35	192.47%	-101.20%	91.26%	0.00%	0.00%	3.10%
2035-36	189.81%	-98.02%	91.80%	0.00%	0.00%	2.97%

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 RINARD, 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	\$570,902	\$7.96863	\$4,549
2026-27	\$457,449	\$11.73334	\$5,367
2027-28	\$503,648	\$12.39535	\$6,243
2028-29	\$607,233	\$11.67832	\$7,091
2029-30	\$655,431	\$12.18830	\$7,989
2030-31	\$768,269	\$11.53671	\$8,863
2031-32	\$816,468	\$11.98222	\$9,783
2032-33	\$936,849	\$11.40588	\$10,686
2033-34	\$985,048	\$11.80756	\$11,631
2034-35	\$1,113,273	\$11.28469	\$12,563
2035-36	\$1,161,472	\$11.65455	\$13,536

CITY OF RINARD, 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	\$570,902	\$7.96863	\$4,549
2026-27	\$596,486	\$7.81238	\$4,660
2027-28	\$636,851	\$7.58483	\$4,830
2028-29	\$683,161	\$7.58483	\$5,182
2029-30	\$725,724	\$7.58483	\$5,504
2030-31	\$775,022	\$7.58483	\$5,878
2031-32	\$819,896	\$7.58483	\$6,219
2032-33	\$872,343	\$7.58483	\$6,617
2033-34	\$919,655	\$7.58483	\$6,975
2034-35	\$975,424	\$7.58483	\$7,398
2035-36	\$1,025,297	\$7.58483	\$7,777

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	(\$139,037)	\$3.92096	\$707
2027-28	(\$133,203)	\$4.81052	\$1,412
2028-29	(\$75,929)	\$4.09349	\$1,910
2029-30	(\$70,293)	\$4.60347	\$2,484
2030-31	(\$6,753)	\$3.95188	\$2,985
2031-32	(\$3,428)	\$4.39739	\$3,564
2032-33	\$64,505	\$3.82105	\$4,069
2033-34	\$65,393	\$4.22273	\$4,656
2034-35	\$137,850	\$3.69986	\$5,165
2035-36	\$136,175	\$4.06972	\$5,760

CITY OF RINARD, 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	\$189	\$712	\$50,000	\$51,515	\$189	\$594	\$50,000	\$58,947	\$171	\$103	\$146	\$103	\$189	\$680
\$100,000	\$123,480	\$378	\$1,425	\$100,000	\$103,030	\$378	\$1,189	\$100,000	\$117,894	\$360	\$783	\$335	\$783	\$378	\$1,360
\$150,000	\$185,220	\$567	\$2,137	\$150,000	\$154,545	\$567	\$1,783	\$150,000	\$176,842	\$549	\$1,463	\$524	\$1,463	\$567	\$2,040
\$200,000	\$246,960	\$926	\$2,849	\$200,000	\$206,060	\$926	\$2,377	\$200,000	\$235,789	\$738	\$2,143	\$713	\$2,143	\$756	\$2,720
\$250,000	\$308,700	\$1,284	\$3,561	\$250,000	\$257,575	\$1,284	\$2,972	\$250,000	\$294,736	\$927	\$2,823	\$902	\$2,823	\$945	\$3,400
\$300,000	\$370,440	\$1,643	\$4,274	\$300,000	\$309,090	\$1,643	\$3,566	\$300,000	\$353,683	\$1,116	\$3,504	\$1,091	\$3,504	\$1,134	\$4,080
\$400,000	\$493,920	\$2,360	\$5,698	\$400,000	\$412,120	\$2,360	\$4,755	\$400,000	\$471,578	\$1,494	\$4,864	\$1,469	\$4,864	\$1,512	\$5,440
\$500,000	\$617,400	\$3,077	\$7,123	\$500,000	\$515,151	\$3,077	\$5,943	\$500,000	\$589,472	\$1,871	\$6,224	\$1,847	\$6,224	\$1,890	\$6,801
\$600,000	\$740,880	\$3,794	\$8,547	\$600,000	\$618,181	\$3,794	\$7,132	\$600,000	\$707,366	\$2,249	\$7,584	\$2,225	\$7,584	\$2,268	\$8,161
\$700,000	\$864,360	\$4,511	\$9,972	\$700,000	\$721,211	\$4,511	\$8,320	\$700,000	\$825,261	\$2,627	\$8,944	\$2,603	\$8,944	\$2,646	\$9,521
\$800,000	\$987,840	\$5,229	\$11,396	\$800,000	\$824,241	\$5,229	\$9,509	\$800,000	\$943,155	\$3,005	\$10,304	\$2,981	\$10,304	\$3,024	\$10,881
\$900,000	\$1,111,320	\$5,946	\$12,821	\$900,000	\$927,271	\$5,946	\$10,698	\$900,000	\$1,061,050	\$3,383	\$11,664	\$3,359	\$11,664	\$3,402	\$12,241
\$1,000,000	\$1,234,800	\$6,663	\$14,246	\$1,000,000	\$1,030,301	\$6,663	\$11,886	\$1,000,000	\$1,178,944	\$3,761	\$13,024	\$3,737	\$13,024	\$3,780	\$13,601
\$2,000,000	\$2,469,600	\$13,835	\$28,491	\$2,000,000	\$2,060,602	\$13,835	\$23,773	\$2,000,000	\$2,357,888	\$7,541	\$26,625	\$7,516	\$26,625	\$7,559	\$27,202
\$3,000,000	\$3,704,400	\$21,006	\$42,737	\$3,000,000	\$3,090,903	\$21,006	\$35,659	\$3,000,000	\$3,536,832	\$11,321	\$40,227	\$11,296	\$40,227	\$11,339	\$40,803
\$4,000,000	\$4,939,200	\$28,178	\$56,982	\$4,000,000	\$4,121,204	\$28,178	\$47,545	\$4,000,000	\$4,715,776	\$15,100	\$53,828	\$15,076	\$53,828	\$15,119	\$54,405
\$5,000,000	\$6,174,000	\$35,350	\$71,228	\$5,000,000	\$5,151,505	\$35,350	\$59,431	\$5,000,000	\$5,894,720	\$18,880	\$67,429	\$18,855	\$67,429	\$18,898	\$68,006
\$6,000,000	\$7,408,800	\$42,522	\$85,473	\$6,000,000	\$6,181,806	\$42,522	\$71,318	\$6,000,000	\$7,073,664	\$22,660	\$81,030	\$22,635	\$81,030	\$22,678	\$81,607
\$7,000,000	\$8,643,600	\$49,694	\$99,719	\$7,000,000	\$7,212,107	\$49,694	\$83,204	\$7,000,000	\$8,252,608	\$26,439	\$94,631	\$26,415	\$94,631	\$26,458	\$95,208
\$8,000,000	\$9,878,400	\$56,865	\$113,964	\$8,000,000	\$8,242,408	\$56,865	\$95,090	\$8,000,000	\$9,431,552	\$30,219	\$108,232	\$30,194	\$108,232	\$30,237	\$108,809
\$9,000,000	\$11,113,200	\$64,037	\$128,210	\$9,000,000	\$9,272,709	\$64,037	\$106,977	\$9,000,000	\$10,610,496	\$33,998	\$121,833	\$33,974	\$121,833	\$34,017	\$122,410
\$10,000,000	\$12,348,000	\$71,209	\$142,455	\$10,000,000	\$10,303,010	\$71,209	\$118,863	\$10,000,000	\$11,789,440	\$37,778	\$135,435	\$37,754	\$135,435	\$37,796	\$136,011
\$15,000,000	\$18,522,000	\$107,068	\$213,683	\$15,000,000	\$15,454,515	\$107,068	\$178,294	\$15,000,000	\$17,684,160	\$56,676	\$203,440	\$56,652	\$203,440	\$56,695	\$204,017
\$20,000,000	\$24,696,000	\$142,926	\$284,911	\$20,000,000	\$20,606,020	\$142,926	\$237,726	\$20,000,000	\$23,578,880	\$75,575	\$271,446	\$75,550	\$271,446	\$75,593	\$272,023
\$25,000,000	\$30,870,000	\$178,785	\$356,138	\$25,000,000	\$25,757,525	\$178,785	\$297,157	\$25,000,000	\$29,473,600	\$94,473	\$339,452	\$94,448	\$339,452	\$94,491	\$340,028
\$30,000,000	\$37,044,000	\$214,644	\$427,366	\$30,000,000	\$30,909,030	\$214,644	\$356,589	\$30,000,000	\$35,368,320	\$113,371	\$407,457	\$113,347	\$407,457	\$113,389	\$408,034
\$35,000,000	\$43,218,000	\$250,503	\$498,594	\$35,000,000	\$36,060,535	\$250,503	\$416,020	\$35,000,000	\$41,263,040	\$132,269	\$475,463	\$132,245	\$475,463	\$132,288	\$476,040
\$40,000,000	\$49,392,000	\$286,362	\$569,821	\$40,000,000	\$41,212,040	\$286,362	\$475,451	\$40,000,000	\$47,157,760	\$151,168	\$543,469	\$151,143	\$543,469	\$151,186	\$544,045
\$45,000,000	\$55,566,000	\$322,221	\$641,049	\$45,000,000	\$46,363,545	\$322,221	\$534,883	\$45,000,000	\$53,052,480	\$170,066	\$611,474	\$170,041	\$611,474	\$170,084	\$612,051
\$50,000,000	\$61,740,000	\$358,079	\$712,276	\$50,000,000	\$51,515,050	\$358,079	\$594,314	\$50,000,000	\$58,947,200	\$188,964	\$679,480	\$188,939	\$679,480	\$188,982	\$680,057

CITY OF RINARD, 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	\$523	276.90%	\$405	214.48%	(\$67)	(39.51%)	(\$43)	(29.34%)	\$491	259.85%
\$100,000	\$1,047	276.90%	\$811	214.48%	\$424	117.80%	\$448	133.77%	\$982	259.85%
\$150,000	\$1,570	276.90%	\$1,216	214.48%	\$915	166.73%	\$939	179.24%	\$1,473	259.85%
\$200,000	\$1,924	207.83%	\$1,452	156.85%	\$1,406	190.59%	\$1,430	200.60%	\$1,964	259.85%
\$250,000	\$2,277	177.34%	\$1,687	131.41%	\$1,897	204.72%	\$1,921	213.02%	\$2,455	259.85%
\$300,000	\$2,631	160.16%	\$1,923	117.07%	\$2,388	214.06%	\$2,413	221.13%	\$2,946	259.85%
\$400,000	\$3,338	141.46%	\$2,395	101.47%	\$3,370	225.65%	\$3,395	231.09%	\$3,929	259.85%
\$500,000	\$4,046	131.48%	\$2,866	93.14%	\$4,352	232.55%	\$4,377	236.98%	\$4,911	259.85%
\$600,000	\$4,753	125.27%	\$3,338	87.96%	\$5,334	237.14%	\$5,359	240.86%	\$5,893	259.85%
\$700,000	\$5,460	121.04%	\$3,809	84.43%	\$6,317	240.41%	\$6,341	243.62%	\$6,875	259.85%
\$800,000	\$6,168	117.96%	\$4,280	81.87%	\$7,299	242.85%	\$7,323	245.68%	\$7,857	259.85%
\$900,000	\$6,875	115.63%	\$4,752	79.92%	\$8,281	244.75%	\$8,305	247.27%	\$8,839	259.85%
\$1,000,000	\$7,583	113.80%	\$5,223	78.39%	\$9,263	246.27%	\$9,288	248.55%	\$9,821	259.85%
\$2,000,000	\$14,656	105.94%	\$9,938	71.83%	\$19,084	253.08%	\$19,109	254.23%	\$19,643	259.85%
\$3,000,000	\$21,730	103.44%	\$14,652	69.75%	\$28,906	255.34%	\$28,931	256.11%	\$29,464	259.85%
\$4,000,000	\$28,804	102.22%	\$19,367	68.73%	\$38,727	256.47%	\$38,752	257.05%	\$39,286	259.85%
\$5,000,000	\$35,878	101.49%	\$24,081	68.12%	\$48,549	257.15%	\$48,574	257.61%	\$49,107	259.85%
\$6,000,000	\$42,951	101.01%	\$28,796	67.72%	\$58,370	257.60%	\$58,395	257.99%	\$58,929	259.85%
\$7,000,000	\$50,025	100.67%	\$33,510	67.43%	\$68,192	257.92%	\$68,216	258.25%	\$68,750	259.85%
\$8,000,000	\$57,099	100.41%	\$38,225	67.22%	\$78,013	258.16%	\$78,038	258.45%	\$78,572	259.85%
\$9,000,000	\$64,173	100.21%	\$42,939	67.05%	\$87,835	258.35%	\$87,859	258.61%	\$88,393	259.85%
\$10,000,000	\$71,246	100.05%	\$47,654	66.92%	\$97,656	258.50%	\$97,681	258.73%	\$98,215	259.85%
\$15,000,000	\$106,615	99.58%	\$71,227	66.52%	\$146,764	258.95%	\$146,788	259.11%	\$147,322	259.85%
\$20,000,000	\$141,984	99.34%	\$94,799	66.33%	\$195,871	259.18%	\$195,896	259.29%	\$196,430	259.85%
\$25,000,000	\$177,353	99.20%	\$118,372	66.21%	\$244,979	259.31%	\$245,003	259.40%	\$245,537	259.85%
\$30,000,000	\$212,722	99.10%	\$141,944	66.13%	\$294,086	259.40%	\$294,111	259.48%	\$294,645	259.85%
\$35,000,000	\$248,091	99.04%	\$165,517	66.07%	\$343,194	259.47%	\$343,218	259.53%	\$343,752	259.85%
\$40,000,000	\$283,459	98.99%	\$189,090	66.03%	\$392,301	259.51%	\$392,326	259.57%	\$392,860	259.85%
\$45,000,000	\$318,828	98.95%	\$212,662	66.00%	\$441,408	259.55%	\$441,433	259.60%	\$441,967	259.85%
\$50,000,000	\$354,197	98.92%	\$236,235	65.97%	\$490,516	259.58%	\$490,540	259.63%	\$491,074	259.85%