

CITY OF TRAER, 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	\$8.23500	\$490,252	\$0	\$490,252	
2026-27	\$4.68411	\$500,057	\$4,783	\$504,839	3.0%
2027-28	\$4.72891	\$508,306	\$4,828	\$513,135	1.6%
2028-29	\$4.60671	\$523,398	\$4,703	\$528,101	2.9%
2029-30	\$4.64811	\$531,793	\$4,746	\$536,538	1.6%
2030-31	\$4.52642	\$547,269	\$4,622	\$551,891	2.9%
2031-32	\$4.56464	\$555,515	\$4,661	\$560,176	1.5%
2032-33	\$4.44604	\$571,379	\$4,539	\$575,918	2.8%
2033-34	\$4.48136	\$579,477	\$4,576	\$584,052	1.4%
2034-35	\$4.36577	\$595,733	\$4,457	\$600,191	2.8%
2035-36	\$4.39844	\$603,684	\$4,491	\$608,175	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	\$117,729,647	\$59,532,711	\$0	\$59,532,711
2026-27	\$108,997,678	\$107,776,993	\$0	\$107,776,993
2027-28	\$109,730,797	\$108,510,112	\$0	\$108,510,112
2028-29	\$115,858,067	\$114,637,382	\$0	\$114,637,382
2029-30	\$116,652,186	\$115,431,501	\$0	\$115,431,501
2030-31	\$123,147,206	\$121,926,521	\$0	\$121,926,521
2031-32	\$123,941,325	\$122,720,640	\$0	\$122,720,640
2032-33	\$130,755,837	\$129,535,152	\$0	\$129,535,152
2033-34	\$131,549,956	\$130,329,271	\$0	\$130,329,271
2034-35	\$138,697,234	\$137,476,549	\$0	\$137,476,549
2035-36	\$139,491,353	\$138,270,668	\$0	\$138,270,668

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.70%	-1.82%	77.88%	21.19%	0.67%	0.26%
2026-27	102.11%	-20.49%	81.63%	17.55%	0.48%	0.14%
2027-28	102.36%	-20.61%	81.75%	17.44%	0.48%	0.14%
2028-29	101.66%	-19.76%	81.90%	17.33%	0.46%	0.13%
2029-30	101.84%	-19.82%	82.03%	17.21%	0.45%	0.13%
2030-31	101.11%	-18.94%	82.17%	17.11%	0.43%	0.13%
2031-32	101.29%	-19.00%	82.29%	17.00%	0.43%	0.13%
2032-33	100.59%	-18.17%	82.42%	16.91%	0.41%	0.12%
2033-34	100.76%	-18.24%	82.52%	16.80%	0.41%	0.12%
2034-35	100.08%	-17.45%	82.64%	16.73%	0.39%	0.11%
2035-36	100.25%	-17.51%	82.74%	16.63%	0.39%	0.11%

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 TRAER, 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	\$59,532,711	\$8.23500	\$490,252
2026-27	\$107,776,993	\$4.68411	\$504,839
2027-28	\$108,510,112	\$4.72891	\$513,135
2028-29	\$114,637,382	\$4.60671	\$528,101
2029-30	\$115,431,501	\$4.64811	\$536,538
2030-31	\$121,926,521	\$4.52642	\$551,891
2031-32	\$122,720,640	\$4.56464	\$560,176
2032-33	\$129,535,152	\$4.44604	\$575,918
2033-34	\$130,329,271	\$4.48136	\$584,052
2034-35	\$137,476,549	\$4.36577	\$600,191
2035-36	\$138,270,668	\$4.39844	\$608,175

CITY OF TRAER, 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	\$59,532,711	\$8.23500	\$490,252
2026-27	\$61,384,046	\$8.15347	\$500,493
2027-28	\$62,869,531	\$8.15347	\$512,605
2028-29	\$65,506,431	\$8.10000	\$530,602
2029-30	\$67,071,040	\$8.10000	\$543,275
2030-31	\$69,853,354	\$8.10000	\$565,812
2031-32	\$71,501,080	\$8.10000	\$579,159
2032-33	\$74,436,381	\$8.10000	\$602,935
2033-34	\$76,171,798	\$8.10000	\$616,992
2034-35	\$79,268,192	\$8.10000	\$642,072
2035-36	\$81,095,723	\$8.10000	\$656,875

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	\$46,392,948	(\$3.46936)	\$4,347
2027-28	\$45,640,581	(\$3.42456)	\$530
2028-29	\$49,130,951	(\$3.49329)	-\$2,501
2029-30	\$48,360,461	(\$3.45189)	-\$6,737
2030-31	\$52,073,167	(\$3.57358)	-\$13,922
2031-32	\$51,219,560	(\$3.53536)	-\$18,983
2032-33	\$55,098,771	(\$3.65396)	-\$27,016
2033-34	\$54,157,473	(\$3.61864)	-\$32,939
2034-35	\$58,208,357	(\$3.73423)	-\$41,881
2035-36	\$57,174,945	(\$3.70156)	-\$48,700

CITY OF TRAER, 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	\$195	\$279	\$50,000	\$51,515	\$195	\$233	\$50,000	\$58,947	\$176	\$40	\$151	\$40	\$195	\$267
\$100,000	\$123,480	\$391	\$559	\$100,000	\$103,030	\$391	\$466	\$100,000	\$117,894	\$372	\$307	\$346	\$307	\$391	\$534
\$150,000	\$185,220	\$586	\$838	\$150,000	\$154,545	\$586	\$700	\$150,000	\$176,842	\$567	\$574	\$542	\$574	\$586	\$800
\$200,000	\$246,960	\$956	\$1,118	\$200,000	\$206,060	\$956	\$933	\$200,000	\$235,789	\$762	\$841	\$737	\$841	\$781	\$1,067
\$250,000	\$308,700	\$1,327	\$1,397	\$250,000	\$257,575	\$1,327	\$1,166	\$250,000	\$294,736	\$958	\$1,108	\$932	\$1,108	\$976	\$1,334
\$300,000	\$370,440	\$1,698	\$1,677	\$300,000	\$309,090	\$1,698	\$1,399	\$300,000	\$353,683	\$1,153	\$1,375	\$1,127	\$1,375	\$1,172	\$1,601
\$400,000	\$493,920	\$2,439	\$2,236	\$400,000	\$412,120	\$2,439	\$1,865	\$400,000	\$471,578	\$1,543	\$1,908	\$1,518	\$1,908	\$1,562	\$2,135
\$500,000	\$617,400	\$3,180	\$2,795	\$500,000	\$515,151	\$3,180	\$2,332	\$500,000	\$589,472	\$1,934	\$2,442	\$1,909	\$2,442	\$1,953	\$2,668
\$600,000	\$740,880	\$3,921	\$3,354	\$600,000	\$618,181	\$3,921	\$2,798	\$600,000	\$707,366	\$2,325	\$2,976	\$2,299	\$2,976	\$2,344	\$3,202
\$700,000	\$864,360	\$4,662	\$3,912	\$700,000	\$721,211	\$4,662	\$3,265	\$700,000	\$825,261	\$2,715	\$3,509	\$2,690	\$3,509	\$2,734	\$3,735
\$800,000	\$987,840	\$5,403	\$4,471	\$800,000	\$824,241	\$5,403	\$3,731	\$800,000	\$943,155	\$3,106	\$4,043	\$3,080	\$4,043	\$3,125	\$4,269
\$900,000	\$1,111,320	\$6,145	\$5,030	\$900,000	\$927,271	\$6,145	\$4,197	\$900,000	\$1,061,050	\$3,496	\$4,576	\$3,471	\$4,576	\$3,515	\$4,803
\$1,000,000	\$1,234,800	\$6,886	\$5,589	\$1,000,000	\$1,030,301	\$6,886	\$4,664	\$1,000,000	\$1,178,944	\$3,887	\$5,110	\$3,862	\$5,110	\$3,906	\$5,336
\$2,000,000	\$2,469,600	\$14,297	\$11,178	\$2,000,000	\$2,060,602	\$14,297	\$9,327	\$2,000,000	\$2,357,888	\$7,793	\$10,446	\$7,768	\$10,446	\$7,812	\$10,673
\$3,000,000	\$3,704,400	\$21,709	\$16,768	\$3,000,000	\$3,090,903	\$21,709	\$13,991	\$3,000,000	\$3,536,832	\$11,699	\$15,783	\$11,674	\$15,783	\$11,718	\$16,009
\$4,000,000	\$4,939,200	\$29,120	\$22,357	\$4,000,000	\$4,121,204	\$29,120	\$18,654	\$4,000,000	\$4,715,776	\$15,605	\$21,119	\$15,580	\$21,119	\$15,624	\$21,346
\$5,000,000	\$6,174,000	\$36,532	\$27,946	\$5,000,000	\$5,151,505	\$36,532	\$23,318	\$5,000,000	\$5,894,720	\$19,511	\$26,456	\$19,486	\$26,456	\$19,530	\$26,682
\$6,000,000	\$7,408,800	\$43,943	\$33,535	\$6,000,000	\$6,181,806	\$43,943	\$27,981	\$6,000,000	\$7,073,664	\$23,417	\$31,792	\$23,392	\$31,792	\$23,436	\$32,018
\$7,000,000	\$8,643,600	\$51,355	\$39,125	\$7,000,000	\$7,212,107	\$51,355	\$32,645	\$7,000,000	\$8,252,608	\$27,323	\$37,128	\$27,298	\$37,128	\$27,342	\$37,355
\$8,000,000	\$9,878,400	\$58,766	\$44,714	\$8,000,000	\$8,242,408	\$58,766	\$37,309	\$8,000,000	\$9,431,552	\$31,229	\$42,465	\$31,204	\$42,465	\$31,248	\$42,691
\$9,000,000	\$11,113,200	\$66,178	\$50,303	\$9,000,000	\$9,272,709	\$66,178	\$41,972	\$9,000,000	\$10,610,496	\$35,135	\$47,801	\$35,110	\$47,801	\$35,154	\$48,028
\$10,000,000	\$12,348,000	\$73,589	\$55,892	\$10,000,000	\$10,303,010	\$73,589	\$46,636	\$10,000,000	\$11,789,440	\$39,041	\$53,138	\$39,016	\$53,138	\$39,060	\$53,364
\$15,000,000	\$18,522,000	\$110,647	\$83,838	\$15,000,000	\$15,454,515	\$110,647	\$69,954	\$15,000,000	\$17,684,160	\$58,571	\$79,820	\$58,546	\$79,820	\$58,590	\$80,046
\$20,000,000	\$24,696,000	\$147,704	\$111,784	\$20,000,000	\$20,606,020	\$147,704	\$93,272	\$20,000,000	\$23,578,880	\$78,101	\$106,502	\$78,076	\$106,502	\$78,120	\$106,728
\$25,000,000	\$30,870,000	\$184,762	\$139,731	\$25,000,000	\$25,757,525	\$184,762	\$116,589	\$25,000,000	\$29,473,600	\$97,631	\$133,184	\$97,605	\$133,184	\$97,650	\$133,410
\$30,000,000	\$37,044,000	\$221,819	\$167,677	\$30,000,000	\$30,909,030	\$221,819	\$139,907	\$30,000,000	\$35,368,320	\$117,161	\$159,866	\$117,135	\$159,866	\$117,180	\$160,092
\$35,000,000	\$43,218,000	\$258,877	\$195,623	\$35,000,000	\$36,060,535	\$258,877	\$163,225	\$35,000,000	\$41,263,040	\$136,691	\$186,548	\$136,665	\$186,548	\$136,710	\$186,774
\$40,000,000	\$49,392,000	\$295,934	\$223,569	\$40,000,000	\$41,212,040	\$295,934	\$186,543	\$40,000,000	\$47,157,760	\$156,221	\$213,230	\$156,195	\$213,230	\$156,240	\$213,456
\$45,000,000	\$55,566,000	\$332,992	\$251,515	\$45,000,000	\$46,363,545	\$332,992	\$209,861	\$45,000,000	\$53,052,480	\$175,751	\$239,911	\$175,725	\$239,911	\$175,770	\$240,138
\$50,000,000	\$61,740,000	\$370,049	\$279,461	\$50,000,000	\$51,515,050	\$370,049	\$233,179	\$50,000,000	\$58,947,200	\$195,281	\$266,593	\$195,255	\$266,593	\$195,300	\$266,820

CITY OF TRAER, 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	\$84	43.09%	\$38	19.40%	(\$136)	(77.04%)	(\$110)	(73.17%)	\$72	36.62%
\$100,000	\$168	43.09%	\$76	19.40%	(\$64)	(17.31%)	(\$39)	(11.25%)	\$143	36.62%
\$150,000	\$252	43.09%	\$114	19.40%	\$7	1.27%	\$33	6.01%	\$215	36.62%
\$200,000	\$161	16.87%	(\$24)	(2.48%)	\$79	10.33%	\$104	14.13%	\$286	36.62%
\$250,000	\$70	5.29%	(\$161)	(12.14%)	\$150	15.69%	\$176	18.84%	\$358	36.62%
\$300,000	(\$21)	(1.23%)	(\$299)	(17.59%)	\$222	19.23%	\$247	21.92%	\$429	36.62%
\$400,000	(\$203)	(8.33%)	(\$573)	(23.51%)	\$365	23.63%	\$390	25.70%	\$572	36.62%
\$500,000	(\$385)	(12.12%)	(\$848)	(26.67%)	\$508	26.26%	\$533	27.94%	\$715	36.62%
\$600,000	(\$568)	(14.47%)	(\$1,123)	(28.64%)	\$651	28.00%	\$676	29.41%	\$858	36.62%
\$700,000	(\$750)	(16.08%)	(\$1,398)	(29.98%)	\$794	29.24%	\$819	30.46%	\$1,001	36.62%
\$800,000	(\$932)	(17.25%)	(\$1,673)	(30.95%)	\$937	30.17%	\$962	31.24%	\$1,144	36.62%
\$900,000	(\$1,114)	(18.13%)	(\$1,947)	(31.69%)	\$1,080	30.89%	\$1,105	31.85%	\$1,287	36.62%
\$1,000,000	(\$1,296)	(18.83%)	(\$2,222)	(32.27%)	\$1,223	31.46%	\$1,248	32.33%	\$1,430	36.62%
\$2,000,000	(\$3,119)	(21.81%)	(\$4,970)	(34.76%)	\$2,653	34.05%	\$2,679	34.49%	\$2,861	36.62%
\$3,000,000	(\$4,941)	(22.76%)	(\$7,718)	(35.55%)	\$4,084	34.91%	\$4,109	35.20%	\$4,291	36.62%
\$4,000,000	(\$6,763)	(23.23%)	(\$10,466)	(35.94%)	\$5,514	35.34%	\$5,540	35.56%	\$5,722	36.62%
\$5,000,000	(\$8,586)	(23.50%)	(\$13,214)	(36.17%)	\$6,945	35.59%	\$6,970	35.77%	\$7,152	36.62%
\$6,000,000	(\$10,408)	(23.68%)	(\$15,962)	(36.32%)	\$8,375	35.76%	\$8,400	35.91%	\$8,582	36.62%
\$7,000,000	(\$12,230)	(23.81%)	(\$18,710)	(36.43%)	\$9,805	35.89%	\$9,831	36.01%	\$10,013	36.62%
\$8,000,000	(\$14,052)	(23.91%)	(\$21,458)	(36.51%)	\$11,236	35.98%	\$11,261	36.09%	\$11,443	36.62%
\$9,000,000	(\$15,875)	(23.99%)	(\$24,205)	(36.58%)	\$12,666	36.05%	\$12,692	36.15%	\$12,874	36.62%
\$10,000,000	(\$17,697)	(24.05%)	(\$26,953)	(36.63%)	\$14,097	36.11%	\$14,122	36.20%	\$14,304	36.62%
\$15,000,000	(\$26,808)	(24.23%)	(\$40,693)	(36.78%)	\$21,249	36.28%	\$21,274	36.34%	\$21,456	36.62%
\$20,000,000	(\$35,920)	(24.32%)	(\$54,433)	(36.85%)	\$28,401	36.36%	\$28,426	36.41%	\$28,608	36.62%
\$25,000,000	(\$45,031)	(24.37%)	(\$68,172)	(36.90%)	\$35,553	36.42%	\$35,578	36.45%	\$35,760	36.62%
\$30,000,000	(\$54,142)	(24.41%)	(\$81,912)	(36.93%)	\$42,705	36.45%	\$42,730	36.48%	\$42,912	36.62%
\$35,000,000	(\$63,254)	(24.43%)	(\$95,652)	(36.95%)	\$49,857	36.47%	\$49,882	36.50%	\$50,064	36.62%
\$40,000,000	(\$72,365)	(24.45%)	(\$109,391)	(36.96%)	\$57,009	36.49%	\$57,034	36.51%	\$57,216	36.62%
\$45,000,000	(\$81,477)	(24.47%)	(\$123,131)	(36.98%)	\$64,161	36.51%	\$64,186	36.53%	\$64,368	36.62%
\$50,000,000	(\$90,588)	(24.48%)	(\$136,870)	(36.99%)	\$71,313	36.52%	\$71,338	36.54%	\$71,520	36.62%