

CITY OF RYAN, 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	\$8.12630	\$138,180	\$0	\$138,180	
2026-27	\$4.79292	\$140,944	\$264	\$141,208	2.2%
2027-28	\$4.82085	\$141,914	\$265	\$142,179	0.7%
2028-29	\$4.68843	\$145,022	\$258	\$145,280	2.2%
2029-30	\$4.71373	\$146,007	\$259	\$146,266	0.7%
2030-31	\$4.58374	\$149,191	\$252	\$149,443	2.2%
2031-32	\$4.60839	\$150,191	\$253	\$150,444	0.7%
2032-33	\$4.48255	\$153,453	\$247	\$153,699	2.2%
2033-34	\$4.50657	\$154,468	\$248	\$154,716	0.7%
2034-35	\$4.38467	\$157,810	\$241	\$158,051	2.2%
2035-36	\$4.40809	\$158,842	\$242	\$159,084	0.7%

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	\$33,044,656	\$17,004,087	\$0	\$17,004,087
2026-27	\$30,815,391	\$29,461,677	\$0	\$29,461,677
2027-28	\$30,846,169	\$29,492,455	\$0	\$29,492,455
2028-29	\$32,340,677	\$30,986,963	\$0	\$30,986,963
2029-30	\$32,383,455	\$31,029,741	\$0	\$31,029,741
2030-31	\$33,956,633	\$32,602,919	\$0	\$32,602,919
2031-32	\$33,999,411	\$32,645,697	\$0	\$32,645,697
2032-33	\$35,642,114	\$34,288,400	\$0	\$34,288,400
2033-34	\$35,684,891	\$34,331,177	\$0	\$34,331,177
2034-35	\$37,400,098	\$36,046,384	\$0	\$36,046,384
2035-36	\$37,442,876	\$36,089,162	\$0	\$36,089,162

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	69.05%	-1.62%	67.43%	30.51%	0.55%	1.14%
2026-27	91.77%	-19.04%	72.73%	25.66%	0.68%	0.66%
2027-28	91.86%	-19.10%	72.76%	25.64%	0.68%	0.66%
2028-29	91.11%	-18.26%	72.85%	25.62%	0.65%	0.62%
2029-30	91.16%	-18.27%	72.88%	25.58%	0.65%	0.62%
2030-31	90.40%	-17.43%	72.97%	25.57%	0.63%	0.59%
2031-32	90.45%	-17.44%	73.00%	25.53%	0.63%	0.59%
2032-33	89.72%	-16.64%	73.08%	25.53%	0.60%	0.56%
2033-34	89.77%	-16.66%	73.11%	25.49%	0.60%	0.56%
2034-35	89.07%	-15.90%	73.17%	25.50%	0.58%	0.54%
2035-36	89.12%	-15.91%	73.20%	25.47%	0.58%	0.54%

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 RYAN, 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	\$17,004,087	\$8.12630	\$138,180
2026-27	\$29,461,677	\$4.79292	\$141,208
2027-28	\$29,492,455	\$4.82085	\$142,179
2028-29	\$30,986,963	\$4.68843	\$145,280
2029-30	\$31,029,741	\$4.71373	\$146,266
2030-31	\$32,602,919	\$4.58374	\$149,443
2031-32	\$32,645,697	\$4.60839	\$150,444
2032-33	\$34,288,400	\$4.48255	\$153,699
2033-34	\$34,331,177	\$4.50657	\$154,716
2034-35	\$36,046,384	\$4.38467	\$158,051
2035-36	\$36,089,162	\$4.40809	\$159,084

CITY OF RYAN, 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	\$17,004,087	\$8.12630	\$138,180
2026-27	\$17,624,717	\$8.04584	\$141,806
2027-28	\$17,902,800	\$8.04584	\$144,043
2028-29	\$18,578,935	\$8.04584	\$149,483
2029-30	\$18,871,640	\$8.04584	\$151,838
2030-31	\$19,582,925	\$8.04584	\$157,561
2031-32	\$19,890,978	\$8.04584	\$160,040
2032-33	\$20,639,210	\$8.04584	\$166,060
2033-34	\$20,963,465	\$8.04584	\$168,669
2034-35	\$21,750,565	\$8.04584	\$175,002
2035-36	\$22,091,828	\$8.04584	\$177,747

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	\$11,836,959	(\$3.25292)	-\$598
2027-28	\$11,589,654	(\$3.22499)	-\$1,864
2028-29	\$12,408,028	(\$3.35741)	-\$4,203
2029-30	\$12,158,101	(\$3.33211)	-\$5,572
2030-31	\$13,019,994	(\$3.46210)	-\$8,118
2031-32	\$12,754,719	(\$3.43745)	-\$9,596
2032-33	\$13,649,190	(\$3.56329)	-\$12,360
2033-34	\$13,367,713	(\$3.53927)	-\$13,953
2034-35	\$14,295,819	(\$3.66117)	-\$16,950
2035-36	\$13,997,334	(\$3.63775)	-\$18,663

CITY OF RYAN, 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	\$193	\$283	\$50,000	\$51,515	\$193	\$236	\$50,000	\$58,947	\$174	\$41	\$149	\$41	\$193	\$270
\$100,000	\$123,480	\$385	\$566	\$100,000	\$103,030	\$385	\$472	\$100,000	\$117,894	\$367	\$311	\$342	\$311	\$385	\$540
\$150,000	\$185,220	\$578	\$849	\$150,000	\$154,545	\$578	\$708	\$150,000	\$176,842	\$559	\$581	\$534	\$581	\$578	\$811
\$200,000	\$246,960	\$944	\$1,132	\$200,000	\$206,060	\$944	\$945	\$200,000	\$235,789	\$752	\$852	\$727	\$852	\$771	\$1,081
\$250,000	\$308,700	\$1,310	\$1,415	\$250,000	\$257,575	\$1,310	\$1,181	\$250,000	\$294,736	\$945	\$1,122	\$920	\$1,122	\$964	\$1,351
\$300,000	\$370,440	\$1,675	\$1,698	\$300,000	\$309,090	\$1,675	\$1,417	\$300,000	\$353,683	\$1,138	\$1,392	\$1,113	\$1,392	\$1,156	\$1,621
\$400,000	\$493,920	\$2,407	\$2,264	\$400,000	\$412,120	\$2,407	\$1,889	\$400,000	\$471,578	\$1,523	\$1,932	\$1,498	\$1,932	\$1,542	\$2,162
\$500,000	\$617,400	\$3,138	\$2,830	\$500,000	\$515,151	\$3,138	\$2,361	\$500,000	\$589,472	\$1,909	\$2,473	\$1,883	\$2,473	\$1,927	\$2,702
\$600,000	\$740,880	\$3,869	\$3,396	\$600,000	\$618,181	\$3,869	\$2,834	\$600,000	\$707,366	\$2,294	\$3,013	\$2,269	\$3,013	\$2,313	\$3,242
\$700,000	\$864,360	\$4,601	\$3,962	\$700,000	\$721,211	\$4,601	\$3,306	\$700,000	\$825,261	\$2,679	\$3,554	\$2,654	\$3,554	\$2,698	\$3,783
\$800,000	\$987,840	\$5,332	\$4,528	\$800,000	\$824,241	\$5,332	\$3,778	\$800,000	\$943,155	\$3,065	\$4,094	\$3,040	\$4,094	\$3,084	\$4,323
\$900,000	\$1,111,320	\$6,063	\$5,094	\$900,000	\$927,271	\$6,063	\$4,250	\$900,000	\$1,061,050	\$3,450	\$4,634	\$3,425	\$4,634	\$3,469	\$4,864
\$1,000,000	\$1,234,800	\$6,795	\$5,660	\$1,000,000	\$1,030,301	\$6,795	\$4,723	\$1,000,000	\$1,178,944	\$3,836	\$5,175	\$3,811	\$5,175	\$3,854	\$5,404
\$2,000,000	\$2,469,600	\$14,108	\$11,320	\$2,000,000	\$2,060,602	\$14,108	\$9,445	\$2,000,000	\$2,357,888	\$7,690	\$10,579	\$7,665	\$10,579	\$7,709	\$10,808
\$3,000,000	\$3,704,400	\$21,422	\$16,980	\$3,000,000	\$3,090,903	\$21,422	\$14,168	\$3,000,000	\$3,536,832	\$11,545	\$15,983	\$11,520	\$15,983	\$11,563	\$16,212
\$4,000,000	\$4,939,200	\$28,736	\$22,640	\$4,000,000	\$4,121,204	\$28,736	\$18,891	\$4,000,000	\$4,715,776	\$15,399	\$21,387	\$15,374	\$21,387	\$15,418	\$21,616
\$5,000,000	\$6,174,000	\$36,049	\$28,300	\$5,000,000	\$5,151,505	\$36,049	\$23,613	\$5,000,000	\$5,894,720	\$19,253	\$26,791	\$19,228	\$26,791	\$19,272	\$27,020
\$6,000,000	\$7,408,800	\$43,363	\$33,960	\$6,000,000	\$6,181,806	\$43,363	\$28,336	\$6,000,000	\$7,073,664	\$23,108	\$32,195	\$23,083	\$32,195	\$23,127	\$32,424
\$7,000,000	\$8,643,600	\$50,677	\$39,620	\$7,000,000	\$7,212,107	\$50,677	\$33,058	\$7,000,000	\$8,252,608	\$26,962	\$37,599	\$26,937	\$37,599	\$26,981	\$37,828
\$8,000,000	\$9,878,400	\$57,990	\$45,280	\$8,000,000	\$8,242,408	\$57,990	\$37,781	\$8,000,000	\$9,431,552	\$30,817	\$43,003	\$30,792	\$43,003	\$30,835	\$43,232
\$9,000,000	\$11,113,200	\$65,304	\$50,940	\$9,000,000	\$9,272,709	\$65,304	\$42,504	\$9,000,000	\$10,610,496	\$34,671	\$48,407	\$34,646	\$48,407	\$34,690	\$48,636
\$10,000,000	\$12,348,000	\$72,618	\$56,600	\$10,000,000	\$10,303,010	\$72,618	\$47,226	\$10,000,000	\$11,789,440	\$38,526	\$53,811	\$38,501	\$53,811	\$38,544	\$54,040
\$15,000,000	\$18,522,000	\$109,186	\$84,900	\$15,000,000	\$15,454,515	\$109,186	\$70,839	\$15,000,000	\$17,684,160	\$57,798	\$80,830	\$57,773	\$80,830	\$57,817	\$81,060
\$20,000,000	\$24,696,000	\$145,755	\$113,200	\$20,000,000	\$20,606,020	\$145,755	\$94,453	\$20,000,000	\$23,578,880	\$77,070	\$107,850	\$77,045	\$107,850	\$77,089	\$108,079
\$25,000,000	\$30,870,000	\$182,323	\$141,500	\$25,000,000	\$25,757,525	\$182,323	\$118,066	\$25,000,000	\$29,473,600	\$96,342	\$134,870	\$96,317	\$134,870	\$96,361	\$135,099
\$30,000,000	\$37,044,000	\$218,891	\$169,800	\$30,000,000	\$30,909,030	\$218,891	\$141,679	\$30,000,000	\$35,368,320	\$115,614	\$161,890	\$115,589	\$161,890	\$115,633	\$162,119
\$35,000,000	\$43,218,000	\$255,460	\$198,100	\$35,000,000	\$36,060,535	\$255,460	\$165,292	\$35,000,000	\$41,263,040	\$134,886	\$188,910	\$134,861	\$188,910	\$134,905	\$189,139
\$40,000,000	\$49,392,000	\$292,028	\$226,400	\$40,000,000	\$41,212,040	\$292,028	\$188,905	\$40,000,000	\$47,157,760	\$154,159	\$215,930	\$154,134	\$215,930	\$154,177	\$216,159
\$45,000,000	\$55,566,000	\$328,596	\$254,700	\$45,000,000	\$46,363,545	\$328,596	\$212,518	\$45,000,000	\$53,052,480	\$173,431	\$242,950	\$173,406	\$242,950	\$173,450	\$243,179
\$50,000,000	\$61,740,000	\$365,165	\$283,000	\$50,000,000	\$51,515,050	\$365,165	\$236,132	\$50,000,000	\$58,947,200	\$192,703	\$269,969	\$192,678	\$269,969	\$192,722	\$270,199

CITY OF RYAN, 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	\$90	46.84%	\$43	22.52%	(\$133)	(76.43%)	(\$108)	(72.47%)	\$77	40.20%
\$100,000	\$181	46.84%	\$87	22.52%	(\$56)	(15.14%)	(\$30)	(8.92%)	\$155	40.20%
\$150,000	\$271	46.84%	\$130	22.52%	\$22	3.92%	\$47	8.79%	\$232	40.20%
\$200,000	\$188	19.93%	\$1	0.07%	\$99	13.22%	\$124	17.12%	\$310	40.20%
\$250,000	\$105	8.05%	(\$129)	(9.84%)	\$177	18.72%	\$202	21.95%	\$387	40.20%
\$300,000	\$23	1.36%	(\$258)	(15.43%)	\$254	22.36%	\$279	25.11%	\$465	40.20%
\$400,000	(\$143)	(5.92%)	(\$518)	(21.50%)	\$409	26.87%	\$434	29.00%	\$620	40.20%
\$500,000	(\$308)	(9.81%)	(\$777)	(24.75%)	\$564	29.57%	\$589	31.29%	\$775	40.20%
\$600,000	(\$473)	(12.23%)	(\$1,036)	(26.77%)	\$719	31.35%	\$744	32.80%	\$930	40.20%
\$700,000	(\$639)	(13.88%)	(\$1,295)	(28.14%)	\$874	32.63%	\$899	33.88%	\$1,085	40.20%
\$800,000	(\$804)	(15.08%)	(\$1,554)	(29.14%)	\$1,029	33.58%	\$1,054	34.68%	\$1,240	40.20%
\$900,000	(\$969)	(15.99%)	(\$1,813)	(29.90%)	\$1,184	34.32%	\$1,209	35.30%	\$1,395	40.20%
\$1,000,000	(\$1,135)	(16.70%)	(\$2,072)	(30.50%)	\$1,339	34.91%	\$1,364	35.80%	\$1,550	40.20%
\$2,000,000	(\$2,788)	(19.76%)	(\$4,663)	(33.05%)	\$2,889	37.56%	\$2,914	38.01%	\$3,099	40.20%
\$3,000,000	(\$4,442)	(20.74%)	(\$7,254)	(33.86%)	\$4,438	38.44%	\$4,463	38.74%	\$4,649	40.20%
\$4,000,000	(\$6,096)	(21.21%)	(\$9,845)	(34.26%)	\$5,988	38.88%	\$6,013	39.11%	\$6,198	40.20%
\$5,000,000	(\$7,749)	(21.50%)	(\$12,436)	(34.50%)	\$7,537	39.15%	\$7,562	39.33%	\$7,748	40.20%
\$6,000,000	(\$9,403)	(21.68%)	(\$15,027)	(34.65%)	\$9,087	39.32%	\$9,112	39.47%	\$9,297	40.20%
\$7,000,000	(\$11,057)	(21.82%)	(\$17,618)	(34.77%)	\$10,636	39.45%	\$10,661	39.58%	\$10,847	40.20%
\$8,000,000	(\$12,710)	(21.92%)	(\$20,209)	(34.85%)	\$12,186	39.54%	\$12,211	39.66%	\$12,396	40.20%
\$9,000,000	(\$14,364)	(22.00%)	(\$22,800)	(34.91%)	\$13,735	39.62%	\$13,760	39.72%	\$13,946	40.20%
\$10,000,000	(\$16,018)	(22.06%)	(\$25,391)	(34.97%)	\$15,285	39.67%	\$15,310	39.77%	\$15,495	40.20%
\$15,000,000	(\$24,286)	(22.24%)	(\$38,347)	(35.12%)	\$23,033	39.85%	\$23,058	39.91%	\$23,243	40.20%
\$20,000,000	(\$32,554)	(22.34%)	(\$51,302)	(35.20%)	\$30,780	39.94%	\$30,805	39.98%	\$30,991	40.20%
\$25,000,000	(\$40,823)	(22.39%)	(\$64,257)	(35.24%)	\$38,528	39.99%	\$38,553	40.03%	\$38,738	40.20%
\$30,000,000	(\$49,091)	(22.43%)	(\$77,212)	(35.27%)	\$46,276	40.03%	\$46,301	40.06%	\$46,486	40.20%
\$35,000,000	(\$57,359)	(22.45%)	(\$90,167)	(35.30%)	\$54,023	40.05%	\$54,048	40.08%	\$54,234	40.20%
\$40,000,000	(\$65,628)	(22.47%)	(\$103,123)	(35.31%)	\$61,771	40.07%	\$61,796	40.09%	\$61,982	40.20%
\$45,000,000	(\$73,896)	(22.49%)	(\$116,078)	(35.33%)	\$69,519	40.08%	\$69,544	40.10%	\$69,729	40.20%
\$50,000,000	(\$82,165)	(22.50%)	(\$129,033)	(35.34%)	\$77,266	40.10%	\$77,291	40.11%	\$77,477	40.20%