

CITY OF THAYER, 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	\$7.86408	\$5,540	\$0	\$5,540	
2026-27	\$7.73542	\$5,650	\$259	\$5,909	6.7%
2027-28	\$7.89013	\$6,027	\$264	\$6,291	6.5%
2028-29	\$7.63194	\$6,417	\$255	\$6,672	6.1%
2029-30	\$7.78458	\$6,806	\$260	\$7,066	5.9%
2030-31	\$7.53628	\$7,208	\$252	\$7,460	5.6%
2031-32	\$7.68701	\$7,609	\$257	\$7,866	5.4%
2032-33	\$7.44700	\$8,023	\$249	\$8,272	5.2%
2033-34	\$7.59594	\$8,438	\$254	\$8,692	5.1%
2034-35	\$7.36301	\$8,866	\$246	\$9,112	4.8%
2035-36	\$7.51027	\$9,294	\$251	\$9,546	4.8%

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	\$1,392,462	\$704,430	\$0	\$704,430
2026-27	\$959,362	\$763,919	\$0	\$763,919
2027-28	\$992,812	\$797,369	\$0	\$797,369
2028-29	\$1,069,724	\$874,281	\$0	\$874,281
2029-30	\$1,103,174	\$907,731	\$0	\$907,731
2030-31	\$1,185,284	\$989,841	\$0	\$989,841
2031-32	\$1,218,734	\$1,023,291	\$0	\$1,023,291
2032-33	\$1,306,290	\$1,110,847	\$0	\$1,110,847
2033-34	\$1,339,740	\$1,144,297	\$0	\$1,144,297
2034-35	\$1,433,000	\$1,237,557	\$0	\$1,237,557
2035-36	\$1,466,450	\$1,271,007	\$0	\$1,271,007

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	49.37%	-1.85%	47.53%	9.79%	0.00%	4.45%
2026-27	104.63%	-77.07%	27.55%	25.70%	0.00%	4.11%
2027-28	100.24%	-73.70%	26.54%	28.82%	0.00%	3.93%
2028-29	95.08%	-66.96%	28.12%	31.43%	0.00%	3.59%
2029-30	91.57%	-64.40%	27.18%	33.95%	0.00%	3.46%
2030-31	87.34%	-58.87%	28.47%	36.07%	0.00%	3.17%
2031-32	84.48%	-56.88%	27.60%	38.16%	0.00%	3.07%
2032-33	80.94%	-52.26%	28.68%	39.92%	0.00%	2.82%
2033-34	78.57%	-50.68%	27.89%	41.68%	0.00%	2.74%
2034-35	75.56%	-46.76%	28.80%	43.17%	0.00%	2.54%
2035-36	73.57%	-45.49%	28.07%	44.66%	0.00%	2.47%

**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 THAYER, 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	\$704,430	\$7.86408	\$5,540
2026-27	\$763,919	\$7.73542	\$5,909
2027-28	\$797,369	\$7.89013	\$6,291
2028-29	\$874,281	\$7.63194	\$6,672
2029-30	\$907,731	\$7.78458	\$7,066
2030-31	\$989,841	\$7.53628	\$7,460
2031-32	\$1,023,291	\$7.68701	\$7,866
2032-33	\$1,110,847	\$7.44700	\$8,272
2033-34	\$1,144,297	\$7.59594	\$8,692
2034-35	\$1,237,557	\$7.36301	\$9,112
2035-36	\$1,271,007	\$7.51027	\$9,546

CITY OF THAYER, 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	\$704,430	\$7.86408	\$5,540
2026-27	\$728,425	\$7.78622	\$5,672
2027-28	\$751,790	\$7.70912	\$5,796
2028-29	\$783,740	\$7.70912	\$6,042
2029-30	\$807,497	\$7.70912	\$6,225
2030-31	\$841,862	\$7.70912	\$6,490
2031-32	\$866,031	\$7.70912	\$6,676
2032-33	\$902,932	\$7.70912	\$6,961
2033-34	\$927,536	\$7.70912	\$7,150
2034-35	\$967,103	\$7.70912	\$7,456
2035-36	\$992,162	\$7.70912	\$7,649

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	\$35,494	(\$0.05080)	\$238
2027-28	\$45,579	\$0.18101	\$496
2028-29	\$90,541	(\$0.07718)	\$631
2029-30	\$100,234	\$0.07546	\$841
2030-31	\$147,979	(\$0.17284)	\$970
2031-32	\$157,261	(\$0.02211)	\$1,190
2032-33	\$207,915	(\$0.26212)	\$1,312
2033-34	\$216,761	(\$0.11318)	\$1,542
2034-35	\$270,454	(\$0.34611)	\$1,657
2035-36	\$278,845	(\$0.19885)	\$1,897

CITY OF THAYER, 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	\$465	\$50,000	\$51,515	\$187	\$388	\$50,000	\$58,947	\$168	\$67	\$144	\$67	\$187	\$444
\$100,000	\$123,480	\$373	\$931	\$100,000	\$103,030	\$373	\$776	\$100,000	\$117,894	\$355	\$512	\$331	\$512	\$373	\$888
\$150,000	\$185,220	\$560	\$1,396	\$150,000	\$154,545	\$560	\$1,165	\$150,000	\$176,842	\$541	\$956	\$517	\$956	\$560	\$1,333
\$200,000	\$246,960	\$913	\$1,861	\$200,000	\$206,060	\$913	\$1,553	\$200,000	\$235,789	\$728	\$1,400	\$704	\$1,400	\$746	\$1,777
\$250,000	\$308,700	\$1,267	\$2,326	\$250,000	\$257,575	\$1,267	\$1,941	\$250,000	\$294,736	\$914	\$1,844	\$890	\$1,844	\$933	\$2,221
\$300,000	\$370,440	\$1,621	\$2,792	\$300,000	\$309,090	\$1,621	\$2,329	\$300,000	\$353,683	\$1,101	\$2,289	\$1,077	\$2,289	\$1,119	\$2,665
\$400,000	\$493,920	\$2,329	\$3,722	\$400,000	\$412,120	\$2,329	\$3,106	\$400,000	\$471,578	\$1,474	\$3,177	\$1,450	\$3,177	\$1,492	\$3,554
\$500,000	\$617,400	\$3,037	\$4,653	\$500,000	\$515,151	\$3,037	\$3,882	\$500,000	\$589,472	\$1,847	\$4,066	\$1,823	\$4,066	\$1,865	\$4,442
\$600,000	\$740,880	\$3,744	\$5,583	\$600,000	\$618,181	\$3,744	\$4,659	\$600,000	\$707,366	\$2,220	\$4,954	\$2,196	\$4,954	\$2,238	\$5,331
\$700,000	\$864,360	\$4,452	\$6,514	\$700,000	\$721,211	\$4,452	\$5,435	\$700,000	\$825,261	\$2,593	\$5,843	\$2,569	\$5,843	\$2,611	\$6,219
\$800,000	\$987,840	\$5,160	\$7,445	\$800,000	\$824,241	\$5,160	\$6,212	\$800,000	\$943,155	\$2,966	\$6,731	\$2,942	\$6,731	\$2,984	\$7,108
\$900,000	\$1,111,320	\$5,868	\$8,375	\$900,000	\$927,271	\$5,868	\$6,988	\$900,000	\$1,061,050	\$3,339	\$7,620	\$3,315	\$7,620	\$3,357	\$7,996
\$1,000,000	\$1,234,800	\$6,576	\$9,306	\$1,000,000	\$1,030,301	\$6,576	\$7,765	\$1,000,000	\$1,178,944	\$3,712	\$8,508	\$3,688	\$8,508	\$3,730	\$8,885
\$2,000,000	\$2,469,600	\$13,653	\$18,612	\$2,000,000	\$2,060,602	\$13,653	\$15,529	\$2,000,000	\$2,357,888	\$7,442	\$17,393	\$7,418	\$17,393	\$7,460	\$17,770
\$3,000,000	\$3,704,400	\$20,731	\$27,917	\$3,000,000	\$3,090,903	\$20,731	\$23,294	\$3,000,000	\$3,536,832	\$11,172	\$26,278	\$11,148	\$26,278	\$11,190	\$26,655
\$4,000,000	\$4,939,200	\$27,809	\$37,223	\$4,000,000	\$4,121,204	\$27,809	\$31,059	\$4,000,000	\$4,715,776	\$14,902	\$35,163	\$14,878	\$35,163	\$14,920	\$35,539
\$5,000,000	\$6,174,000	\$34,886	\$46,529	\$5,000,000	\$5,151,505	\$34,886	\$38,823	\$5,000,000	\$5,894,720	\$18,632	\$44,047	\$18,608	\$44,047	\$18,650	\$44,424
\$6,000,000	\$7,408,800	\$41,964	\$55,835	\$6,000,000	\$6,181,806	\$41,964	\$46,588	\$6,000,000	\$7,073,664	\$22,362	\$52,932	\$22,338	\$52,932	\$22,380	\$53,309
\$7,000,000	\$8,643,600	\$49,042	\$65,141	\$7,000,000	\$7,212,107	\$49,042	\$54,352	\$7,000,000	\$8,252,608	\$26,092	\$61,817	\$26,068	\$61,817	\$26,110	\$62,194
\$8,000,000	\$9,878,400	\$56,119	\$74,446	\$8,000,000	\$8,242,408	\$56,119	\$62,117	\$8,000,000	\$9,431,552	\$29,822	\$70,702	\$29,798	\$70,702	\$29,840	\$71,079
\$9,000,000	\$11,113,200	\$63,197	\$83,752	\$9,000,000	\$9,272,709	\$63,197	\$69,882	\$9,000,000	\$10,610,496	\$33,552	\$79,587	\$33,528	\$79,587	\$33,571	\$79,964
\$10,000,000	\$12,348,000	\$70,275	\$93,058	\$10,000,000	\$10,303,010	\$70,275	\$77,646	\$10,000,000	\$11,789,440	\$37,282	\$88,472	\$37,258	\$88,472	\$37,301	\$88,849
\$15,000,000	\$18,522,000	\$105,663	\$139,587	\$15,000,000	\$15,454,515	\$105,663	\$116,470	\$15,000,000	\$17,684,160	\$55,933	\$132,896	\$55,909	\$132,896	\$55,951	\$133,273
\$20,000,000	\$24,696,000	\$141,051	\$186,116	\$20,000,000	\$20,606,020	\$141,051	\$155,293	\$20,000,000	\$23,578,880	\$74,583	\$177,320	\$74,559	\$177,320	\$74,601	\$177,697
\$25,000,000	\$30,870,000	\$176,440	\$232,645	\$25,000,000	\$25,757,525	\$176,440	\$194,116	\$25,000,000	\$29,473,600	\$93,233	\$221,744	\$93,209	\$221,744	\$93,251	\$222,121
\$30,000,000	\$37,044,000	\$211,828	\$279,174	\$30,000,000	\$30,909,030	\$211,828	\$232,939	\$30,000,000	\$35,368,320	\$111,884	\$266,169	\$111,859	\$266,169	\$111,902	\$266,546
\$35,000,000	\$43,218,000	\$247,216	\$325,703	\$35,000,000	\$36,060,535	\$247,216	\$271,762	\$35,000,000	\$41,263,040	\$130,534	\$310,593	\$130,510	\$310,593	\$130,552	\$310,970
\$40,000,000	\$49,392,000	\$282,605	\$372,232	\$40,000,000	\$41,212,040	\$282,605	\$310,585	\$40,000,000	\$47,157,760	\$149,184	\$355,017	\$149,160	\$355,017	\$149,202	\$355,394
\$45,000,000	\$55,566,000	\$317,993	\$418,761	\$45,000,000	\$46,363,545	\$317,993	\$349,409	\$45,000,000	\$53,052,480	\$167,835	\$399,442	\$167,810	\$399,442	\$167,853	\$399,818
\$50,000,000	\$61,740,000	\$353,381	\$465,290	\$50,000,000	\$51,515,050	\$353,381	\$388,232	\$50,000,000	\$58,947,200	\$186,485	\$443,866	\$186,461	\$443,866	\$186,503	\$444,243

CITY OF            THAYER, 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	\$279	149.48%	\$202	108.16%	(\$101)	(59.96%)	(\$77)	(53.23%)	\$258	138.20%
\$100,000	\$558	149.48%	\$403	108.16%	\$157	44.17%	\$181	54.74%	\$515	138.20%
\$150,000	\$836	149.48%	\$605	108.16%	\$414	76.56%	\$439	84.83%	\$773	138.20%
\$200,000	\$948	103.76%	\$640	70.02%	\$672	92.35%	\$696	98.98%	\$1,031	138.20%
\$250,000	\$1,059	83.58%	\$674	53.18%	\$930	101.70%	\$954	107.19%	\$1,289	138.20%
\$300,000	\$1,171	72.21%	\$708	43.69%	\$1,188	107.88%	\$1,212	112.56%	\$1,546	138.20%
\$400,000	\$1,393	59.83%	\$777	33.36%	\$1,703	115.55%	\$1,727	119.16%	\$2,062	138.20%
\$500,000	\$1,616	53.22%	\$846	27.85%	\$2,219	120.13%	\$2,243	123.06%	\$2,577	138.20%
\$600,000	\$1,839	49.11%	\$914	24.42%	\$2,734	123.16%	\$2,758	125.63%	\$3,093	138.20%
\$700,000	\$2,062	46.31%	\$983	22.08%	\$3,250	125.33%	\$3,274	127.45%	\$3,608	138.20%
\$800,000	\$2,285	44.28%	\$1,052	20.38%	\$3,765	126.94%	\$3,789	128.81%	\$4,124	138.20%
\$900,000	\$2,507	42.73%	\$1,120	19.09%	\$4,281	128.20%	\$4,305	129.87%	\$4,639	138.20%
\$1,000,000	\$2,730	41.52%	\$1,189	18.08%	\$4,796	129.21%	\$4,820	130.71%	\$5,155	138.20%
\$2,000,000	\$4,958	36.32%	\$1,876	13.74%	\$9,951	133.71%	\$9,975	134.48%	\$10,310	138.20%
\$3,000,000	\$7,187	34.67%	\$2,563	12.36%	\$15,106	135.21%	\$15,130	135.72%	\$15,464	138.20%
\$4,000,000	\$9,415	33.86%	\$3,250	11.69%	\$20,260	135.96%	\$20,285	136.34%	\$20,619	138.20%
\$5,000,000	\$11,643	33.37%	\$3,937	11.29%	\$25,415	136.40%	\$25,439	136.71%	\$25,774	138.20%
\$6,000,000	\$13,871	33.05%	\$4,624	11.02%	\$30,570	136.70%	\$30,594	136.96%	\$30,929	138.20%
\$7,000,000	\$16,099	32.83%	\$5,311	10.83%	\$35,725	136.92%	\$35,749	137.14%	\$36,084	138.20%
\$8,000,000	\$18,327	32.66%	\$5,998	10.69%	\$40,880	137.08%	\$40,904	137.27%	\$41,238	138.20%
\$9,000,000	\$20,555	32.53%	\$6,685	10.58%	\$46,034	137.20%	\$46,059	137.37%	\$46,393	138.20%
\$10,000,000	\$22,783	32.42%	\$7,372	10.49%	\$51,189	137.30%	\$51,213	137.46%	\$51,548	138.20%
\$15,000,000	\$33,924	32.11%	\$10,807	10.23%	\$76,963	137.60%	\$76,987	137.70%	\$77,322	138.20%
\$20,000,000	\$45,065	31.95%	\$14,241	10.10%	\$102,737	137.75%	\$102,761	137.83%	\$103,096	138.20%
\$25,000,000	\$56,205	31.86%	\$17,676	10.02%	\$128,511	137.84%	\$128,535	137.90%	\$128,870	138.20%
\$30,000,000	\$67,346	31.79%	\$21,111	9.97%	\$154,285	137.90%	\$154,309	137.95%	\$154,644	138.20%
\$35,000,000	\$78,487	31.75%	\$24,546	9.93%	\$180,059	137.94%	\$180,083	137.98%	\$180,418	138.20%
\$40,000,000	\$89,627	31.71%	\$27,981	9.90%	\$205,833	137.97%	\$205,857	138.01%	\$206,192	138.20%
\$45,000,000	\$100,768	31.69%	\$31,416	9.88%	\$231,607	138.00%	\$231,631	138.03%	\$231,966	138.20%
\$50,000,000	\$111,909	31.67%	\$34,850	9.86%	\$257,381	138.02%	\$257,405	138.05%	\$257,740	138.20%