

CITY OF RINGSTED, 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	\$7.49250	\$46,924	\$0	\$46,924	
2026-27	\$6.76494	\$47,863	\$325	\$48,188	2.7%
2027-28	\$6.82315	\$48,429	\$328	\$48,757	1.2%
2028-29	\$6.45892	\$49,733	\$311	\$50,043	2.6%
2029-30	\$6.50018	\$50,293	\$313	\$50,606	1.1%
2030-31	\$6.15749	\$51,618	\$296	\$51,914	2.6%
2031-32	\$6.19613	\$52,174	\$298	\$52,472	1.1%
2032-33	\$5.88382	\$53,521	\$283	\$53,804	2.5%
2033-34	\$5.92016	\$54,073	\$285	\$54,358	1.0%
2034-35	\$5.63398	\$55,445	\$271	\$55,716	2.5%
2035-36	\$5.66828	\$55,995	\$273	\$56,268	1.0%

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	\$14,303,270	\$6,262,851	\$0	\$6,262,851
2026-27	\$9,329,091	\$7,123,236	\$0	\$7,123,236
2027-28	\$9,351,736	\$7,145,881	\$0	\$7,145,881
2028-29	\$9,953,782	\$7,747,927	\$0	\$7,747,927
2029-30	\$9,991,193	\$7,785,338	\$0	\$7,785,338
2030-31	\$10,636,951	\$8,431,096	\$0	\$8,431,096
2031-32	\$10,674,362	\$8,468,507	\$0	\$8,468,507
2032-33	\$11,350,319	\$9,144,464	\$0	\$9,144,464
2033-34	\$11,387,731	\$9,181,876	\$0	\$9,181,876
2034-35	\$12,095,196	\$9,889,341	\$0	\$9,889,341
2035-36	\$12,132,607	\$9,926,752	\$0	\$9,926,752

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.60%	-5.41%	61.20%	35.43%	0.00%	3.37%
2026-27	135.25%	-92.78%	42.47%	53.94%	0.00%	2.96%
2027-28	135.49%	-92.84%	42.65%	53.77%	0.00%	2.95%
2028-29	130.58%	-85.91%	44.67%	52.07%	0.00%	2.72%
2029-30	130.57%	-85.63%	44.94%	51.82%	0.00%	2.71%
2030-31	125.97%	-79.16%	46.80%	50.24%	0.00%	2.50%
2031-32	125.98%	-78.94%	47.04%	50.02%	0.00%	2.49%
2032-33	121.86%	-73.19%	48.67%	48.64%	0.00%	2.31%
2033-34	121.89%	-73.01%	48.88%	48.44%	0.00%	2.30%
2034-35	118.18%	-67.87%	50.31%	47.23%	0.00%	2.13%
2035-36	118.22%	-67.72%	50.50%	47.05%	0.00%	2.12%

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 RINGSTED, 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	\$6,262,851	\$7.49250	\$46,924
2026-27	\$7,123,236	\$6.76494	\$48,188
2027-28	\$7,145,881	\$6.82315	\$48,757
2028-29	\$7,747,927	\$6.45892	\$50,043
2029-30	\$7,785,338	\$6.50018	\$50,606
2030-31	\$8,431,096	\$6.15749	\$51,914
2031-32	\$8,468,507	\$6.19613	\$52,472
2032-33	\$9,144,464	\$5.88382	\$53,804
2033-34	\$9,181,876	\$5.92016	\$54,358
2034-35	\$9,889,341	\$5.63398	\$55,716
2035-36	\$9,926,752	\$5.66828	\$56,268

CITY OF RINGSTED, 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	\$6,262,851	\$7.49250	\$46,924
2026-27	\$6,540,398	\$7.34559	\$48,043
2027-28	\$6,652,129	\$7.34559	\$48,864
2028-29	\$6,926,359	\$7.34559	\$50,878
2029-30	\$7,044,000	\$7.34559	\$51,742
2030-31	\$7,332,723	\$7.34559	\$53,863
2031-32	\$7,456,572	\$7.34559	\$54,773
2032-33	\$7,760,533	\$7.34559	\$57,006
2033-34	\$7,890,932	\$7.34559	\$57,964
2034-35	\$8,210,924	\$7.34559	\$60,314
2035-36	\$8,348,202	\$7.34559	\$61,322

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	\$582,838	(\$0.58065)	\$145
2027-28	\$493,752	(\$0.52244)	-\$106
2028-29	\$821,568	(\$0.88667)	-\$835
2029-30	\$741,338	(\$0.84541)	-\$1,136
2030-31	\$1,098,373	(\$1.18810)	-\$1,949
2031-32	\$1,011,935	(\$1.14946)	-\$2,301
2032-33	\$1,383,932	(\$1.46177)	-\$3,201
2033-34	\$1,290,943	(\$1.42543)	-\$3,605
2034-35	\$1,678,417	(\$1.71161)	-\$4,598
2035-36	\$1,578,550	(\$1.67731)	-\$5,055

CITY OF RINGSTED, 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	\$178	\$380	\$50,000	\$51,515	\$178	\$317	\$50,000	\$58,947	\$160	\$55	\$137	\$55	\$178	\$363
\$100,000	\$123,480	\$355	\$760	\$100,000	\$103,030	\$355	\$634	\$100,000	\$117,894	\$338	\$418	\$315	\$418	\$355	\$726
\$150,000	\$185,220	\$533	\$1,140	\$150,000	\$154,545	\$533	\$952	\$150,000	\$176,842	\$516	\$781	\$493	\$781	\$533	\$1,089
\$200,000	\$246,960	\$870	\$1,521	\$200,000	\$206,060	\$870	\$1,269	\$200,000	\$235,789	\$694	\$1,144	\$670	\$1,144	\$711	\$1,452
\$250,000	\$308,700	\$1,207	\$1,901	\$250,000	\$257,575	\$1,207	\$1,586	\$250,000	\$294,736	\$871	\$1,507	\$848	\$1,507	\$888	\$1,815
\$300,000	\$370,440	\$1,545	\$2,281	\$300,000	\$309,090	\$1,545	\$1,903	\$300,000	\$353,683	\$1,049	\$1,870	\$1,026	\$1,870	\$1,066	\$2,178
\$400,000	\$493,920	\$2,219	\$3,041	\$400,000	\$412,120	\$2,219	\$2,538	\$400,000	\$471,578	\$1,404	\$2,596	\$1,381	\$2,596	\$1,422	\$2,904
\$500,000	\$617,400	\$2,893	\$3,802	\$500,000	\$515,151	\$2,893	\$3,172	\$500,000	\$589,472	\$1,760	\$3,322	\$1,737	\$3,322	\$1,777	\$3,630
\$600,000	\$740,880	\$3,568	\$4,562	\$600,000	\$618,181	\$3,568	\$3,806	\$600,000	\$707,366	\$2,115	\$4,048	\$2,092	\$4,048	\$2,132	\$4,356
\$700,000	\$864,360	\$4,242	\$5,322	\$700,000	\$721,211	\$4,242	\$4,441	\$700,000	\$825,261	\$2,470	\$4,774	\$2,447	\$4,774	\$2,488	\$5,082
\$800,000	\$987,840	\$4,916	\$6,083	\$800,000	\$824,241	\$4,916	\$5,075	\$800,000	\$943,155	\$2,826	\$5,500	\$2,803	\$5,500	\$2,843	\$5,807
\$900,000	\$1,111,320	\$5,591	\$6,843	\$900,000	\$927,271	\$5,591	\$5,710	\$900,000	\$1,061,050	\$3,181	\$6,226	\$3,158	\$6,226	\$3,198	\$6,533
\$1,000,000	\$1,234,800	\$6,265	\$7,603	\$1,000,000	\$1,030,301	\$6,265	\$6,344	\$1,000,000	\$1,178,944	\$3,537	\$6,951	\$3,513	\$6,951	\$3,554	\$7,259
\$2,000,000	\$2,469,600	\$13,008	\$15,207	\$2,000,000	\$2,060,602	\$13,008	\$12,688	\$2,000,000	\$2,357,888	\$7,090	\$14,211	\$7,067	\$14,211	\$7,108	\$14,519
\$3,000,000	\$3,704,400	\$19,751	\$22,810	\$3,000,000	\$3,090,903	\$19,751	\$19,032	\$3,000,000	\$3,536,832	\$10,644	\$21,470	\$10,621	\$21,470	\$10,661	\$21,778
\$4,000,000	\$4,939,200	\$26,495	\$30,413	\$4,000,000	\$4,121,204	\$26,495	\$25,376	\$4,000,000	\$4,715,776	\$14,198	\$28,729	\$14,175	\$28,729	\$14,215	\$29,037
\$5,000,000	\$6,174,000	\$33,238	\$38,016	\$5,000,000	\$5,151,505	\$33,238	\$31,720	\$5,000,000	\$5,894,720	\$17,752	\$35,989	\$17,729	\$35,989	\$17,769	\$36,297
\$6,000,000	\$7,408,800	\$39,981	\$45,620	\$6,000,000	\$6,181,806	\$39,981	\$38,064	\$6,000,000	\$7,073,664	\$21,306	\$43,248	\$21,283	\$43,248	\$21,323	\$43,556
\$7,000,000	\$8,643,600	\$46,724	\$53,223	\$7,000,000	\$7,212,107	\$46,724	\$44,408	\$7,000,000	\$8,252,608	\$24,859	\$50,507	\$24,836	\$50,507	\$24,877	\$50,815
\$8,000,000	\$9,878,400	\$53,468	\$60,826	\$8,000,000	\$8,242,408	\$53,468	\$50,753	\$8,000,000	\$9,431,552	\$28,413	\$57,767	\$28,390	\$57,767	\$28,431	\$58,075
\$9,000,000	\$11,113,200	\$60,211	\$68,429	\$9,000,000	\$9,272,709	\$60,211	\$57,097	\$9,000,000	\$10,610,496	\$31,967	\$65,026	\$31,944	\$65,026	\$31,984	\$65,334
\$10,000,000	\$12,348,000	\$66,954	\$76,033	\$10,000,000	\$10,303,010	\$66,954	\$63,441	\$10,000,000	\$11,789,440	\$35,521	\$72,285	\$35,498	\$72,285	\$35,538	\$72,593
\$15,000,000	\$18,522,000	\$100,670	\$114,049	\$15,000,000	\$15,454,515	\$100,670	\$95,161	\$15,000,000	\$17,684,160	\$53,290	\$108,582	\$53,267	\$108,582	\$53,307	\$108,890
\$20,000,000	\$24,696,000	\$134,387	\$152,065	\$20,000,000	\$20,606,020	\$134,387	\$126,881	\$20,000,000	\$23,578,880	\$71,059	\$144,879	\$71,036	\$144,879	\$71,076	\$145,187
\$25,000,000	\$30,870,000	\$168,103	\$190,082	\$25,000,000	\$25,757,525	\$168,103	\$158,602	\$25,000,000	\$29,473,600	\$88,828	\$181,176	\$88,805	\$181,176	\$88,845	\$181,483
\$30,000,000	\$37,044,000	\$201,819	\$228,098	\$30,000,000	\$30,909,030	\$201,819	\$190,322	\$30,000,000	\$35,368,320	\$106,597	\$217,472	\$106,574	\$217,472	\$106,614	\$217,780
\$35,000,000	\$43,218,000	\$235,535	\$266,114	\$35,000,000	\$36,060,535	\$235,535	\$222,042	\$35,000,000	\$41,263,040	\$124,366	\$253,769	\$124,343	\$253,769	\$124,383	\$254,077
\$40,000,000	\$49,392,000	\$269,252	\$304,131	\$40,000,000	\$41,212,040	\$269,252	\$253,763	\$40,000,000	\$47,157,760	\$142,135	\$290,066	\$142,112	\$290,066	\$142,153	\$290,373
\$45,000,000	\$55,566,000	\$302,968	\$342,147	\$45,000,000	\$46,363,545	\$302,968	\$285,483	\$45,000,000	\$53,052,480	\$159,904	\$326,362	\$159,881	\$326,362	\$159,922	\$326,670
\$50,000,000	\$61,740,000	\$336,684	\$380,163	\$50,000,000	\$51,515,050	\$336,684	\$317,203	\$50,000,000	\$58,947,200	\$177,673	\$362,659	\$177,650	\$362,659	\$177,691	\$362,967

CITY OF RINGSTED, 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	\$202	113.95%	\$140	78.51%	(\$105)	(65.66%)	(\$82)	(59.89%)	\$185	104.27%
\$100,000	\$405	113.95%	\$279	78.51%	\$80	23.63%	\$103	32.70%	\$371	104.27%
\$150,000	\$607	113.95%	\$419	78.51%	\$265	51.41%	\$288	58.51%	\$556	104.27%
\$200,000	\$650	74.74%	\$399	45.80%	\$450	64.95%	\$474	70.64%	\$741	104.27%
\$250,000	\$693	57.43%	\$379	31.36%	\$636	72.97%	\$659	77.68%	\$926	104.27%
\$300,000	\$736	47.68%	\$359	23.22%	\$821	78.27%	\$844	82.29%	\$1,112	104.27%
\$400,000	\$822	37.06%	\$319	14.37%	\$1,192	84.85%	\$1,215	87.94%	\$1,482	104.27%
\$500,000	\$908	31.40%	\$279	9.64%	\$1,562	88.77%	\$1,585	91.28%	\$1,853	104.27%
\$600,000	\$994	27.87%	\$239	6.70%	\$1,933	91.38%	\$1,956	93.49%	\$2,223	104.27%
\$700,000	\$1,080	25.47%	\$199	4.69%	\$2,303	93.23%	\$2,326	95.06%	\$2,594	104.27%
\$800,000	\$1,166	23.73%	\$159	3.24%	\$2,674	94.62%	\$2,697	96.22%	\$2,964	104.27%
\$900,000	\$1,252	22.40%	\$119	2.13%	\$3,044	95.70%	\$3,067	97.13%	\$3,335	104.27%
\$1,000,000	\$1,338	21.36%	\$79	1.26%	\$3,415	96.56%	\$3,438	97.85%	\$3,706	104.27%
\$2,000,000	\$2,198	16.90%	(\$320)	(2.46%)	\$7,120	100.42%	\$7,144	101.08%	\$7,411	104.27%
\$3,000,000	\$3,058	15.48%	(\$719)	(3.64%)	\$10,826	101.71%	\$10,849	102.15%	\$11,117	104.27%
\$4,000,000	\$3,918	14.79%	(\$1,118)	(4.22%)	\$14,531	102.35%	\$14,555	102.68%	\$14,822	104.27%
\$5,000,000	\$4,779	14.38%	(\$1,517)	(4.57%)	\$18,237	102.73%	\$18,260	103.00%	\$18,528	104.27%
\$6,000,000	\$5,639	14.10%	(\$1,917)	(4.79%)	\$21,943	102.99%	\$21,966	103.21%	\$22,233	104.27%
\$7,000,000	\$6,499	13.91%	(\$2,316)	(4.96%)	\$25,648	103.17%	\$25,671	103.36%	\$25,939	104.27%
\$8,000,000	\$7,359	13.76%	(\$2,715)	(5.08%)	\$29,354	103.31%	\$29,377	103.47%	\$29,644	104.27%
\$9,000,000	\$8,219	13.65%	(\$3,114)	(5.17%)	\$33,059	103.42%	\$33,082	103.56%	\$33,350	104.27%
\$10,000,000	\$9,079	13.56%	(\$3,513)	(5.25%)	\$36,765	103.50%	\$36,788	103.63%	\$37,055	104.27%
\$15,000,000	\$13,379	13.29%	(\$5,509)	(5.47%)	\$55,292	103.76%	\$55,315	103.85%	\$55,583	104.27%
\$20,000,000	\$17,679	13.16%	(\$7,505)	(5.58%)	\$73,820	103.89%	\$73,843	103.95%	\$74,110	104.27%
\$25,000,000	\$21,979	13.07%	(\$9,501)	(5.65%)	\$92,347	103.96%	\$92,371	104.02%	\$92,638	104.27%
\$30,000,000	\$26,279	13.02%	(\$11,497)	(5.70%)	\$110,875	104.01%	\$110,898	104.06%	\$111,166	104.27%
\$35,000,000	\$30,579	12.98%	(\$13,493)	(5.73%)	\$129,403	104.05%	\$129,426	104.09%	\$129,693	104.27%
\$40,000,000	\$34,879	12.95%	(\$15,489)	(5.75%)	\$147,930	104.08%	\$147,953	104.11%	\$148,221	104.27%
\$45,000,000	\$39,179	12.93%	(\$17,485)	(5.77%)	\$166,458	104.10%	\$166,481	104.13%	\$166,749	104.27%
\$50,000,000	\$43,479	12.91%	(\$19,481)	(5.79%)	\$184,986	104.12%	\$185,009	104.14%	\$185,276	104.27%