

CITY OF TREYNOR, 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	\$8.23499	\$396,339	\$0	\$396,339	
2026-27	\$4.14151	\$404,266	\$1,660	\$405,926	2.4%
2027-28	\$4.17728	\$407,956	\$1,675	\$409,630	0.9%
2028-29	\$4.08577	\$417,823	\$1,638	\$419,461	2.4%
2029-30	\$4.11841	\$421,558	\$1,651	\$423,209	0.9%
2030-31	\$4.02659	\$431,673	\$1,614	\$433,288	2.4%
2031-32	\$4.05820	\$435,454	\$1,627	\$437,081	0.9%
2032-33	\$3.96814	\$445,822	\$1,591	\$447,413	2.4%
2033-34	\$3.99878	\$449,651	\$1,603	\$451,254	0.9%
2034-35	\$3.91047	\$460,279	\$1,568	\$461,847	2.3%
2035-36	\$3.94018	\$464,156	\$1,580	\$465,736	0.8%

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	\$111,029,118	\$48,128,629	\$5,850,197	\$53,978,826
2026-27	\$108,304,296	\$98,013,998	\$8,638,021	\$106,652,018
2027-28	\$109,394,719	\$98,061,520	\$9,680,921	\$107,742,441
2028-29	\$115,471,773	\$102,663,773	\$11,155,722	\$113,819,495
2029-30	\$116,611,195	\$102,760,295	\$12,198,622	\$114,958,917
2030-31	\$123,058,206	\$107,606,620	\$13,799,308	\$121,405,928
2031-32	\$124,197,628	\$107,703,142	\$14,842,208	\$122,545,350
2032-33	\$130,978,738	\$112,751,386	\$16,575,073	\$129,326,460
2033-34	\$132,118,160	\$112,847,909	\$17,617,973	\$130,465,882
2034-35	\$139,247,049	\$118,105,144	\$19,489,627	\$137,594,771
2035-36	\$140,386,471	\$118,201,666	\$20,532,527	\$138,734,193

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.01%	-1.41%	87.60%	11.09%	0.30%	1.01%
2026-27	104.81%	-14.27%	90.54%	8.52%	0.24%	0.51%
2027-28	105.02%	-14.46%	90.56%	8.51%	0.23%	0.51%
2028-29	104.59%	-13.99%	90.60%	8.52%	0.22%	0.48%
2029-30	104.74%	-14.12%	90.63%	8.50%	0.22%	0.48%
2030-31	104.28%	-13.61%	90.67%	8.51%	0.21%	0.45%
2031-32	104.43%	-13.74%	90.69%	8.49%	0.21%	0.45%
2032-33	103.97%	-13.25%	90.72%	8.51%	0.20%	0.42%
2033-34	104.11%	-13.36%	90.74%	8.49%	0.20%	0.42%
2034-35	103.66%	-12.89%	90.77%	8.51%	0.19%	0.40%
2035-36	103.80%	-13.00%	90.79%	8.49%	0.19%	0.39%

**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 TREYNOR, 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	\$48,128,629	\$8.23499	\$396,339
2026-27	\$98,013,998	\$4.14151	\$405,926
2027-28	\$98,061,520	\$4.17728	\$409,630
2028-29	\$102,663,773	\$4.08577	\$419,461
2029-30	\$102,760,295	\$4.11841	\$423,209
2030-31	\$107,606,620	\$4.02659	\$433,288
2031-32	\$107,703,142	\$4.05820	\$437,081
2032-33	\$112,751,386	\$3.96814	\$447,413
2033-34	\$112,847,909	\$3.99878	\$451,254
2034-35	\$118,105,144	\$3.91047	\$461,847
2035-36	\$118,201,666	\$3.94018	\$465,736

CITY OF TREYNOR, 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	\$48,128,629	\$8.23499	\$396,339
2026-27	\$47,642,466	\$8.23499	\$392,335
2027-28	\$47,268,107	\$8.23499	\$389,252
2028-29	\$48,298,059	\$8.10000	\$391,214
2029-30	\$49,055,147	\$8.10000	\$397,347
2030-31	\$50,104,472	\$8.10000	\$405,846
2031-32	\$50,954,594	\$8.10000	\$412,732
2032-33	\$52,024,629	\$8.10000	\$421,399
2033-34	\$52,972,889	\$8.10000	\$429,080
2034-35	\$54,065,198	\$8.10000	\$437,928
2035-36	\$55,116,565	\$8.10000	\$446,444

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	\$50,371,532	(\$4.09348)	\$13,591
2027-28	\$50,793,413	(\$4.05771)	\$20,378
2028-29	\$54,365,714	(\$4.01423)	\$28,246
2029-30	\$53,705,148	(\$3.98159)	\$25,862
2030-31	\$57,502,148	(\$4.07341)	\$27,442
2031-32	\$56,748,548	(\$4.04180)	\$24,349
2032-33	\$60,726,758	(\$4.13186)	\$26,014
2033-34	\$59,875,020	(\$4.10122)	\$22,174
2034-35	\$64,039,946	(\$4.18953)	\$23,919
2035-36	\$63,085,101	(\$4.15982)	\$19,292

CITY OF TREYNOR, 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	\$249	\$50,000	\$51,515	\$195	\$207	\$50,000	\$58,947	\$176	\$36	\$151	\$36	\$195	\$237
\$100,000	\$123,480	\$391	\$497	\$100,000	\$103,030	\$391	\$415	\$100,000	\$117,894	\$372	\$273	\$346	\$273	\$391	\$475
\$150,000	\$185,220	\$586	\$746	\$150,000	\$154,545	\$586	\$622	\$150,000	\$176,842	\$567	\$511	\$542	\$511	\$586	\$712
\$200,000	\$246,960	\$956	\$994	\$200,000	\$206,060	\$956	\$830	\$200,000	\$235,789	\$762	\$748	\$737	\$748	\$781	\$949
\$250,000	\$308,700	\$1,327	\$1,243	\$250,000	\$257,575	\$1,327	\$1,037	\$250,000	\$294,736	\$958	\$985	\$932	\$985	\$976	\$1,187
\$300,000	\$370,440	\$1,698	\$1,492	\$300,000	\$309,090	\$1,698	\$1,245	\$300,000	\$353,683	\$1,153	\$1,223	\$1,127	\$1,223	\$1,172	\$1,424
\$400,000	\$493,920	\$2,439	\$1,989	\$400,000	\$412,120	\$2,439	\$1,659	\$400,000	\$471,578	\$1,543	\$1,698	\$1,518	\$1,698	\$1,562	\$1,899
\$500,000	\$617,400	\$3,180	\$2,486	\$500,000	\$515,151	\$3,180	\$2,074	\$500,000	\$589,472	\$1,934	\$2,172	\$1,909	\$2,172	\$1,953	\$2,374
\$600,000	\$740,880	\$3,921	\$2,983	\$600,000	\$618,181	\$3,921	\$2,489	\$600,000	\$707,366	\$2,325	\$2,647	\$2,299	\$2,647	\$2,344	\$2,848
\$700,000	\$864,360	\$4,662	\$3,480	\$700,000	\$721,211	\$4,662	\$2,904	\$700,000	\$825,261	\$2,715	\$3,122	\$2,690	\$3,122	\$2,734	\$3,323
\$800,000	\$987,840	\$5,403	\$3,978	\$800,000	\$824,241	\$5,403	\$3,319	\$800,000	\$943,155	\$3,106	\$3,596	\$3,080	\$3,596	\$3,125	\$3,798
\$900,000	\$1,111,320	\$6,145	\$4,475	\$900,000	\$927,271	\$6,145	\$3,734	\$900,000	\$1,061,050	\$3,496	\$4,071	\$3,471	\$4,071	\$3,515	\$4,272
\$1,000,000	\$1,234,800	\$6,886	\$4,972	\$1,000,000	\$1,030,301	\$6,886	\$4,149	\$1,000,000	\$1,178,944	\$3,887	\$4,546	\$3,862	\$4,546	\$3,906	\$4,747
\$2,000,000	\$2,469,600	\$14,297	\$9,944	\$2,000,000	\$2,060,602	\$14,297	\$8,297	\$2,000,000	\$2,357,888	\$7,793	\$9,293	\$7,768	\$9,293	\$7,812	\$9,494
\$3,000,000	\$3,704,400	\$21,709	\$14,916	\$3,000,000	\$3,090,903	\$21,709	\$12,446	\$3,000,000	\$3,536,832	\$11,699	\$14,040	\$11,674	\$14,040	\$11,718	\$14,241
\$4,000,000	\$4,939,200	\$29,120	\$19,888	\$4,000,000	\$4,121,204	\$29,120	\$16,594	\$4,000,000	\$4,715,776	\$15,605	\$18,787	\$15,580	\$18,787	\$15,624	\$18,988
\$5,000,000	\$6,174,000	\$36,532	\$24,860	\$5,000,000	\$5,151,505	\$36,532	\$20,743	\$5,000,000	\$5,894,720	\$19,511	\$23,534	\$19,486	\$23,534	\$19,530	\$23,736
\$6,000,000	\$7,408,800	\$43,943	\$29,832	\$6,000,000	\$6,181,806	\$43,943	\$24,892	\$6,000,000	\$7,073,664	\$23,417	\$28,281	\$23,392	\$28,281	\$23,436	\$28,483
\$7,000,000	\$8,643,600	\$51,355	\$34,804	\$7,000,000	\$7,212,107	\$51,355	\$29,040	\$7,000,000	\$8,252,608	\$27,323	\$33,029	\$27,298	\$33,029	\$27,342	\$33,230
\$8,000,000	\$9,878,400	\$58,766	\$39,776	\$8,000,000	\$8,242,408	\$58,766	\$33,189	\$8,000,000	\$9,431,552	\$31,229	\$37,776	\$31,204	\$37,776	\$31,248	\$37,977
\$9,000,000	\$11,113,200	\$66,178	\$44,748	\$9,000,000	\$9,272,709	\$66,178	\$37,337	\$9,000,000	\$10,610,496	\$35,135	\$42,523	\$35,110	\$42,523	\$35,154	\$42,724
\$10,000,000	\$12,348,000	\$73,589	\$49,720	\$10,000,000	\$10,303,010	\$73,589	\$41,486	\$10,000,000	\$11,789,440	\$39,041	\$47,270	\$39,016	\$47,270	\$39,060	\$47,471
\$15,000,000	\$18,522,000	\$110,647	\$74,580	\$15,000,000	\$15,454,515	\$110,647	\$62,229	\$15,000,000	\$17,684,160	\$58,571	\$71,006	\$58,545	\$71,006	\$58,590	\$71,207
\$20,000,000	\$24,696,000	\$147,704	\$99,441	\$20,000,000	\$20,606,020	\$147,704	\$82,972	\$20,000,000	\$23,578,880	\$78,101	\$94,741	\$78,075	\$94,741	\$78,120	\$94,942
\$25,000,000	\$30,870,000	\$184,761	\$124,301	\$25,000,000	\$25,757,525	\$184,761	\$103,715	\$25,000,000	\$29,473,600	\$97,631	\$118,477	\$97,605	\$118,477	\$97,650	\$118,678
\$30,000,000	\$37,044,000	\$221,819	\$149,161	\$30,000,000	\$30,909,030	\$221,819	\$124,458	\$30,000,000	\$35,368,320	\$117,161	\$142,212	\$117,135	\$142,212	\$117,180	\$142,414
\$35,000,000	\$43,218,000	\$258,876	\$174,021	\$35,000,000	\$36,060,535	\$258,876	\$145,201	\$35,000,000	\$41,263,040	\$136,691	\$165,948	\$136,665	\$165,948	\$136,710	\$166,149
\$40,000,000	\$49,392,000	\$295,934	\$198,881	\$40,000,000	\$41,212,040	\$295,934	\$165,944	\$40,000,000	\$47,157,760	\$156,221	\$189,684	\$156,195	\$189,684	\$156,240	\$189,885
\$45,000,000	\$55,566,000	\$332,991	\$223,741	\$45,000,000	\$46,363,545	\$332,991	\$186,687	\$45,000,000	\$53,052,480	\$175,750	\$213,419	\$175,725	\$213,419	\$175,769	\$213,621
\$50,000,000	\$61,740,000	\$370,049	\$248,602	\$50,000,000	\$51,515,050	\$370,049	\$207,430	\$50,000,000	\$58,947,200	\$195,280	\$237,155	\$195,255	\$237,155	\$195,299	\$237,356

CITY OF TREYNOR, 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	\$53	27.29%	\$12	6.21%	(\$140)	(79.57%)	(\$115)	(76.14%)	\$42	21.53%
\$100,000	\$107	27.29%	\$24	6.21%	(\$98)	(26.44%)	(\$73)	(21.05%)	\$84	21.53%
\$150,000	\$160	27.29%	\$36	6.21%	(\$56)	(9.92%)	(\$31)	(5.69%)	\$126	21.53%
\$200,000	\$38	3.97%	(\$127)	(13.25%)	(\$14)	(1.86%)	\$11	1.52%	\$168	21.53%
\$250,000	(\$84)	(6.33%)	(\$290)	(21.85%)	\$28	2.91%	\$53	5.72%	\$210	21.53%
\$300,000	(\$206)	(12.14%)	(\$453)	(26.69%)	\$70	6.07%	\$95	8.46%	\$252	21.53%
\$400,000	(\$450)	(18.45%)	(\$779)	(31.96%)	\$154	9.98%	\$179	11.82%	\$336	21.53%
\$500,000	(\$694)	(21.82%)	(\$1,106)	(34.77%)	\$238	12.32%	\$264	13.81%	\$421	21.53%
\$600,000	(\$938)	(23.92%)	(\$1,432)	(36.52%)	\$322	13.86%	\$348	15.12%	\$505	21.53%
\$700,000	(\$1,182)	(25.35%)	(\$1,758)	(37.71%)	\$406	14.97%	\$432	16.05%	\$589	21.53%
\$800,000	(\$1,426)	(26.39%)	(\$2,084)	(38.58%)	\$491	15.79%	\$516	16.75%	\$673	21.53%
\$900,000	(\$1,670)	(27.17%)	(\$2,411)	(39.23%)	\$575	16.43%	\$600	17.29%	\$757	21.53%
\$1,000,000	(\$1,914)	(27.79%)	(\$2,737)	(39.75%)	\$659	16.95%	\$684	17.72%	\$841	21.53%
\$2,000,000	(\$4,353)	(30.45%)	(\$6,000)	(41.97%)	\$1,500	19.25%	\$1,525	19.64%	\$1,682	21.53%
\$3,000,000	(\$6,793)	(31.29%)	(\$9,263)	(42.67%)	\$2,341	20.01%	\$2,366	20.27%	\$2,523	21.53%
\$4,000,000	(\$9,232)	(31.70%)	(\$12,526)	(43.01%)	\$3,182	20.39%	\$3,208	20.59%	\$3,365	21.53%
\$5,000,000	(\$11,671)	(31.95%)	(\$15,789)	(43.22%)	\$4,023	20.62%	\$4,049	20.78%	\$4,206	21.53%
\$6,000,000	(\$14,111)	(32.11%)	(\$19,052)	(43.35%)	\$4,864	20.77%	\$4,890	20.90%	\$5,047	21.53%
\$7,000,000	(\$16,550)	(32.23%)	(\$22,314)	(43.45%)	\$5,706	20.88%	\$5,731	20.99%	\$5,888	21.53%
\$8,000,000	(\$18,990)	(32.31%)	(\$25,577)	(43.52%)	\$6,547	20.96%	\$6,572	21.06%	\$6,729	21.53%
\$9,000,000	(\$21,429)	(32.38%)	(\$28,840)	(43.58%)	\$7,388	21.03%	\$7,413	21.11%	\$7,570	21.53%
\$10,000,000	(\$23,869)	(32.44%)	(\$32,103)	(43.62%)	\$8,229	21.08%	\$8,254	21.16%	\$8,411	21.53%
\$15,000,000	(\$36,066)	(32.60%)	(\$48,418)	(43.76%)	\$12,435	21.23%	\$12,460	21.28%	\$12,617	21.53%
\$20,000,000	(\$48,263)	(32.68%)	(\$64,732)	(43.83%)	\$16,640	21.31%	\$16,666	21.35%	\$16,823	21.53%
\$25,000,000	(\$60,461)	(32.72%)	(\$81,046)	(43.87%)	\$20,846	21.35%	\$20,871	21.38%	\$21,028	21.53%
\$30,000,000	(\$72,658)	(32.76%)	(\$97,361)	(43.89%)	\$25,052	21.38%	\$25,077	21.41%	\$25,234	21.53%
\$35,000,000	(\$84,855)	(32.78%)	(\$113,675)	(43.91%)	\$29,257	21.40%	\$29,283	21.43%	\$29,440	21.53%
\$40,000,000	(\$97,052)	(32.80%)	(\$129,990)	(43.93%)	\$33,463	21.42%	\$33,488	21.44%	\$33,645	21.53%
\$45,000,000	(\$109,250)	(32.81%)	(\$146,304)	(43.94%)	\$37,669	21.43%	\$37,694	21.45%	\$37,851	21.53%
\$50,000,000	(\$121,447)	(32.82%)	(\$162,619)	(43.95%)	\$41,874	21.44%	\$41,900	21.46%	\$42,057	21.53%