

CITY OF TORONTO, 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 | \$4.92427 | \$10,988 | \$0 | \$10,988 | |
| 2026-27 | \$3.14732 | \$11,207 | \$137 | \$11,345 | 3.3% |
| 2027-28 | \$3.18589 | \$11,421 | \$139 | \$11,560 | 1.9% |
| 2028-29 | \$3.08223 | \$11,791 | \$135 | \$11,926 | 3.2% |
| 2029-30 | \$3.11739 | \$12,031 | \$136 | \$12,167 | 2.0% |
| 2030-31 | \$3.01062 | \$12,411 | \$131 | \$12,542 | 3.1% |
| 2031-32 | \$3.04249 | \$12,645 | \$133 | \$12,778 | 1.9% |
| 2032-33 | \$2.94092 | \$13,034 | \$128 | \$13,162 | 3.0% |
| 2033-34 | \$2.96988 | \$13,263 | \$130 | \$13,393 | 1.8% |
| 2034-35 | \$2.87308 | \$13,660 | \$125 | \$13,786 | 2.9% |
| 2035-36 | \$2.89945 | \$13,884 | \$127 | \$14,011 | 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 | \$5,170,582 | \$2,231,297 | \$0 | \$2,231,297 |
| 2026-27 | \$3,985,087 | \$3,604,533 | \$0 | \$3,604,533 |
| 2027-28 | \$4,009,030 | \$3,628,476 | \$0 | \$3,628,476 |
| 2028-29 | \$4,249,714 | \$3,869,160 | \$0 | \$3,869,160 |
| 2029-30 | \$4,283,656 | \$3,903,102 | \$0 | \$3,903,102 |
| 2030-31 | \$4,546,548 | \$4,165,994 | \$0 | \$4,165,994 |
| 2031-32 | \$4,580,490 | \$4,199,936 | \$0 | \$4,199,936 |
| 2032-33 | \$4,856,080 | \$4,475,526 | \$0 | \$4,475,526 |
| 2033-34 | \$4,890,023 | \$4,509,469 | \$0 | \$4,509,469 |
| 2034-35 | \$5,178,821 | \$4,798,267 | \$0 | \$4,798,267 |
| 2035-36 | \$5,212,763 | \$4,832,209 | \$0 | \$4,832,209 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 101.70% | -5.58% | 96.12% | 1.77% | 0.00% | 2.11% |
| 2026-27 | 145.89% | -50.39% | 95.50% | 2.58% | 0.00% | 1.31% |
| 2027-28 | 146.13% | -50.60% | 95.53% | 2.57% | 0.00% | 1.30% |
| 2028-29 | 143.65% | -47.93% | 95.71% | 2.53% | 0.00% | 1.22% |
| 2029-30 | 143.51% | -47.76% | 95.75% | 2.51% | 0.00% | 1.21% |
| 2030-31 | 140.88% | -44.95% | 95.93% | 2.46% | 0.00% | 1.13% |
| 2031-32 | 140.78% | -44.82% | 95.97% | 2.44% | 0.00% | 1.12% |
| 2032-33 | 138.37% | -42.25% | 96.13% | 2.41% | 0.00% | 1.05% |
| 2033-34 | 138.30% | -42.14% | 96.16% | 2.39% | 0.00% | 1.04% |
| 2034-35 | 136.09% | -39.79% | 96.30% | 2.36% | 0.00% | 0.98% |
| 2035-36 | 136.03% | -39.71% | 96.32% | 2.34% | 0.00% | 0.97% |

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 TORONTO, 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 | \$2,231,297 | \$4.92427 | \$10,988 |
| 2026-27 | \$3,604,533 | \$3.14732 | \$11,345 |
| 2027-28 | \$3,628,476 | \$3.18589 | \$11,560 |
| 2028-29 | \$3,869,160 | \$3.08223 | \$11,926 |
| 2029-30 | \$3,903,102 | \$3.11739 | \$12,167 |
| 2030-31 | \$4,165,994 | \$3.01062 | \$12,542 |
| 2031-32 | \$4,199,936 | \$3.04249 | \$12,778 |
| 2032-33 | \$4,475,526 | \$2.94092 | \$13,162 |
| 2033-34 | \$4,509,469 | \$2.96988 | \$13,393 |
| 2034-35 | \$4,798,267 | \$2.87308 | \$13,786 |
| 2035-36 | \$4,832,209 | \$2.89945 | \$14,011 |

CITY OF TORONTO, 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 | \$2,231,297 | \$4.92427 | \$10,988 |
| 2026-27 | \$2,249,725 | \$4.92427 | \$11,078 |
| 2027-28 | \$2,318,421 | \$4.87551 | \$11,303 |
| 2028-29 | \$2,410,347 | \$4.87551 | \$11,752 |
| 2029-30 | \$2,482,697 | \$4.87551 | \$12,104 |
| 2030-31 | \$2,579,823 | \$4.87551 | \$12,578 |
| 2031-32 | \$2,656,011 | \$4.87551 | \$12,949 |
| 2032-33 | \$2,758,610 | \$4.87551 | \$13,450 |
| 2033-34 | \$2,838,848 | \$4.87551 | \$13,841 |
| 2034-35 | \$2,947,216 | \$4.87551 | \$14,369 |
| 2035-36 | \$3,031,708 | \$4.87551 | \$14,781 |

| 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 | \$1,354,809 | (\$1.77695) | \$266 |
| 2027-28 | \$1,310,055 | (\$1.68962) | \$256 |
| 2028-29 | \$1,458,814 | (\$1.79328) | \$174 |
| 2029-30 | \$1,420,406 | (\$1.75812) | \$63 |
| 2030-31 | \$1,586,172 | (\$1.86489) | -\$36 |
| 2031-32 | \$1,543,925 | (\$1.83302) | -\$171 |
| 2032-33 | \$1,716,916 | (\$1.93459) | -\$287 |
| 2033-34 | \$1,670,620 | (\$1.90563) | -\$448 |
| 2034-35 | \$1,851,051 | (\$2.00243) | -\$583 |
| 2035-36 | \$1,800,501 | (\$1.97606) | -\$770 |

CITY OF TORONTO, 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 | \$117 | \$186 | \$50,000 | \$51,515 | \$117 | \$155 | \$50,000 | \$58,947 | \$105 | \$27 | \$90 | \$27 | \$117 | \$177 |
| \$100,000 | \$123,480 | \$234 | \$372 | \$100,000 | \$103,030 | \$234 | \$310 | \$100,000 | \$117,894 | \$222 | \$204 | \$207 | \$204 | \$234 | \$355 |
| \$150,000 | \$185,220 | \$350 | \$558 | \$150,000 | \$154,545 | \$350 | \$465 | \$150,000 | \$176,842 | \$339 | \$382 | \$324 | \$382 | \$350 | \$532 |
| \$200,000 | \$246,960 | \$572 | \$744 | \$200,000 | \$206,060 | \$572 | \$620 | \$200,000 | \$235,789 | \$456 | \$559 | \$441 | \$559 | \$467 | \$710 |
| \$250,000 | \$308,700 | \$794 | \$929 | \$250,000 | \$257,575 | \$794 | \$775 | \$250,000 | \$294,736 | \$573 | \$737 | \$557 | \$737 | \$584 | \$887 |
| \$300,000 | \$370,440 | \$1,015 | \$1,115 | \$300,000 | \$309,090 | \$1,015 | \$931 | \$300,000 | \$353,683 | \$689 | \$914 | \$674 | \$914 | \$701 | \$1,065 |
| \$400,000 | \$493,920 | \$1,458 | \$1,487 | \$400,000 | \$412,120 | \$1,458 | \$1,241 | \$400,000 | \$471,578 | \$923 | \$1,269 | \$908 | \$1,269 | \$934 | \$1,420 |
| \$500,000 | \$617,400 | \$1,901 | \$1,859 | \$500,000 | \$515,151 | \$1,901 | \$1,551 | \$500,000 | \$589,472 | \$1,157 | \$1,624 | \$1,141 | \$1,624 | \$1,168 | \$1,775 |
| \$600,000 | \$740,880 | \$2,345 | \$2,231 | \$600,000 | \$618,181 | \$2,345 | \$1,861 | \$600,000 | \$707,366 | \$1,390 | \$1,979 | \$1,375 | \$1,979 | \$1,401 | \$2,130 |
| \$700,000 | \$864,360 | \$2,788 | \$2,602 | \$700,000 | \$721,211 | \$2,788 | \$2,171 | \$700,000 | \$825,261 | \$1,624 | \$2,334 | \$1,608 | \$2,334 | \$1,635 | \$2,485 |
| \$800,000 | \$987,840 | \$3,231 | \$2,974 | \$800,000 | \$824,241 | \$3,231 | \$2,481 | \$800,000 | \$943,155 | \$1,857 | \$2,689 | \$1,842 | \$2,689 | \$1,869 | \$2,839 |
| \$900,000 | \$1,111,320 | \$3,674 | \$3,346 | \$900,000 | \$927,271 | \$3,674 | \$2,792 | \$900,000 | \$1,061,050 | \$2,091 | \$3,044 | \$2,076 | \$3,044 | \$2,102 | \$3,194 |
| \$1,000,000 | \$1,234,800 | \$4,117 | \$3,718 | \$1,000,000 | \$1,030,301 | \$4,117 | \$3,102 | \$1,000,000 | \$1,178,944 | \$2,324 | \$3,399 | \$2,309 | \$3,399 | \$2,336 | \$3,549 |
| \$2,000,000 | \$2,469,600 | \$8,549 | \$7,435 | \$2,000,000 | \$2,060,602 | \$8,549 | \$6,204 | \$2,000,000 | \$2,357,888 | \$4,660 | \$6,948 | \$4,645 | \$6,948 | \$4,671 | \$7,099 |
| \$3,000,000 | \$3,704,400 | \$12,981 | \$11,153 | \$3,000,000 | \$3,090,903 | \$12,981 | \$9,306 | \$3,000,000 | \$3,536,832 | \$6,996 | \$10,498 | \$6,980 | \$10,498 | \$7,007 | \$10,648 |
| \$4,000,000 | \$4,939,200 | \$17,413 | \$14,870 | \$4,000,000 | \$4,121,204 | \$17,413 | \$12,407 | \$4,000,000 | \$4,715,776 | \$9,331 | \$14,047 | \$9,316 | \$14,047 | \$9,343 | \$14,197 |
| \$5,000,000 | \$6,174,000 | \$21,845 | \$18,588 | \$5,000,000 | \$5,151,505 | \$21,845 | \$15,509 | \$5,000,000 | \$5,894,720 | \$11,667 | \$17,596 | \$11,652 | \$17,596 | \$11,678 | \$17,747 |
| \$6,000,000 | \$7,408,800 | \$26,277 | \$22,305 | \$6,000,000 | \$6,181,806 | \$26,277 | \$18,611 | \$6,000,000 | \$7,073,664 | \$14,003 | \$21,146 | \$13,987 | \$21,146 | \$14,014 | \$21,296 |
| \$7,000,000 | \$8,643,600 | \$30,708 | \$26,023 | \$7,000,000 | \$7,212,107 | \$30,708 | \$21,713 | \$7,000,000 | \$8,252,608 | \$16,338 | \$24,695 | \$16,323 | \$24,695 | \$16,350 | \$24,845 |
| \$8,000,000 | \$9,878,400 | \$35,140 | \$29,740 | \$8,000,000 | \$8,242,408 | \$35,140 | \$24,815 | \$8,000,000 | \$9,431,552 | \$18,674 | \$28,244 | \$18,659 | \$28,244 | \$18,685 | \$28,395 |
| \$9,000,000 | \$11,113,200 | \$39,572 | \$33,458 | \$9,000,000 | \$9,272,709 | \$39,572 | \$27,917 | \$9,000,000 | \$10,610,496 | \$21,010 | \$31,794 | \$20,994 | \$31,794 | \$21,021 | \$31,944 |
| \$10,000,000 | \$12,348,000 | \$44,004 | \$37,175 | \$10,000,000 | \$10,303,010 | \$44,004 | \$31,018 | \$10,000,000 | \$11,789,440 | \$23,345 | \$35,343 | \$23,330 | \$35,343 | \$23,357 | \$35,494 |
| \$15,000,000 | \$18,522,000 | \$66,163 | \$55,763 | \$15,000,000 | \$15,454,515 | \$66,163 | \$46,528 | \$15,000,000 | \$17,684,160 | \$35,024 | \$53,090 | \$35,008 | \$53,090 | \$35,035 | \$53,240 |
| \$20,000,000 | \$24,696,000 | \$88,322 | \$74,350 | \$20,000,000 | \$20,606,020 | \$88,322 | \$62,037 | \$20,000,000 | \$23,578,880 | \$46,702 | \$70,837 | \$46,687 | \$70,837 | \$46,713 | \$70,987 |
| \$25,000,000 | \$30,870,000 | \$110,482 | \$92,938 | \$25,000,000 | \$25,757,525 | \$110,482 | \$77,546 | \$25,000,000 | \$29,473,600 | \$58,380 | \$88,583 | \$58,365 | \$88,583 | \$58,392 | \$88,734 |
| \$30,000,000 | \$37,044,000 | \$132,641 | \$111,525 | \$30,000,000 | \$30,909,030 | \$132,641 | \$93,055 | \$30,000,000 | \$35,368,320 | \$70,058 | \$106,330 | \$70,043 | \$106,330 | \$70,070 | \$106,481 |
| \$35,000,000 | \$43,218,000 | \$154,800 | \$130,113 | \$35,000,000 | \$36,060,535 | \$154,800 | \$108,565 | \$35,000,000 | \$41,263,040 | \$81,737 | \$124,077 | \$81,722 | \$124,077 | \$81,748 | \$124,227 |
| \$40,000,000 | \$49,392,000 | \$176,959 | \$148,701 | \$40,000,000 | \$41,212,040 | \$176,959 | \$124,074 | \$40,000,000 | \$47,157,760 | \$93,415 | \$141,824 | \$93,400 | \$141,824 | \$93,426 | \$141,974 |
| \$45,000,000 | \$55,566,000 | \$199,119 | \$167,288 | \$45,000,000 | \$46,363,545 | \$199,119 | \$139,583 | \$45,000,000 | \$53,052,480 | \$105,093 | \$159,570 | \$105,078 | \$159,570 | \$105,105 | \$159,721 |
| \$50,000,000 | \$61,740,000 | \$221,278 | \$185,876 | \$50,000,000 | \$51,515,050 | \$221,278 | \$155,092 | \$50,000,000 | \$58,947,200 | \$116,772 | \$177,317 | \$116,756 | \$177,317 | \$116,783 | \$177,468 |

CITY OF TORONTO, 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 | \$69 | 59.16% | \$38 | 32.80% | (\$79) | (74.46%) | (\$63) | (70.16%) | \$61 | 51.96% |
| \$100,000 | \$138 | 59.16% | \$77 | 32.80% | (\$18) | (8.02%) | (\$3) | (1.28%) | \$121 | 51.96% |
| \$150,000 | \$207 | 59.16% | \$115 | 32.80% | \$43 | 12.64% | \$58 | 17.92% | \$182 | 51.96% |
| \$200,000 | \$172 | 30.00% | \$48 | 8.47% | \$104 | 22.71% | \$119 | 26.94% | \$243 | 51.96% |
| \$250,000 | \$136 | 17.12% | (\$18) | (2.28%) | \$164 | 28.68% | \$179 | 32.19% | \$303 | 51.96% |
| \$300,000 | \$100 | 9.86% | (\$85) | (8.33%) | \$225 | 32.62% | \$240 | 35.61% | \$364 | 51.96% |
| \$400,000 | \$29 | 1.97% | (\$218) | (14.92%) | \$346 | 37.52% | \$361 | 39.82% | \$485 | 51.96% |
| \$500,000 | (\$43) | (2.25%) | (\$351) | (18.44%) | \$468 | 40.44% | \$483 | 42.30% | \$607 | 51.96% |
| \$600,000 | (\$114) | (4.87%) | (\$484) | (20.62%) | \$589 | 42.37% | \$604 | 43.95% | \$728 | 51.96% |
| \$700,000 | (\$186) | (6.66%) | (\$617) | (22.12%) | \$710 | 43.75% | \$726 | 45.11% | \$850 | 51.96% |
| \$800,000 | (\$257) | (7.96%) | (\$750) | (23.20%) | \$832 | 44.79% | \$847 | 45.98% | \$971 | 51.96% |
| \$900,000 | (\$328) | (8.94%) | (\$883) | (24.02%) | \$953 | 45.59% | \$968 | 46.65% | \$1,092 | 51.96% |
| \$1,000,000 | (\$400) | (9.71%) | (\$1,016) | (24.67%) | \$1,074 | 46.23% | \$1,090 | 47.19% | \$1,214 | 51.96% |
| \$2,000,000 | (\$1,114) | (13.03%) | (\$2,346) | (27.44%) | \$2,288 | 49.10% | \$2,303 | 49.59% | \$2,427 | 51.96% |
| \$3,000,000 | (\$1,829) | (14.09%) | (\$3,676) | (28.31%) | \$3,502 | 50.06% | \$3,517 | 50.38% | \$3,641 | 51.96% |
| \$4,000,000 | (\$2,543) | (14.60%) | (\$5,006) | (28.75%) | \$4,716 | 50.53% | \$4,731 | 50.78% | \$4,855 | 51.96% |
| \$5,000,000 | (\$3,257) | (14.91%) | (\$6,336) | (29.00%) | \$5,929 | 50.82% | \$5,944 | 51.02% | \$6,068 | 51.96% |
| \$6,000,000 | (\$3,972) | (15.11%) | (\$7,666) | (29.17%) | \$7,143 | 51.01% | \$7,158 | 51.18% | \$7,282 | 51.96% |
| \$7,000,000 | (\$4,686) | (15.26%) | (\$8,996) | (29.29%) | \$8,357 | 51.15% | \$8,372 | 51.29% | \$8,496 | 51.96% |
| \$8,000,000 | (\$5,400) | (15.37%) | (\$10,326) | (29.38%) | \$9,570 | 51.25% | \$9,586 | 51.37% | \$9,710 | 51.96% |
| \$9,000,000 | (\$6,115) | (15.45%) | (\$11,656) | (29.45%) | \$10,784 | 51.33% | \$10,799 | 51.44% | \$10,923 | 51.96% |
| \$10,000,000 | (\$6,829) | (15.52%) | (\$12,986) | (29.51%) | \$11,998 | 51.39% | \$12,013 | 51.49% | \$12,137 | 51.96% |
| \$15,000,000 | (\$10,401) | (15.72%) | (\$19,636) | (29.68%) | \$18,066 | 51.58% | \$18,081 | 51.65% | \$18,205 | 51.96% |
| \$20,000,000 | (\$13,972) | (15.82%) | (\$26,286) | (29.76%) | \$24,135 | 51.68% | \$24,150 | 51.73% | \$24,274 | 51.96% |
| \$25,000,000 | (\$17,544) | (15.88%) | (\$32,936) | (29.81%) | \$30,203 | 51.74% | \$30,218 | 51.77% | \$30,342 | 51.96% |
| \$30,000,000 | (\$21,115) | (15.92%) | (\$39,586) | (29.84%) | \$36,272 | 51.77% | \$36,287 | 51.81% | \$36,411 | 51.96% |
| \$35,000,000 | (\$24,687) | (15.95%) | (\$46,236) | (29.87%) | \$42,340 | 51.80% | \$42,355 | 51.83% | \$42,479 | 51.96% |
| \$40,000,000 | (\$28,259) | (15.97%) | (\$52,886) | (29.89%) | \$48,408 | 51.82% | \$48,424 | 51.85% | \$48,548 | 51.96% |
| \$45,000,000 | (\$31,830) | (15.99%) | (\$59,535) | (29.90%) | \$54,477 | 51.84% | \$54,492 | 51.86% | \$54,616 | 51.96% |
| \$50,000,000 | (\$35,402) | (16.00%) | (\$66,185) | (29.91%) | \$60,545 | 51.85% | \$60,561 | 51.87% | \$60,685 | 51.96% |