

CITY OF TINGLEY, 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	\$7.90519	\$22,631	\$0	\$22,631	
2026-27	\$5.27608	\$23,083	\$1,519	\$24,603	8.7%
2027-28	\$5.46361	\$25,095	\$1,573	\$26,668	8.4%
2028-29	\$5.33182	\$27,201	\$1,535	\$28,737	7.8%
2029-30	\$5.50380	\$29,312	\$1,585	\$30,896	7.5%
2030-31	\$5.36398	\$31,514	\$1,545	\$33,059	7.0%
2031-32	\$5.52866	\$33,720	\$1,592	\$35,312	6.8%
2032-33	\$5.38803	\$36,018	\$1,552	\$37,570	6.4%
2033-34	\$5.54669	\$38,321	\$1,597	\$39,918	6.3%
2034-35	\$5.40564	\$40,717	\$1,557	\$42,273	5.9%
2035-36	\$5.55924	\$43,119	\$1,601	\$44,720	5.8%

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	\$7,098,438	\$2,862,787	\$0	\$2,862,787
2026-27	\$5,720,294	\$4,663,074	\$0	\$4,663,074
2027-28	\$5,938,259	\$4,881,039	\$0	\$4,881,039
2028-29	\$6,446,898	\$5,389,678	\$0	\$5,389,678
2029-30	\$6,670,863	\$5,613,643	\$0	\$5,613,643
2030-31	\$7,220,347	\$6,163,127	\$0	\$6,163,127
2031-32	\$7,444,312	\$6,387,092	\$0	\$6,387,092
2032-33	\$8,030,044	\$6,972,824	\$0	\$6,972,824
2033-34	\$8,254,009	\$7,196,789	\$0	\$7,196,789
2034-35	\$8,877,448	\$7,820,228	\$0	\$7,820,228
2035-36	\$9,101,413	\$8,044,193	\$0	\$8,044,193

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	94.80%	-3.79%	91.01%	5.37%	0.00%	3.61%
2026-27	139.93%	-53.22%	86.71%	7.79%	0.00%	2.22%
2027-28	139.58%	-52.22%	87.36%	7.44%	0.00%	2.12%
2028-29	136.80%	-48.39%	88.42%	7.08%	0.00%	1.92%
2029-30	136.48%	-47.55%	88.92%	6.79%	0.00%	1.84%
2030-31	133.95%	-44.19%	89.76%	6.50%	0.00%	1.68%
2031-32	133.76%	-43.62%	90.14%	6.27%	0.00%	1.62%
2032-33	131.56%	-40.76%	90.80%	6.03%	0.00%	1.48%
2033-34	131.47%	-40.36%	91.11%	5.84%	0.00%	1.44%
2034-35	129.51%	-37.87%	91.64%	5.65%	0.00%	1.32%
2035-36	129.48%	-37.60%	91.88%	5.49%	0.00%	1.29%

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 TINGLEY, 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	\$2,862,787	\$7.90519	\$22,631
2026-27	\$4,663,074	\$5.27608	\$24,603
2027-28	\$4,881,039	\$5.46361	\$26,668
2028-29	\$5,389,678	\$5.33182	\$28,737
2029-30	\$5,613,643	\$5.50380	\$30,896
2030-31	\$6,163,127	\$5.36398	\$33,059
2031-32	\$6,387,092	\$5.52866	\$35,312
2032-33	\$6,972,824	\$5.38803	\$37,570
2033-34	\$7,196,789	\$5.54669	\$39,918
2034-35	\$7,820,228	\$5.40564	\$42,273
2035-36	\$8,044,193	\$5.55924	\$44,720

CITY OF TINGLEY, 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	\$2,862,787	\$7.90519	\$22,631
2026-27	\$2,999,986	\$7.75018	\$23,250
2027-28	\$3,188,925	\$7.52445	\$23,995
2028-29	\$3,414,675	\$7.52445	\$25,694
2029-30	\$3,613,899	\$7.52445	\$27,193
2030-31	\$3,854,064	\$7.52445	\$29,000
2031-32	\$4,064,105	\$7.52445	\$30,580
2032-33	\$4,319,464	\$7.52445	\$32,502
2033-34	\$4,540,906	\$7.52445	\$34,168
2034-35	\$4,812,291	\$7.52445	\$36,210
2035-36	\$5,045,722	\$7.52445	\$37,966

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	\$1,663,088	(\$2.47410)	\$1,352
2027-28	\$1,692,114	(\$2.06084)	\$2,673
2028-29	\$1,975,003	(\$2.19263)	\$3,043
2029-30	\$1,999,744	(\$2.02065)	\$3,704
2030-31	\$2,309,063	(\$2.16047)	\$4,059
2031-32	\$2,322,987	(\$1.99579)	\$4,732
2032-33	\$2,653,360	(\$2.13642)	\$5,068
2033-34	\$2,655,883	(\$1.97776)	\$5,751
2034-35	\$3,007,938	(\$2.11881)	\$6,064
2035-36	\$2,998,471	(\$1.96521)	\$6,753

CITY OF TINGLEY, 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	\$331	\$50,000	\$51,515	\$187	\$276	\$50,000	\$58,947	\$169	\$48	\$145	\$48	\$187	\$316
\$100,000	\$123,480	\$375	\$662	\$100,000	\$103,030	\$375	\$553	\$100,000	\$117,894	\$357	\$364	\$332	\$364	\$375	\$632
\$150,000	\$185,220	\$562	\$994	\$150,000	\$154,545	\$562	\$829	\$150,000	\$176,842	\$544	\$680	\$520	\$680	\$562	\$949
\$200,000	\$246,960	\$918	\$1,325	\$200,000	\$206,060	\$918	\$1,105	\$200,000	\$235,789	\$732	\$997	\$707	\$997	\$750	\$1,265
\$250,000	\$308,700	\$1,274	\$1,656	\$250,000	\$257,575	\$1,274	\$1,382	\$250,000	\$294,736	\$919	\$1,313	\$895	\$1,313	\$937	\$1,581
\$300,000	\$370,440	\$1,630	\$1,987	\$300,000	\$309,090	\$1,630	\$1,658	\$300,000	\$353,683	\$1,107	\$1,629	\$1,082	\$1,629	\$1,125	\$1,897
\$400,000	\$493,920	\$2,341	\$2,649	\$400,000	\$412,120	\$2,341	\$2,211	\$400,000	\$471,578	\$1,482	\$2,261	\$1,457	\$2,261	\$1,500	\$2,530
\$500,000	\$617,400	\$3,053	\$3,312	\$500,000	\$515,151	\$3,053	\$2,763	\$500,000	\$589,472	\$1,857	\$2,894	\$1,832	\$2,894	\$1,875	\$3,162
\$600,000	\$740,880	\$3,764	\$3,974	\$600,000	\$618,181	\$3,764	\$3,316	\$600,000	\$707,366	\$2,232	\$3,526	\$2,207	\$3,526	\$2,250	\$3,794
\$700,000	\$864,360	\$4,476	\$4,636	\$700,000	\$721,211	\$4,476	\$3,869	\$700,000	\$825,261	\$2,607	\$4,158	\$2,582	\$4,158	\$2,625	\$4,427
\$800,000	\$987,840	\$5,187	\$5,299	\$800,000	\$824,241	\$5,187	\$4,421	\$800,000	\$943,155	\$2,981	\$4,791	\$2,957	\$4,791	\$3,000	\$5,059
\$900,000	\$1,111,320	\$5,898	\$5,961	\$900,000	\$927,271	\$5,898	\$4,974	\$900,000	\$1,061,050	\$3,356	\$5,423	\$3,332	\$5,423	\$3,375	\$5,691
\$1,000,000	\$1,234,800	\$6,610	\$6,623	\$1,000,000	\$1,030,301	\$6,610	\$5,527	\$1,000,000	\$1,178,944	\$3,731	\$6,056	\$3,707	\$6,056	\$3,750	\$6,324
\$2,000,000	\$2,469,600	\$13,725	\$13,247	\$2,000,000	\$2,060,602	\$13,725	\$11,053	\$2,000,000	\$2,357,888	\$7,481	\$12,379	\$7,457	\$12,379	\$7,499	\$12,648
\$3,000,000	\$3,704,400	\$20,839	\$19,870	\$3,000,000	\$3,090,903	\$20,839	\$16,580	\$3,000,000	\$3,536,832	\$11,230	\$18,703	\$11,206	\$18,703	\$11,249	\$18,971
\$4,000,000	\$4,939,200	\$27,954	\$26,494	\$4,000,000	\$4,121,204	\$27,954	\$22,106	\$4,000,000	\$4,715,776	\$14,980	\$25,027	\$14,956	\$25,027	\$14,998	\$25,295
\$5,000,000	\$6,174,000	\$35,069	\$33,117	\$5,000,000	\$5,151,505	\$35,069	\$27,633	\$5,000,000	\$5,894,720	\$18,730	\$31,351	\$18,705	\$31,351	\$18,748	\$31,619
\$6,000,000	\$7,408,800	\$42,183	\$39,741	\$6,000,000	\$6,181,806	\$42,183	\$33,159	\$6,000,000	\$7,073,664	\$22,479	\$37,675	\$22,455	\$37,675	\$22,497	\$37,943
\$7,000,000	\$8,643,600	\$49,298	\$46,364	\$7,000,000	\$7,212,107	\$49,298	\$38,686	\$7,000,000	\$8,252,608	\$26,229	\$43,999	\$26,204	\$43,999	\$26,247	\$44,267
\$8,000,000	\$9,878,400	\$56,413	\$52,988	\$8,000,000	\$8,242,408	\$56,413	\$44,212	\$8,000,000	\$9,431,552	\$29,978	\$50,322	\$29,954	\$50,322	\$29,996	\$50,591
\$9,000,000	\$11,113,200	\$63,527	\$59,611	\$9,000,000	\$9,272,709	\$63,527	\$49,739	\$9,000,000	\$10,610,496	\$33,728	\$56,646	\$33,703	\$56,646	\$33,746	\$56,914
\$10,000,000	\$12,348,000	\$70,642	\$66,234	\$10,000,000	\$10,303,010	\$70,642	\$55,265	\$10,000,000	\$11,789,440	\$37,477	\$62,970	\$37,453	\$62,970	\$37,496	\$63,238
\$15,000,000	\$18,522,000	\$106,215	\$99,352	\$15,000,000	\$15,454,515	\$106,215	\$82,898	\$15,000,000	\$17,684,160	\$56,225	\$94,589	\$56,201	\$94,589	\$56,243	\$94,857
\$20,000,000	\$24,696,000	\$141,789	\$132,469	\$20,000,000	\$20,606,020	\$141,789	\$110,530	\$20,000,000	\$23,578,880	\$74,973	\$126,208	\$74,949	\$126,208	\$74,991	\$126,477
\$25,000,000	\$30,870,000	\$177,362	\$165,586	\$25,000,000	\$25,757,525	\$177,362	\$138,163	\$25,000,000	\$29,473,600	\$93,721	\$157,828	\$93,696	\$157,828	\$93,739	\$158,096
\$30,000,000	\$37,044,000	\$212,935	\$198,703	\$30,000,000	\$30,909,030	\$212,935	\$165,795	\$30,000,000	\$35,368,320	\$112,469	\$189,447	\$112,444	\$189,447	\$112,487	\$189,715
\$35,000,000	\$43,218,000	\$248,509	\$231,820	\$35,000,000	\$36,060,535	\$248,509	\$193,428	\$35,000,000	\$41,263,040	\$131,216	\$221,066	\$131,192	\$221,066	\$131,234	\$221,334
\$40,000,000	\$49,392,000	\$284,082	\$264,938	\$40,000,000	\$41,212,040	\$284,082	\$221,061	\$40,000,000	\$47,157,760	\$149,964	\$252,685	\$149,940	\$252,685	\$149,982	\$252,953
\$45,000,000	\$55,566,000	\$319,655	\$298,055	\$45,000,000	\$46,363,545	\$319,655	\$248,693	\$45,000,000	\$53,052,480	\$168,712	\$284,304	\$168,687	\$284,304	\$168,730	\$284,572
\$50,000,000	\$61,740,000	\$355,229	\$331,172	\$50,000,000	\$51,515,050	\$355,229	\$276,326	\$50,000,000	\$58,947,200	\$187,460	\$315,923	\$187,435	\$315,923	\$187,478	\$316,192

CITY OF TINGLEY, 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	\$144	76.65%	\$89	47.39%	(\$121)	(71.65%)	(\$97)	(66.88%)	\$129	68.66%
\$100,000	\$287	76.65%	\$178	47.39%	\$7	2.08%	\$32	9.56%	\$257	68.66%
\$150,000	\$431	76.65%	\$267	47.39%	\$136	25.01%	\$160	30.87%	\$386	68.66%
\$200,000	\$407	44.28%	\$187	20.38%	\$265	36.19%	\$289	40.89%	\$515	68.66%
\$250,000	\$382	29.98%	\$108	8.46%	\$394	42.81%	\$418	46.70%	\$644	68.66%
\$300,000	\$357	21.93%	\$28	1.74%	\$522	47.19%	\$547	50.51%	\$772	68.66%
\$400,000	\$308	13.17%	(\$130)	(5.57%)	\$780	52.62%	\$804	55.18%	\$1,030	68.66%
\$500,000	\$259	8.49%	(\$289)	(9.48%)	\$1,037	55.86%	\$1,061	57.93%	\$1,287	68.66%
\$600,000	\$210	5.58%	(\$448)	(11.91%)	\$1,295	58.01%	\$1,319	59.76%	\$1,545	68.66%
\$700,000	\$161	3.60%	(\$607)	(13.56%)	\$1,552	59.54%	\$1,576	61.05%	\$1,802	68.66%
\$800,000	\$112	2.16%	(\$766)	(14.76%)	\$1,809	60.69%	\$1,834	62.01%	\$2,059	68.66%
\$900,000	\$63	1.06%	(\$925)	(15.67%)	\$2,067	61.58%	\$2,091	62.76%	\$2,317	68.66%
\$1,000,000	\$14	0.20%	(\$1,083)	(16.39%)	\$2,324	62.29%	\$2,349	63.36%	\$2,574	68.66%
\$2,000,000	(\$478)	(3.48%)	(\$2,672)	(19.47%)	\$4,899	65.48%	\$4,923	66.02%	\$5,149	68.66%
\$3,000,000	(\$969)	(4.65%)	(\$4,260)	(20.44%)	\$7,473	66.54%	\$7,497	66.90%	\$7,723	68.66%
\$4,000,000	(\$1,460)	(5.22%)	(\$5,848)	(20.92%)	\$10,047	67.07%	\$10,071	67.34%	\$10,297	68.66%
\$5,000,000	(\$1,951)	(5.56%)	(\$7,436)	(21.20%)	\$12,621	67.39%	\$12,646	67.61%	\$12,871	68.66%
\$6,000,000	(\$2,443)	(5.79%)	(\$9,024)	(21.39%)	\$15,196	67.60%	\$15,220	67.78%	\$15,446	68.66%
\$7,000,000	(\$2,934)	(5.95%)	(\$10,612)	(21.53%)	\$17,770	67.75%	\$17,794	67.91%	\$18,020	68.66%
\$8,000,000	(\$3,425)	(6.07%)	(\$12,200)	(21.63%)	\$20,344	67.86%	\$20,369	68.00%	\$20,594	68.66%
\$9,000,000	(\$3,916)	(6.16%)	(\$13,789)	(21.71%)	\$22,918	67.95%	\$22,943	68.07%	\$23,168	68.66%
\$10,000,000	(\$4,407)	(6.24%)	(\$15,377)	(21.77%)	\$25,493	68.02%	\$25,517	68.13%	\$25,743	68.66%
\$15,000,000	(\$6,864)	(6.46%)	(\$23,318)	(21.95%)	\$38,364	68.23%	\$38,388	68.31%	\$38,614	68.66%
\$20,000,000	(\$9,320)	(6.57%)	(\$31,258)	(22.05%)	\$51,236	68.34%	\$51,260	68.39%	\$51,486	68.66%
\$25,000,000	(\$11,776)	(6.64%)	(\$39,199)	(22.10%)	\$64,107	68.40%	\$64,131	68.45%	\$64,357	68.66%
\$30,000,000	(\$14,232)	(6.68%)	(\$47,140)	(22.14%)	\$76,978	68.44%	\$77,003	68.48%	\$77,228	68.66%
\$35,000,000	(\$16,688)	(6.72%)	(\$55,081)	(22.16%)	\$89,850	68.47%	\$89,874	68.51%	\$90,100	68.66%
\$40,000,000	(\$19,144)	(6.74%)	(\$63,021)	(22.18%)	\$102,721	68.50%	\$102,745	68.52%	\$102,971	68.66%
\$45,000,000	(\$21,600)	(6.76%)	(\$70,962)	(22.20%)	\$115,592	68.51%	\$115,617	68.54%	\$115,842	68.66%
\$50,000,000	(\$24,056)	(6.77%)	(\$78,903)	(22.21%)	\$128,464	68.53%	\$128,488	68.55%	\$128,714	68.66%