

CITY OF TIFFIN, 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	\$2,767,383	\$0	\$2,767,383	
2026-27	\$3.88345	\$2,822,731	\$214,752	\$3,037,482	9.8%
2027-28	\$4.03149	\$3,098,230	\$222,938	\$3,321,169	9.3%
2028-29	\$3.99573	\$3,387,594	\$220,961	\$3,608,555	8.7%
2029-30	\$4.13775	\$3,680,722	\$228,814	\$3,909,536	8.3%
2030-31	\$4.09103	\$3,987,723	\$226,231	\$4,213,954	7.8%
2031-32	\$4.22850	\$4,298,233	\$233,833	\$4,532,066	7.5%
2032-33	\$4.17315	\$4,622,710	\$230,772	\$4,853,482	7.1%
2033-34	\$4.30681	\$4,950,549	\$238,163	\$5,188,713	6.9%
2034-35	\$4.24426	\$5,292,487	\$234,704	\$5,527,191	6.5%
2035-36	\$4.37468	\$5,637,731	\$241,916	\$5,879,647	6.4%

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	\$918,840,680	\$350,766,765	\$112,201,254	\$462,968,019
2026-27	\$1,009,526,060	\$782,160,494	\$193,504,598	\$975,665,092
2027-28	\$1,085,091,929	\$823,806,765	\$227,424,195	\$1,051,230,961
2028-29	\$1,207,982,704	\$903,102,714	\$271,019,022	\$1,174,121,736
2029-30	\$1,283,645,573	\$944,845,986	\$304,938,619	\$1,249,784,605
2030-31	\$1,416,317,294	\$1,030,047,159	\$352,409,168	\$1,382,456,326
2031-32	\$1,491,980,163	\$1,071,790,431	\$386,328,765	\$1,458,119,195
2032-33	\$1,634,755,860	\$1,163,026,073	\$437,868,820	\$1,600,894,892
2033-34	\$1,710,418,729	\$1,204,769,344	\$471,788,417	\$1,676,557,761
2034-35	\$1,863,736,867	\$1,302,274,444	\$527,601,455	\$1,829,875,899
2035-36	\$1,939,399,736	\$1,344,017,716	\$561,521,052	\$1,905,538,768

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.80%	-0.40%	78.40%	19.67%	0.00%	1.85%
2026-27	92.18%	-9.32%	82.86%	15.37%	0.00%	0.88%
2027-28	91.36%	-10.01%	81.35%	16.95%	0.00%	0.81%
2028-29	90.26%	-10.13%	80.13%	18.34%	0.00%	0.73%
2029-30	89.68%	-10.64%	79.04%	19.49%	0.00%	0.68%
2030-31	88.73%	-10.60%	78.13%	20.54%	0.00%	0.62%
2031-32	88.31%	-11.00%	77.30%	21.41%	0.00%	0.59%
2032-33	87.46%	-10.86%	76.60%	22.24%	0.00%	0.53%
2033-34	87.15%	-11.20%	75.95%	22.92%	0.00%	0.51%
2034-35	86.38%	-10.99%	75.39%	23.59%	0.00%	0.47%
2035-36	86.15%	-11.28%	74.87%	24.13%	0.00%	0.45%

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 TIFFIN, 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	\$350,766,765	\$7.88952	\$2,767,383
2026-27	\$782,160,494	\$3.88345	\$3,037,482
2027-28	\$823,806,765	\$4.03149	\$3,321,169
2028-29	\$903,102,714	\$3.99573	\$3,608,555
2029-30	\$944,845,986	\$4.13775	\$3,909,536
2030-31	\$1,030,047,159	\$4.09103	\$4,213,954
2031-32	\$1,071,790,431	\$4.22850	\$4,532,066
2032-33	\$1,163,026,073	\$4.17315	\$4,853,482
2033-34	\$1,204,769,344	\$4.30681	\$5,188,713
2034-35	\$1,302,274,444	\$4.24426	\$5,527,191
2035-36	\$1,344,017,716	\$4.37468	\$5,879,647

CITY OF TIFFIN, 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	\$350,766,765	\$7.88952	\$2,767,383
2026-27	\$363,593,253	\$7.81141	\$2,840,176
2027-28	\$354,886,844	\$7.81141	\$2,772,167
2028-29	\$381,968,442	\$7.81141	\$2,983,712
2029-30	\$409,123,447	\$7.81141	\$3,195,831
2030-31	\$437,692,867	\$7.81141	\$3,418,999
2031-32	\$466,890,655	\$7.81141	\$3,647,074
2032-33	\$497,034,242	\$7.81141	\$3,882,538
2033-34	\$528,384,734	\$7.81141	\$4,127,430
2034-35	\$560,195,097	\$7.81141	\$4,375,914
2035-36	\$593,809,940	\$7.81141	\$4,638,493

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	\$418,567,240	(\$3.92796)	\$197,306
2027-28	\$468,919,921	(\$3.77992)	\$549,002
2028-29	\$521,134,272	(\$3.81568)	\$624,842
2029-30	\$535,722,539	(\$3.67366)	\$713,705
2030-31	\$592,354,292	(\$3.72038)	\$794,955
2031-32	\$604,899,775	(\$3.58291)	\$884,991
2032-33	\$665,991,830	(\$3.63826)	\$970,944
2033-34	\$676,384,610	(\$3.50460)	\$1,061,283
2034-35	\$742,079,347	(\$3.56715)	\$1,151,278
2035-36	\$750,207,776	(\$3.43673)	\$1,241,154

CITY OF TIFFIN, 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	\$253	\$50,000	\$51,515	\$187	\$211	\$50,000	\$58,947	\$169	\$37	\$145	\$37	\$187	\$241
\$100,000	\$123,480	\$374	\$505	\$100,000	\$103,030	\$374	\$421	\$100,000	\$117,894	\$356	\$278	\$332	\$278	\$374	\$482
\$150,000	\$185,220	\$561	\$758	\$150,000	\$154,545	\$561	\$632	\$150,000	\$176,842	\$543	\$519	\$519	\$519	\$561	\$723
\$200,000	\$246,960	\$916	\$1,010	\$200,000	\$206,060	\$916	\$843	\$200,000	\$235,789	\$730	\$760	\$706	\$760	\$748	\$965
\$250,000	\$308,700	\$1,271	\$1,263	\$250,000	\$257,575	\$1,271	\$1,054	\$250,000	\$294,736	\$917	\$1,001	\$893	\$1,001	\$936	\$1,206
\$300,000	\$370,440	\$1,626	\$1,515	\$300,000	\$309,090	\$1,626	\$1,264	\$300,000	\$353,683	\$1,104	\$1,242	\$1,080	\$1,242	\$1,123	\$1,447
\$400,000	\$493,920	\$2,336	\$2,021	\$400,000	\$412,120	\$2,336	\$1,686	\$400,000	\$471,578	\$1,479	\$1,725	\$1,454	\$1,725	\$1,497	\$1,929
\$500,000	\$617,400	\$3,047	\$2,526	\$500,000	\$515,151	\$3,047	\$2,107	\$500,000	\$589,472	\$1,853	\$2,207	\$1,829	\$2,207	\$1,871	\$2,412
\$600,000	\$740,880	\$3,757	\$3,031	\$600,000	\$618,181	\$3,757	\$2,529	\$600,000	\$707,366	\$2,227	\$2,689	\$2,203	\$2,689	\$2,245	\$2,894
\$700,000	\$864,360	\$4,467	\$3,536	\$700,000	\$721,211	\$4,467	\$2,950	\$700,000	\$825,261	\$2,601	\$3,172	\$2,577	\$3,172	\$2,619	\$3,376
\$800,000	\$987,840	\$5,177	\$4,041	\$800,000	\$824,241	\$5,177	\$3,372	\$800,000	\$943,155	\$2,976	\$3,654	\$2,951	\$3,654	\$2,994	\$3,858
\$900,000	\$1,111,320	\$5,887	\$4,546	\$900,000	\$927,271	\$5,887	\$3,793	\$900,000	\$1,061,050	\$3,350	\$4,136	\$3,325	\$4,136	\$3,368	\$4,341
\$1,000,000	\$1,234,800	\$6,597	\$5,052	\$1,000,000	\$1,030,301	\$6,597	\$4,215	\$1,000,000	\$1,178,944	\$3,724	\$4,619	\$3,700	\$4,619	\$3,742	\$4,823
\$2,000,000	\$2,469,600	\$13,697	\$10,103	\$2,000,000	\$2,060,602	\$13,697	\$8,430	\$2,000,000	\$2,357,888	\$7,466	\$9,442	\$7,442	\$9,442	\$7,484	\$9,646
\$3,000,000	\$3,704,400	\$20,798	\$15,155	\$3,000,000	\$3,090,903	\$20,798	\$12,645	\$3,000,000	\$3,536,832	\$11,208	\$14,265	\$11,184	\$14,265	\$11,226	\$14,469
\$4,000,000	\$4,939,200	\$27,899	\$20,206	\$4,000,000	\$4,121,204	\$27,899	\$16,860	\$4,000,000	\$4,715,776	\$14,950	\$19,088	\$14,926	\$19,088	\$14,969	\$19,292
\$5,000,000	\$6,174,000	\$34,999	\$25,258	\$5,000,000	\$5,151,505	\$34,999	\$21,075	\$5,000,000	\$5,894,720	\$18,692	\$23,911	\$18,668	\$23,911	\$18,711	\$24,115
\$6,000,000	\$7,408,800	\$42,100	\$30,310	\$6,000,000	\$6,181,806	\$42,100	\$25,290	\$6,000,000	\$7,073,664	\$22,435	\$28,734	\$22,410	\$28,734	\$22,453	\$28,939
\$7,000,000	\$8,643,600	\$49,200	\$35,361	\$7,000,000	\$7,212,107	\$49,200	\$29,505	\$7,000,000	\$8,252,608	\$26,177	\$33,557	\$26,152	\$33,557	\$26,195	\$33,762
\$8,000,000	\$9,878,400	\$56,301	\$40,413	\$8,000,000	\$8,242,408	\$56,301	\$33,720	\$8,000,000	\$9,431,552	\$29,919	\$38,380	\$29,895	\$38,380	\$29,937	\$38,585
\$9,000,000	\$11,113,200	\$63,401	\$45,464	\$9,000,000	\$9,272,709	\$63,401	\$37,935	\$9,000,000	\$10,610,496	\$33,661	\$43,203	\$33,637	\$43,203	\$33,679	\$43,408
\$10,000,000	\$12,348,000	\$70,502	\$50,516	\$10,000,000	\$10,303,010	\$70,502	\$42,150	\$10,000,000	\$11,789,440	\$37,403	\$48,026	\$37,379	\$48,026	\$37,421	\$48,231
\$15,000,000	\$18,522,000	\$106,005	\$75,774	\$15,000,000	\$15,454,515	\$106,005	\$63,225	\$15,000,000	\$17,684,160	\$56,114	\$72,142	\$56,089	\$72,142	\$56,132	\$72,346
\$20,000,000	\$24,696,000	\$141,508	\$101,032	\$20,000,000	\$20,606,020	\$141,508	\$84,300	\$20,000,000	\$23,578,880	\$74,824	\$96,257	\$74,800	\$96,257	\$74,843	\$96,462
\$25,000,000	\$30,870,000	\$177,011	\$126,290	\$25,000,000	\$25,757,525	\$177,011	\$105,375	\$25,000,000	\$29,473,600	\$93,535	\$120,373	\$93,511	\$120,373	\$93,553	\$120,577
\$30,000,000	\$37,044,000	\$212,513	\$151,548	\$30,000,000	\$30,909,030	\$212,513	\$126,450	\$30,000,000	\$35,368,320	\$112,246	\$144,488	\$112,221	\$144,488	\$112,264	\$144,693
\$35,000,000	\$43,218,000	\$248,016	\$176,806	\$35,000,000	\$36,060,535	\$248,016	\$147,525	\$35,000,000	\$41,263,040	\$130,956	\$168,604	\$130,932	\$168,604	\$130,974	\$168,808
\$40,000,000	\$49,392,000	\$283,519	\$202,064	\$40,000,000	\$41,212,040	\$283,519	\$168,600	\$40,000,000	\$47,157,760	\$149,667	\$192,719	\$149,643	\$192,719	\$149,685	\$192,924
\$45,000,000	\$55,566,000	\$319,022	\$227,322	\$45,000,000	\$46,363,545	\$319,022	\$189,675	\$45,000,000	\$53,052,480	\$168,378	\$216,835	\$168,353	\$216,835	\$168,396	\$217,039
\$50,000,000	\$61,740,000	\$354,525	\$252,580	\$50,000,000	\$51,515,050	\$354,525	\$210,750	\$50,000,000	\$58,947,200	\$187,088	\$240,950	\$187,064	\$240,950	\$187,106	\$241,155

CITY OF TIFFIN, 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	\$65	34.99%	\$24	12.64%	(\$132)	(78.34%)	(\$108)	(74.69%)	\$54	28.89%
\$100,000	\$131	34.99%	\$47	12.64%	(\$78)	(21.99%)	(\$54)	(16.27%)	\$108	28.89%
\$150,000	\$196	34.99%	\$71	12.64%	(\$24)	(4.47%)	\$0	0.01%	\$162	28.89%
\$200,000	\$94	10.26%	(\$73)	(8.00%)	\$30	4.08%	\$54	7.67%	\$216	28.89%
\$250,000	(\$8)	(0.67%)	(\$218)	(17.12%)	\$84	9.14%	\$108	12.11%	\$270	28.89%
\$300,000	(\$111)	(6.82%)	(\$362)	(22.25%)	\$138	12.48%	\$162	15.02%	\$324	28.89%
\$400,000	(\$316)	(13.52%)	(\$650)	(27.84%)	\$246	16.64%	\$270	18.59%	\$432	28.89%
\$500,000	(\$521)	(17.09%)	(\$939)	(30.82%)	\$354	19.11%	\$378	20.69%	\$540	28.89%
\$600,000	(\$726)	(19.32%)	(\$1,228)	(32.68%)	\$462	20.75%	\$487	22.09%	\$649	28.89%
\$700,000	(\$931)	(20.83%)	(\$1,516)	(33.94%)	\$570	21.92%	\$595	23.07%	\$757	28.89%
\$800,000	(\$1,135)	(21.93%)	(\$1,805)	(34.86%)	\$678	22.80%	\$703	23.81%	\$865	28.89%
\$900,000	(\$1,340)	(22.77%)	(\$2,093)	(35.56%)	\$786	23.48%	\$811	24.38%	\$973	28.89%
\$1,000,000	(\$1,545)	(23.42%)	(\$2,382)	(36.11%)	\$895	24.02%	\$919	24.84%	\$1,081	28.89%
\$2,000,000	(\$3,594)	(26.24%)	(\$5,267)	(38.46%)	\$1,976	26.46%	\$2,000	26.87%	\$2,162	28.89%
\$3,000,000	(\$5,643)	(27.13%)	(\$8,153)	(39.20%)	\$3,057	27.27%	\$3,081	27.55%	\$3,243	28.89%
\$4,000,000	(\$7,692)	(27.57%)	(\$11,039)	(39.57%)	\$4,137	27.67%	\$4,162	27.88%	\$4,324	28.89%
\$5,000,000	(\$9,741)	(27.83%)	(\$13,924)	(39.78%)	\$5,218	27.92%	\$5,243	28.08%	\$5,405	28.89%
\$6,000,000	(\$11,790)	(28.01%)	(\$16,810)	(39.93%)	\$6,299	28.08%	\$6,324	28.22%	\$6,486	28.89%
\$7,000,000	(\$13,839)	(28.13%)	(\$19,695)	(40.03%)	\$7,380	28.19%	\$7,405	28.31%	\$7,567	28.89%
\$8,000,000	(\$15,888)	(28.22%)	(\$22,581)	(40.11%)	\$8,461	28.28%	\$8,486	28.39%	\$8,648	28.89%
\$9,000,000	(\$17,937)	(28.29%)	(\$25,466)	(40.17%)	\$9,542	28.35%	\$9,567	28.44%	\$9,729	28.89%
\$10,000,000	(\$19,986)	(28.35%)	(\$28,352)	(40.21%)	\$10,623	28.40%	\$10,648	28.49%	\$10,810	28.89%
\$15,000,000	(\$30,231)	(28.52%)	(\$42,780)	(40.36%)	\$16,028	28.56%	\$16,052	28.62%	\$16,215	28.89%
\$20,000,000	(\$40,476)	(28.60%)	(\$57,208)	(40.43%)	\$21,433	28.64%	\$21,457	28.69%	\$21,619	28.89%
\$25,000,000	(\$50,720)	(28.65%)	(\$71,636)	(40.47%)	\$26,838	28.69%	\$26,862	28.73%	\$27,024	28.89%
\$30,000,000	(\$60,965)	(28.69%)	(\$86,064)	(40.50%)	\$32,243	28.73%	\$32,267	28.75%	\$32,429	28.89%
\$35,000,000	(\$71,210)	(28.71%)	(\$100,492)	(40.52%)	\$37,647	28.75%	\$37,672	28.77%	\$37,834	28.89%
\$40,000,000	(\$81,455)	(28.73%)	(\$114,919)	(40.53%)	\$43,052	28.77%	\$43,077	28.79%	\$43,239	28.89%
\$45,000,000	(\$91,700)	(28.74%)	(\$129,347)	(40.54%)	\$48,457	28.78%	\$48,481	28.80%	\$48,644	28.89%
\$50,000,000	(\$101,945)	(28.76%)	(\$143,775)	(40.55%)	\$53,862	28.79%	\$53,886	28.81%	\$54,048	28.89%