

CITY OF TENNANT, 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	\$6.47553	\$15,173	\$0	\$15,173	
2026-27	\$3.74496	\$15,476	\$189	\$15,665	3.2%
2027-28	\$3.79064	\$15,810	\$191	\$16,001	2.1%
2028-29	\$3.67957	\$16,321	\$185	\$16,506	3.2%
2029-30	\$3.72138	\$16,652	\$188	\$16,840	2.0%
2030-31	\$3.61324	\$17,176	\$182	\$17,359	3.1%
2031-32	\$3.65155	\$17,502	\$184	\$17,686	1.9%
2032-33	\$3.54703	\$18,039	\$179	\$18,218	3.0%
2033-34	\$3.58218	\$18,359	\$181	\$18,539	1.8%
2034-35	\$3.48110	\$18,910	\$175	\$19,085	2.9%
2035-36	\$3.51340	\$19,223	\$177	\$19,400	1.6%

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	\$6,036,033	\$2,343,067	\$0	\$2,343,067
2026-27	\$5,234,891	\$4,182,906	\$0	\$4,182,906
2027-28	\$5,273,093	\$4,221,108	\$0	\$4,221,108
2028-29	\$5,537,884	\$4,485,899	\$0	\$4,485,899
2029-30	\$5,577,086	\$4,525,101	\$0	\$4,525,101
2030-31	\$5,856,132	\$4,804,147	\$0	\$4,804,147
2031-32	\$5,895,333	\$4,843,348	\$0	\$4,843,348
2032-33	\$6,188,172	\$5,136,187	\$0	\$5,136,187
2033-34	\$6,227,373	\$5,175,388	\$0	\$5,175,388
2034-35	\$6,534,564	\$5,482,579	\$0	\$5,482,579
2035-36	\$6,573,766	\$5,521,781	\$0	\$5,521,781

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.96%	-2.11%	93.85%	5.74%	0.00%	0.41%
2026-27	124.73%	-32.95%	91.78%	7.59%	0.00%	0.23%
2027-28	124.80%	-32.94%	91.85%	7.52%	0.00%	0.23%
2028-29	123.25%	-31.25%	92.00%	7.43%	0.00%	0.22%
2029-30	123.30%	-31.23%	92.07%	7.37%	0.00%	0.21%
2030-31	121.83%	-29.63%	92.20%	7.29%	0.00%	0.20%
2031-32	121.88%	-29.62%	92.26%	7.23%	0.00%	0.20%
2032-33	120.51%	-28.14%	92.38%	7.16%	0.00%	0.19%
2033-34	120.57%	-28.14%	92.44%	7.10%	0.00%	0.19%
2034-35	119.29%	-26.75%	92.54%	7.04%	0.00%	0.18%
2035-36	119.36%	-26.77%	92.59%	6.99%	0.00%	0.17%

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 TENNANT, 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	\$2,343,067	\$6.47553	\$15,173
2026-27	\$4,182,906	\$3.74496	\$15,665
2027-28	\$4,221,108	\$3.79064	\$16,001
2028-29	\$4,485,899	\$3.67957	\$16,506
2029-30	\$4,525,101	\$3.72138	\$16,840
2030-31	\$4,804,147	\$3.61324	\$17,359
2031-32	\$4,843,348	\$3.65155	\$17,686
2032-33	\$5,136,187	\$3.54703	\$18,218
2033-34	\$5,175,388	\$3.58218	\$18,539
2034-35	\$5,482,579	\$3.48110	\$19,085
2035-36	\$5,521,781	\$3.51340	\$19,400

CITY OF TENNANT, 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	\$2,343,067	\$6.47553	\$15,173
2026-27	\$2,375,882	\$6.47553	\$15,385
2027-28	\$2,447,192	\$6.41142	\$15,690
2028-29	\$2,546,953	\$6.41142	\$16,330
2029-30	\$2,622,063	\$6.41142	\$16,811
2030-31	\$2,727,484	\$6.41142	\$17,487
2031-32	\$2,806,586	\$6.41142	\$17,994
2032-33	\$2,917,964	\$6.41142	\$18,708
2033-34	\$3,001,277	\$6.41142	\$19,242
2034-35	\$3,118,932	\$6.41142	\$19,997
2035-36	\$3,206,670	\$6.41142	\$20,559

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	\$1,807,024	(\$2.73057)	\$280
2027-28	\$1,773,916	(\$2.62078)	\$311
2028-29	\$1,938,946	(\$2.73185)	\$177
2029-30	\$1,903,038	(\$2.69004)	\$28
2030-31	\$2,076,662	(\$2.79818)	-\$129
2031-32	\$2,036,762	(\$2.75987)	-\$308
2032-33	\$2,218,223	(\$2.86439)	-\$490
2033-34	\$2,174,111	(\$2.82924)	-\$703
2034-35	\$2,363,647	(\$2.93032)	-\$911
2035-36	\$2,315,111	(\$2.89802)	-\$1,159

CITY OF TENNANT, 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	\$154	\$223	\$50,000	\$51,515	\$154	\$186	\$50,000	\$58,947	\$139	\$32	\$119	\$32	\$154	\$213
\$100,000	\$123,480	\$307	\$446	\$100,000	\$103,030	\$307	\$372	\$100,000	\$117,894	\$292	\$245	\$272	\$245	\$307	\$426
\$150,000	\$185,220	\$461	\$669	\$150,000	\$154,545	\$461	\$558	\$150,000	\$176,842	\$446	\$458	\$426	\$458	\$461	\$639
\$200,000	\$246,960	\$752	\$892	\$200,000	\$206,060	\$752	\$745	\$200,000	\$235,789	\$599	\$671	\$579	\$671	\$614	\$852
\$250,000	\$308,700	\$1,044	\$1,115	\$250,000	\$257,575	\$1,044	\$931	\$250,000	\$294,736	\$753	\$884	\$733	\$884	\$768	\$1,065
\$300,000	\$370,440	\$1,335	\$1,338	\$300,000	\$309,090	\$1,335	\$1,117	\$300,000	\$353,683	\$907	\$1,097	\$887	\$1,097	\$921	\$1,278
\$400,000	\$493,920	\$1,918	\$1,785	\$400,000	\$412,120	\$1,918	\$1,489	\$400,000	\$471,578	\$1,214	\$1,523	\$1,194	\$1,523	\$1,229	\$1,704
\$500,000	\$617,400	\$2,501	\$2,231	\$500,000	\$515,151	\$2,501	\$1,861	\$500,000	\$589,472	\$1,521	\$1,949	\$1,501	\$1,949	\$1,536	\$2,130
\$600,000	\$740,880	\$3,083	\$2,677	\$600,000	\$618,181	\$3,083	\$2,234	\$600,000	\$707,366	\$1,828	\$2,375	\$1,808	\$2,375	\$1,843	\$2,556
\$700,000	\$864,360	\$3,666	\$3,123	\$700,000	\$721,211	\$3,666	\$2,606	\$700,000	\$825,261	\$2,135	\$2,801	\$2,115	\$2,801	\$2,150	\$2,982
\$800,000	\$987,840	\$4,249	\$3,569	\$800,000	\$824,241	\$4,249	\$2,978	\$800,000	\$943,155	\$2,442	\$3,227	\$2,422	\$3,227	\$2,457	\$3,408
\$900,000	\$1,111,320	\$4,832	\$4,015	\$900,000	\$927,271	\$4,832	\$3,350	\$900,000	\$1,061,050	\$2,749	\$3,653	\$2,729	\$3,653	\$2,764	\$3,834
\$1,000,000	\$1,234,800	\$5,415	\$4,462	\$1,000,000	\$1,030,301	\$5,415	\$3,723	\$1,000,000	\$1,178,944	\$3,057	\$4,079	\$3,037	\$4,079	\$3,071	\$4,260
\$2,000,000	\$2,469,600	\$11,242	\$8,923	\$2,000,000	\$2,060,602	\$11,242	\$7,445	\$2,000,000	\$2,357,888	\$6,128	\$8,339	\$6,108	\$8,339	\$6,143	\$8,520
\$3,000,000	\$3,704,400	\$17,070	\$13,385	\$3,000,000	\$3,090,903	\$17,070	\$11,168	\$3,000,000	\$3,536,832	\$9,199	\$12,599	\$9,179	\$12,599	\$9,214	\$12,779
\$4,000,000	\$4,939,200	\$22,898	\$17,847	\$4,000,000	\$4,121,204	\$22,898	\$14,891	\$4,000,000	\$4,715,776	\$12,271	\$16,859	\$12,251	\$16,859	\$12,286	\$17,039
\$5,000,000	\$6,174,000	\$28,726	\$22,308	\$5,000,000	\$5,151,505	\$28,726	\$18,614	\$5,000,000	\$5,894,720	\$15,342	\$21,118	\$15,322	\$21,118	\$15,357	\$21,299
\$6,000,000	\$7,408,800	\$34,554	\$26,770	\$6,000,000	\$6,181,806	\$34,554	\$22,336	\$6,000,000	\$7,073,664	\$18,414	\$25,378	\$18,394	\$25,378	\$18,429	\$25,559
\$7,000,000	\$8,643,600	\$40,382	\$31,231	\$7,000,000	\$7,212,107	\$40,382	\$26,059	\$7,000,000	\$8,252,608	\$21,485	\$29,638	\$21,465	\$29,638	\$21,500	\$29,819
\$8,000,000	\$9,878,400	\$46,210	\$35,693	\$8,000,000	\$8,242,408	\$46,210	\$29,782	\$8,000,000	\$9,431,552	\$24,557	\$33,898	\$24,537	\$33,898	\$24,572	\$34,078
\$9,000,000	\$11,113,200	\$52,038	\$40,155	\$9,000,000	\$9,272,709	\$52,038	\$33,505	\$9,000,000	\$10,610,496	\$27,628	\$38,158	\$27,608	\$38,158	\$27,643	\$38,338
\$10,000,000	\$12,348,000	\$57,866	\$44,616	\$10,000,000	\$10,303,010	\$57,866	\$37,227	\$10,000,000	\$11,789,440	\$30,700	\$42,417	\$30,680	\$42,417	\$30,714	\$42,598
\$15,000,000	\$18,522,000	\$87,006	\$66,924	\$15,000,000	\$15,454,515	\$87,006	\$55,841	\$15,000,000	\$17,684,160	\$46,057	\$63,716	\$46,037	\$63,716	\$46,072	\$63,897
\$20,000,000	\$24,696,000	\$116,146	\$89,233	\$20,000,000	\$20,606,020	\$116,146	\$74,454	\$20,000,000	\$23,578,880	\$61,414	\$85,015	\$61,394	\$85,015	\$61,429	\$85,196
\$25,000,000	\$30,870,000	\$145,286	\$111,541	\$25,000,000	\$25,757,525	\$145,286	\$93,068	\$25,000,000	\$29,473,600	\$76,771	\$106,315	\$76,751	\$106,315	\$76,786	\$106,495
\$30,000,000	\$37,044,000	\$174,426	\$133,849	\$30,000,000	\$30,909,030	\$174,426	\$111,682	\$30,000,000	\$35,368,320	\$92,129	\$127,614	\$92,109	\$127,614	\$92,143	\$127,794
\$35,000,000	\$43,218,000	\$203,566	\$156,157	\$35,000,000	\$36,060,535	\$203,566	\$130,295	\$35,000,000	\$41,263,040	\$107,486	\$148,913	\$107,466	\$148,913	\$107,501	\$149,093
\$40,000,000	\$49,392,000	\$232,706	\$178,465	\$40,000,000	\$41,212,040	\$232,706	\$148,909	\$40,000,000	\$47,157,760	\$122,843	\$170,212	\$122,823	\$170,212	\$122,858	\$170,392
\$45,000,000	\$55,566,000	\$261,846	\$200,773	\$45,000,000	\$46,363,545	\$261,846	\$167,523	\$45,000,000	\$53,052,480	\$138,200	\$191,511	\$138,180	\$191,511	\$138,215	\$191,691
\$50,000,000	\$61,740,000	\$290,986	\$223,081	\$50,000,000	\$51,515,050	\$290,986	\$186,136	\$50,000,000	\$58,947,200	\$153,558	\$212,810	\$153,538	\$212,810	\$153,572	\$212,990

CITY OF TENNANT, 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	\$70	45.26%	\$33	21.20%	(\$106)	(76.69%)	(\$86)	(72.77%)	\$59	38.69%
\$100,000	\$139	45.26%	\$65	21.20%	(\$47)	(16.06%)	(\$27)	(9.90%)	\$119	38.69%
\$150,000	\$209	45.26%	\$98	21.20%	\$12	2.80%	\$32	7.62%	\$178	38.69%
\$200,000	\$140	18.64%	(\$8)	(1.01%)	\$72	12.00%	\$92	15.86%	\$238	38.69%
\$250,000	\$72	6.89%	(\$113)	(10.81%)	\$131	17.44%	\$151	20.64%	\$297	38.69%
\$300,000	\$4	0.27%	(\$218)	(16.34%)	\$191	21.04%	\$211	23.77%	\$357	38.69%
\$400,000	(\$133)	(6.94%)	(\$429)	(22.35%)	\$310	25.51%	\$330	27.61%	\$475	38.69%
\$500,000	(\$270)	(10.79%)	(\$639)	(25.56%)	\$428	28.17%	\$448	29.87%	\$594	38.69%
\$600,000	(\$406)	(13.18%)	(\$850)	(27.56%)	\$547	29.94%	\$567	31.37%	\$713	38.69%
\$700,000	(\$543)	(14.81%)	(\$1,060)	(28.92%)	\$666	31.20%	\$686	32.43%	\$832	38.69%
\$800,000	(\$680)	(15.99%)	(\$1,271)	(29.91%)	\$785	32.14%	\$805	33.23%	\$951	38.69%
\$900,000	(\$816)	(16.89%)	(\$1,481)	(30.66%)	\$904	32.87%	\$924	33.84%	\$1,070	38.69%
\$1,000,000	(\$953)	(17.60%)	(\$1,692)	(31.25%)	\$1,023	33.46%	\$1,043	34.33%	\$1,188	38.69%
\$2,000,000	(\$2,319)	(20.63%)	(\$3,797)	(33.77%)	\$2,211	36.08%	\$2,231	36.52%	\$2,377	38.69%
\$3,000,000	(\$3,686)	(21.59%)	(\$5,902)	(34.58%)	\$3,399	36.95%	\$3,419	37.25%	\$3,565	38.69%
\$4,000,000	(\$5,052)	(22.06%)	(\$8,008)	(34.97%)	\$4,588	37.39%	\$4,608	37.61%	\$4,753	38.69%
\$5,000,000	(\$6,418)	(22.34%)	(\$10,113)	(35.20%)	\$5,776	37.65%	\$5,796	37.83%	\$5,942	38.69%
\$6,000,000	(\$7,785)	(22.53%)	(\$12,218)	(35.36%)	\$6,964	37.82%	\$6,984	37.97%	\$7,130	38.69%
\$7,000,000	(\$9,151)	(22.66%)	(\$14,323)	(35.47%)	\$8,153	37.95%	\$8,173	38.07%	\$8,319	38.69%
\$8,000,000	(\$10,517)	(22.76%)	(\$16,429)	(35.55%)	\$9,341	38.04%	\$9,361	38.15%	\$9,507	38.69%
\$9,000,000	(\$11,884)	(22.84%)	(\$18,534)	(35.62%)	\$10,529	38.11%	\$10,549	38.21%	\$10,695	38.69%
\$10,000,000	(\$13,250)	(22.90%)	(\$20,639)	(35.67%)	\$11,718	38.17%	\$11,738	38.26%	\$11,884	38.69%
\$15,000,000	(\$20,082)	(23.08%)	(\$31,165)	(35.82%)	\$17,660	38.34%	\$17,680	38.40%	\$17,825	38.69%
\$20,000,000	(\$26,914)	(23.17%)	(\$41,692)	(35.90%)	\$23,601	38.43%	\$23,621	38.47%	\$23,767	38.69%
\$25,000,000	(\$33,745)	(23.23%)	(\$52,218)	(35.94%)	\$29,543	38.48%	\$29,563	38.52%	\$29,709	38.69%
\$30,000,000	(\$40,577)	(23.26%)	(\$62,744)	(35.97%)	\$35,485	38.52%	\$35,505	38.55%	\$35,651	38.69%
\$35,000,000	(\$47,409)	(23.29%)	(\$73,270)	(35.99%)	\$41,427	38.54%	\$41,447	38.57%	\$41,593	38.69%
\$40,000,000	(\$54,241)	(23.31%)	(\$83,797)	(36.01%)	\$47,369	38.56%	\$47,389	38.58%	\$47,534	38.69%
\$45,000,000	(\$61,072)	(23.32%)	(\$94,323)	(36.02%)	\$53,310	38.57%	\$53,330	38.59%	\$53,476	38.69%
\$50,000,000	(\$67,904)	(23.34%)	(\$104,849)	(36.03%)	\$59,252	38.59%	\$59,272	38.60%	\$59,418	38.69%