

CITY OF RUSSELL, 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	\$8.10003	\$95,720	\$0	\$95,720	
2026-27	\$5.27639	\$97,635	\$947	\$98,582	3.0%
2027-28	\$5.32758	\$99,257	\$956	\$100,213	1.7%
2028-29	\$5.17377	\$102,217	\$929	\$103,146	2.9%
2029-30	\$5.22078	\$103,924	\$937	\$104,861	1.7%
2030-31	\$5.06672	\$106,958	\$910	\$107,868	2.9%
2031-32	\$5.10981	\$108,629	\$917	\$109,547	1.6%
2032-33	\$4.96146	\$111,737	\$891	\$112,628	2.8%
2033-34	\$5.00101	\$113,373	\$898	\$114,271	1.5%
2034-35	\$4.85803	\$116,556	\$872	\$117,429	2.8%
2035-36	\$4.89438	\$118,158	\$879	\$119,036	1.4%

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	\$25,115,607	\$11,817,300	\$0	\$11,817,300
2026-27	\$20,077,541	\$18,683,629	\$0	\$18,683,629
2027-28	\$20,204,151	\$18,810,239	\$0	\$18,810,239
2028-29	\$21,330,274	\$19,936,362	\$0	\$19,936,362
2029-30	\$21,479,251	\$20,085,339	\$0	\$20,085,339
2030-31	\$22,683,410	\$21,289,498	\$0	\$21,289,498
2031-32	\$22,832,387	\$21,438,475	\$0	\$21,438,475
2032-33	\$24,094,509	\$22,700,597	\$0	\$22,700,597
2033-34	\$24,243,486	\$22,849,574	\$0	\$22,849,574
2034-35	\$25,565,960	\$24,172,048	\$0	\$24,172,048
2035-36	\$25,714,937	\$24,321,025	\$0	\$24,321,025

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.52%	-2.68%	83.84%	3.19%	0.00%	1.40%
2026-27	126.50%	-40.91%	85.59%	4.98%	0.00%	0.89%
2027-28	126.38%	-40.92%	85.46%	5.17%	0.00%	0.88%
2028-29	124.70%	-38.85%	85.85%	5.33%	0.00%	0.83%
2029-30	124.46%	-38.71%	85.74%	5.50%	0.00%	0.83%
2030-31	122.76%	-36.65%	86.11%	5.65%	0.00%	0.78%
2031-32	122.55%	-36.54%	86.01%	5.81%	0.00%	0.77%
2032-33	120.97%	-34.62%	86.34%	5.94%	0.00%	0.73%
2033-34	120.78%	-34.53%	86.25%	6.09%	0.00%	0.73%
2034-35	119.31%	-32.76%	86.55%	6.22%	0.00%	0.69%
2035-36	119.14%	-32.68%	86.46%	6.35%	0.00%	0.68%

**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 RUSSELL, 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	\$11,817,300	\$8.10003	\$95,720
2026-27	\$18,683,629	\$5.27639	\$98,582
2027-28	\$18,810,239	\$5.32758	\$100,213
2028-29	\$19,936,362	\$5.17377	\$103,146
2029-30	\$20,085,339	\$5.22078	\$104,861
2030-31	\$21,289,498	\$5.06672	\$107,868
2031-32	\$21,438,475	\$5.10981	\$109,547
2032-33	\$22,700,597	\$4.96146	\$112,628
2033-34	\$22,849,574	\$5.00101	\$114,271
2034-35	\$24,172,048	\$4.85803	\$117,429
2035-36	\$24,321,025	\$4.89438	\$119,036

CITY OF RUSSELL, 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	\$11,817,300	\$8.10003	\$95,720
2026-27	\$11,921,597	\$8.10003	\$96,565
2027-28	\$12,224,285	\$8.10003	\$99,017
2028-29	\$12,644,003	\$8.10000	\$102,416
2029-30	\$12,961,671	\$8.10000	\$104,990
2030-31	\$13,405,489	\$8.10000	\$108,584
2031-32	\$13,738,888	\$8.10000	\$111,285
2032-33	\$14,208,063	\$8.10000	\$115,085
2033-34	\$14,558,062	\$8.10000	\$117,920
2034-35	\$15,053,943	\$8.10000	\$121,937
2035-36	\$15,421,376	\$8.10000	\$124,913

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	\$6,762,032	(\$2.82364)	\$2,017
2027-28	\$6,585,954	(\$2.77245)	\$1,196
2028-29	\$7,292,359	(\$2.92623)	\$730
2029-30	\$7,123,668	(\$2.87922)	-\$128
2030-31	\$7,884,008	(\$3.03328)	-\$717
2031-32	\$7,699,587	(\$2.99019)	-\$1,738
2032-33	\$8,492,534	(\$3.13854)	-\$2,457
2033-34	\$8,291,512	(\$3.09899)	-\$3,649
2034-35	\$9,118,104	(\$3.24197)	-\$4,508
2035-36	\$8,899,649	(\$3.20562)	-\$5,877

CITY OF RUSSELL, 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	\$192	\$313	\$50,000	\$51,515	\$192	\$261	\$50,000	\$58,947	\$173	\$45	\$148	\$45	\$192	\$299
\$100,000	\$123,480	\$384	\$626	\$100,000	\$103,030	\$384	\$522	\$100,000	\$117,894	\$366	\$344	\$341	\$344	\$384	\$597
\$150,000	\$185,220	\$576	\$938	\$150,000	\$154,545	\$576	\$783	\$150,000	\$176,842	\$558	\$643	\$533	\$643	\$576	\$896
\$200,000	\$246,960	\$941	\$1,251	\$200,000	\$206,060	\$941	\$1,044	\$200,000	\$235,789	\$750	\$941	\$725	\$941	\$768	\$1,195
\$250,000	\$308,700	\$1,305	\$1,564	\$250,000	\$257,575	\$1,305	\$1,305	\$250,000	\$294,736	\$942	\$1,240	\$917	\$1,240	\$960	\$1,493
\$300,000	\$370,440	\$1,670	\$1,877	\$300,000	\$309,090	\$1,670	\$1,566	\$300,000	\$353,683	\$1,134	\$1,539	\$1,109	\$1,539	\$1,153	\$1,792
\$400,000	\$493,920	\$2,399	\$2,503	\$400,000	\$412,120	\$2,399	\$2,088	\$400,000	\$471,578	\$1,518	\$2,136	\$1,493	\$2,136	\$1,537	\$2,389
\$500,000	\$617,400	\$3,128	\$3,128	\$500,000	\$515,151	\$3,128	\$2,610	\$500,000	\$589,472	\$1,902	\$2,733	\$1,877	\$2,733	\$1,921	\$2,987
\$600,000	\$740,880	\$3,857	\$3,754	\$600,000	\$618,181	\$3,857	\$3,132	\$600,000	\$707,366	\$2,287	\$3,331	\$2,262	\$3,331	\$2,305	\$3,584
\$700,000	\$864,360	\$4,586	\$4,379	\$700,000	\$721,211	\$4,586	\$3,654	\$700,000	\$825,261	\$2,671	\$3,928	\$2,646	\$3,928	\$2,689	\$4,181
\$800,000	\$987,840	\$5,315	\$5,005	\$800,000	\$824,241	\$5,315	\$4,176	\$800,000	\$943,155	\$3,055	\$4,525	\$3,030	\$4,525	\$3,074	\$4,779
\$900,000	\$1,111,320	\$6,044	\$5,631	\$900,000	\$927,271	\$6,044	\$4,698	\$900,000	\$1,061,050	\$3,439	\$5,123	\$3,414	\$5,123	\$3,458	\$5,376
\$1,000,000	\$1,234,800	\$6,773	\$6,256	\$1,000,000	\$1,030,301	\$6,773	\$5,220	\$1,000,000	\$1,178,944	\$3,823	\$5,720	\$3,798	\$5,720	\$3,842	\$5,973
\$2,000,000	\$2,469,600	\$14,063	\$12,513	\$2,000,000	\$2,060,602	\$14,063	\$10,440	\$2,000,000	\$2,357,888	\$7,665	\$11,693	\$7,640	\$11,693	\$7,684	\$11,947
\$3,000,000	\$3,704,400	\$21,353	\$18,769	\$3,000,000	\$3,090,903	\$21,353	\$15,661	\$3,000,000	\$3,536,832	\$11,507	\$17,667	\$11,482	\$17,667	\$11,526	\$17,920
\$4,000,000	\$4,939,200	\$28,643	\$25,026	\$4,000,000	\$4,121,204	\$28,643	\$20,881	\$4,000,000	\$4,715,776	\$15,349	\$23,640	\$15,324	\$23,640	\$15,368	\$23,894
\$5,000,000	\$6,174,000	\$35,933	\$31,282	\$5,000,000	\$5,151,505	\$35,933	\$26,101	\$5,000,000	\$5,894,720	\$19,191	\$29,614	\$19,166	\$29,614	\$19,210	\$29,867
\$6,000,000	\$7,408,800	\$43,223	\$37,538	\$6,000,000	\$6,181,806	\$43,223	\$31,321	\$6,000,000	\$7,073,664	\$23,033	\$35,587	\$23,008	\$35,587	\$23,052	\$35,840
\$7,000,000	\$8,643,600	\$50,513	\$43,795	\$7,000,000	\$7,212,107	\$50,513	\$36,542	\$7,000,000	\$8,252,608	\$26,875	\$41,560	\$26,850	\$41,560	\$26,894	\$41,814
\$8,000,000	\$9,878,400	\$57,803	\$50,051	\$8,000,000	\$8,242,408	\$57,803	\$41,762	\$8,000,000	\$9,431,552	\$30,717	\$47,534	\$30,692	\$47,534	\$30,736	\$47,787
\$9,000,000	\$11,113,200	\$65,093	\$56,307	\$9,000,000	\$9,272,709	\$65,093	\$46,982	\$9,000,000	\$10,610,496	\$34,559	\$53,507	\$34,534	\$53,507	\$34,578	\$53,760
\$10,000,000	\$12,348,000	\$72,383	\$62,564	\$10,000,000	\$10,303,010	\$72,383	\$52,202	\$10,000,000	\$11,789,440	\$38,401	\$59,480	\$38,376	\$59,480	\$38,420	\$59,734
\$15,000,000	\$18,522,000	\$108,833	\$93,846	\$15,000,000	\$15,454,515	\$108,833	\$78,304	\$15,000,000	\$17,684,160	\$57,611	\$89,347	\$57,586	\$89,347	\$57,630	\$89,601
\$20,000,000	\$24,696,000	\$145,283	\$125,128	\$20,000,000	\$20,606,020	\$145,283	\$104,405	\$20,000,000	\$23,578,880	\$76,821	\$119,214	\$76,796	\$119,214	\$76,839	\$119,468
\$25,000,000	\$30,870,000	\$181,733	\$156,410	\$25,000,000	\$25,757,525	\$181,733	\$130,506	\$25,000,000	\$29,473,600	\$96,031	\$149,081	\$96,006	\$149,081	\$96,049	\$149,334
\$30,000,000	\$37,044,000	\$218,184	\$187,692	\$30,000,000	\$30,909,030	\$218,184	\$156,607	\$30,000,000	\$35,368,320	\$115,241	\$178,948	\$115,216	\$178,948	\$115,259	\$179,201
\$35,000,000	\$43,218,000	\$254,634	\$218,974	\$35,000,000	\$36,060,535	\$254,634	\$182,709	\$35,000,000	\$41,263,040	\$134,450	\$208,815	\$134,425	\$208,815	\$134,469	\$209,068
\$40,000,000	\$49,392,000	\$291,084	\$250,255	\$40,000,000	\$41,212,040	\$291,084	\$208,810	\$40,000,000	\$47,157,760	\$153,660	\$238,682	\$153,635	\$238,682	\$153,679	\$238,935
\$45,000,000	\$55,566,000	\$327,534	\$281,537	\$45,000,000	\$46,363,545	\$327,534	\$234,911	\$45,000,000	\$53,052,480	\$172,870	\$268,549	\$172,845	\$268,549	\$172,889	\$268,802
\$50,000,000	\$61,740,000	\$363,984	\$312,819	\$50,000,000	\$51,515,050	\$363,984	\$261,012	\$50,000,000	\$58,947,200	\$192,080	\$298,416	\$192,055	\$298,416	\$192,099	\$298,669

CITY OF            RUSSELL, 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	\$121	62.84%	\$69	35.87%	(\$128)	(73.87%)	(\$103)	(69.47%)	\$107	55.48%
\$100,000	\$241	62.84%	\$138	35.87%	(\$22)	(5.90%)	\$3	1.00%	\$213	55.48%
\$150,000	\$362	62.84%	\$207	35.87%	\$85	15.24%	\$110	20.65%	\$320	55.48%
\$200,000	\$310	33.00%	\$103	10.97%	\$192	25.55%	\$217	29.88%	\$426	55.48%
\$250,000	\$259	19.83%	(\$0)	(0.02%)	\$298	31.66%	\$323	35.24%	\$533	55.48%
\$300,000	\$207	12.40%	(\$104)	(6.21%)	\$405	35.69%	\$430	38.75%	\$639	55.48%
\$400,000	\$104	4.33%	(\$311)	(12.95%)	\$618	40.70%	\$643	43.05%	\$853	55.48%
\$500,000	\$0	0.01%	(\$518)	(16.55%)	\$831	43.68%	\$856	45.59%	\$1,066	55.48%
\$600,000	(\$103)	(2.67%)	(\$725)	(18.79%)	\$1,044	45.66%	\$1,069	47.27%	\$1,279	55.48%
\$700,000	(\$206)	(4.50%)	(\$932)	(20.32%)	\$1,257	47.08%	\$1,282	48.46%	\$1,492	55.48%
\$800,000	(\$310)	(5.83%)	(\$1,139)	(21.42%)	\$1,470	48.13%	\$1,495	49.35%	\$1,705	55.48%
\$900,000	(\$413)	(6.83%)	(\$1,346)	(22.26%)	\$1,684	48.95%	\$1,709	50.04%	\$1,918	55.48%
\$1,000,000	(\$516)	(7.63%)	(\$1,553)	(22.92%)	\$1,897	49.61%	\$1,922	50.59%	\$2,131	55.48%
\$2,000,000	(\$1,550)	(11.02%)	(\$3,622)	(25.76%)	\$4,028	52.55%	\$4,053	53.05%	\$4,263	55.48%
\$3,000,000	(\$2,584)	(12.10%)	(\$5,692)	(26.66%)	\$6,160	53.53%	\$6,184	53.86%	\$6,394	55.48%
\$4,000,000	(\$3,617)	(12.63%)	(\$7,762)	(27.10%)	\$8,291	54.02%	\$8,316	54.27%	\$8,526	55.48%
\$5,000,000	(\$4,651)	(12.94%)	(\$9,832)	(27.36%)	\$10,422	54.31%	\$10,447	54.51%	\$10,657	55.48%
\$6,000,000	(\$5,685)	(13.15%)	(\$11,901)	(27.54%)	\$12,554	54.50%	\$12,579	54.67%	\$12,788	55.48%
\$7,000,000	(\$6,718)	(13.30%)	(\$13,971)	(27.66%)	\$14,685	54.64%	\$14,710	54.79%	\$14,920	55.48%
\$8,000,000	(\$7,752)	(13.41%)	(\$16,041)	(27.75%)	\$16,817	54.75%	\$16,842	54.87%	\$17,051	55.48%
\$9,000,000	(\$8,786)	(13.50%)	(\$18,111)	(27.82%)	\$18,948	54.83%	\$18,973	54.94%	\$19,183	55.48%
\$10,000,000	(\$9,819)	(13.57%)	(\$20,181)	(27.88%)	\$21,079	54.89%	\$21,104	54.99%	\$21,314	55.48%
\$15,000,000	(\$14,987)	(13.77%)	(\$30,529)	(28.05%)	\$31,736	55.09%	\$31,761	55.15%	\$31,971	55.48%
\$20,000,000	(\$20,156)	(13.87%)	(\$40,878)	(28.14%)	\$42,393	55.18%	\$42,418	55.24%	\$42,628	55.48%
\$25,000,000	(\$25,324)	(13.93%)	(\$51,227)	(28.19%)	\$53,050	55.24%	\$53,075	55.28%	\$53,285	55.48%
\$30,000,000	(\$30,492)	(13.98%)	(\$61,576)	(28.22%)	\$63,707	55.28%	\$63,732	55.32%	\$63,942	55.48%
\$35,000,000	(\$35,660)	(14.00%)	(\$71,925)	(28.25%)	\$74,364	55.31%	\$74,389	55.34%	\$74,599	55.48%
\$40,000,000	(\$40,828)	(14.03%)	(\$82,274)	(28.26%)	\$85,022	55.33%	\$85,046	55.36%	\$85,256	55.48%
\$45,000,000	(\$45,997)	(14.04%)	(\$92,623)	(28.28%)	\$95,679	55.35%	\$95,704	55.37%	\$95,913	55.48%
\$50,000,000	(\$51,165)	(14.06%)	(\$102,972)	(28.29%)	\$106,336	55.36%	\$106,361	55.38%	\$106,570	55.48%