

CITY OF VARINA, 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	\$7.96897	\$5,712	\$0	\$5,712	
2026-27	\$7.20732	\$5,826	\$194	\$6,020	5.4%
2027-28	\$7.38397	\$6,141	\$199	\$6,339	5.3%
2028-29	\$6.97089	\$6,466	\$187	\$6,653	5.0%
2029-30	\$7.12319	\$6,786	\$192	\$6,978	4.9%
2030-31	\$6.73839	\$7,118	\$181	\$7,299	4.6%
2031-32	\$6.88412	\$7,445	\$185	\$7,630	4.5%
2032-33	\$6.53507	\$7,782	\$176	\$7,958	4.3%
2033-34	\$6.67523	\$8,117	\$180	\$8,297	4.3%
2034-35	\$6.35516	\$8,463	\$171	\$8,634	4.1%
2035-36	\$6.48350	\$8,797	\$174	\$8,971	3.9%

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	\$1,829,849	\$716,793	\$0	\$716,793
2026-27	\$1,149,380	\$835,285	\$0	\$835,285
2027-28	\$1,172,595	\$858,500	\$0	\$858,500
2028-29	\$1,268,547	\$954,452	\$0	\$954,452
2029-30	\$1,293,714	\$979,619	\$0	\$979,619
2030-31	\$1,397,259	\$1,083,164	\$0	\$1,083,164
2031-32	\$1,422,425	\$1,108,330	\$0	\$1,108,330
2032-33	\$1,531,865	\$1,217,770	\$0	\$1,217,770
2033-34	\$1,557,032	\$1,242,937	\$0	\$1,242,937
2034-35	\$1,672,633	\$1,358,538	\$0	\$1,358,538
2035-36	\$1,697,799	\$1,383,704	\$0	\$1,383,704

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.54%	-6.53%	73.01%	21.03%	0.00%	5.96%
2026-27	157.79%	-111.39%	46.40%	44.90%	0.00%	5.12%
2027-28	154.43%	-108.72%	45.71%	45.91%	0.00%	4.98%
2028-29	145.27%	-97.87%	47.40%	45.36%	0.00%	4.48%
2029-30	142.34%	-95.47%	46.87%	46.15%	0.00%	4.36%
2030-31	134.60%	-86.27%	48.32%	45.59%	0.00%	3.95%
2031-32	132.24%	-84.43%	47.81%	46.28%	0.00%	3.86%
2032-33	125.81%	-76.81%	48.99%	45.80%	0.00%	3.51%
2033-34	123.88%	-75.36%	48.52%	46.41%	0.00%	3.44%
2034-35	118.45%	-68.95%	49.50%	45.99%	0.00%	3.15%
2035-36	116.85%	-67.80%	49.06%	46.54%	0.00%	3.09%

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 VARINA, 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	\$716,793	\$7.96897	\$5,712
2026-27	\$835,285	\$7.20732	\$6,020
2027-28	\$858,500	\$7.38397	\$6,339
2028-29	\$954,452	\$6.97089	\$6,653
2029-30	\$979,619	\$7.12319	\$6,978
2030-31	\$1,083,164	\$6.73839	\$7,299
2031-32	\$1,108,330	\$6.88412	\$7,630
2032-33	\$1,217,770	\$6.53507	\$7,958
2033-34	\$1,242,937	\$6.67523	\$8,297
2034-35	\$1,358,538	\$6.35516	\$8,634
2035-36	\$1,383,704	\$6.48350	\$8,971

CITY OF VARINA, 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	\$716,793	\$7.96897	\$5,712
2026-27	\$746,017	\$7.81272	\$5,828
2027-28	\$770,900	\$7.73536	\$5,963
2028-29	\$810,370	\$7.73536	\$6,269
2029-30	\$836,090	\$7.73536	\$6,467
2030-31	\$878,107	\$7.73536	\$6,792
2031-32	\$904,707	\$7.73536	\$6,998
2032-33	\$949,400	\$7.73536	\$7,344
2033-34	\$976,929	\$7.73536	\$7,557
2034-35	\$1,024,436	\$7.73536	\$7,924
2035-36	\$1,052,940	\$7.73536	\$8,145

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	\$89,268	(\$0.60540)	\$192
2027-28	\$87,600	(\$0.35139)	\$376
2028-29	\$144,083	(\$0.76447)	\$385
2029-30	\$143,529	(\$0.61217)	\$511
2030-31	\$205,057	(\$0.99697)	\$506
2031-32	\$203,623	(\$0.85124)	\$632
2032-33	\$268,370	(\$1.20029)	\$614
2033-34	\$266,008	(\$1.06013)	\$740
2034-35	\$334,102	(\$1.38020)	\$709
2035-36	\$330,764	(\$1.25186)	\$826

CITY OF VARINA, 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	\$189	\$416	\$50,000	\$51,515	\$189	\$347	\$50,000	\$58,947	\$171	\$60	\$146	\$60	\$189	\$397
\$100,000	\$123,480	\$378	\$832	\$100,000	\$103,030	\$378	\$694	\$100,000	\$117,894	\$360	\$457	\$335	\$457	\$378	\$794
\$150,000	\$185,220	\$567	\$1,248	\$150,000	\$154,545	\$567	\$1,041	\$150,000	\$176,842	\$549	\$855	\$524	\$855	\$567	\$1,192
\$200,000	\$246,960	\$926	\$1,664	\$200,000	\$206,060	\$926	\$1,389	\$200,000	\$235,789	\$738	\$1,252	\$713	\$1,252	\$756	\$1,589
\$250,000	\$308,700	\$1,284	\$2,080	\$250,000	\$257,575	\$1,284	\$1,736	\$250,000	\$294,736	\$927	\$1,649	\$902	\$1,649	\$945	\$1,986
\$300,000	\$370,440	\$1,643	\$2,496	\$300,000	\$309,090	\$1,643	\$2,083	\$300,000	\$353,683	\$1,116	\$2,046	\$1,091	\$2,046	\$1,134	\$2,383
\$400,000	\$493,920	\$2,360	\$3,328	\$400,000	\$412,120	\$2,360	\$2,777	\$400,000	\$471,578	\$1,494	\$2,841	\$1,469	\$2,841	\$1,512	\$3,178
\$500,000	\$617,400	\$3,077	\$4,160	\$500,000	\$515,151	\$3,077	\$3,471	\$500,000	\$589,472	\$1,872	\$3,635	\$1,847	\$3,635	\$1,890	\$3,972
\$600,000	\$740,880	\$3,794	\$4,992	\$600,000	\$618,181	\$3,794	\$4,166	\$600,000	\$707,366	\$2,250	\$4,430	\$2,225	\$4,430	\$2,268	\$4,767
\$700,000	\$864,360	\$4,512	\$5,824	\$700,000	\$721,211	\$4,512	\$4,860	\$700,000	\$825,261	\$2,628	\$5,224	\$2,603	\$5,224	\$2,646	\$5,561
\$800,000	\$987,840	\$5,229	\$6,656	\$800,000	\$824,241	\$5,229	\$5,554	\$800,000	\$943,155	\$3,006	\$6,018	\$2,981	\$6,018	\$3,024	\$6,355
\$900,000	\$1,111,320	\$5,946	\$7,489	\$900,000	\$927,271	\$5,946	\$6,248	\$900,000	\$1,061,050	\$3,383	\$6,813	\$3,359	\$6,813	\$3,402	\$7,150
\$1,000,000	\$1,234,800	\$6,663	\$8,321	\$1,000,000	\$1,030,301	\$6,663	\$6,943	\$1,000,000	\$1,178,944	\$3,761	\$7,607	\$3,737	\$7,607	\$3,780	\$7,944
\$2,000,000	\$2,469,600	\$13,835	\$16,641	\$2,000,000	\$2,060,602	\$13,835	\$13,885	\$2,000,000	\$2,357,888	\$7,541	\$15,551	\$7,517	\$15,551	\$7,560	\$15,888
\$3,000,000	\$3,704,400	\$21,007	\$24,962	\$3,000,000	\$3,090,903	\$21,007	\$20,828	\$3,000,000	\$3,536,832	\$11,321	\$23,496	\$11,297	\$23,496	\$11,339	\$23,833
\$4,000,000	\$4,939,200	\$28,179	\$33,282	\$4,000,000	\$4,121,204	\$28,179	\$27,770	\$4,000,000	\$4,715,776	\$15,101	\$31,440	\$15,076	\$31,440	\$15,119	\$31,777
\$5,000,000	\$6,174,000	\$35,352	\$41,603	\$5,000,000	\$5,151,505	\$35,352	\$34,713	\$5,000,000	\$5,894,720	\$18,881	\$39,384	\$18,856	\$39,384	\$18,899	\$39,721
\$6,000,000	\$7,408,800	\$42,524	\$49,923	\$6,000,000	\$6,181,806	\$42,524	\$41,655	\$6,000,000	\$7,073,664	\$22,661	\$47,328	\$22,636	\$47,328	\$22,679	\$47,665
\$7,000,000	\$8,643,600	\$49,696	\$58,244	\$7,000,000	\$7,212,107	\$49,696	\$48,598	\$7,000,000	\$8,252,608	\$26,440	\$55,272	\$26,416	\$55,272	\$26,459	\$55,609
\$8,000,000	\$9,878,400	\$56,868	\$66,565	\$8,000,000	\$8,242,408	\$56,868	\$55,541	\$8,000,000	\$9,431,552	\$30,220	\$63,217	\$30,196	\$63,217	\$30,238	\$63,553
\$9,000,000	\$11,113,200	\$64,040	\$74,885	\$9,000,000	\$9,272,709	\$64,040	\$62,483	\$9,000,000	\$10,610,496	\$34,000	\$71,161	\$33,975	\$71,161	\$34,018	\$71,498
\$10,000,000	\$12,348,000	\$71,212	\$83,206	\$10,000,000	\$10,303,010	\$71,212	\$69,426	\$10,000,000	\$11,789,440	\$37,780	\$79,105	\$37,755	\$79,105	\$37,798	\$79,442
\$15,000,000	\$18,522,000	\$107,072	\$124,808	\$15,000,000	\$15,454,515	\$107,072	\$104,139	\$15,000,000	\$17,684,160	\$56,679	\$118,826	\$56,654	\$118,826	\$56,697	\$119,163
\$20,000,000	\$24,696,000	\$142,933	\$166,411	\$20,000,000	\$20,606,020	\$142,933	\$138,851	\$20,000,000	\$23,578,880	\$75,578	\$158,547	\$75,553	\$158,547	\$75,596	\$158,884
\$25,000,000	\$30,870,000	\$178,793	\$208,014	\$25,000,000	\$25,757,525	\$178,793	\$173,564	\$25,000,000	\$29,473,600	\$94,477	\$198,268	\$94,452	\$198,268	\$94,495	\$198,605
\$30,000,000	\$37,044,000	\$214,653	\$249,617	\$30,000,000	\$30,909,030	\$214,653	\$208,277	\$30,000,000	\$35,368,320	\$113,376	\$237,989	\$113,351	\$237,989	\$113,394	\$238,326
\$35,000,000	\$43,218,000	\$250,514	\$291,220	\$35,000,000	\$36,060,535	\$250,514	\$242,990	\$35,000,000	\$41,263,040	\$132,275	\$277,710	\$132,250	\$277,710	\$132,293	\$278,046
\$40,000,000	\$49,392,000	\$286,374	\$332,823	\$40,000,000	\$41,212,040	\$286,374	\$277,703	\$40,000,000	\$47,157,760	\$151,174	\$317,430	\$151,150	\$317,430	\$151,192	\$317,767
\$45,000,000	\$55,566,000	\$322,234	\$374,425	\$45,000,000	\$46,363,545	\$322,234	\$312,416	\$45,000,000	\$53,052,480	\$170,073	\$357,151	\$170,049	\$357,151	\$170,091	\$357,488
\$50,000,000	\$61,740,000	\$358,095	\$416,028	\$50,000,000	\$51,515,050	\$358,095	\$347,128	\$50,000,000	\$58,947,200	\$188,972	\$396,872	\$188,948	\$396,872	\$188,991	\$397,209

CITY OF VARINA, 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	\$227	120.13%	\$158	83.68%	(\$110)	(64.67%)	(\$86)	(58.73%)	\$208	110.17%
\$100,000	\$454	120.13%	\$316	83.68%	\$98	27.21%	\$122	36.53%	\$416	110.17%
\$150,000	\$681	120.13%	\$474	83.68%	\$306	55.79%	\$331	63.09%	\$625	110.17%
\$200,000	\$739	79.79%	\$463	50.02%	\$514	69.72%	\$539	75.57%	\$833	110.17%
\$250,000	\$796	61.98%	\$451	35.16%	\$723	77.97%	\$747	82.82%	\$1,041	110.17%
\$300,000	\$853	51.95%	\$440	26.78%	\$931	83.43%	\$955	87.56%	\$1,249	110.17%
\$400,000	\$968	41.03%	\$417	17.67%	\$1,347	90.20%	\$1,372	93.38%	\$1,666	110.17%
\$500,000	\$1,083	35.20%	\$394	12.81%	\$1,764	94.23%	\$1,788	96.81%	\$2,082	110.17%
\$600,000	\$1,198	31.57%	\$371	9.78%	\$2,180	96.91%	\$2,205	99.08%	\$2,499	110.17%
\$700,000	\$1,313	29.10%	\$348	7.72%	\$2,596	98.82%	\$2,621	100.69%	\$2,915	110.17%
\$800,000	\$1,428	27.30%	\$325	6.22%	\$3,013	100.25%	\$3,037	101.90%	\$3,331	110.17%
\$900,000	\$1,542	25.94%	\$302	5.08%	\$3,429	101.36%	\$3,454	102.83%	\$3,748	110.17%
\$1,000,000	\$1,657	24.87%	\$279	4.19%	\$3,846	102.24%	\$3,870	103.57%	\$4,164	110.17%
\$2,000,000	\$2,806	20.28%	\$50	0.36%	\$8,010	106.22%	\$8,035	106.89%	\$8,329	110.17%
\$3,000,000	\$3,954	18.82%	(\$180)	(0.86%)	\$12,175	107.54%	\$12,199	107.99%	\$12,493	110.17%
\$4,000,000	\$5,103	18.11%	(\$409)	(1.45%)	\$16,339	108.20%	\$16,363	108.54%	\$16,657	110.17%
\$5,000,000	\$6,251	17.68%	(\$639)	(1.81%)	\$20,503	108.59%	\$20,528	108.87%	\$20,822	110.17%
\$6,000,000	\$7,400	17.40%	(\$868)	(2.04%)	\$24,668	108.86%	\$24,692	109.08%	\$24,986	110.17%
\$7,000,000	\$8,548	17.20%	(\$1,098)	(2.21%)	\$28,832	109.05%	\$28,857	109.24%	\$29,151	110.17%
\$8,000,000	\$9,697	17.05%	(\$1,327)	(2.33%)	\$32,996	109.19%	\$33,021	109.36%	\$33,315	110.17%
\$9,000,000	\$10,845	16.94%	(\$1,557)	(2.43%)	\$37,161	109.30%	\$37,185	109.45%	\$37,479	110.17%
\$10,000,000	\$11,994	16.84%	(\$1,786)	(2.51%)	\$41,325	109.38%	\$41,350	109.52%	\$41,644	110.17%
\$15,000,000	\$17,736	16.56%	(\$2,934)	(2.74%)	\$62,147	109.65%	\$62,172	109.74%	\$62,466	110.17%
\$20,000,000	\$23,479	16.43%	(\$4,081)	(2.86%)	\$82,969	109.78%	\$82,993	109.85%	\$83,287	110.17%
\$25,000,000	\$29,221	16.34%	(\$5,229)	(2.92%)	\$103,791	109.86%	\$103,815	109.91%	\$104,109	110.17%
\$30,000,000	\$34,964	16.29%	(\$6,376)	(2.97%)	\$124,613	109.91%	\$124,637	109.96%	\$124,931	110.17%
\$35,000,000	\$40,706	16.25%	(\$7,524)	(3.00%)	\$145,435	109.95%	\$145,459	109.99%	\$145,753	110.17%
\$40,000,000	\$46,448	16.22%	(\$8,671)	(3.03%)	\$166,256	109.98%	\$166,281	110.01%	\$166,575	110.17%
\$45,000,000	\$52,191	16.20%	(\$9,819)	(3.05%)	\$187,078	110.00%	\$187,103	110.03%	\$187,397	110.17%
\$50,000,000	\$57,933	16.18%	(\$10,966)	(3.06%)	\$207,900	110.02%	\$207,925	110.04%	\$208,219	110.17%