

CITY OF TERRIL, 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	\$7.86412	\$82,166	\$0	\$82,166	
2026-27	\$5.17593	\$83,809	\$0	\$83,809	2.0%
2027-28	\$5.20503	\$84,228	\$0	\$84,228	0.5%
2028-29	\$5.03071	\$85,912	\$0	\$85,912	2.0%
2029-30	\$5.05586	\$86,342	\$0	\$86,342	0.5%
2030-31	\$4.88658	\$88,069	\$0	\$88,069	2.0%
2031-32	\$4.91101	\$88,509	\$0	\$88,509	0.5%
2032-33	\$4.74936	\$90,279	\$0	\$90,279	2.0%
2033-34	\$4.77311	\$90,731	\$0	\$90,731	0.5%
2034-35	\$4.61853	\$92,545	\$0	\$92,545	2.0%
2035-36	\$4.64162	\$93,008	\$0	\$93,008	0.5%

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	\$25,429,816	\$10,448,155	\$4,451,230	\$14,899,385
2026-27	\$22,847,667	\$16,192,030	\$4,985,378	\$21,177,408
2027-28	\$22,837,667	\$16,182,030	\$4,985,378	\$21,167,408
2028-29	\$23,982,506	\$17,077,601	\$5,234,646	\$22,312,247
2029-30	\$23,982,506	\$17,077,601	\$5,234,646	\$22,312,247
2030-31	\$25,189,220	\$18,022,582	\$5,496,379	\$23,518,961
2031-32	\$25,189,220	\$18,022,582	\$5,496,379	\$23,518,961
2032-33	\$26,450,168	\$19,008,711	\$5,771,198	\$24,779,909
2033-34	\$26,450,168	\$19,008,711	\$5,771,198	\$24,779,909
2034-35	\$27,767,819	\$20,037,802	\$6,059,758	\$26,097,560
2035-36	\$27,767,819	\$20,037,802	\$6,059,758	\$26,097,560

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	42.61%	-0.84%	41.77%	56.41%	0.25%	1.57%
2026-27	68.89%	-24.25%	44.65%	53.88%	0.37%	1.10%
2027-28	68.92%	-24.30%	44.62%	53.90%	0.37%	1.10%
2028-29	68.00%	-23.10%	44.90%	53.69%	0.36%	1.05%
2029-30	68.00%	-23.10%	44.90%	53.69%	0.36%	1.05%
2030-31	67.09%	-21.92%	45.18%	53.48%	0.34%	0.99%
2031-32	67.09%	-21.92%	45.18%	53.48%	0.34%	0.99%
2032-33	66.23%	-20.80%	45.43%	53.30%	0.33%	0.94%
2033-34	66.23%	-20.80%	45.43%	53.30%	0.33%	0.94%
2034-35	65.40%	-19.75%	45.65%	53.14%	0.32%	0.90%
2035-36	65.40%	-19.75%	45.65%	53.14%	0.32%	0.90%

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 TERRIL, 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	\$10,448,155	\$7.86412	\$82,166
2026-27	\$16,192,030	\$5.17593	\$83,809
2027-28	\$16,182,030	\$5.20503	\$84,228
2028-29	\$17,077,601	\$5.03071	\$85,912
2029-30	\$17,077,601	\$5.05586	\$86,342
2030-31	\$18,022,582	\$4.88658	\$88,069
2031-32	\$18,022,582	\$4.91101	\$88,509
2032-33	\$19,008,711	\$4.74936	\$90,279
2033-34	\$19,008,711	\$4.77311	\$90,731
2034-35	\$20,037,802	\$4.61853	\$92,545
2035-36	\$20,037,802	\$4.64162	\$93,008

CITY OF TERRIL, 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	\$10,448,155	\$7.86412	\$82,166
2026-27	\$10,908,180	\$7.70992	\$84,101
2027-28	\$11,045,071	\$7.70992	\$85,157
2028-29	\$11,460,933	\$7.70992	\$88,363
2029-30	\$11,604,983	\$7.70992	\$89,474
2030-31	\$12,042,067	\$7.70992	\$92,843
2031-32	\$12,193,631	\$7.70992	\$94,012
2032-33	\$12,653,013	\$7.70992	\$97,554
2033-34	\$12,812,510	\$7.70992	\$98,783
2034-35	\$13,295,340	\$7.70992	\$102,506
2035-36	\$13,463,163	\$7.70992	\$103,800

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	\$5,283,850	(\$2.53399)	-\$292
2027-28	\$5,136,960	(\$2.50489)	-\$929
2028-29	\$5,616,668	(\$2.67921)	-\$2,450
2029-30	\$5,472,617	(\$2.65406)	-\$3,132
2030-31	\$5,980,515	(\$2.82334)	-\$4,775
2031-32	\$5,828,951	(\$2.79891)	-\$5,503
2032-33	\$6,355,698	(\$2.96056)	-\$7,275
2033-34	\$6,196,201	(\$2.93681)	-\$8,053
2034-35	\$6,742,462	(\$3.09139)	-\$9,961
2035-36	\$6,574,639	(\$3.06830)	-\$10,792

CITY OF TERRIL, 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	\$187	\$302	\$50,000	\$51,515	\$187	\$252	\$50,000	\$58,947	\$168	\$44	\$144	\$44	\$187	\$288
\$100,000	\$123,480	\$373	\$603	\$100,000	\$103,030	\$373	\$503	\$100,000	\$117,894	\$355	\$332	\$331	\$332	\$373	\$576
\$150,000	\$185,220	\$560	\$905	\$150,000	\$154,545	\$560	\$755	\$150,000	\$176,842	\$541	\$620	\$517	\$620	\$560	\$864
\$200,000	\$246,960	\$913	\$1,207	\$200,000	\$206,060	\$913	\$1,007	\$200,000	\$235,789	\$728	\$908	\$704	\$908	\$746	\$1,152
\$250,000	\$308,700	\$1,267	\$1,508	\$250,000	\$257,575	\$1,267	\$1,259	\$250,000	\$294,736	\$914	\$1,196	\$890	\$1,196	\$933	\$1,440
\$300,000	\$370,440	\$1,621	\$1,810	\$300,000	\$309,090	\$1,621	\$1,510	\$300,000	\$353,683	\$1,101	\$1,484	\$1,077	\$1,484	\$1,119	\$1,728
\$400,000	\$493,920	\$2,329	\$2,414	\$400,000	\$412,120	\$2,329	\$2,014	\$400,000	\$471,578	\$1,474	\$2,060	\$1,450	\$2,060	\$1,492	\$2,304
\$500,000	\$617,400	\$3,037	\$3,017	\$500,000	\$515,151	\$3,037	\$2,517	\$500,000	\$589,472	\$1,847	\$2,636	\$1,823	\$2,636	\$1,865	\$2,881
\$600,000	\$740,880	\$3,744	\$3,620	\$600,000	\$618,181	\$3,744	\$3,021	\$600,000	\$707,366	\$2,220	\$3,212	\$2,196	\$3,212	\$2,238	\$3,457
\$700,000	\$864,360	\$4,452	\$4,224	\$700,000	\$721,211	\$4,452	\$3,524	\$700,000	\$825,261	\$2,593	\$3,788	\$2,569	\$3,788	\$2,611	\$4,033
\$800,000	\$987,840	\$5,160	\$4,827	\$800,000	\$824,241	\$5,160	\$4,028	\$800,000	\$943,155	\$2,966	\$4,364	\$2,942	\$4,364	\$2,984	\$4,609
\$900,000	\$1,111,320	\$5,868	\$5,431	\$900,000	\$927,271	\$5,868	\$4,531	\$900,000	\$1,061,050	\$3,339	\$4,941	\$3,315	\$4,941	\$3,357	\$5,185
\$1,000,000	\$1,234,800	\$6,576	\$6,034	\$1,000,000	\$1,030,301	\$6,576	\$5,035	\$1,000,000	\$1,178,944	\$3,712	\$5,517	\$3,688	\$5,517	\$3,730	\$5,761
\$2,000,000	\$2,469,600	\$13,653	\$12,068	\$2,000,000	\$2,060,602	\$13,653	\$10,069	\$2,000,000	\$2,357,888	\$7,442	\$11,278	\$7,418	\$11,278	\$7,460	\$11,522
\$3,000,000	\$3,704,400	\$20,731	\$18,102	\$3,000,000	\$3,090,903	\$20,731	\$15,104	\$3,000,000	\$3,536,832	\$11,172	\$17,039	\$11,148	\$17,039	\$11,190	\$17,283
\$4,000,000	\$4,939,200	\$27,809	\$24,136	\$4,000,000	\$4,121,204	\$27,809	\$20,139	\$4,000,000	\$4,715,776	\$14,902	\$22,800	\$14,878	\$22,800	\$14,920	\$23,044
\$5,000,000	\$6,174,000	\$34,886	\$30,170	\$5,000,000	\$5,151,505	\$34,886	\$25,173	\$5,000,000	\$5,894,720	\$18,632	\$28,561	\$18,608	\$28,561	\$18,650	\$28,805
\$6,000,000	\$7,408,800	\$41,964	\$36,204	\$6,000,000	\$6,181,806	\$41,964	\$30,208	\$6,000,000	\$7,073,664	\$22,362	\$34,322	\$22,338	\$34,322	\$22,380	\$34,566
\$7,000,000	\$8,643,600	\$49,042	\$42,238	\$7,000,000	\$7,212,107	\$49,042	\$35,243	\$7,000,000	\$8,252,608	\$26,092	\$40,083	\$26,068	\$40,083	\$26,111	\$40,327
\$8,000,000	\$9,878,400	\$56,120	\$48,272	\$8,000,000	\$8,242,408	\$56,120	\$40,277	\$8,000,000	\$9,431,552	\$29,823	\$45,844	\$29,798	\$45,844	\$29,841	\$46,088
\$9,000,000	\$11,113,200	\$63,197	\$54,306	\$9,000,000	\$9,272,709	\$63,197	\$45,312	\$9,000,000	\$10,610,496	\$33,553	\$51,605	\$33,528	\$51,605	\$33,571	\$51,849
\$10,000,000	\$12,348,000	\$70,275	\$60,339	\$10,000,000	\$10,303,010	\$70,275	\$50,346	\$10,000,000	\$11,789,440	\$37,283	\$57,366	\$37,258	\$57,366	\$37,301	\$57,610
\$15,000,000	\$18,522,000	\$105,663	\$90,509	\$15,000,000	\$15,454,515	\$105,663	\$75,520	\$15,000,000	\$17,684,160	\$55,933	\$86,171	\$55,909	\$86,171	\$55,951	\$86,415
\$20,000,000	\$24,696,000	\$141,052	\$120,679	\$20,000,000	\$20,606,020	\$141,052	\$100,693	\$20,000,000	\$23,578,880	\$74,583	\$114,976	\$74,559	\$114,976	\$74,602	\$115,220
\$25,000,000	\$30,870,000	\$176,441	\$150,849	\$25,000,000	\$25,757,525	\$176,441	\$125,866	\$25,000,000	\$29,473,600	\$93,234	\$143,781	\$93,210	\$143,781	\$93,252	\$144,025
\$30,000,000	\$37,044,000	\$211,829	\$181,018	\$30,000,000	\$30,909,030	\$211,829	\$151,039	\$30,000,000	\$35,368,320	\$111,884	\$172,586	\$111,860	\$172,586	\$111,902	\$172,830
\$35,000,000	\$43,218,000	\$247,218	\$211,188	\$35,000,000	\$36,060,535	\$247,218	\$176,213	\$35,000,000	\$41,263,040	\$130,535	\$201,391	\$130,510	\$201,391	\$130,553	\$201,635
\$40,000,000	\$49,392,000	\$282,606	\$241,358	\$40,000,000	\$41,212,040	\$282,606	\$201,386	\$40,000,000	\$47,157,760	\$149,185	\$230,196	\$149,161	\$230,196	\$149,203	\$230,440
\$45,000,000	\$55,566,000	\$317,995	\$271,528	\$45,000,000	\$46,363,545	\$317,995	\$226,559	\$45,000,000	\$53,052,480	\$167,835	\$259,001	\$167,811	\$259,001	\$167,854	\$259,245
\$50,000,000	\$61,740,000	\$353,383	\$301,697	\$50,000,000	\$51,515,050	\$353,383	\$251,732	\$50,000,000	\$58,947,200	\$186,486	\$287,806	\$186,462	\$287,806	\$186,504	\$288,050

CITY OF TERRIL, 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	\$115	61.76%	\$65	34.97%	(\$125)	(74.04%)	(\$100)	(69.67%)	\$102	54.45%
\$100,000	\$230	61.76%	\$130	34.97%	(\$23)	(6.52%)	\$1	0.33%	\$203	54.45%
\$150,000	\$346	61.76%	\$196	34.97%	\$78	14.48%	\$103	19.85%	\$305	54.45%
\$200,000	\$293	32.12%	\$94	10.24%	\$180	24.72%	\$204	29.02%	\$406	54.45%
\$250,000	\$241	19.03%	(\$9)	(0.68%)	\$281	30.78%	\$306	34.35%	\$508	54.45%
\$300,000	\$189	11.66%	(\$111)	(6.83%)	\$383	34.79%	\$407	37.83%	\$609	54.45%
\$400,000	\$85	3.63%	(\$315)	(13.53%)	\$586	39.77%	\$610	42.10%	\$812	54.45%
\$500,000	(\$20)	(0.65%)	(\$519)	(17.10%)	\$789	42.73%	\$813	44.63%	\$1,015	54.45%
\$600,000	(\$124)	(3.31%)	(\$724)	(19.33%)	\$992	44.70%	\$1,017	46.30%	\$1,219	54.45%
\$700,000	(\$228)	(5.13%)	(\$928)	(20.84%)	\$1,195	46.10%	\$1,220	47.48%	\$1,422	54.45%
\$800,000	(\$333)	(6.45%)	(\$1,132)	(21.94%)	\$1,399	47.15%	\$1,423	48.36%	\$1,625	54.45%
\$900,000	(\$437)	(7.45%)	(\$1,337)	(22.78%)	\$1,602	47.97%	\$1,626	49.05%	\$1,828	54.45%
\$1,000,000	(\$542)	(8.24%)	(\$1,541)	(23.43%)	\$1,805	48.62%	\$1,829	49.59%	\$2,031	54.45%
\$2,000,000	(\$1,585)	(11.61%)	(\$3,584)	(26.25%)	\$3,836	51.54%	\$3,860	52.03%	\$4,062	54.45%
\$3,000,000	(\$2,629)	(12.68%)	(\$5,627)	(27.14%)	\$5,867	52.51%	\$5,891	52.84%	\$6,093	54.45%
\$4,000,000	(\$3,673)	(13.21%)	(\$7,670)	(27.58%)	\$7,897	53.00%	\$7,922	53.24%	\$8,124	54.45%
\$5,000,000	(\$4,717)	(13.52%)	(\$9,713)	(27.84%)	\$9,928	53.29%	\$9,953	53.49%	\$10,155	54.45%
\$6,000,000	(\$5,760)	(13.73%)	(\$11,756)	(28.01%)	\$11,959	53.48%	\$11,984	53.65%	\$12,186	54.45%
\$7,000,000	(\$6,804)	(13.87%)	(\$13,799)	(28.14%)	\$13,990	53.62%	\$14,014	53.76%	\$14,216	54.45%
\$8,000,000	(\$7,848)	(13.98%)	(\$15,842)	(28.23%)	\$16,021	53.72%	\$16,045	53.85%	\$16,247	54.45%
\$9,000,000	(\$8,892)	(14.07%)	(\$17,885)	(28.30%)	\$18,052	53.80%	\$18,076	53.91%	\$18,278	54.45%
\$10,000,000	(\$9,935)	(14.14%)	(\$19,928)	(28.36%)	\$20,083	53.87%	\$20,107	53.97%	\$20,309	54.45%
\$15,000,000	(\$15,154)	(14.34%)	(\$30,144)	(28.53%)	\$30,238	54.06%	\$30,262	54.13%	\$30,464	54.45%
\$20,000,000	(\$20,373)	(14.44%)	(\$40,359)	(28.61%)	\$40,392	54.16%	\$40,417	54.21%	\$40,619	54.45%
\$25,000,000	(\$25,592)	(14.50%)	(\$50,574)	(28.66%)	\$50,547	54.22%	\$50,571	54.26%	\$50,773	54.45%
\$30,000,000	(\$30,811)	(14.55%)	(\$60,790)	(28.70%)	\$60,702	54.25%	\$60,726	54.29%	\$60,928	54.45%
\$35,000,000	(\$36,029)	(14.57%)	(\$71,005)	(28.72%)	\$70,856	54.28%	\$70,880	54.31%	\$71,082	54.45%
\$40,000,000	(\$41,248)	(14.60%)	(\$81,220)	(28.74%)	\$81,011	54.30%	\$81,035	54.33%	\$81,237	54.45%
\$45,000,000	(\$46,467)	(14.61%)	(\$91,436)	(28.75%)	\$91,165	54.32%	\$91,190	54.34%	\$91,392	54.45%
\$50,000,000	(\$51,686)	(14.63%)	(\$101,651)	(28.77%)	\$101,320	54.33%	\$101,344	54.35%	\$101,546	54.45%