

CITY OF TIPTON, 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	\$7.88952	\$1,087,492	\$0	\$1,087,492	
2026-27	\$4.33438	\$1,109,242	\$9,522	\$1,118,763	2.9%
2027-28	\$4.37159	\$1,127,513	\$9,603	\$1,137,116	1.6%
2028-29	\$4.26434	\$1,159,859	\$9,368	\$1,169,227	2.8%
2029-30	\$4.29878	\$1,178,454	\$9,443	\$1,187,898	1.6%
2030-31	\$4.19157	\$1,211,657	\$9,208	\$1,220,864	2.8%
2031-32	\$4.22342	\$1,229,929	\$9,278	\$1,239,207	1.5%
2032-33	\$4.11862	\$1,263,992	\$9,048	\$1,273,040	2.7%
2033-34	\$4.14810	\$1,281,943	\$9,112	\$1,291,056	1.4%
2034-35	\$4.04565	\$1,316,878	\$8,887	\$1,325,766	2.7%
2035-36	\$4.07295	\$1,334,507	\$8,947	\$1,343,455	1.3%

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	\$281,819,231	\$137,839,957	\$9,371,340	\$147,211,297
2026-27	\$271,281,838	\$258,113,506	\$11,191,881	\$269,305,387
2027-28	\$273,631,382	\$260,115,061	\$11,539,871	\$271,654,931
2028-29	\$288,611,009	\$274,187,103	\$12,447,455	\$286,634,558
2029-30	\$291,105,553	\$276,333,657	\$12,795,445	\$289,129,102
2030-31	\$307,008,888	\$291,266,629	\$13,765,808	\$305,032,437
2031-32	\$309,503,432	\$293,413,184	\$14,113,798	\$307,526,981
2032-33	\$326,220,277	\$309,093,748	\$15,150,078	\$324,243,826
2033-34	\$328,714,821	\$311,240,302	\$15,498,068	\$326,738,370
2034-35	\$346,281,552	\$327,701,539	\$16,603,562	\$344,305,101
2035-36	\$348,776,096	\$329,848,093	\$16,951,552	\$346,799,645

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	71.95%	-1.54%	70.41%	21.43%	7.47%	0.69%
2026-27	90.47%	-15.35%	75.11%	19.53%	4.84%	0.38%
2027-28	89.77%	-15.29%	74.47%	20.21%	4.80%	0.37%
2028-29	88.56%	-14.55%	74.00%	20.92%	4.59%	0.35%
2029-30	87.87%	-14.45%	73.43%	21.55%	4.55%	0.35%
2030-31	86.70%	-13.70%	72.99%	22.20%	4.36%	0.33%
2031-32	86.07%	-13.61%	72.46%	22.78%	4.32%	0.33%
2032-33	84.96%	-12.92%	72.05%	23.40%	4.14%	0.31%
2033-34	84.38%	-12.83%	71.55%	23.93%	4.11%	0.31%
2034-35	83.35%	-12.19%	71.16%	24.52%	3.94%	0.29%
2035-36	82.81%	-12.11%	70.70%	25.01%	3.91%	0.29%

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 TIPTON, 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	\$137,839,957	\$7.88952	\$1,087,492
2026-27	\$258,113,506	\$4.33438	\$1,118,763
2027-28	\$260,115,061	\$4.37159	\$1,137,116
2028-29	\$274,187,103	\$4.26434	\$1,169,227
2029-30	\$276,333,657	\$4.29878	\$1,187,898
2030-31	\$291,266,629	\$4.19157	\$1,220,864
2031-32	\$293,413,184	\$4.22342	\$1,239,207
2032-33	\$309,093,748	\$4.11862	\$1,273,040
2033-34	\$311,240,302	\$4.14810	\$1,291,056
2034-35	\$327,701,539	\$4.04565	\$1,325,766
2035-36	\$329,848,093	\$4.07295	\$1,343,455

CITY OF TIPTON, 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	\$137,839,957	\$7.88952	\$1,087,492
2026-27	\$141,745,642	\$7.81141	\$1,107,233
2027-28	\$145,065,499	\$7.81141	\$1,133,166
2028-29	\$151,172,129	\$7.81141	\$1,180,868
2029-30	\$154,965,098	\$7.81141	\$1,210,496
2030-31	\$161,446,403	\$7.81141	\$1,261,124
2031-32	\$165,370,693	\$7.81141	\$1,291,778
2032-33	\$172,245,671	\$7.81141	\$1,345,482
2033-34	\$176,308,605	\$7.81141	\$1,377,219
2034-35	\$183,597,517	\$7.81141	\$1,434,156
2035-36	\$187,805,968	\$7.81141	\$1,467,029

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	\$116,367,864	(\$3.47703)	\$11,530
2027-28	\$115,049,561	(\$3.43982)	\$3,950
2028-29	\$123,014,974	(\$3.54707)	-\$11,640
2029-30	\$121,368,560	(\$3.51263)	-\$22,598
2030-31	\$129,820,226	(\$3.61984)	-\$40,260
2031-32	\$128,042,491	(\$3.58799)	-\$52,571
2032-33	\$136,848,077	(\$3.69279)	-\$72,442
2033-34	\$134,931,697	(\$3.66331)	-\$86,163
2034-35	\$144,104,022	(\$3.76576)	-\$108,390
2035-36	\$142,042,125	(\$3.73846)	-\$123,575

CITY OF TIPTON, 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	\$187	\$259	\$50,000	\$51,515	\$187	\$216	\$50,000	\$58,947	\$169	\$38	\$145	\$38	\$187	\$247
\$100,000	\$123,480	\$374	\$518	\$100,000	\$103,030	\$374	\$432	\$100,000	\$117,894	\$356	\$285	\$332	\$285	\$374	\$494
\$150,000	\$185,220	\$561	\$776	\$150,000	\$154,545	\$561	\$648	\$150,000	\$176,842	\$543	\$532	\$519	\$532	\$561	\$741
\$200,000	\$246,960	\$916	\$1,035	\$200,000	\$206,060	\$916	\$864	\$200,000	\$235,789	\$730	\$779	\$706	\$779	\$748	\$988
\$250,000	\$308,700	\$1,271	\$1,294	\$250,000	\$257,575	\$1,271	\$1,080	\$250,000	\$294,736	\$917	\$1,026	\$893	\$1,026	\$936	\$1,235
\$300,000	\$370,440	\$1,626	\$1,553	\$300,000	\$309,090	\$1,626	\$1,296	\$300,000	\$353,683	\$1,104	\$1,273	\$1,080	\$1,273	\$1,123	\$1,482
\$400,000	\$493,920	\$2,336	\$2,070	\$400,000	\$412,120	\$2,336	\$1,727	\$400,000	\$471,578	\$1,479	\$1,767	\$1,454	\$1,767	\$1,497	\$1,977
\$500,000	\$617,400	\$3,047	\$2,588	\$500,000	\$515,151	\$3,047	\$2,159	\$500,000	\$589,472	\$1,853	\$2,261	\$1,829	\$2,261	\$1,871	\$2,471
\$600,000	\$740,880	\$3,757	\$3,105	\$600,000	\$618,181	\$3,757	\$2,591	\$600,000	\$707,366	\$2,227	\$2,755	\$2,203	\$2,755	\$2,245	\$2,965
\$700,000	\$864,360	\$4,467	\$3,623	\$700,000	\$721,211	\$4,467	\$3,023	\$700,000	\$825,261	\$2,601	\$3,250	\$2,577	\$3,250	\$2,619	\$3,459
\$800,000	\$987,840	\$5,177	\$4,141	\$800,000	\$824,241	\$5,177	\$3,455	\$800,000	\$943,155	\$2,976	\$3,744	\$2,951	\$3,744	\$2,994	\$3,953
\$900,000	\$1,111,320	\$5,887	\$4,658	\$900,000	\$927,271	\$5,887	\$3,887	\$900,000	\$1,061,050	\$3,350	\$4,238	\$3,325	\$4,238	\$3,368	\$4,447
\$1,000,000	\$1,234,800	\$6,597	\$5,176	\$1,000,000	\$1,030,301	\$6,597	\$4,319	\$1,000,000	\$1,178,944	\$3,724	\$4,732	\$3,700	\$4,732	\$3,742	\$4,942
\$2,000,000	\$2,469,600	\$13,697	\$10,352	\$2,000,000	\$2,060,602	\$13,697	\$8,637	\$2,000,000	\$2,357,888	\$7,466	\$9,674	\$7,442	\$9,674	\$7,484	\$9,883
\$3,000,000	\$3,704,400	\$20,798	\$15,527	\$3,000,000	\$3,090,903	\$20,798	\$12,956	\$3,000,000	\$3,536,832	\$11,208	\$14,615	\$11,184	\$14,615	\$11,226	\$14,825
\$4,000,000	\$4,939,200	\$27,899	\$20,703	\$4,000,000	\$4,121,204	\$27,899	\$17,274	\$4,000,000	\$4,715,776	\$14,950	\$19,557	\$14,926	\$19,557	\$14,969	\$19,767
\$5,000,000	\$6,174,000	\$34,999	\$25,879	\$5,000,000	\$5,151,505	\$34,999	\$21,593	\$5,000,000	\$5,894,720	\$18,692	\$24,499	\$18,668	\$24,499	\$18,711	\$24,708
\$6,000,000	\$7,408,800	\$42,100	\$31,055	\$6,000,000	\$6,181,806	\$42,100	\$25,911	\$6,000,000	\$7,073,664	\$22,435	\$29,440	\$22,410	\$29,440	\$22,453	\$29,650
\$7,000,000	\$8,643,600	\$49,200	\$36,230	\$7,000,000	\$7,212,107	\$49,200	\$30,230	\$7,000,000	\$8,252,608	\$26,177	\$34,382	\$26,152	\$34,382	\$26,195	\$34,591
\$8,000,000	\$9,878,400	\$56,301	\$41,406	\$8,000,000	\$8,242,408	\$56,301	\$34,549	\$8,000,000	\$9,431,552	\$29,919	\$39,323	\$29,895	\$39,323	\$29,937	\$39,533
\$9,000,000	\$11,113,200	\$63,401	\$46,582	\$9,000,000	\$9,272,709	\$63,401	\$38,867	\$9,000,000	\$10,610,496	\$33,661	\$44,265	\$33,637	\$44,265	\$33,679	\$44,475
\$10,000,000	\$12,348,000	\$70,502	\$51,758	\$10,000,000	\$10,303,010	\$70,502	\$43,186	\$10,000,000	\$11,789,440	\$37,403	\$49,207	\$37,379	\$49,207	\$37,421	\$49,416
\$15,000,000	\$18,522,000	\$106,005	\$77,636	\$15,000,000	\$15,454,515	\$106,005	\$64,779	\$15,000,000	\$17,684,160	\$56,114	\$73,915	\$56,089	\$73,915	\$56,132	\$74,124
\$20,000,000	\$24,696,000	\$141,508	\$103,515	\$20,000,000	\$20,606,020	\$141,508	\$86,372	\$20,000,000	\$23,578,880	\$74,824	\$98,623	\$74,800	\$98,623	\$74,843	\$98,833
\$25,000,000	\$30,870,000	\$177,011	\$129,394	\$25,000,000	\$25,757,525	\$177,011	\$107,964	\$25,000,000	\$29,473,600	\$93,535	\$123,331	\$93,511	\$123,331	\$93,553	\$123,541
\$30,000,000	\$37,044,000	\$212,513	\$155,273	\$30,000,000	\$30,909,030	\$212,513	\$129,557	\$30,000,000	\$35,368,320	\$112,246	\$148,039	\$112,221	\$148,039	\$112,264	\$148,249
\$35,000,000	\$43,218,000	\$248,016	\$181,151	\$35,000,000	\$36,060,535	\$248,016	\$151,150	\$35,000,000	\$41,263,040	\$130,956	\$172,747	\$130,932	\$172,747	\$130,974	\$172,957
\$40,000,000	\$49,392,000	\$283,519	\$207,030	\$40,000,000	\$41,212,040	\$283,519	\$172,743	\$40,000,000	\$47,157,760	\$149,667	\$197,455	\$149,643	\$197,455	\$149,685	\$197,665
\$45,000,000	\$55,566,000	\$319,022	\$232,909	\$45,000,000	\$46,363,545	\$319,022	\$194,336	\$45,000,000	\$53,052,480	\$168,378	\$222,164	\$168,353	\$222,164	\$168,396	\$222,373
\$50,000,000	\$61,740,000	\$354,525	\$258,788	\$50,000,000	\$51,515,050	\$354,525	\$215,929	\$50,000,000	\$58,947,200	\$187,088	\$246,872	\$187,064	\$246,872	\$187,106	\$247,081

CITY OF TIPTON, 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	\$72	38.31%	\$29	15.40%	(\$131)	(77.80%)	(\$107)	(74.07%)	\$60	32.05%
\$100,000	\$143	38.31%	\$58	15.40%	(\$71)	(20.07%)	(\$47)	(14.21%)	\$120	32.05%
\$150,000	\$215	38.31%	\$86	15.40%	(\$12)	(2.12%)	\$13	2.47%	\$180	32.05%
\$200,000	\$119	12.96%	(\$53)	(5.74%)	\$48	6.64%	\$73	10.31%	\$240	32.05%
\$250,000	\$23	1.77%	(\$192)	(15.08%)	\$108	11.82%	\$133	14.87%	\$300	32.05%
\$300,000	(\$74)	(4.53%)	(\$331)	(20.34%)	\$168	15.25%	\$193	17.84%	\$360	32.05%
\$400,000	(\$266)	(11.39%)	(\$609)	(26.07%)	\$288	19.50%	\$313	21.50%	\$480	32.05%
\$500,000	(\$459)	(15.05%)	(\$887)	(29.12%)	\$408	22.04%	\$433	23.66%	\$600	32.05%
\$600,000	(\$651)	(17.33%)	(\$1,165)	(31.02%)	\$528	23.72%	\$553	25.09%	\$720	32.05%
\$700,000	(\$844)	(18.89%)	(\$1,444)	(32.32%)	\$648	24.92%	\$673	26.10%	\$840	32.05%
\$800,000	(\$1,036)	(20.01%)	(\$1,722)	(33.26%)	\$768	25.82%	\$792	26.85%	\$960	32.05%
\$900,000	(\$1,229)	(20.87%)	(\$2,000)	(33.98%)	\$888	26.51%	\$912	27.44%	\$1,080	32.05%
\$1,000,000	(\$1,421)	(21.54%)	(\$2,278)	(34.54%)	\$1,008	27.07%	\$1,032	27.91%	\$1,199	32.05%
\$2,000,000	(\$3,346)	(24.43%)	(\$5,060)	(36.94%)	\$2,208	29.57%	\$2,232	29.99%	\$2,399	32.05%
\$3,000,000	(\$5,271)	(25.34%)	(\$7,842)	(37.71%)	\$3,407	30.40%	\$3,431	30.68%	\$3,598	32.05%
\$4,000,000	(\$7,196)	(25.79%)	(\$10,624)	(38.08%)	\$4,607	30.81%	\$4,631	31.03%	\$4,798	32.05%
\$5,000,000	(\$9,120)	(26.06%)	(\$13,406)	(38.30%)	\$5,806	31.06%	\$5,830	31.23%	\$5,997	32.05%
\$6,000,000	(\$11,045)	(26.24%)	(\$16,188)	(38.45%)	\$7,006	31.23%	\$7,030	31.37%	\$7,197	32.05%
\$7,000,000	(\$12,970)	(26.36%)	(\$18,970)	(38.56%)	\$8,205	31.34%	\$8,229	31.47%	\$8,396	32.05%
\$8,000,000	(\$14,895)	(26.46%)	(\$21,752)	(38.64%)	\$9,405	31.43%	\$9,429	31.54%	\$9,596	32.05%
\$9,000,000	(\$16,820)	(26.53%)	(\$24,534)	(38.70%)	\$10,604	31.50%	\$10,628	31.60%	\$10,795	32.05%
\$10,000,000	(\$18,744)	(26.59%)	(\$27,316)	(38.75%)	\$11,804	31.56%	\$11,828	31.64%	\$11,995	32.05%
\$15,000,000	(\$28,369)	(26.76%)	(\$41,226)	(38.89%)	\$17,801	31.72%	\$17,825	31.78%	\$17,992	32.05%
\$20,000,000	(\$37,993)	(26.85%)	(\$55,136)	(38.96%)	\$23,799	31.81%	\$23,823	31.85%	\$23,990	32.05%
\$25,000,000	(\$47,617)	(26.90%)	(\$69,046)	(39.01%)	\$29,796	31.86%	\$29,820	31.89%	\$29,987	32.05%
\$30,000,000	(\$57,241)	(26.94%)	(\$82,956)	(39.04%)	\$35,794	31.89%	\$35,818	31.92%	\$35,985	32.05%
\$35,000,000	(\$66,865)	(26.96%)	(\$96,866)	(39.06%)	\$41,791	31.91%	\$41,815	31.94%	\$41,982	32.05%
\$40,000,000	(\$76,489)	(26.98%)	(\$110,776)	(39.07%)	\$47,789	31.93%	\$47,813	31.95%	\$47,980	32.05%
\$45,000,000	(\$86,113)	(26.99%)	(\$124,686)	(39.08%)	\$53,786	31.94%	\$53,810	31.96%	\$53,977	32.05%
\$50,000,000	(\$95,737)	(27.00%)	(\$138,596)	(39.09%)	\$59,784	31.95%	\$59,808	31.97%	\$59,975	32.05%