

CITY OF RUNNELLS, 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	\$8.07340	\$170,438	\$0	\$170,438	
2026-27	\$4.43424	\$173,846	\$6,282	\$180,128	5.7%
2027-28	\$4.53107	\$183,731	\$6,419	\$190,150	5.6%
2028-29	\$4.42156	\$193,953	\$6,264	\$200,217	5.3%
2029-30	\$4.51528	\$204,221	\$6,397	\$210,618	5.2%
2030-31	\$4.40365	\$214,830	\$6,239	\$221,069	5.0%
2031-32	\$4.49647	\$225,490	\$6,370	\$231,860	4.9%
2032-33	\$4.38498	\$236,498	\$6,212	\$242,710	4.7%
2033-34	\$4.47697	\$247,564	\$6,343	\$253,907	4.6%
2034-35	\$4.36569	\$258,985	\$6,185	\$265,170	4.4%
2035-36	\$4.45690	\$270,473	\$6,314	\$276,787	4.4%

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	\$42,180,243	\$21,111,027	\$0	\$21,111,027
2026-27	\$41,482,828	\$40,622,167	\$0	\$40,622,167
2027-28	\$42,826,483	\$41,965,822	\$0	\$41,965,822
2028-29	\$46,142,654	\$45,281,993	\$0	\$45,281,993
2029-30	\$47,506,310	\$46,645,649	\$0	\$46,645,649
2030-31	\$51,061,974	\$50,201,313	\$0	\$50,201,313
2031-32	\$52,425,629	\$51,564,968	\$0	\$51,564,968
2032-33	\$56,210,930	\$55,350,269	\$0	\$55,350,269
2033-34	\$57,574,585	\$56,713,924	\$0	\$56,713,924
2034-35	\$61,600,138	\$60,739,477	\$0	\$60,739,477
2035-36	\$62,963,793	\$62,103,132	\$0	\$62,103,132

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.61%	-1.33%	80.28%	16.30%	0.00%	1.12%
2026-27	98.06%	-15.83%	82.23%	15.30%	0.00%	0.58%
2027-28	95.49%	-15.48%	80.00%	17.62%	0.00%	0.56%
2028-29	92.56%	-14.48%	78.08%	19.75%	0.00%	0.52%
2029-30	90.37%	-14.16%	76.21%	21.69%	0.00%	0.51%
2030-31	87.80%	-13.24%	74.56%	23.51%	0.00%	0.47%
2031-32	85.94%	-12.98%	72.96%	25.17%	0.00%	0.46%
2032-33	83.70%	-12.17%	71.53%	26.75%	0.00%	0.43%
2033-34	82.10%	-11.96%	70.14%	28.19%	0.00%	0.42%
2034-35	80.12%	-11.24%	68.88%	29.57%	0.00%	0.39%
2035-36	78.75%	-11.08%	67.67%	30.82%	0.00%	0.38%

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 RUNNELLS, 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	\$21,111,027	\$8.07340	\$170,438
2026-27	\$40,622,167	\$4.43424	\$180,128
2027-28	\$41,965,822	\$4.53107	\$190,150
2028-29	\$45,281,993	\$4.42156	\$200,217
2029-30	\$46,645,649	\$4.51528	\$210,618
2030-31	\$50,201,313	\$4.40365	\$221,069
2031-32	\$51,564,968	\$4.49647	\$231,860
2032-33	\$55,350,269	\$4.38498	\$242,710
2033-34	\$56,713,924	\$4.47697	\$253,907
2034-35	\$60,739,477	\$4.36569	\$265,170
2035-36	\$62,103,132	\$4.45690	\$276,787

CITY OF RUNNELLS, 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	\$21,111,027	\$8.07340	\$170,438
2026-27	\$22,490,766	\$7.83825	\$176,288
2027-28	\$23,871,508	\$7.60995	\$181,661
2028-29	\$25,693,436	\$7.60995	\$195,526
2029-30	\$27,099,597	\$7.60995	\$206,227
2030-31	\$29,061,316	\$7.60995	\$221,155
2031-32	\$30,494,172	\$7.60995	\$232,059
2032-33	\$32,602,758	\$7.60995	\$248,105
2033-34	\$34,063,784	\$7.60995	\$259,224
2034-35	\$36,326,721	\$7.60995	\$276,445
2035-36	\$37,817,330	\$7.60995	\$287,788

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	\$18,131,400	(\$3.40401)	\$3,840
2027-28	\$18,094,314	(\$3.07888)	\$8,489
2028-29	\$19,588,557	(\$3.18839)	\$4,691
2029-30	\$19,546,052	(\$3.09467)	\$4,392
2030-31	\$21,139,997	(\$3.20630)	-\$86
2031-32	\$21,070,797	(\$3.11348)	-\$199
2032-33	\$22,747,511	(\$3.22497)	-\$5,396
2033-34	\$22,650,140	(\$3.13298)	-\$5,317
2034-35	\$24,412,756	(\$3.24426)	-\$11,275
2035-36	\$24,285,802	(\$3.15305)	-\$11,001

CITY OF RUNNELLS, 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	\$272	\$50,000	\$51,515	\$191	\$227	\$50,000	\$58,947	\$173	\$39	\$148	\$39	\$191	\$260
\$100,000	\$123,480	\$383	\$544	\$100,000	\$103,030	\$383	\$454	\$100,000	\$117,894	\$364	\$299	\$339	\$299	\$383	\$519
\$150,000	\$185,220	\$574	\$816	\$150,000	\$154,545	\$574	\$681	\$150,000	\$176,842	\$556	\$559	\$531	\$559	\$574	\$779
\$200,000	\$246,960	\$938	\$1,088	\$200,000	\$206,060	\$938	\$907	\$200,000	\$235,789	\$747	\$818	\$722	\$818	\$766	\$1,038
\$250,000	\$308,700	\$1,301	\$1,359	\$250,000	\$257,575	\$1,301	\$1,134	\$250,000	\$294,736	\$939	\$1,078	\$914	\$1,078	\$957	\$1,298
\$300,000	\$370,440	\$1,664	\$1,631	\$300,000	\$309,090	\$1,664	\$1,361	\$300,000	\$353,683	\$1,130	\$1,337	\$1,105	\$1,337	\$1,149	\$1,557
\$400,000	\$493,920	\$2,391	\$2,175	\$400,000	\$412,120	\$2,391	\$1,815	\$400,000	\$471,578	\$1,513	\$1,856	\$1,488	\$1,856	\$1,532	\$2,077
\$500,000	\$617,400	\$3,118	\$2,719	\$500,000	\$515,151	\$3,118	\$2,269	\$500,000	\$589,472	\$1,896	\$2,376	\$1,871	\$2,376	\$1,915	\$2,596
\$600,000	\$740,880	\$3,844	\$3,263	\$600,000	\$618,181	\$3,844	\$2,722	\$600,000	\$707,366	\$2,279	\$2,895	\$2,254	\$2,895	\$2,298	\$3,115
\$700,000	\$864,360	\$4,571	\$3,806	\$700,000	\$721,211	\$4,571	\$3,176	\$700,000	\$825,261	\$2,662	\$3,414	\$2,637	\$3,414	\$2,681	\$3,634
\$800,000	\$987,840	\$5,297	\$4,350	\$800,000	\$824,241	\$5,297	\$3,630	\$800,000	\$943,155	\$3,045	\$3,933	\$3,020	\$3,933	\$3,063	\$4,153
\$900,000	\$1,111,320	\$6,024	\$4,894	\$900,000	\$927,271	\$6,024	\$4,083	\$900,000	\$1,061,050	\$3,428	\$4,452	\$3,403	\$4,452	\$3,446	\$4,672
\$1,000,000	\$1,234,800	\$6,751	\$5,438	\$1,000,000	\$1,030,301	\$6,751	\$4,537	\$1,000,000	\$1,178,944	\$3,811	\$4,971	\$3,786	\$4,971	\$3,829	\$5,192
\$2,000,000	\$2,469,600	\$14,017	\$10,875	\$2,000,000	\$2,060,602	\$14,017	\$9,074	\$2,000,000	\$2,357,888	\$7,640	\$10,163	\$7,615	\$10,163	\$7,659	\$10,383
\$3,000,000	\$3,704,400	\$21,283	\$16,313	\$3,000,000	\$3,090,903	\$21,283	\$13,611	\$3,000,000	\$3,536,832	\$11,469	\$15,355	\$11,445	\$15,355	\$11,488	\$15,575
\$4,000,000	\$4,939,200	\$28,549	\$21,751	\$4,000,000	\$4,121,204	\$28,549	\$18,148	\$4,000,000	\$4,715,776	\$15,299	\$20,546	\$15,274	\$20,546	\$15,317	\$20,767
\$5,000,000	\$6,174,000	\$35,815	\$27,188	\$5,000,000	\$5,151,505	\$35,815	\$22,685	\$5,000,000	\$5,894,720	\$19,128	\$25,738	\$19,103	\$25,738	\$19,147	\$25,958
\$6,000,000	\$7,408,800	\$43,081	\$32,626	\$6,000,000	\$6,181,806	\$43,081	\$27,223	\$6,000,000	\$7,073,664	\$22,957	\$30,930	\$22,933	\$30,930	\$22,976	\$31,150
\$7,000,000	\$8,643,600	\$50,347	\$38,063	\$7,000,000	\$7,212,107	\$50,347	\$31,760	\$7,000,000	\$8,252,608	\$26,787	\$36,121	\$26,762	\$36,121	\$26,805	\$36,342
\$8,000,000	\$9,878,400	\$57,613	\$43,501	\$8,000,000	\$8,242,408	\$57,613	\$36,297	\$8,000,000	\$9,431,552	\$30,616	\$41,313	\$30,591	\$41,313	\$30,635	\$41,533
\$9,000,000	\$11,113,200	\$64,879	\$48,939	\$9,000,000	\$9,272,709	\$64,879	\$40,834	\$9,000,000	\$10,610,496	\$34,446	\$46,505	\$34,421	\$46,505	\$34,464	\$46,725
\$10,000,000	\$12,348,000	\$72,145	\$54,376	\$10,000,000	\$10,303,010	\$72,145	\$45,371	\$10,000,000	\$11,789,440	\$38,275	\$51,696	\$38,250	\$51,696	\$38,293	\$51,917
\$15,000,000	\$18,522,000	\$108,475	\$81,564	\$15,000,000	\$15,454,515	\$108,475	\$68,056	\$15,000,000	\$17,684,160	\$57,422	\$77,655	\$57,397	\$77,655	\$57,440	\$77,875
\$20,000,000	\$24,696,000	\$144,806	\$108,753	\$20,000,000	\$20,606,020	\$144,806	\$90,742	\$20,000,000	\$23,578,880	\$76,568	\$103,613	\$76,543	\$103,613	\$76,587	\$103,833
\$25,000,000	\$30,870,000	\$181,136	\$135,941	\$25,000,000	\$25,757,525	\$181,136	\$113,427	\$25,000,000	\$29,473,600	\$95,715	\$129,571	\$95,690	\$129,571	\$95,734	\$129,791
\$30,000,000	\$37,044,000	\$217,466	\$163,129	\$30,000,000	\$30,909,030	\$217,466	\$136,113	\$30,000,000	\$35,368,320	\$114,862	\$155,530	\$114,837	\$155,530	\$114,880	\$155,750
\$35,000,000	\$43,218,000	\$253,797	\$190,317	\$35,000,000	\$36,060,535	\$253,797	\$158,798	\$35,000,000	\$41,263,040	\$134,008	\$181,488	\$133,984	\$181,488	\$134,027	\$181,708
\$40,000,000	\$49,392,000	\$290,127	\$217,505	\$40,000,000	\$41,212,040	\$290,127	\$181,483	\$40,000,000	\$47,157,760	\$153,155	\$207,446	\$153,130	\$207,446	\$153,174	\$207,666
\$45,000,000	\$55,566,000	\$326,457	\$244,693	\$45,000,000	\$46,363,545	\$326,457	\$204,169	\$45,000,000	\$53,052,480	\$172,302	\$233,404	\$172,277	\$233,404	\$172,320	\$233,625
\$50,000,000	\$61,740,000	\$362,787	\$271,881	\$50,000,000	\$51,515,050	\$362,787	\$226,854	\$50,000,000	\$58,947,200	\$191,449	\$259,363	\$191,424	\$259,363	\$191,467	\$259,583

CITY OF RUNNELLS, 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	\$80	42.00%	\$35	18.48%	(\$133)	(77.21%)	(\$109)	(73.38%)	\$68	35.58%
\$100,000	\$161	42.00%	\$71	18.48%	(\$65)	(17.94%)	(\$40)	(11.93%)	\$136	35.58%
\$150,000	\$241	42.00%	\$106	18.48%	\$3	0.49%	\$28	5.20%	\$204	35.58%
\$200,000	\$150	15.98%	(\$30)	(3.23%)	\$71	9.48%	\$96	13.25%	\$272	35.58%
\$250,000	\$58	4.49%	(\$167)	(12.82%)	\$139	14.80%	\$164	17.93%	\$341	35.58%
\$300,000	(\$33)	(1.98%)	(\$303)	(18.22%)	\$207	18.32%	\$232	20.99%	\$409	35.58%
\$400,000	(\$216)	(9.03%)	(\$576)	(24.09%)	\$343	22.69%	\$368	24.74%	\$545	35.58%
\$500,000	(\$399)	(12.79%)	(\$849)	(27.23%)	\$480	25.29%	\$504	26.96%	\$681	35.58%
\$600,000	(\$582)	(15.13%)	(\$1,122)	(29.18%)	\$616	27.02%	\$641	28.42%	\$817	35.58%
\$700,000	(\$764)	(16.72%)	(\$1,395)	(30.52%)	\$752	28.25%	\$777	29.46%	\$954	35.58%
\$800,000	(\$947)	(17.88%)	(\$1,668)	(31.48%)	\$888	29.17%	\$913	30.24%	\$1,090	35.58%
\$900,000	(\$1,130)	(18.76%)	(\$1,941)	(32.21%)	\$1,024	29.89%	\$1,049	30.84%	\$1,226	35.58%
\$1,000,000	(\$1,313)	(19.45%)	(\$2,213)	(32.79%)	\$1,161	30.46%	\$1,186	31.32%	\$1,362	35.58%
\$2,000,000	(\$3,141)	(22.41%)	(\$4,942)	(35.26%)	\$2,523	33.02%	\$2,548	33.46%	\$2,725	35.58%
\$3,000,000	(\$4,970)	(23.35%)	(\$7,671)	(36.05%)	\$3,885	33.88%	\$3,910	34.17%	\$4,087	35.58%
\$4,000,000	(\$6,798)	(23.81%)	(\$10,400)	(36.43%)	\$5,248	34.30%	\$5,273	34.52%	\$5,449	35.58%
\$5,000,000	(\$8,627)	(24.09%)	(\$13,129)	(36.66%)	\$6,610	34.56%	\$6,635	34.73%	\$6,812	35.58%
\$6,000,000	(\$10,455)	(24.27%)	(\$15,858)	(36.81%)	\$7,972	34.73%	\$7,997	34.87%	\$8,174	35.58%
\$7,000,000	(\$12,284)	(24.40%)	(\$18,587)	(36.92%)	\$9,335	34.85%	\$9,359	34.97%	\$9,536	35.58%
\$8,000,000	(\$14,112)	(24.49%)	(\$21,316)	(37.00%)	\$10,697	34.94%	\$10,722	35.05%	\$10,899	35.58%
\$9,000,000	(\$15,940)	(24.57%)	(\$24,045)	(37.06%)	\$12,059	35.01%	\$12,084	35.11%	\$12,261	35.58%
\$10,000,000	(\$17,769)	(24.63%)	(\$26,774)	(37.11%)	\$13,422	35.07%	\$13,446	35.15%	\$13,623	35.58%
\$15,000,000	(\$26,911)	(24.81%)	(\$40,419)	(37.26%)	\$20,233	35.24%	\$20,258	35.29%	\$20,435	35.58%
\$20,000,000	(\$36,053)	(24.90%)	(\$54,064)	(37.34%)	\$27,045	35.32%	\$27,070	35.37%	\$27,246	35.58%
\$25,000,000	(\$45,195)	(24.95%)	(\$67,709)	(37.38%)	\$33,856	35.37%	\$33,881	35.41%	\$34,058	35.58%
\$30,000,000	(\$54,337)	(24.99%)	(\$81,354)	(37.41%)	\$40,668	35.41%	\$40,693	35.44%	\$40,869	35.58%
\$35,000,000	(\$63,480)	(25.01%)	(\$94,999)	(37.43%)	\$47,479	35.43%	\$47,504	35.46%	\$47,681	35.58%
\$40,000,000	(\$72,622)	(25.03%)	(\$108,643)	(37.45%)	\$54,291	35.45%	\$54,316	35.47%	\$54,493	35.58%
\$45,000,000	(\$81,764)	(25.05%)	(\$122,288)	(37.46%)	\$61,103	35.46%	\$61,127	35.48%	\$61,304	35.58%
\$50,000,000	(\$90,906)	(25.06%)	(\$135,933)	(37.47%)	\$67,914	35.47%	\$67,939	35.49%	\$68,116	35.58%