

CITY OF THURMAN, 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	\$6.61387	\$18,064	\$0	\$18,064	
2026-27	\$4.20514	\$18,426	\$235	\$18,661	3.3%
2027-28	\$4.25878	\$18,831	\$238	\$19,069	2.2%
2028-29	\$4.12223	\$19,450	\$230	\$19,680	3.2%
2029-30	\$4.17107	\$19,872	\$233	\$20,105	2.2%
2030-31	\$4.03518	\$20,507	\$226	\$20,733	3.1%
2031-32	\$4.07956	\$20,920	\$228	\$21,148	2.0%
2032-33	\$3.94954	\$21,571	\$221	\$21,791	3.0%
2033-34	\$3.98996	\$21,974	\$223	\$22,198	1.9%
2034-35	\$3.86537	\$22,641	\$216	\$22,858	3.0%
2035-36	\$3.90226	\$23,037	\$218	\$23,255	1.7%

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	\$6,289,077	\$2,731,293	\$0	\$2,731,293
2026-27	\$5,000,845	\$4,437,614	\$0	\$4,437,614
2027-28	\$5,040,714	\$4,477,483	\$0	\$4,477,483
2028-29	\$5,337,445	\$4,774,214	\$0	\$4,774,214
2029-30	\$5,383,314	\$4,820,083	\$0	\$4,820,083
2030-31	\$5,701,191	\$5,137,960	\$0	\$5,137,960
2031-32	\$5,747,060	\$5,183,829	\$0	\$5,183,829
2032-33	\$6,080,706	\$5,517,475	\$0	\$5,517,475
2033-34	\$6,126,575	\$5,563,344	\$0	\$5,563,344
2034-35	\$6,476,643	\$5,913,412	\$0	\$5,913,412
2035-36	\$6,522,512	\$5,959,281	\$0	\$5,959,281

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.59%	-2.31%	91.28%	5.33%	0.00%	3.38%
2026-27	133.39%	-44.02%	89.37%	8.00%	0.00%	2.08%
2027-28	133.21%	-43.99%	89.22%	8.16%	0.00%	2.06%
2028-29	130.88%	-41.56%	89.31%	8.27%	0.00%	1.93%
2029-30	130.57%	-41.37%	89.19%	8.41%	0.00%	1.92%
2030-31	128.27%	-38.98%	89.28%	8.49%	0.00%	1.80%
2031-32	128.00%	-38.83%	89.17%	8.63%	0.00%	1.78%
2032-33	125.89%	-36.64%	89.25%	8.70%	0.00%	1.67%
2033-34	125.67%	-36.52%	89.15%	8.83%	0.00%	1.66%
2034-35	123.72%	-34.51%	89.21%	8.90%	0.00%	1.56%
2035-36	123.52%	-34.41%	89.11%	9.01%	0.00%	1.55%

**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 THURMAN, 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	\$2,731,293	\$6.61387	\$18,064
2026-27	\$4,437,614	\$4.20514	\$18,661
2027-28	\$4,477,483	\$4.25878	\$19,069
2028-29	\$4,774,214	\$4.12223	\$19,680
2029-30	\$4,820,083	\$4.17107	\$20,105
2030-31	\$5,137,960	\$4.03518	\$20,733
2031-32	\$5,183,829	\$4.07956	\$21,148
2032-33	\$5,517,475	\$3.94954	\$21,791
2033-34	\$5,563,344	\$3.98996	\$22,198
2034-35	\$5,913,412	\$3.86537	\$22,858
2035-36	\$5,959,281	\$3.90226	\$23,255

CITY OF THURMAN, 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	\$2,731,293	\$6.61387	\$18,064
2026-27	\$2,767,567	\$6.61387	\$18,304
2027-28	\$2,848,234	\$6.54839	\$18,651
2028-29	\$2,961,198	\$6.54839	\$19,391
2029-30	\$3,045,880	\$6.54839	\$19,946
2030-31	\$3,165,387	\$6.54839	\$20,728
2031-32	\$3,254,286	\$6.54839	\$21,310
2032-33	\$3,380,677	\$6.54839	\$22,138
2033-34	\$3,474,027	\$6.54839	\$22,749
2034-35	\$3,607,669	\$6.54839	\$23,624
2035-36	\$3,705,692	\$6.54839	\$24,266

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	\$1,670,047	(\$2.40873)	\$356
2027-28	\$1,629,249	(\$2.28961)	\$417
2028-29	\$1,813,016	(\$2.42616)	\$289
2029-30	\$1,774,203	(\$2.37732)	\$159
2030-31	\$1,972,573	(\$2.51321)	\$4
2031-32	\$1,929,542	(\$2.46883)	-\$163
2032-33	\$2,136,798	(\$2.59885)	-\$346
2033-34	\$2,089,317	(\$2.55843)	-\$552
2034-35	\$2,305,744	(\$2.68302)	-\$767
2035-36	\$2,253,589	(\$2.64613)	-\$1,012

CITY OF THURMAN, 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	\$157	\$249	\$50,000	\$51,515	\$157	\$208	\$50,000	\$58,947	\$142	\$36	\$121	\$36	\$157	\$238
\$100,000	\$123,480	\$314	\$498	\$100,000	\$103,030	\$314	\$416	\$100,000	\$117,894	\$298	\$274	\$278	\$274	\$314	\$476
\$150,000	\$185,220	\$471	\$747	\$150,000	\$154,545	\$471	\$624	\$150,000	\$176,842	\$455	\$512	\$435	\$512	\$471	\$714
\$200,000	\$246,960	\$768	\$997	\$200,000	\$206,060	\$768	\$831	\$200,000	\$235,789	\$612	\$750	\$592	\$750	\$627	\$951
\$250,000	\$308,700	\$1,066	\$1,246	\$250,000	\$257,575	\$1,066	\$1,039	\$250,000	\$294,736	\$769	\$988	\$749	\$988	\$784	\$1,189
\$300,000	\$370,440	\$1,363	\$1,495	\$300,000	\$309,090	\$1,363	\$1,247	\$300,000	\$353,683	\$926	\$1,225	\$906	\$1,225	\$941	\$1,427
\$400,000	\$493,920	\$1,959	\$1,993	\$400,000	\$412,120	\$1,959	\$1,663	\$400,000	\$471,578	\$1,240	\$1,701	\$1,219	\$1,701	\$1,255	\$1,903
\$500,000	\$617,400	\$2,554	\$2,491	\$500,000	\$515,151	\$2,554	\$2,079	\$500,000	\$589,472	\$1,553	\$2,177	\$1,533	\$2,177	\$1,569	\$2,379
\$600,000	\$740,880	\$3,149	\$2,990	\$600,000	\$618,181	\$3,149	\$2,494	\$600,000	\$707,366	\$1,867	\$2,653	\$1,847	\$2,653	\$1,882	\$2,854
\$700,000	\$864,360	\$3,744	\$3,488	\$700,000	\$721,211	\$3,744	\$2,910	\$700,000	\$825,261	\$2,181	\$3,128	\$2,160	\$3,128	\$2,196	\$3,330
\$800,000	\$987,840	\$4,340	\$3,986	\$800,000	\$824,241	\$4,340	\$3,326	\$800,000	\$943,155	\$2,494	\$3,604	\$2,474	\$3,604	\$2,510	\$3,806
\$900,000	\$1,111,320	\$4,935	\$4,484	\$900,000	\$927,271	\$4,935	\$3,742	\$900,000	\$1,061,050	\$2,808	\$4,080	\$2,788	\$4,080	\$2,823	\$4,282
\$1,000,000	\$1,234,800	\$5,530	\$4,983	\$1,000,000	\$1,030,301	\$5,530	\$4,157	\$1,000,000	\$1,178,944	\$3,122	\$4,555	\$3,101	\$4,555	\$3,137	\$4,757
\$2,000,000	\$2,469,600	\$11,483	\$9,965	\$2,000,000	\$2,060,602	\$11,483	\$8,315	\$2,000,000	\$2,357,888	\$6,259	\$9,313	\$6,239	\$9,313	\$6,274	\$9,515
\$3,000,000	\$3,704,400	\$17,435	\$14,948	\$3,000,000	\$3,090,903	\$17,435	\$12,472	\$3,000,000	\$3,536,832	\$9,396	\$14,070	\$9,376	\$14,070	\$9,411	\$14,272
\$4,000,000	\$4,939,200	\$23,388	\$19,931	\$4,000,000	\$4,121,204	\$23,388	\$16,630	\$4,000,000	\$4,715,776	\$12,533	\$18,827	\$12,513	\$18,827	\$12,548	\$19,029
\$5,000,000	\$6,174,000	\$29,340	\$24,913	\$5,000,000	\$5,151,505	\$29,340	\$20,787	\$5,000,000	\$5,894,720	\$15,670	\$23,584	\$15,650	\$23,584	\$15,685	\$23,786
\$6,000,000	\$7,408,800	\$35,293	\$29,896	\$6,000,000	\$6,181,806	\$35,293	\$24,945	\$6,000,000	\$7,073,664	\$18,807	\$28,342	\$18,787	\$28,342	\$18,822	\$28,544
\$7,000,000	\$8,643,600	\$41,245	\$34,878	\$7,000,000	\$7,212,107	\$41,245	\$29,102	\$7,000,000	\$8,252,608	\$21,944	\$33,099	\$21,924	\$33,099	\$21,959	\$33,301
\$8,000,000	\$9,878,400	\$47,198	\$39,861	\$8,000,000	\$8,242,408	\$47,198	\$33,260	\$8,000,000	\$9,431,552	\$25,081	\$37,856	\$25,061	\$37,856	\$25,097	\$38,058
\$9,000,000	\$11,113,200	\$53,150	\$44,844	\$9,000,000	\$9,272,709	\$53,150	\$37,417	\$9,000,000	\$10,610,496	\$28,218	\$42,614	\$28,198	\$42,614	\$28,234	\$42,815
\$10,000,000	\$12,348,000	\$59,103	\$49,826	\$10,000,000	\$10,303,010	\$59,103	\$41,574	\$10,000,000	\$11,789,440	\$31,355	\$47,371	\$31,335	\$47,371	\$31,371	\$47,573
\$15,000,000	\$18,522,000	\$88,865	\$74,740	\$15,000,000	\$15,454,515	\$88,865	\$62,362	\$15,000,000	\$17,684,160	\$47,041	\$71,157	\$47,020	\$71,157	\$47,056	\$71,359
\$20,000,000	\$24,696,000	\$118,627	\$99,653	\$20,000,000	\$20,606,020	\$118,627	\$83,149	\$20,000,000	\$23,578,880	\$62,726	\$94,943	\$62,706	\$94,943	\$62,741	\$95,145
\$25,000,000	\$30,870,000	\$148,390	\$124,566	\$25,000,000	\$25,757,525	\$148,390	\$103,936	\$25,000,000	\$29,473,600	\$78,411	\$118,730	\$78,391	\$118,730	\$78,427	\$118,931
\$30,000,000	\$37,044,000	\$178,152	\$149,479	\$30,000,000	\$30,909,030	\$178,152	\$124,723	\$30,000,000	\$35,368,320	\$94,097	\$142,516	\$94,076	\$142,516	\$94,112	\$142,718
\$35,000,000	\$43,218,000	\$207,915	\$174,392	\$35,000,000	\$36,060,535	\$207,915	\$145,511	\$35,000,000	\$41,263,040	\$109,782	\$166,302	\$109,762	\$166,302	\$109,797	\$166,504
\$40,000,000	\$49,392,000	\$237,677	\$199,306	\$40,000,000	\$41,212,040	\$237,677	\$166,298	\$40,000,000	\$47,157,760	\$125,467	\$190,088	\$125,447	\$190,088	\$125,483	\$190,290
\$45,000,000	\$55,566,000	\$267,439	\$224,219	\$45,000,000	\$46,363,545	\$267,439	\$187,085	\$45,000,000	\$53,052,480	\$141,153	\$213,875	\$141,132	\$213,875	\$141,168	\$214,076
\$50,000,000	\$61,740,000	\$297,202	\$249,132	\$50,000,000	\$51,515,050	\$297,202	\$207,872	\$50,000,000	\$58,947,200	\$156,838	\$237,661	\$156,818	\$237,661	\$156,853	\$237,863

CITY OF THURMAN, 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	\$92	58.83%	\$51	32.53%	(\$106)	(74.51%)	(\$85)	(70.22%)	\$81	51.65%
\$100,000	\$185	58.83%	\$102	32.53%	(\$25)	(8.22%)	(\$4)	(1.49%)	\$162	51.65%
\$150,000	\$277	58.83%	\$153	32.53%	\$56	12.40%	\$77	17.67%	\$243	51.65%
\$200,000	\$228	29.73%	\$63	8.24%	\$137	22.46%	\$158	26.68%	\$324	51.65%
\$250,000	\$180	16.87%	(\$26)	(2.48%)	\$219	28.41%	\$239	31.91%	\$405	51.65%
\$300,000	\$131	9.63%	(\$116)	(8.52%)	\$300	32.35%	\$320	35.33%	\$486	51.65%
\$400,000	\$34	1.76%	(\$296)	(15.10%)	\$462	37.23%	\$482	39.53%	\$648	51.65%
\$500,000	(\$63)	(2.45%)	(\$475)	(18.61%)	\$624	40.14%	\$644	42.01%	\$810	51.65%
\$600,000	(\$160)	(5.07%)	(\$655)	(20.79%)	\$786	42.08%	\$806	43.64%	\$972	51.65%
\$700,000	(\$257)	(6.85%)	(\$834)	(22.28%)	\$948	43.45%	\$968	44.81%	\$1,134	51.65%
\$800,000	(\$354)	(8.15%)	(\$1,014)	(23.36%)	\$1,110	44.48%	\$1,130	45.67%	\$1,296	51.65%
\$900,000	(\$451)	(9.13%)	(\$1,193)	(24.18%)	\$1,272	45.28%	\$1,292	46.35%	\$1,458	51.65%
\$1,000,000	(\$548)	(9.90%)	(\$1,373)	(24.82%)	\$1,434	45.92%	\$1,454	46.88%	\$1,620	51.65%
\$2,000,000	(\$1,517)	(13.21%)	(\$3,168)	(27.59%)	\$3,054	48.79%	\$3,074	49.28%	\$3,240	51.65%
\$3,000,000	(\$2,487)	(14.27%)	(\$4,963)	(28.46%)	\$4,674	49.74%	\$4,694	50.07%	\$4,861	51.65%
\$4,000,000	(\$3,457)	(14.78%)	(\$6,758)	(28.89%)	\$6,294	50.22%	\$6,315	50.47%	\$6,481	51.65%
\$5,000,000	(\$4,427)	(15.09%)	(\$8,553)	(29.15%)	\$7,914	50.51%	\$7,935	50.70%	\$8,101	51.65%
\$6,000,000	(\$5,397)	(15.29%)	(\$10,348)	(29.32%)	\$9,535	50.70%	\$9,555	50.86%	\$9,721	51.65%
\$7,000,000	(\$6,367)	(15.44%)	(\$12,143)	(29.44%)	\$11,155	50.83%	\$11,175	50.97%	\$11,341	51.65%
\$8,000,000	(\$7,336)	(15.54%)	(\$13,938)	(29.53%)	\$12,775	50.93%	\$12,795	51.06%	\$12,961	51.65%
\$9,000,000	(\$8,306)	(15.63%)	(\$15,733)	(29.60%)	\$14,395	51.01%	\$14,416	51.12%	\$14,582	51.65%
\$10,000,000	(\$9,276)	(15.69%)	(\$17,528)	(29.66%)	\$16,015	51.08%	\$16,036	51.18%	\$16,202	51.65%
\$15,000,000	(\$14,125)	(15.90%)	(\$26,503)	(29.82%)	\$24,116	51.27%	\$24,137	51.33%	\$24,303	51.65%
\$20,000,000	(\$18,975)	(16.00%)	(\$35,478)	(29.91%)	\$32,217	51.36%	\$32,238	51.41%	\$32,404	51.65%
\$25,000,000	(\$23,824)	(16.05%)	(\$44,454)	(29.96%)	\$40,318	51.42%	\$40,339	51.46%	\$40,505	51.65%
\$30,000,000	(\$28,673)	(16.09%)	(\$53,429)	(29.99%)	\$48,419	51.46%	\$48,439	51.49%	\$48,606	51.65%
\$35,000,000	(\$33,522)	(16.12%)	(\$62,404)	(30.01%)	\$56,520	51.48%	\$56,540	51.51%	\$56,707	51.65%
\$40,000,000	(\$38,371)	(16.14%)	(\$71,379)	(30.03%)	\$64,621	51.50%	\$64,641	51.53%	\$64,807	51.65%
\$45,000,000	(\$43,221)	(16.16%)	(\$80,354)	(30.05%)	\$72,722	51.52%	\$72,742	51.54%	\$72,908	51.65%
\$50,000,000	(\$48,070)	(16.17%)	(\$89,329)	(30.06%)	\$80,823	51.53%	\$80,843	51.55%	\$81,009	51.65%