

CITY OF TURIN, 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	\$8.10000	\$7,817	\$0	\$7,817	
2026-27	\$5.95966	\$7,974	\$16	\$7,990	2.2%
2027-28	\$6.03721	\$8,030	\$16	\$8,046	0.7%
2028-29	\$5.78826	\$8,207	\$16	\$8,223	2.2%
2029-30	\$5.81967	\$8,264	\$16	\$8,280	0.7%
2030-31	\$5.54904	\$8,445	\$15	\$8,460	2.2%
2031-32	\$5.57899	\$8,503	\$15	\$8,518	0.7%
2032-33	\$5.32929	\$8,688	\$14	\$8,703	2.2%
2033-34	\$5.35792	\$8,746	\$15	\$8,761	0.7%
2034-35	\$5.12662	\$8,936	\$14	\$8,950	2.2%
2035-36	\$5.15403	\$8,994	\$14	\$9,008	0.7%

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	\$2,292,998	\$965,083	\$0	\$965,083
2026-27	\$1,532,723	\$1,340,629	\$0	\$1,340,629
2027-28	\$1,524,834	\$1,332,740	\$0	\$1,332,740
2028-29	\$1,612,671	\$1,420,577	\$0	\$1,420,577
2029-30	\$1,614,783	\$1,422,689	\$0	\$1,422,689
2030-31	\$1,716,725	\$1,524,631	\$0	\$1,524,631
2031-32	\$1,718,837	\$1,526,743	\$0	\$1,526,743
2032-33	\$1,825,051	\$1,632,957	\$0	\$1,632,957
2033-34	\$1,827,163	\$1,635,069	\$0	\$1,635,069
2034-35	\$1,937,823	\$1,745,729	\$0	\$1,745,729
2035-36	\$1,939,935	\$1,747,841	\$0	\$1,747,841

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	101.02%	-9.53%	91.49%	5.17%	0.00%	3.34%
2026-27	167.33%	-78.67%	88.65%	8.78%	0.00%	2.41%
2027-28	168.52%	-79.94%	88.58%	8.84%	0.00%	2.42%
2028-29	164.62%	-75.73%	88.88%	8.70%	0.00%	2.27%
2029-30	164.56%	-75.66%	88.90%	8.69%	0.00%	2.27%
2030-31	159.88%	-70.64%	89.24%	8.51%	0.00%	2.12%
2031-32	159.84%	-70.58%	89.26%	8.50%	0.00%	2.11%
2032-33	155.58%	-66.02%	89.57%	8.35%	0.00%	1.97%
2033-34	155.55%	-65.97%	89.58%	8.34%	0.00%	1.97%
2034-35	151.67%	-61.81%	89.86%	8.20%	0.00%	1.85%
2035-36	151.64%	-61.77%	89.87%	8.19%	0.00%	1.85%

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 TURIN, 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	\$965,083	\$8.10000	\$7,817
2026-27	\$1,340,629	\$5.95966	\$7,990
2027-28	\$1,332,740	\$6.03721	\$8,046
2028-29	\$1,420,577	\$5.78826	\$8,223
2029-30	\$1,422,689	\$5.81967	\$8,280
2030-31	\$1,524,631	\$5.54904	\$8,460
2031-32	\$1,526,743	\$5.57899	\$8,518
2032-33	\$1,632,957	\$5.32929	\$8,703
2033-34	\$1,635,069	\$5.35792	\$8,761
2034-35	\$1,745,729	\$5.12662	\$8,950
2035-36	\$1,747,841	\$5.15403	\$9,008

CITY OF TURIN, 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	\$965,083	\$8.10000	\$7,817
2026-27	\$969,989	\$8.10000	\$7,857
2027-28	\$992,242	\$8.10000	\$8,037
2028-29	\$1,026,110	\$8.10000	\$8,311
2029-30	\$1,049,531	\$8.10000	\$8,501
2030-31	\$1,085,188	\$8.10000	\$8,790
2031-32	\$1,109,834	\$8.10000	\$8,990
2032-33	\$1,147,374	\$8.10000	\$9,294
2033-34	\$1,173,313	\$8.10000	\$9,504
2034-35	\$1,212,834	\$8.10000	\$9,824
2035-36	\$1,240,132	\$8.10000	\$10,045

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	\$370,639	(\$2.14034)	\$133
2027-28	\$340,498	(\$2.06279)	\$9
2028-29	\$394,467	(\$2.31174)	-\$89
2029-30	\$373,158	(\$2.28033)	-\$222
2030-31	\$439,443	(\$2.55096)	-\$330
2031-32	\$416,909	(\$2.52101)	-\$472
2032-33	\$485,583	(\$2.77071)	-\$591
2033-34	\$461,755	(\$2.74208)	-\$743
2034-35	\$532,895	(\$2.97338)	-\$874
2035-36	\$507,709	(\$2.94597)	-\$1,037

CITY OF TURIN, 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	\$192	\$343	\$50,000	\$51,515	\$192	\$286	\$50,000	\$58,947	\$173	\$50	\$148	\$50	\$192	\$327
\$100,000	\$123,480	\$384	\$685	\$100,000	\$103,030	\$384	\$572	\$100,000	\$117,894	\$366	\$377	\$341	\$377	\$384	\$654
\$150,000	\$185,220	\$576	\$1,028	\$150,000	\$154,545	\$576	\$858	\$150,000	\$176,842	\$558	\$704	\$533	\$704	\$576	\$981
\$200,000	\$246,960	\$941	\$1,370	\$200,000	\$206,060	\$941	\$1,143	\$200,000	\$235,789	\$750	\$1,031	\$725	\$1,031	\$768	\$1,308
\$250,000	\$308,700	\$1,305	\$1,713	\$250,000	\$257,575	\$1,305	\$1,429	\$250,000	\$294,736	\$942	\$1,358	\$917	\$1,358	\$960	\$1,636
\$300,000	\$370,440	\$1,670	\$2,056	\$300,000	\$309,090	\$1,670	\$1,715	\$300,000	\$353,683	\$1,134	\$1,685	\$1,109	\$1,685	\$1,153	\$1,963
\$400,000	\$493,920	\$2,399	\$2,741	\$400,000	\$412,120	\$2,399	\$2,287	\$400,000	\$471,578	\$1,518	\$2,339	\$1,493	\$2,339	\$1,537	\$2,617
\$500,000	\$617,400	\$3,128	\$3,426	\$500,000	\$515,151	\$3,128	\$2,859	\$500,000	\$589,472	\$1,902	\$2,994	\$1,877	\$2,994	\$1,921	\$3,271
\$600,000	\$740,880	\$3,857	\$4,111	\$600,000	\$618,181	\$3,857	\$3,430	\$600,000	\$707,366	\$2,287	\$3,648	\$2,262	\$3,648	\$2,305	\$3,925
\$700,000	\$864,360	\$4,586	\$4,796	\$700,000	\$721,211	\$4,586	\$4,002	\$700,000	\$825,261	\$2,671	\$4,302	\$2,646	\$4,302	\$2,689	\$4,579
\$800,000	\$987,840	\$5,315	\$5,482	\$800,000	\$824,241	\$5,315	\$4,574	\$800,000	\$943,155	\$3,055	\$4,956	\$3,030	\$4,956	\$3,074	\$5,234
\$900,000	\$1,111,320	\$6,044	\$6,167	\$900,000	\$927,271	\$6,044	\$5,145	\$900,000	\$1,061,050	\$3,439	\$5,610	\$3,414	\$5,610	\$3,458	\$5,888
\$1,000,000	\$1,234,800	\$6,773	\$6,852	\$1,000,000	\$1,030,301	\$6,773	\$5,717	\$1,000,000	\$1,178,944	\$3,823	\$6,265	\$3,798	\$6,265	\$3,842	\$6,542
\$2,000,000	\$2,469,600	\$14,063	\$13,704	\$2,000,000	\$2,060,602	\$14,063	\$11,434	\$2,000,000	\$2,357,888	\$7,665	\$12,807	\$7,640	\$12,807	\$7,684	\$13,084
\$3,000,000	\$3,704,400	\$21,353	\$20,556	\$3,000,000	\$3,090,903	\$21,353	\$17,152	\$3,000,000	\$3,536,832	\$11,507	\$19,349	\$11,482	\$19,349	\$11,526	\$19,626
\$4,000,000	\$4,939,200	\$28,643	\$27,408	\$4,000,000	\$4,121,204	\$28,643	\$22,869	\$4,000,000	\$4,715,776	\$15,349	\$25,891	\$15,324	\$25,891	\$15,368	\$26,168
\$5,000,000	\$6,174,000	\$35,933	\$34,260	\$5,000,000	\$5,151,505	\$35,933	\$28,586	\$5,000,000	\$5,894,720	\$19,191	\$32,433	\$19,166	\$32,433	\$19,210	\$32,710
\$6,000,000	\$7,408,800	\$43,223	\$41,112	\$6,000,000	\$6,181,806	\$43,223	\$34,303	\$6,000,000	\$7,073,664	\$23,033	\$38,975	\$23,008	\$38,975	\$23,052	\$39,252
\$7,000,000	\$8,643,600	\$50,513	\$47,964	\$7,000,000	\$7,212,107	\$50,513	\$40,020	\$7,000,000	\$8,252,608	\$26,875	\$45,517	\$26,850	\$45,517	\$26,894	\$45,794
\$8,000,000	\$9,878,400	\$57,803	\$54,816	\$8,000,000	\$8,242,408	\$57,803	\$45,737	\$8,000,000	\$9,431,552	\$30,717	\$52,059	\$30,692	\$52,059	\$30,736	\$52,336
\$9,000,000	\$11,113,200	\$65,093	\$61,668	\$9,000,000	\$9,272,709	\$65,093	\$51,455	\$9,000,000	\$10,610,496	\$34,559	\$58,601	\$34,534	\$58,601	\$34,578	\$58,878
\$10,000,000	\$12,348,000	\$72,383	\$68,520	\$10,000,000	\$10,303,010	\$72,383	\$57,172	\$10,000,000	\$11,789,440	\$38,401	\$65,143	\$38,376	\$65,143	\$38,420	\$65,420
\$15,000,000	\$18,522,000	\$108,833	\$102,779	\$15,000,000	\$15,454,515	\$108,833	\$85,758	\$15,000,000	\$17,684,160	\$57,611	\$97,853	\$57,586	\$97,853	\$57,629	\$98,130
\$20,000,000	\$24,696,000	\$145,283	\$137,039	\$20,000,000	\$20,606,020	\$145,283	\$114,344	\$20,000,000	\$23,578,880	\$76,821	\$130,563	\$76,796	\$130,563	\$76,839	\$130,840
\$25,000,000	\$30,870,000	\$181,733	\$171,299	\$25,000,000	\$25,757,525	\$181,733	\$142,930	\$25,000,000	\$29,473,600	\$96,030	\$163,273	\$96,005	\$163,273	\$96,049	\$163,550
\$30,000,000	\$37,044,000	\$218,183	\$205,559	\$30,000,000	\$30,909,030	\$218,183	\$171,515	\$30,000,000	\$35,368,320	\$115,240	\$195,983	\$115,215	\$195,983	\$115,259	\$196,260
\$35,000,000	\$43,218,000	\$254,633	\$239,818	\$35,000,000	\$36,060,535	\$254,633	\$200,101	\$35,000,000	\$41,263,040	\$134,450	\$228,693	\$134,425	\$228,693	\$134,469	\$228,970
\$40,000,000	\$49,392,000	\$291,083	\$274,078	\$40,000,000	\$41,212,040	\$291,083	\$228,687	\$40,000,000	\$47,157,760	\$153,660	\$261,403	\$153,635	\$261,403	\$153,678	\$261,680
\$45,000,000	\$55,566,000	\$327,533	\$308,338	\$45,000,000	\$46,363,545	\$327,533	\$257,273	\$45,000,000	\$53,052,480	\$172,870	\$294,113	\$172,845	\$294,113	\$172,888	\$294,390
\$50,000,000	\$61,740,000	\$363,983	\$342,598	\$50,000,000	\$51,515,050	\$363,983	\$285,859	\$50,000,000	\$58,947,200	\$192,079	\$326,823	\$192,054	\$326,823	\$192,098	\$327,100

CITY OF TURIN, 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	\$150	78.35%	\$94	48.81%	(\$124)	(71.38%)	(\$99)	(66.56%)	\$135	70.28%
\$100,000	\$301	78.35%	\$188	48.81%	\$11	3.06%	\$36	10.62%	\$270	70.28%
\$150,000	\$451	78.35%	\$281	48.81%	\$146	26.21%	\$171	32.13%	\$405	70.28%
\$200,000	\$430	45.66%	\$203	21.54%	\$281	37.50%	\$306	42.24%	\$540	70.28%
\$250,000	\$408	31.23%	\$124	9.50%	\$416	44.19%	\$441	48.12%	\$675	70.28%
\$300,000	\$386	23.10%	\$45	2.72%	\$551	48.61%	\$576	51.95%	\$810	70.28%
\$400,000	\$342	14.26%	(\$112)	(4.67%)	\$821	54.09%	\$846	56.67%	\$1,080	70.28%
\$500,000	\$298	9.53%	(\$269)	(8.61%)	\$1,091	57.36%	\$1,116	59.45%	\$1,350	70.28%
\$600,000	\$254	6.60%	(\$426)	(11.06%)	\$1,361	59.53%	\$1,386	61.29%	\$1,620	70.28%
\$700,000	\$211	4.59%	(\$584)	(12.73%)	\$1,631	61.08%	\$1,656	62.60%	\$1,890	70.28%
\$800,000	\$167	3.14%	(\$741)	(13.94%)	\$1,901	62.23%	\$1,926	63.57%	\$2,160	70.28%
\$900,000	\$123	2.03%	(\$898)	(14.86%)	\$2,171	63.13%	\$2,196	64.33%	\$2,430	70.28%
\$1,000,000	\$79	1.17%	(\$1,056)	(15.59%)	\$2,441	63.85%	\$2,466	64.93%	\$2,700	70.28%
\$2,000,000	(\$359)	(2.55%)	(\$2,628)	(18.69%)	\$5,141	67.07%	\$5,166	67.62%	\$5,400	70.28%
\$3,000,000	(\$797)	(3.73%)	(\$4,201)	(19.68%)	\$7,841	68.14%	\$7,866	68.51%	\$8,100	70.28%
\$4,000,000	(\$1,235)	(4.31%)	(\$5,774)	(20.16%)	\$10,541	68.68%	\$10,566	68.95%	\$10,800	70.28%
\$5,000,000	(\$1,673)	(4.66%)	(\$7,347)	(20.45%)	\$13,241	69.00%	\$13,266	69.22%	\$13,500	70.28%
\$6,000,000	(\$2,111)	(4.88%)	(\$8,920)	(20.64%)	\$15,941	69.21%	\$15,966	69.39%	\$16,200	70.28%
\$7,000,000	(\$2,549)	(5.05%)	(\$10,493)	(20.77%)	\$18,642	69.36%	\$18,666	69.52%	\$18,900	70.28%
\$8,000,000	(\$2,987)	(5.17%)	(\$12,065)	(20.87%)	\$21,342	69.48%	\$21,367	69.62%	\$21,600	70.28%
\$9,000,000	(\$3,425)	(5.26%)	(\$13,638)	(20.95%)	\$24,042	69.57%	\$24,067	69.69%	\$24,300	70.28%
\$10,000,000	(\$3,863)	(5.34%)	(\$15,211)	(21.01%)	\$26,742	69.64%	\$26,767	69.75%	\$27,000	70.28%
\$15,000,000	(\$6,053)	(5.56%)	(\$23,075)	(21.20%)	\$40,242	69.85%	\$40,267	69.93%	\$40,501	70.28%
\$20,000,000	(\$8,244)	(5.67%)	(\$30,939)	(21.30%)	\$53,742	69.96%	\$53,767	70.01%	\$54,001	70.28%
\$25,000,000	(\$10,434)	(5.74%)	(\$38,803)	(21.35%)	\$67,242	70.02%	\$67,267	70.07%	\$67,501	70.28%
\$30,000,000	(\$12,624)	(5.79%)	(\$46,667)	(21.39%)	\$80,743	70.06%	\$80,768	70.10%	\$81,001	70.28%
\$35,000,000	(\$14,814)	(5.82%)	(\$54,531)	(21.42%)	\$94,243	70.10%	\$94,268	70.13%	\$94,502	70.28%
\$40,000,000	(\$17,005)	(5.84%)	(\$62,396)	(21.44%)	\$107,743	70.12%	\$107,768	70.15%	\$108,002	70.28%
\$45,000,000	(\$19,195)	(5.86%)	(\$70,260)	(21.45%)	\$121,243	70.14%	\$121,268	70.16%	\$121,502	70.28%
\$50,000,000	(\$21,385)	(5.88%)	(\$78,124)	(21.46%)	\$134,744	70.15%	\$134,769	70.17%	\$135,002	70.28%