

CITY OF TRIPOLI, 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	\$8.12621	\$306,694	\$0	\$306,694	
2026-27	\$4.86014	\$312,828	\$4,652	\$317,480	3.5%
2027-28	\$4.93242	\$320,907	\$4,722	\$325,629	2.6%
2028-29	\$4.79695	\$332,141	\$4,592	\$336,733	3.4%
2029-30	\$4.86327	\$340,385	\$4,655	\$345,040	2.5%
2030-31	\$4.72733	\$351,942	\$4,525	\$356,467	3.3%
2031-32	\$4.78811	\$360,062	\$4,583	\$364,646	2.3%
2032-33	\$4.65577	\$371,939	\$4,457	\$376,396	3.2%
2033-34	\$4.71156	\$379,934	\$4,510	\$384,444	2.1%
2034-35	\$4.58271	\$392,133	\$4,387	\$396,520	3.1%
2035-36	\$4.63398	\$400,000	\$4,436	\$404,436	2.0%

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	\$78,873,671	\$37,741,272	\$0	\$37,741,272
2026-27	\$69,244,721	\$65,323,128	\$0	\$65,323,128
2027-28	\$69,939,650	\$66,018,057	\$0	\$66,018,057
2028-29	\$74,118,914	\$70,197,321	\$0	\$70,197,321
2029-30	\$74,869,843	\$70,948,250	\$0	\$70,948,250
2030-31	\$79,327,127	\$75,405,534	\$0	\$75,405,534
2031-32	\$80,078,056	\$76,156,463	\$0	\$76,156,463
2032-33	\$84,766,545	\$80,844,952	\$0	\$80,844,952
2033-34	\$85,517,474	\$81,595,881	\$0	\$81,595,881
2034-35	\$90,446,734	\$86,525,141	\$0	\$86,525,141
2035-36	\$91,197,663	\$87,276,070	\$0	\$87,276,070

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.47%	-2.44%	80.03%	18.65%	0.00%	1.32%
2026-27	110.91%	-28.87%	82.04%	16.77%	0.00%	0.76%
2027-28	111.15%	-28.96%	82.19%	16.64%	0.00%	0.76%
2028-29	110.04%	-27.59%	82.44%	16.47%	0.00%	0.71%
2029-30	110.18%	-27.59%	82.59%	16.33%	0.00%	0.70%
2030-31	109.05%	-26.22%	82.83%	16.18%	0.00%	0.66%
2031-32	109.19%	-26.23%	82.96%	16.05%	0.00%	0.66%
2032-33	108.12%	-24.95%	83.17%	15.91%	0.00%	0.62%
2033-34	108.26%	-24.97%	83.29%	15.80%	0.00%	0.61%
2034-35	107.25%	-23.78%	83.48%	15.68%	0.00%	0.58%
2035-36	107.39%	-23.81%	83.59%	15.58%	0.00%	0.57%

**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 TRIPOLI, 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	\$37,741,272	\$8.12621	\$306,694
2026-27	\$65,323,128	\$4.86014	\$317,480
2027-28	\$66,018,057	\$4.93242	\$325,629
2028-29	\$70,197,321	\$4.79695	\$336,733
2029-30	\$70,948,250	\$4.86327	\$345,040
2030-31	\$75,405,534	\$4.72733	\$356,467
2031-32	\$76,156,463	\$4.78811	\$364,646
2032-33	\$80,844,952	\$4.65577	\$376,396
2033-34	\$81,595,881	\$4.71156	\$384,444
2034-35	\$86,525,141	\$4.58271	\$396,520
2035-36	\$87,276,070	\$4.63398	\$404,436

## CITY OF TRIPOLI, 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	\$37,741,272	\$8.12621	\$306,694
2026-27	\$38,937,546	\$8.04576	\$313,282
2027-28	\$40,049,946	\$7.96610	\$319,042
2028-29	\$41,851,120	\$7.96610	\$333,390
2029-30	\$43,021,911	\$7.96610	\$342,717
2030-31	\$44,925,829	\$7.96610	\$357,883
2031-32	\$46,157,975	\$7.96610	\$367,699
2032-33	\$48,170,021	\$7.96610	\$383,727
2033-34	\$49,466,884	\$7.96610	\$394,058
2034-35	\$51,592,816	\$7.96610	\$410,993
2035-36	\$52,957,676	\$7.96610	\$421,866

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	\$26,385,582	(\$3.18562)	\$4,198
2027-28	\$25,968,111	(\$3.03368)	\$6,587
2028-29	\$28,346,201	(\$3.16915)	\$3,343
2029-30	\$27,926,339	(\$3.10283)	\$2,324
2030-31	\$30,479,705	(\$3.23877)	-\$1,417
2031-32	\$29,998,488	(\$3.17799)	-\$3,053
2032-33	\$32,674,931	(\$3.31033)	-\$7,331
2033-34	\$32,128,997	(\$3.25454)	-\$9,614
2034-35	\$34,932,326	(\$3.38339)	-\$14,474
2035-36	\$34,318,395	(\$3.33212)	-\$17,430

CITY OF TRIPOLI, 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	\$193	\$292	\$50,000	\$51,515	\$193	\$244	\$50,000	\$58,947	\$174	\$42	\$149	\$42	\$193	\$279
\$100,000	\$123,480	\$385	\$584	\$100,000	\$103,030	\$385	\$487	\$100,000	\$117,894	\$367	\$321	\$342	\$321	\$385	\$557
\$150,000	\$185,220	\$578	\$876	\$150,000	\$154,545	\$578	\$731	\$150,000	\$176,842	\$559	\$600	\$534	\$600	\$578	\$836
\$200,000	\$246,960	\$944	\$1,167	\$200,000	\$206,060	\$944	\$974	\$200,000	\$235,789	\$752	\$878	\$727	\$878	\$771	\$1,115
\$250,000	\$308,700	\$1,310	\$1,459	\$250,000	\$257,575	\$1,310	\$1,218	\$250,000	\$294,736	\$945	\$1,157	\$920	\$1,157	\$964	\$1,393
\$300,000	\$370,440	\$1,675	\$1,751	\$300,000	\$309,090	\$1,675	\$1,461	\$300,000	\$353,683	\$1,138	\$1,436	\$1,113	\$1,436	\$1,156	\$1,672
\$400,000	\$493,920	\$2,407	\$2,335	\$400,000	\$412,120	\$2,407	\$1,948	\$400,000	\$471,578	\$1,523	\$1,993	\$1,498	\$1,993	\$1,542	\$2,229
\$500,000	\$617,400	\$3,138	\$2,919	\$500,000	\$515,151	\$3,138	\$2,435	\$500,000	\$589,472	\$1,909	\$2,550	\$1,883	\$2,550	\$1,927	\$2,787
\$600,000	\$740,880	\$3,869	\$3,502	\$600,000	\$618,181	\$3,869	\$2,922	\$600,000	\$707,366	\$2,294	\$3,108	\$2,269	\$3,108	\$2,313	\$3,344
\$700,000	\$864,360	\$4,601	\$4,086	\$700,000	\$721,211	\$4,601	\$3,409	\$700,000	\$825,261	\$2,679	\$3,665	\$2,654	\$3,665	\$2,698	\$3,901
\$800,000	\$987,840	\$5,332	\$4,670	\$800,000	\$824,241	\$5,332	\$3,896	\$800,000	\$943,155	\$3,065	\$4,222	\$3,040	\$4,222	\$3,084	\$4,459
\$900,000	\$1,111,320	\$6,063	\$5,254	\$900,000	\$927,271	\$6,063	\$4,384	\$900,000	\$1,061,050	\$3,450	\$4,780	\$3,425	\$4,780	\$3,469	\$5,016
\$1,000,000	\$1,234,800	\$6,795	\$5,837	\$1,000,000	\$1,030,301	\$6,795	\$4,871	\$1,000,000	\$1,178,944	\$3,836	\$5,337	\$3,811	\$5,337	\$3,854	\$5,573
\$2,000,000	\$2,469,600	\$14,108	\$11,675	\$2,000,000	\$2,060,602	\$14,108	\$9,741	\$2,000,000	\$2,357,888	\$7,690	\$10,910	\$7,665	\$10,910	\$7,709	\$11,147
\$3,000,000	\$3,704,400	\$21,422	\$17,512	\$3,000,000	\$3,090,903	\$21,422	\$14,612	\$3,000,000	\$3,536,832	\$11,544	\$16,483	\$11,519	\$16,483	\$11,563	\$16,720
\$4,000,000	\$4,939,200	\$28,735	\$23,349	\$4,000,000	\$4,121,204	\$28,735	\$19,482	\$4,000,000	\$4,715,776	\$15,399	\$22,057	\$15,374	\$22,057	\$15,418	\$22,293
\$5,000,000	\$6,174,000	\$36,049	\$29,187	\$5,000,000	\$5,151,505	\$36,049	\$24,353	\$5,000,000	\$5,894,720	\$19,253	\$27,630	\$19,228	\$27,630	\$19,272	\$27,866
\$6,000,000	\$7,408,800	\$43,363	\$35,024	\$6,000,000	\$6,181,806	\$43,363	\$29,223	\$6,000,000	\$7,073,664	\$23,108	\$33,203	\$23,083	\$33,203	\$23,126	\$33,440
\$7,000,000	\$8,643,600	\$50,676	\$40,861	\$7,000,000	\$7,212,107	\$50,676	\$34,094	\$7,000,000	\$8,252,608	\$26,962	\$38,776	\$26,937	\$38,776	\$26,981	\$39,013
\$8,000,000	\$9,878,400	\$57,990	\$46,698	\$8,000,000	\$8,242,408	\$57,990	\$38,965	\$8,000,000	\$9,431,552	\$30,816	\$44,350	\$30,791	\$44,350	\$30,835	\$44,586
\$9,000,000	\$11,113,200	\$65,303	\$52,536	\$9,000,000	\$9,272,709	\$65,303	\$43,835	\$9,000,000	\$10,610,496	\$34,671	\$49,923	\$34,646	\$49,923	\$34,690	\$50,159
\$10,000,000	\$12,348,000	\$72,617	\$58,373	\$10,000,000	\$10,303,010	\$72,617	\$48,706	\$10,000,000	\$11,789,440	\$38,525	\$55,496	\$38,500	\$55,496	\$38,544	\$55,733
\$15,000,000	\$18,522,000	\$109,185	\$87,560	\$15,000,000	\$15,454,515	\$109,185	\$73,059	\$15,000,000	\$17,684,160	\$57,797	\$83,362	\$57,772	\$83,362	\$57,816	\$83,599
\$20,000,000	\$24,696,000	\$145,753	\$116,746	\$20,000,000	\$20,606,020	\$145,753	\$97,411	\$20,000,000	\$23,578,880	\$77,069	\$111,229	\$77,044	\$111,229	\$77,088	\$111,465
\$25,000,000	\$30,870,000	\$182,321	\$145,933	\$25,000,000	\$25,757,525	\$182,321	\$121,764	\$25,000,000	\$29,473,600	\$96,341	\$139,095	\$96,316	\$139,095	\$96,360	\$139,331
\$30,000,000	\$37,044,000	\$218,889	\$175,119	\$30,000,000	\$30,909,030	\$218,889	\$146,117	\$30,000,000	\$35,368,320	\$115,613	\$166,961	\$115,588	\$166,961	\$115,632	\$167,198
\$35,000,000	\$43,218,000	\$255,457	\$204,306	\$35,000,000	\$36,060,535	\$255,457	\$170,470	\$35,000,000	\$41,263,040	\$134,885	\$194,828	\$134,860	\$194,828	\$134,904	\$195,064
\$40,000,000	\$49,392,000	\$292,025	\$233,492	\$40,000,000	\$41,212,040	\$292,025	\$194,823	\$40,000,000	\$47,157,760	\$154,157	\$222,694	\$154,132	\$222,694	\$154,176	\$222,930
\$45,000,000	\$55,566,000	\$328,593	\$262,679	\$45,000,000	\$46,363,545	\$328,593	\$219,176	\$45,000,000	\$53,052,480	\$173,429	\$250,560	\$173,404	\$250,560	\$173,448	\$250,797
\$50,000,000	\$61,740,000	\$365,161	\$291,865	\$50,000,000	\$51,515,050	\$365,161	\$243,529	\$50,000,000	\$58,947,200	\$192,701	\$278,427	\$192,676	\$278,427	\$192,720	\$278,663

CITY OF            TRIPOLI, 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	\$99	51.45%	\$51	26.36%	(\$132)	(75.70%)	(\$107)	(71.61%)	\$86	44.59%
\$100,000	\$198	51.45%	\$102	26.36%	(\$46)	(12.48%)	(\$21)	(6.07%)	\$172	44.59%
\$150,000	\$297	51.45%	\$152	26.36%	\$40	7.18%	\$65	12.20%	\$258	44.59%
\$200,000	\$224	23.69%	\$30	3.21%	\$126	16.76%	\$151	20.79%	\$344	44.59%
\$250,000	\$150	11.44%	(\$92)	(7.02%)	\$212	22.44%	\$237	25.78%	\$430	44.59%
\$300,000	\$76	4.54%	(\$214)	(12.78%)	\$298	26.19%	\$323	29.04%	\$516	44.59%
\$400,000	(\$72)	(2.98%)	(\$458)	(19.04%)	\$470	30.85%	\$495	33.04%	\$688	44.59%
\$500,000	(\$219)	(6.99%)	(\$703)	(22.39%)	\$642	33.63%	\$667	35.40%	\$859	44.59%
\$600,000	(\$367)	(9.48%)	(\$947)	(24.47%)	\$814	35.47%	\$839	36.97%	\$1,031	44.59%
\$700,000	(\$515)	(11.18%)	(\$1,191)	(25.89%)	\$986	36.78%	\$1,011	38.07%	\$1,203	44.59%
\$800,000	(\$662)	(12.42%)	(\$1,436)	(26.92%)	\$1,157	37.76%	\$1,182	38.90%	\$1,375	44.59%
\$900,000	(\$810)	(13.36%)	(\$1,680)	(27.70%)	\$1,329	38.53%	\$1,354	39.54%	\$1,547	44.59%
\$1,000,000	(\$957)	(14.09%)	(\$1,924)	(28.32%)	\$1,501	39.14%	\$1,526	40.05%	\$1,719	44.59%
\$2,000,000	(\$2,434)	(17.25%)	(\$4,367)	(30.95%)	\$3,220	41.87%	\$3,245	42.34%	\$3,438	44.59%
\$3,000,000	(\$3,910)	(18.25%)	(\$6,810)	(31.79%)	\$4,939	42.78%	\$4,964	43.09%	\$5,157	44.59%
\$4,000,000	(\$5,386)	(18.74%)	(\$9,253)	(32.20%)	\$6,658	43.24%	\$6,683	43.47%	\$6,875	44.59%
\$5,000,000	(\$6,863)	(19.04%)	(\$11,696)	(32.45%)	\$8,377	43.51%	\$8,402	43.69%	\$8,594	44.59%
\$6,000,000	(\$8,339)	(19.23%)	(\$14,139)	(32.61%)	\$10,096	43.69%	\$10,121	43.84%	\$10,313	44.59%
\$7,000,000	(\$9,815)	(19.37%)	(\$16,582)	(32.72%)	\$11,814	43.82%	\$11,839	43.95%	\$12,032	44.59%
\$8,000,000	(\$11,291)	(19.47%)	(\$19,025)	(32.81%)	\$13,533	43.92%	\$13,558	44.03%	\$13,751	44.59%
\$9,000,000	(\$12,768)	(19.55%)	(\$21,468)	(32.87%)	\$15,252	43.99%	\$15,277	44.10%	\$15,470	44.59%
\$10,000,000	(\$14,244)	(19.62%)	(\$23,911)	(32.93%)	\$16,971	44.05%	\$16,996	44.15%	\$17,189	44.59%
\$15,000,000	(\$21,625)	(19.81%)	(\$36,126)	(33.09%)	\$25,565	44.23%	\$25,590	44.30%	\$25,783	44.59%
\$20,000,000	(\$29,007)	(19.90%)	(\$48,342)	(33.17%)	\$34,160	44.32%	\$34,185	44.37%	\$34,377	44.59%
\$25,000,000	(\$36,388)	(19.96%)	(\$60,557)	(33.21%)	\$42,754	44.38%	\$42,779	44.42%	\$42,972	44.59%
\$30,000,000	(\$43,770)	(20.00%)	(\$72,772)	(33.25%)	\$51,348	44.41%	\$51,373	44.45%	\$51,566	44.59%
\$35,000,000	(\$51,151)	(20.02%)	(\$84,987)	(33.27%)	\$59,943	44.44%	\$59,968	44.47%	\$60,160	44.59%
\$40,000,000	(\$58,533)	(20.04%)	(\$97,202)	(33.29%)	\$68,537	44.46%	\$68,562	44.48%	\$68,755	44.59%
\$45,000,000	(\$65,914)	(20.06%)	(\$109,417)	(33.30%)	\$77,131	44.47%	\$77,156	44.50%	\$77,349	44.59%
\$50,000,000	(\$73,295)	(20.07%)	(\$121,632)	(33.31%)	\$85,726	44.49%	\$85,751	44.51%	\$85,943	44.59%