

CITY OF THOMPSON, 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	\$7.96490	\$93,117	\$0	\$93,117	
2026-27	\$5.47238	\$94,980	\$328	\$95,307	2.4%
2027-28	\$5.50440	\$95,784	\$330	\$96,113	0.8%
2028-29	\$5.30905	\$98,036	\$318	\$98,354	2.3%
2029-30	\$5.33580	\$98,845	\$320	\$99,165	0.8%
2030-31	\$5.14810	\$101,148	\$308	\$101,457	2.3%
2031-32	\$5.17403	\$101,964	\$310	\$102,274	0.8%
2032-33	\$4.99716	\$104,319	\$299	\$104,618	2.3%
2033-34	\$5.02232	\$105,142	\$301	\$105,442	0.8%
2034-35	\$4.85520	\$107,551	\$291	\$107,842	2.3%
2035-36	\$4.87963	\$108,381	\$292	\$108,673	0.8%

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	\$24,301,678	\$11,690,952	\$0	\$11,690,952
2026-27	\$19,108,556	\$17,416,052	\$0	\$17,416,052
2027-28	\$19,153,716	\$17,461,212	\$0	\$17,461,212
2028-29	\$20,218,179	\$18,525,675	\$0	\$18,525,675
2029-30	\$20,277,339	\$18,584,835	\$0	\$18,584,835
2030-31	\$21,400,069	\$19,707,565	\$0	\$19,707,565
2031-32	\$21,459,229	\$19,766,725	\$0	\$19,766,725
2032-33	\$22,628,077	\$20,935,573	\$0	\$20,935,573
2033-34	\$22,687,237	\$20,994,733	\$0	\$20,994,733
2034-35	\$23,904,135	\$22,211,631	\$0	\$22,211,631
2035-36	\$23,963,295	\$22,270,791	\$0	\$22,270,791

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.06%	-2.59%	69.47%	23.71%	5.16%	1.67%
2026-27	111.18%	-44.18%	67.00%	27.11%	4.62%	1.12%
2027-28	110.91%	-44.15%	66.76%	27.04%	4.93%	1.12%
2028-29	108.73%	-41.68%	67.05%	26.76%	5.00%	1.05%
2029-30	108.40%	-41.55%	66.85%	26.67%	5.29%	1.05%
2030-31	106.33%	-39.18%	67.15%	26.41%	5.33%	0.99%
2031-32	106.03%	-39.07%	66.96%	26.33%	5.60%	0.99%
2032-33	104.13%	-36.89%	67.25%	26.11%	5.61%	0.93%
2033-34	103.85%	-36.78%	67.07%	26.03%	5.86%	0.93%
2034-35	102.11%	-34.77%	67.34%	25.84%	5.85%	0.88%
2035-36	101.85%	-34.68%	67.17%	25.77%	6.09%	0.88%

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 THOMPSON, 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	\$11,690,952	\$7.96490	\$93,117
2026-27	\$17,416,052	\$5.47238	\$95,307
2027-28	\$17,461,212	\$5.50440	\$96,113
2028-29	\$18,525,675	\$5.30905	\$98,354
2029-30	\$18,584,835	\$5.33580	\$99,165
2030-31	\$19,707,565	\$5.14810	\$101,457
2031-32	\$19,766,725	\$5.17403	\$102,274
2032-33	\$20,935,573	\$4.99716	\$104,618
2033-34	\$20,994,733	\$5.02232	\$105,442
2034-35	\$22,211,631	\$4.85520	\$107,842
2035-36	\$22,270,791	\$4.87963	\$108,673

CITY OF THOMPSON, 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	\$11,690,952	\$7.96490	\$93,117
2026-27	\$12,057,580	\$7.88604	\$95,087
2027-28	\$12,286,789	\$7.88604	\$96,894
2028-29	\$12,754,201	\$7.88604	\$100,580
2029-30	\$12,992,992	\$7.88604	\$102,463
2030-31	\$13,482,732	\$7.88604	\$106,325
2031-32	\$13,731,579	\$7.88604	\$108,288
2032-33	\$14,244,747	\$7.88604	\$112,335
2033-34	\$14,504,211	\$7.88604	\$114,381
2034-35	\$15,041,984	\$7.88604	\$118,622
2035-36	\$15,312,590	\$7.88604	\$120,756

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	\$5,358,472	(\$2.41366)	\$221
2027-28	\$5,174,423	(\$2.38164)	-\$781
2028-29	\$5,771,474	(\$2.57699)	-\$2,226
2029-30	\$5,591,843	(\$2.55024)	-\$3,298
2030-31	\$6,224,832	(\$2.73794)	-\$4,869
2031-32	\$6,035,146	(\$2.71201)	-\$6,014
2032-33	\$6,690,826	(\$2.88888)	-\$7,716
2033-34	\$6,490,522	(\$2.86372)	-\$8,939
2034-35	\$7,169,647	(\$3.03084)	-\$10,780
2035-36	\$6,958,201	(\$3.00641)	-\$12,083

CITY OF THOMPSON, 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	\$189	\$318	\$50,000	\$51,515	\$189	\$265	\$50,000	\$58,947	\$171	\$46	\$146	\$46	\$189	\$303
\$100,000	\$123,480	\$378	\$636	\$100,000	\$103,030	\$378	\$530	\$100,000	\$117,894	\$359	\$350	\$335	\$350	\$378	\$607
\$150,000	\$185,220	\$567	\$954	\$150,000	\$154,545	\$567	\$796	\$150,000	\$176,842	\$548	\$653	\$524	\$653	\$567	\$910
\$200,000	\$246,960	\$925	\$1,271	\$200,000	\$206,060	\$925	\$1,061	\$200,000	\$235,789	\$737	\$956	\$713	\$956	\$756	\$1,214
\$250,000	\$308,700	\$1,284	\$1,589	\$250,000	\$257,575	\$1,284	\$1,326	\$250,000	\$294,736	\$926	\$1,260	\$902	\$1,260	\$944	\$1,517
\$300,000	\$370,440	\$1,642	\$1,907	\$300,000	\$309,090	\$1,642	\$1,591	\$300,000	\$353,683	\$1,115	\$1,563	\$1,090	\$1,563	\$1,133	\$1,821
\$400,000	\$493,920	\$2,359	\$2,543	\$400,000	\$412,120	\$2,359	\$2,122	\$400,000	\$471,578	\$1,493	\$2,170	\$1,468	\$2,170	\$1,511	\$2,428
\$500,000	\$617,400	\$3,076	\$3,178	\$500,000	\$515,151	\$3,076	\$2,652	\$500,000	\$589,472	\$1,871	\$2,777	\$1,846	\$2,777	\$1,889	\$3,035
\$600,000	\$740,880	\$3,792	\$3,814	\$600,000	\$618,181	\$3,792	\$3,182	\$600,000	\$707,366	\$2,248	\$3,384	\$2,224	\$3,384	\$2,267	\$3,642
\$700,000	\$864,360	\$4,509	\$4,450	\$700,000	\$721,211	\$4,509	\$3,713	\$700,000	\$825,261	\$2,626	\$3,991	\$2,602	\$3,991	\$2,645	\$4,249
\$800,000	\$987,840	\$5,226	\$5,085	\$800,000	\$824,241	\$5,226	\$4,243	\$800,000	\$943,155	\$3,004	\$4,598	\$2,979	\$4,598	\$3,022	\$4,855
\$900,000	\$1,111,320	\$5,943	\$5,721	\$900,000	\$927,271	\$5,943	\$4,774	\$900,000	\$1,061,050	\$3,382	\$5,205	\$3,357	\$5,205	\$3,400	\$5,462
\$1,000,000	\$1,234,800	\$6,660	\$6,357	\$1,000,000	\$1,030,301	\$6,660	\$5,304	\$1,000,000	\$1,178,944	\$3,760	\$5,812	\$3,735	\$5,812	\$3,778	\$6,069
\$2,000,000	\$2,469,600	\$13,828	\$12,714	\$2,000,000	\$2,060,602	\$13,828	\$10,608	\$2,000,000	\$2,357,888	\$7,537	\$11,881	\$7,513	\$11,881	\$7,556	\$12,139
\$3,000,000	\$3,704,400	\$20,997	\$19,071	\$3,000,000	\$3,090,903	\$20,997	\$15,912	\$3,000,000	\$3,536,832	\$11,315	\$17,951	\$11,291	\$17,951	\$11,334	\$18,208
\$4,000,000	\$4,939,200	\$28,165	\$25,427	\$4,000,000	\$4,121,204	\$28,165	\$21,216	\$4,000,000	\$4,715,776	\$15,093	\$24,020	\$15,069	\$24,020	\$15,112	\$24,277
\$5,000,000	\$6,174,000	\$35,333	\$31,784	\$5,000,000	\$5,151,505	\$35,333	\$26,520	\$5,000,000	\$5,894,720	\$18,871	\$30,089	\$18,847	\$30,089	\$18,889	\$30,347
\$6,000,000	\$7,408,800	\$42,502	\$38,141	\$6,000,000	\$6,181,806	\$42,502	\$31,825	\$6,000,000	\$7,073,664	\$22,649	\$36,159	\$22,624	\$36,159	\$22,667	\$36,416
\$7,000,000	\$8,643,600	\$49,670	\$44,498	\$7,000,000	\$7,212,107	\$49,670	\$37,129	\$7,000,000	\$8,252,608	\$26,427	\$42,228	\$26,402	\$42,228	\$26,445	\$42,485
\$8,000,000	\$9,878,400	\$56,839	\$50,855	\$8,000,000	\$8,242,408	\$56,839	\$42,433	\$8,000,000	\$9,431,552	\$30,205	\$48,297	\$30,180	\$48,297	\$30,223	\$48,555
\$9,000,000	\$11,113,200	\$64,007	\$57,212	\$9,000,000	\$9,272,709	\$64,007	\$47,737	\$9,000,000	\$10,610,496	\$33,983	\$54,366	\$33,958	\$54,366	\$34,001	\$54,624
\$10,000,000	\$12,348,000	\$71,176	\$63,569	\$10,000,000	\$10,303,010	\$71,176	\$53,041	\$10,000,000	\$11,789,440	\$37,760	\$60,436	\$37,736	\$60,436	\$37,779	\$60,693
\$15,000,000	\$18,522,000	\$107,018	\$95,353	\$15,000,000	\$15,454,515	\$107,018	\$79,561	\$15,000,000	\$17,684,160	\$56,650	\$90,782	\$56,625	\$90,782	\$56,668	\$91,040
\$20,000,000	\$24,696,000	\$142,860	\$127,137	\$20,000,000	\$20,606,020	\$142,860	\$106,082	\$20,000,000	\$23,578,880	\$75,539	\$121,129	\$75,515	\$121,129	\$75,558	\$121,386
\$25,000,000	\$30,870,000	\$178,702	\$158,922	\$25,000,000	\$25,757,525	\$178,702	\$132,602	\$25,000,000	\$29,473,600	\$94,429	\$151,476	\$94,404	\$151,476	\$94,447	\$151,733
\$30,000,000	\$37,044,000	\$214,544	\$190,706	\$30,000,000	\$30,909,030	\$214,544	\$159,123	\$30,000,000	\$35,368,320	\$113,318	\$181,822	\$113,294	\$181,822	\$113,336	\$182,080
\$35,000,000	\$43,218,000	\$250,386	\$222,491	\$35,000,000	\$36,060,535	\$250,386	\$185,643	\$35,000,000	\$41,263,040	\$132,207	\$212,169	\$132,183	\$212,169	\$132,226	\$212,426
\$40,000,000	\$49,392,000	\$286,228	\$254,275	\$40,000,000	\$41,212,040	\$286,228	\$212,164	\$40,000,000	\$47,157,760	\$151,097	\$242,515	\$151,072	\$242,515	\$151,115	\$242,773
\$45,000,000	\$55,566,000	\$322,070	\$286,059	\$45,000,000	\$46,363,545	\$322,070	\$238,684	\$45,000,000	\$53,052,480	\$169,986	\$272,862	\$169,962	\$272,862	\$170,005	\$273,119
\$50,000,000	\$61,740,000	\$357,912	\$317,844	\$50,000,000	\$51,515,050	\$357,912	\$265,205	\$50,000,000	\$58,947,200	\$188,876	\$303,209	\$188,851	\$303,209	\$188,894	\$303,466

CITY OF THOMPSON, 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	\$129	68.27%	\$76	40.40%	(\$125)	(73.00%)	(\$100)	(68.45%)	\$115	60.65%
\$100,000	\$258	68.27%	\$153	40.40%	(\$10)	(2.76%)	\$15	4.36%	\$229	60.65%
\$150,000	\$387	68.27%	\$229	40.40%	\$105	19.08%	\$129	24.66%	\$344	60.65%
\$200,000	\$346	37.43%	\$136	14.67%	\$219	29.73%	\$244	34.20%	\$458	60.65%
\$250,000	\$306	23.82%	\$42	3.31%	\$334	36.04%	\$358	39.74%	\$573	60.65%
\$300,000	\$265	16.15%	(\$51)	(3.09%)	\$448	40.21%	\$473	43.37%	\$687	60.65%
\$400,000	\$184	7.80%	(\$237)	(10.05%)	\$677	45.38%	\$702	47.81%	\$917	60.65%
\$500,000	\$103	3.34%	(\$424)	(13.77%)	\$907	48.47%	\$931	50.44%	\$1,146	60.65%
\$600,000	\$22	0.57%	(\$610)	(16.08%)	\$1,136	50.52%	\$1,160	52.18%	\$1,375	60.65%
\$700,000	(\$59)	(1.32%)	(\$796)	(17.66%)	\$1,365	51.97%	\$1,389	53.41%	\$1,604	60.65%
\$800,000	(\$141)	(2.69%)	(\$983)	(18.81%)	\$1,594	53.07%	\$1,619	54.33%	\$1,833	60.65%
\$900,000	(\$222)	(3.73%)	(\$1,169)	(19.68%)	\$1,823	53.91%	\$1,848	55.04%	\$2,062	60.65%
\$1,000,000	(\$303)	(4.55%)	(\$1,356)	(20.36%)	\$2,052	54.59%	\$2,077	55.61%	\$2,291	60.65%
\$2,000,000	(\$1,114)	(8.06%)	(\$3,220)	(23.29%)	\$4,344	57.63%	\$4,368	58.14%	\$4,583	60.65%
\$3,000,000	(\$1,926)	(9.17%)	(\$5,084)	(24.22%)	\$6,635	58.64%	\$6,660	58.98%	\$6,874	60.65%
\$4,000,000	(\$2,738)	(9.72%)	(\$6,949)	(24.67%)	\$8,927	59.14%	\$8,951	59.40%	\$9,166	60.65%
\$5,000,000	(\$3,549)	(10.04%)	(\$8,813)	(24.94%)	\$11,218	59.45%	\$11,243	59.65%	\$11,457	60.65%
\$6,000,000	(\$4,361)	(10.26%)	(\$10,677)	(25.12%)	\$13,510	59.65%	\$13,534	59.82%	\$13,749	60.65%
\$7,000,000	(\$5,172)	(10.41%)	(\$12,542)	(25.25%)	\$15,801	59.79%	\$15,826	59.94%	\$16,040	60.65%
\$8,000,000	(\$5,984)	(10.53%)	(\$14,406)	(25.35%)	\$18,092	59.90%	\$18,117	60.03%	\$18,332	60.65%
\$9,000,000	(\$6,795)	(10.62%)	(\$16,270)	(25.42%)	\$20,384	59.98%	\$20,408	60.10%	\$20,623	60.65%
\$10,000,000	(\$7,607)	(10.69%)	(\$18,135)	(25.48%)	\$22,675	60.05%	\$22,700	60.15%	\$22,914	60.65%
\$15,000,000	(\$11,664)	(10.90%)	(\$27,456)	(25.66%)	\$34,133	60.25%	\$34,157	60.32%	\$34,372	60.65%
\$20,000,000	(\$15,722)	(11.01%)	(\$36,778)	(25.74%)	\$45,590	60.35%	\$45,614	60.40%	\$45,829	60.65%
\$25,000,000	(\$19,780)	(11.07%)	(\$46,099)	(25.80%)	\$57,047	60.41%	\$57,072	60.45%	\$57,286	60.65%
\$30,000,000	(\$23,838)	(11.11%)	(\$55,421)	(25.83%)	\$68,504	60.45%	\$68,529	60.49%	\$68,743	60.65%
\$35,000,000	(\$27,895)	(11.14%)	(\$64,743)	(25.86%)	\$79,961	60.48%	\$79,986	60.51%	\$80,200	60.65%
\$40,000,000	(\$31,953)	(11.16%)	(\$74,064)	(25.88%)	\$91,419	60.50%	\$91,443	60.53%	\$91,658	60.65%
\$45,000,000	(\$36,011)	(11.18%)	(\$83,386)	(25.89%)	\$102,876	60.52%	\$102,900	60.54%	\$103,115	60.65%
\$50,000,000	(\$40,068)	(11.20%)	(\$92,707)	(25.90%)	\$114,333	60.53%	\$114,358	60.55%	\$114,572	60.65%