

CITY OF THOR, 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	\$7.94126	\$55,756	\$0	\$55,756	
2026-27	\$5.92134	\$56,872	\$78	\$56,950	2.1%
2027-28	\$5.95469	\$57,234	\$78	\$57,313	0.6%
2028-29	\$5.77371	\$58,459	\$76	\$58,535	2.1%
2029-30	\$5.80261	\$58,828	\$76	\$58,904	0.6%
2030-31	\$5.62440	\$60,082	\$74	\$60,156	2.1%
2031-32	\$5.65255	\$60,457	\$74	\$60,531	0.6%
2032-33	\$5.48046	\$61,742	\$72	\$61,814	2.1%
2033-34	\$5.50789	\$62,123	\$73	\$62,196	0.6%
2034-35	\$5.34159	\$63,440	\$70	\$63,510	2.1%
2035-36	\$5.36832	\$63,828	\$71	\$63,898	0.6%

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	\$11,220,621	\$7,021,104	\$0	\$7,021,104
2026-27	\$10,896,077	\$9,617,683	\$0	\$9,617,683
2027-28	\$10,903,189	\$9,624,795	\$0	\$9,624,795
2028-29	\$11,416,585	\$10,138,191	\$0	\$10,138,191
2029-30	\$11,429,697	\$10,151,303	\$0	\$10,151,303
2030-31	\$11,973,971	\$10,695,577	\$0	\$10,695,577
2031-32	\$11,987,083	\$10,708,689	\$0	\$10,708,689
2032-33	\$12,557,410	\$11,279,016	\$0	\$11,279,016
2033-34	\$12,570,522	\$11,292,128	\$0	\$11,292,128
2034-35	\$13,168,131	\$11,889,737	\$0	\$11,889,737
2035-36	\$13,181,244	\$11,902,850	\$0	\$11,902,850

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	27.07%	-0.80%	26.27%	72.39%	0.00%	1.33%
2026-27	45.42%	-15.22%	30.19%	68.81%	0.00%	0.97%
2027-28	45.38%	-15.27%	30.11%	68.90%	0.00%	0.97%
2028-29	44.81%	-14.56%	30.25%	68.81%	0.00%	0.92%
2029-30	44.76%	-14.54%	30.22%	68.84%	0.00%	0.92%
2030-31	44.18%	-13.80%	30.38%	68.73%	0.00%	0.87%
2031-32	44.13%	-13.78%	30.35%	68.76%	0.00%	0.87%
2032-33	43.58%	-13.09%	30.49%	68.67%	0.00%	0.83%
2033-34	43.53%	-13.07%	30.46%	68.70%	0.00%	0.83%
2034-35	43.00%	-12.41%	30.58%	68.62%	0.00%	0.79%
2035-36	42.95%	-12.40%	30.55%	68.65%	0.00%	0.79%

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 THOR, 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	\$7,021,104	\$7.94126	\$55,756
2026-27	\$9,617,683	\$5.92134	\$56,950
2027-28	\$9,624,795	\$5.95469	\$57,313
2028-29	\$10,138,191	\$5.77371	\$58,535
2029-30	\$10,151,303	\$5.80261	\$58,904
2030-31	\$10,695,577	\$5.62440	\$60,156
2031-32	\$10,708,689	\$5.65255	\$60,531
2032-33	\$11,279,016	\$5.48046	\$61,814
2033-34	\$11,292,128	\$5.50789	\$62,196
2034-35	\$11,889,737	\$5.34159	\$63,510
2035-36	\$11,902,850	\$5.36832	\$63,898

CITY OF THOR, 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	\$7,021,104	\$7.94126	\$55,756
2026-27	\$7,637,881	\$7.70996	\$58,888
2027-28	\$7,690,107	\$7.70996	\$59,290
2028-29	\$8,045,223	\$7.70996	\$62,028
2029-30	\$8,099,600	\$7.70996	\$62,448
2030-31	\$8,473,163	\$7.70996	\$65,328
2031-32	\$8,529,796	\$7.70996	\$65,764
2032-33	\$8,922,734	\$7.70996	\$68,794
2033-34	\$8,981,749	\$7.70996	\$69,249
2034-35	\$9,395,041	\$7.70996	\$72,435
2035-36	\$9,456,556	\$7.70996	\$72,910

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	\$1,979,802	(\$1.78862)	-\$1,938
2027-28	\$1,934,688	(\$1.75527)	-\$1,978
2028-29	\$2,092,967	(\$1.93625)	-\$3,493
2029-30	\$2,051,703	(\$1.90735)	-\$3,544
2030-31	\$2,222,414	(\$2.08556)	-\$5,172
2031-32	\$2,178,894	(\$2.05741)	-\$5,233
2032-33	\$2,356,282	(\$2.22950)	-\$6,980
2033-34	\$2,310,379	(\$2.20207)	-\$7,053
2034-35	\$2,494,696	(\$2.36837)	-\$8,925
2035-36	\$2,446,294	(\$2.34164)	-\$9,011

CITY OF THOR, 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	\$188	\$347	\$50,000	\$51,515	\$188	\$290	\$50,000	\$58,947	\$170	\$50	\$146	\$50	\$188	\$332
\$100,000	\$123,480	\$377	\$695	\$100,000	\$103,030	\$377	\$579	\$100,000	\$117,894	\$358	\$382	\$334	\$382	\$377	\$663
\$150,000	\$185,220	\$565	\$1,042	\$150,000	\$154,545	\$565	\$869	\$150,000	\$176,842	\$547	\$713	\$522	\$713	\$565	\$995
\$200,000	\$246,960	\$922	\$1,389	\$200,000	\$206,060	\$922	\$1,159	\$200,000	\$235,789	\$735	\$1,045	\$711	\$1,045	\$753	\$1,326
\$250,000	\$308,700	\$1,280	\$1,736	\$250,000	\$257,575	\$1,280	\$1,449	\$250,000	\$294,736	\$923	\$1,376	\$899	\$1,376	\$942	\$1,658
\$300,000	\$370,440	\$1,637	\$2,084	\$300,000	\$309,090	\$1,637	\$1,738	\$300,000	\$353,683	\$1,112	\$1,708	\$1,087	\$1,708	\$1,130	\$1,989
\$400,000	\$493,920	\$2,352	\$2,778	\$400,000	\$412,120	\$2,352	\$2,318	\$400,000	\$471,578	\$1,488	\$2,371	\$1,464	\$2,371	\$1,507	\$2,652
\$500,000	\$617,400	\$3,066	\$3,473	\$500,000	\$515,151	\$3,066	\$2,897	\$500,000	\$589,472	\$1,865	\$3,034	\$1,841	\$3,034	\$1,883	\$3,315
\$600,000	\$740,880	\$3,781	\$4,167	\$600,000	\$618,181	\$3,781	\$3,477	\$600,000	\$707,366	\$2,242	\$3,697	\$2,217	\$3,697	\$2,260	\$3,979
\$700,000	\$864,360	\$4,496	\$4,862	\$700,000	\$721,211	\$4,496	\$4,056	\$700,000	\$825,261	\$2,618	\$4,360	\$2,594	\$4,360	\$2,637	\$4,642
\$800,000	\$987,840	\$5,211	\$5,556	\$800,000	\$824,241	\$5,211	\$4,636	\$800,000	\$943,155	\$2,995	\$5,023	\$2,971	\$5,023	\$3,013	\$5,305
\$900,000	\$1,111,320	\$5,925	\$6,251	\$900,000	\$927,271	\$5,925	\$5,215	\$900,000	\$1,061,050	\$3,372	\$5,687	\$3,347	\$5,687	\$3,390	\$5,968
\$1,000,000	\$1,234,800	\$6,640	\$6,945	\$1,000,000	\$1,030,301	\$6,640	\$5,795	\$1,000,000	\$1,178,944	\$3,748	\$6,350	\$3,724	\$6,350	\$3,767	\$6,631
\$2,000,000	\$2,469,600	\$13,787	\$13,890	\$2,000,000	\$2,060,602	\$13,787	\$11,590	\$2,000,000	\$2,357,888	\$7,515	\$12,980	\$7,491	\$12,980	\$7,533	\$13,262
\$3,000,000	\$3,704,400	\$20,934	\$20,835	\$3,000,000	\$3,090,903	\$20,934	\$17,384	\$3,000,000	\$3,536,832	\$11,282	\$19,611	\$11,257	\$19,611	\$11,300	\$19,893
\$4,000,000	\$4,939,200	\$28,081	\$27,780	\$4,000,000	\$4,121,204	\$28,081	\$23,179	\$4,000,000	\$4,715,776	\$15,048	\$26,242	\$15,024	\$26,242	\$15,067	\$26,523
\$5,000,000	\$6,174,000	\$35,229	\$34,725	\$5,000,000	\$5,151,505	\$35,229	\$28,974	\$5,000,000	\$5,894,720	\$18,815	\$32,873	\$18,791	\$32,873	\$18,833	\$33,154
\$6,000,000	\$7,408,800	\$42,376	\$41,670	\$6,000,000	\$6,181,806	\$42,376	\$34,769	\$6,000,000	\$7,073,664	\$22,582	\$39,504	\$22,557	\$39,504	\$22,600	\$39,785
\$7,000,000	\$8,643,600	\$49,523	\$48,615	\$7,000,000	\$7,212,107	\$49,523	\$40,564	\$7,000,000	\$8,252,608	\$26,348	\$46,135	\$26,324	\$46,135	\$26,367	\$46,416
\$8,000,000	\$9,878,400	\$56,670	\$55,560	\$8,000,000	\$8,242,408	\$56,670	\$46,359	\$8,000,000	\$9,431,552	\$30,115	\$52,766	\$30,091	\$52,766	\$30,133	\$53,047
\$9,000,000	\$11,113,200	\$63,817	\$62,505	\$9,000,000	\$9,272,709	\$63,817	\$52,153	\$9,000,000	\$10,610,496	\$33,882	\$59,396	\$33,857	\$59,396	\$33,900	\$59,678
\$10,000,000	\$12,348,000	\$70,964	\$69,450	\$10,000,000	\$10,303,010	\$70,964	\$57,948	\$10,000,000	\$11,789,440	\$37,648	\$66,027	\$37,624	\$66,027	\$37,667	\$66,309
\$15,000,000	\$18,522,000	\$106,700	\$104,175	\$15,000,000	\$15,454,515	\$106,700	\$86,922	\$15,000,000	\$17,684,160	\$56,482	\$99,182	\$56,457	\$99,182	\$56,500	\$99,463
\$20,000,000	\$24,696,000	\$142,436	\$138,900	\$20,000,000	\$20,606,020	\$142,436	\$115,896	\$20,000,000	\$23,578,880	\$75,315	\$132,336	\$75,291	\$132,336	\$75,333	\$132,617
\$25,000,000	\$30,870,000	\$178,171	\$173,625	\$25,000,000	\$25,757,525	\$178,171	\$144,871	\$25,000,000	\$29,473,600	\$94,148	\$165,490	\$94,124	\$165,490	\$94,167	\$165,771
\$30,000,000	\$37,044,000	\$213,907	\$208,350	\$30,000,000	\$30,909,030	\$213,907	\$173,845	\$30,000,000	\$35,368,320	\$112,982	\$198,644	\$112,957	\$198,644	\$113,000	\$198,926
\$35,000,000	\$43,218,000	\$249,643	\$243,075	\$35,000,000	\$36,060,535	\$249,643	\$202,819	\$35,000,000	\$41,263,040	\$131,815	\$231,799	\$131,791	\$231,799	\$131,833	\$232,080
\$40,000,000	\$49,392,000	\$285,378	\$277,800	\$40,000,000	\$41,212,040	\$285,378	\$231,793	\$40,000,000	\$47,157,760	\$150,648	\$264,953	\$150,624	\$264,953	\$150,667	\$265,234
\$45,000,000	\$55,566,000	\$321,114	\$312,525	\$45,000,000	\$46,363,545	\$321,114	\$260,767	\$45,000,000	\$53,052,480	\$169,482	\$298,107	\$169,457	\$298,107	\$169,500	\$298,388
\$50,000,000	\$61,740,000	\$356,850	\$347,250	\$50,000,000	\$51,515,050	\$356,850	\$289,741	\$50,000,000	\$58,947,200	\$188,315	\$331,261	\$188,291	\$331,261	\$188,333	\$331,543

CITY OF THOR, 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	\$159	84.38%	\$101	53.84%	(\$120)	(70.41%)	(\$95)	(65.43%)	\$143	76.04%
\$100,000	\$318	84.38%	\$203	53.84%	\$23	6.55%	\$48	14.36%	\$286	76.04%
\$150,000	\$477	84.38%	\$304	53.84%	\$167	30.49%	\$191	36.60%	\$430	76.04%
\$200,000	\$467	50.59%	\$237	25.65%	\$310	42.16%	\$334	47.06%	\$573	76.04%
\$250,000	\$457	35.68%	\$169	13.21%	\$453	49.07%	\$478	53.13%	\$716	76.04%
\$300,000	\$446	27.27%	\$101	6.19%	\$596	53.64%	\$621	57.10%	\$859	76.04%
\$400,000	\$426	18.12%	(\$34)	(1.44%)	\$883	59.31%	\$907	61.97%	\$1,146	76.04%
\$500,000	\$406	13.24%	(\$169)	(5.51%)	\$1,169	62.69%	\$1,194	64.85%	\$1,432	76.04%
\$600,000	\$386	10.20%	(\$304)	(8.05%)	\$1,456	64.93%	\$1,480	66.75%	\$1,719	76.04%
\$700,000	\$366	8.13%	(\$440)	(9.78%)	\$1,742	66.53%	\$1,766	68.10%	\$2,005	76.04%
\$800,000	\$345	6.63%	(\$575)	(11.03%)	\$2,028	67.72%	\$2,053	69.11%	\$2,291	76.04%
\$900,000	\$325	5.49%	(\$710)	(11.98%)	\$2,315	68.65%	\$2,339	69.89%	\$2,578	76.04%
\$1,000,000	\$305	4.59%	(\$845)	(12.73%)	\$2,601	69.40%	\$2,626	70.51%	\$2,864	76.04%
\$2,000,000	\$103	0.75%	(\$2,198)	(15.94%)	\$5,465	72.73%	\$5,490	73.29%	\$5,728	76.04%
\$3,000,000	(\$99)	(0.47%)	(\$3,550)	(16.96%)	\$8,330	73.83%	\$8,354	74.21%	\$8,593	76.04%
\$4,000,000	(\$301)	(1.07%)	(\$4,902)	(17.46%)	\$11,194	74.39%	\$11,218	74.67%	\$11,457	76.04%
\$5,000,000	(\$504)	(1.43%)	(\$6,254)	(17.75%)	\$14,058	74.72%	\$14,082	74.94%	\$14,321	76.04%
\$6,000,000	(\$706)	(1.67%)	(\$7,607)	(17.95%)	\$16,922	74.94%	\$16,947	75.13%	\$17,185	76.04%
\$7,000,000	(\$908)	(1.83%)	(\$8,959)	(18.09%)	\$19,786	75.10%	\$19,811	75.26%	\$20,049	76.04%
\$8,000,000	(\$1,110)	(1.96%)	(\$10,311)	(18.20%)	\$22,651	75.21%	\$22,675	75.36%	\$22,913	76.04%
\$9,000,000	(\$1,312)	(2.06%)	(\$11,664)	(18.28%)	\$25,515	75.31%	\$25,539	75.43%	\$25,778	76.04%
\$10,000,000	(\$1,514)	(2.13%)	(\$13,016)	(18.34%)	\$28,379	75.38%	\$28,403	75.49%	\$28,642	76.04%
\$15,000,000	(\$2,525)	(2.37%)	(\$19,778)	(18.54%)	\$42,700	75.60%	\$42,724	75.68%	\$42,963	76.04%
\$20,000,000	(\$3,535)	(2.48%)	(\$26,539)	(18.63%)	\$57,021	75.71%	\$57,045	75.77%	\$57,284	76.04%
\$25,000,000	(\$4,546)	(2.55%)	(\$33,301)	(18.69%)	\$71,342	75.78%	\$71,366	75.82%	\$71,605	76.04%
\$30,000,000	(\$5,557)	(2.60%)	(\$40,062)	(18.73%)	\$85,663	75.82%	\$85,687	75.86%	\$85,926	76.04%
\$35,000,000	(\$6,567)	(2.63%)	(\$46,824)	(18.76%)	\$99,984	75.85%	\$100,008	75.88%	\$100,247	76.04%
\$40,000,000	(\$7,578)	(2.66%)	(\$53,585)	(18.78%)	\$114,304	75.88%	\$114,329	75.90%	\$114,567	76.04%
\$45,000,000	(\$8,589)	(2.67%)	(\$60,347)	(18.79%)	\$128,625	75.89%	\$128,650	75.92%	\$128,888	76.04%
\$50,000,000	(\$9,599)	(2.69%)	(\$67,108)	(18.81%)	\$142,946	75.91%	\$142,971	75.93%	\$143,209	76.04%