

CITY OF CHELSEA, 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	\$8.34559	\$32,371	\$0	\$32,371	
2026-27	\$7.15160	\$33,018	\$163	\$33,181	2.5%
2027-28	\$7.20575	\$33,347	\$164	\$33,511	1.0%
2028-29	\$7.02498	\$34,181	\$160	\$34,341	2.5%
2029-30	\$7.06742	\$34,513	\$161	\$34,674	1.0%
2030-31	\$6.88196	\$35,367	\$157	\$35,524	2.5%
2031-32	\$6.92316	\$35,702	\$158	\$35,859	0.9%
2032-33	\$6.74324	\$36,576	\$154	\$36,730	2.4%
2033-34	\$6.78326	\$36,914	\$154	\$37,068	0.9%
2034-35	\$6.60860	\$37,809	\$150	\$37,960	2.4%
2035-36	\$6.64750	\$38,150	\$151	\$38,301	0.9%

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	\$9,208,261	\$3,878,788	\$0	\$3,878,788
2026-27	\$7,185,530	\$4,639,664	\$0	\$4,639,664
2027-28	\$7,196,459	\$4,650,593	\$0	\$4,650,593
2028-29	\$7,434,307	\$4,888,441	\$0	\$4,888,441
2029-30	\$7,452,017	\$4,906,151	\$0	\$4,906,151
2030-31	\$7,707,766	\$5,161,900	\$0	\$5,161,900
2031-32	\$7,725,476	\$5,179,610	\$0	\$5,179,610
2032-33	\$7,992,801	\$5,446,935	\$0	\$5,446,935
2033-34	\$8,010,511	\$5,464,645	\$0	\$5,464,645
2034-35	\$8,289,886	\$5,744,020	\$0	\$5,744,020
2035-36	\$8,307,596	\$5,761,730	\$0	\$5,761,730

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.86%	-3.21%	53.65%	5.47%	0.07%	6.73%
2026-27	109.74%	-57.10%	52.63%	9.61%	0.13%	5.63%
2027-28	109.97%	-57.23%	52.74%	9.59%	0.13%	5.62%
2028-29	109.27%	-54.67%	54.60%	9.58%	0.12%	5.34%
2029-30	109.34%	-54.58%	54.76%	9.54%	0.12%	5.32%
2030-31	108.52%	-51.96%	56.56%	9.52%	0.12%	5.06%
2031-32	108.59%	-51.88%	56.71%	9.49%	0.12%	5.04%
2032-33	107.81%	-49.42%	58.39%	9.48%	0.11%	4.80%
2033-34	107.87%	-49.35%	58.53%	9.45%	0.11%	4.78%
2034-35	107.13%	-47.03%	60.10%	9.44%	0.11%	4.55%
2035-36	107.19%	-46.97%	60.22%	9.41%	0.11%	4.53%

**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 CHELSEA, 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	\$3,878,788	\$8.34559	\$32,371
2026-27	\$4,639,664	\$7.15160	\$33,181
2027-28	\$4,650,593	\$7.20575	\$33,511
2028-29	\$4,888,441	\$7.02498	\$34,341
2029-30	\$4,906,151	\$7.06742	\$34,674
2030-31	\$5,161,900	\$6.88196	\$35,524
2031-32	\$5,179,610	\$6.92316	\$35,859
2032-33	\$5,446,935	\$6.74324	\$36,730
2033-34	\$5,464,645	\$6.78326	\$37,068
2034-35	\$5,744,020	\$6.60860	\$37,960
2035-36	\$5,761,730	\$6.64750	\$38,301

**CITY OF CHELSEA, 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	\$3,878,788	\$8.34559	\$32,371
2026-27	\$3,911,743	\$8.34559	\$32,646
2027-28	\$3,969,614	\$8.34559	\$33,129
2028-29	\$4,059,562	\$8.10000	\$32,882
2029-30	\$4,120,492	\$8.10000	\$33,376
2030-31	\$4,215,323	\$8.10000	\$34,144
2031-32	\$4,279,465	\$8.10000	\$34,664
2032-33	\$4,379,432	\$8.10000	\$35,473
2033-34	\$4,446,963	\$8.10000	\$36,020
2034-35	\$4,552,340	\$8.10000	\$36,874
2035-36	\$4,623,431	\$8.10000	\$37,450

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	\$727,921	(\$1.19399)	\$535
2027-28	\$680,978	(\$1.13984)	\$382
2028-29	\$828,879	(\$1.07502)	\$1,459
2029-30	\$785,658	(\$1.03258)	\$1,298
2030-31	\$946,577	(\$1.21804)	\$1,380
2031-32	\$900,145	(\$1.17684)	\$1,196
2032-33	\$1,067,503	(\$1.35676)	\$1,257
2033-34	\$1,017,681	(\$1.31674)	\$1,048
2034-35	\$1,191,680	(\$1.49140)	\$1,086
2035-36	\$1,138,299	(\$1.45250)	\$851

CITY OF CHELSEA, 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	\$198	\$425	\$50,000	\$51,515	\$198	\$355	\$50,000	\$58,947	\$179	\$62	\$153	\$62	\$198	\$406
\$100,000	\$123,480	\$396	\$850	\$100,000	\$103,030	\$396	\$709	\$100,000	\$117,894	\$377	\$467	\$351	\$467	\$396	\$811
\$150,000	\$185,220	\$594	\$1,275	\$150,000	\$154,545	\$594	\$1,064	\$150,000	\$176,842	\$575	\$873	\$549	\$873	\$594	\$1,217
\$200,000	\$246,960	\$969	\$1,700	\$200,000	\$206,060	\$969	\$1,418	\$200,000	\$235,789	\$772	\$1,279	\$747	\$1,279	\$792	\$1,623
\$250,000	\$308,700	\$1,345	\$2,124	\$250,000	\$257,575	\$1,345	\$1,773	\$250,000	\$294,736	\$970	\$1,684	\$945	\$1,684	\$990	\$2,028
\$300,000	\$370,440	\$1,720	\$2,549	\$300,000	\$309,090	\$1,720	\$2,127	\$300,000	\$353,683	\$1,168	\$2,090	\$1,143	\$2,090	\$1,188	\$2,434
\$400,000	\$493,920	\$2,472	\$3,399	\$400,000	\$412,120	\$2,472	\$2,836	\$400,000	\$471,578	\$1,564	\$2,901	\$1,538	\$2,901	\$1,583	\$3,245
\$500,000	\$617,400	\$3,223	\$4,249	\$500,000	\$515,151	\$3,223	\$3,545	\$500,000	\$589,472	\$1,960	\$3,713	\$1,934	\$3,713	\$1,979	\$4,057
\$600,000	\$740,880	\$3,974	\$5,099	\$600,000	\$618,181	\$3,974	\$4,254	\$600,000	\$707,366	\$2,356	\$4,524	\$2,330	\$4,524	\$2,375	\$4,868
\$700,000	\$864,360	\$4,725	\$5,948	\$700,000	\$721,211	\$4,725	\$4,963	\$700,000	\$825,261	\$2,752	\$5,335	\$2,726	\$5,335	\$2,771	\$5,679
\$800,000	\$987,840	\$5,476	\$6,798	\$800,000	\$824,241	\$5,476	\$5,672	\$800,000	\$943,155	\$3,148	\$6,147	\$3,122	\$6,147	\$3,167	\$6,491
\$900,000	\$1,111,320	\$6,227	\$7,648	\$900,000	\$927,271	\$6,227	\$6,381	\$900,000	\$1,061,050	\$3,543	\$6,958	\$3,518	\$6,958	\$3,563	\$7,302
\$1,000,000	\$1,234,800	\$6,978	\$8,498	\$1,000,000	\$1,030,301	\$6,978	\$7,090	\$1,000,000	\$1,178,944	\$3,939	\$7,769	\$3,914	\$7,769	\$3,958	\$8,113
\$2,000,000	\$2,469,600	\$14,489	\$16,996	\$2,000,000	\$2,060,602	\$14,489	\$14,181	\$2,000,000	\$2,357,888	\$7,898	\$15,883	\$7,872	\$15,883	\$7,917	\$16,227
\$3,000,000	\$3,704,400	\$22,000	\$25,494	\$3,000,000	\$3,090,903	\$22,000	\$21,271	\$3,000,000	\$3,536,832	\$11,856	\$23,996	\$11,830	\$23,996	\$11,875	\$24,340
\$4,000,000	\$4,939,200	\$29,511	\$33,991	\$4,000,000	\$4,121,204	\$29,511	\$28,362	\$4,000,000	\$4,715,776	\$15,815	\$32,110	\$15,789	\$32,110	\$15,834	\$32,454
\$5,000,000	\$6,174,000	\$37,022	\$42,489	\$5,000,000	\$5,151,505	\$37,022	\$35,452	\$5,000,000	\$5,894,720	\$19,773	\$40,223	\$19,747	\$40,223	\$19,792	\$40,567
\$6,000,000	\$7,408,800	\$44,533	\$50,987	\$6,000,000	\$6,181,806	\$44,533	\$42,543	\$6,000,000	\$7,073,664	\$23,731	\$48,337	\$23,706	\$48,337	\$23,751	\$48,681
\$7,000,000	\$8,643,600	\$52,044	\$59,485	\$7,000,000	\$7,212,107	\$52,044	\$49,633	\$7,000,000	\$8,252,608	\$27,690	\$56,450	\$27,664	\$56,450	\$27,709	\$56,794
\$8,000,000	\$9,878,400	\$59,555	\$67,983	\$8,000,000	\$8,242,408	\$59,555	\$56,724	\$8,000,000	\$9,431,552	\$31,648	\$64,563	\$31,623	\$64,563	\$31,668	\$64,908
\$9,000,000	\$11,113,200	\$67,066	\$76,481	\$9,000,000	\$9,272,709	\$67,066	\$63,814	\$9,000,000	\$10,610,496	\$35,607	\$72,677	\$35,581	\$72,677	\$35,626	\$73,021
\$10,000,000	\$12,348,000	\$74,577	\$84,978	\$10,000,000	\$10,303,010	\$74,577	\$70,905	\$10,000,000	\$11,789,440	\$39,565	\$80,790	\$39,540	\$80,790	\$39,584	\$81,134
\$15,000,000	\$18,522,000	\$112,133	\$127,468	\$15,000,000	\$15,454,515	\$112,133	\$106,357	\$15,000,000	\$17,684,160	\$59,358	\$121,358	\$59,332	\$121,358	\$59,377	\$121,702
\$20,000,000	\$24,696,000	\$149,688	\$169,957	\$20,000,000	\$20,606,020	\$149,688	\$141,810	\$20,000,000	\$23,578,880	\$79,150	\$161,925	\$79,124	\$161,925	\$79,169	\$162,269
\$25,000,000	\$30,870,000	\$187,243	\$212,446	\$25,000,000	\$25,757,525	\$187,243	\$177,262	\$25,000,000	\$29,473,600	\$98,942	\$202,492	\$98,916	\$202,492	\$98,961	\$202,836
\$30,000,000	\$37,044,000	\$224,798	\$254,935	\$30,000,000	\$30,909,030	\$224,798	\$212,715	\$30,000,000	\$35,368,320	\$118,734	\$243,059	\$118,708	\$243,059	\$118,753	\$243,403
\$35,000,000	\$43,218,000	\$262,353	\$297,425	\$35,000,000	\$36,060,535	\$262,353	\$248,167	\$35,000,000	\$41,263,040	\$138,526	\$283,626	\$138,501	\$283,626	\$138,546	\$283,971
\$40,000,000	\$49,392,000	\$299,908	\$339,914	\$40,000,000	\$41,212,040	\$299,908	\$283,620	\$40,000,000	\$47,157,760	\$158,319	\$324,194	\$158,293	\$324,194	\$158,338	\$324,538
\$45,000,000	\$55,566,000	\$337,464	\$382,403	\$45,000,000	\$46,363,545	\$337,464	\$319,072	\$45,000,000	\$53,052,480	\$178,111	\$364,761	\$178,085	\$364,761	\$178,130	\$365,105
\$50,000,000	\$61,740,000	\$375,019	\$424,892	\$50,000,000	\$51,515,050	\$375,019	\$354,525	\$50,000,000	\$58,947,200	\$197,903	\$405,328	\$197,877	\$405,328	\$197,922	\$405,672

CITY OF            CHELSEA, 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	114.68%	\$157	79.12%	(\$117)	(65.55%)	(\$91)	(59.75%)	\$208	104.97%
\$100,000	\$454	114.68%	\$313	79.12%	\$91	24.05%	\$116	33.15%	\$415	104.97%
\$150,000	\$681	114.68%	\$470	79.12%	\$298	51.93%	\$324	59.05%	\$623	104.97%
\$200,000	\$730	75.34%	\$449	46.30%	\$506	65.52%	\$532	71.22%	\$831	104.97%
\$250,000	\$780	57.97%	\$428	31.81%	\$714	73.56%	\$740	78.29%	\$1,039	104.97%
\$300,000	\$829	48.18%	\$407	23.64%	\$922	78.88%	\$947	82.91%	\$1,246	104.97%
\$400,000	\$928	37.53%	\$365	14.75%	\$1,337	85.48%	\$1,363	88.58%	\$1,662	104.97%
\$500,000	\$1,026	31.85%	\$323	10.01%	\$1,753	89.42%	\$1,778	91.94%	\$2,077	104.97%
\$600,000	\$1,125	28.31%	\$281	7.06%	\$2,168	92.03%	\$2,194	94.15%	\$2,493	104.97%
\$700,000	\$1,224	25.90%	\$239	5.05%	\$2,584	93.89%	\$2,609	95.72%	\$2,908	104.97%
\$800,000	\$1,322	24.15%	\$196	3.59%	\$2,999	95.28%	\$3,025	96.89%	\$3,324	104.97%
\$900,000	\$1,421	22.82%	\$154	2.48%	\$3,415	96.36%	\$3,440	97.80%	\$3,739	104.97%
\$1,000,000	\$1,520	21.78%	\$112	1.61%	\$3,830	97.23%	\$3,856	98.53%	\$4,155	104.97%
\$2,000,000	\$2,507	17.30%	(\$308)	(2.13%)	\$7,985	101.11%	\$8,011	101.76%	\$8,310	104.97%
\$3,000,000	\$3,493	15.88%	(\$729)	(3.31%)	\$12,140	102.39%	\$12,166	102.84%	\$12,465	104.97%
\$4,000,000	\$4,480	15.18%	(\$1,149)	(3.89%)	\$16,295	103.04%	\$16,321	103.37%	\$16,620	104.97%
\$5,000,000	\$5,467	14.77%	(\$1,570)	(4.24%)	\$20,450	103.42%	\$20,476	103.69%	\$20,775	104.97%
\$6,000,000	\$6,454	14.49%	(\$1,990)	(4.47%)	\$24,605	103.68%	\$24,631	103.90%	\$24,930	104.97%
\$7,000,000	\$7,441	14.30%	(\$2,411)	(4.63%)	\$28,760	103.86%	\$28,786	104.05%	\$29,085	104.97%
\$8,000,000	\$8,427	14.15%	(\$2,831)	(4.75%)	\$32,915	104.00%	\$32,941	104.17%	\$33,240	104.97%
\$9,000,000	\$9,414	14.04%	(\$3,252)	(4.85%)	\$37,070	104.11%	\$37,096	104.26%	\$37,395	104.97%
\$10,000,000	\$10,401	13.95%	(\$3,673)	(4.92%)	\$41,225	104.20%	\$41,251	104.33%	\$41,550	104.97%
\$15,000,000	\$15,335	13.68%	(\$5,775)	(5.15%)	\$62,000	104.45%	\$62,026	104.54%	\$62,325	104.97%
\$20,000,000	\$20,269	13.54%	(\$7,878)	(5.26%)	\$82,775	104.58%	\$82,801	104.65%	\$83,100	104.97%
\$25,000,000	\$25,203	13.46%	(\$9,981)	(5.33%)	\$103,550	104.66%	\$103,576	104.71%	\$103,875	104.97%
\$30,000,000	\$30,137	13.41%	(\$12,083)	(5.38%)	\$124,325	104.71%	\$124,351	104.75%	\$124,650	104.97%
\$35,000,000	\$35,071	13.37%	(\$14,186)	(5.41%)	\$145,100	104.75%	\$145,126	104.78%	\$145,425	104.97%
\$40,000,000	\$40,005	13.34%	(\$16,289)	(5.43%)	\$165,875	104.77%	\$165,901	104.81%	\$166,200	104.97%
\$45,000,000	\$44,939	13.32%	(\$18,391)	(5.45%)	\$186,650	104.79%	\$186,676	104.82%	\$186,975	104.97%
\$50,000,000	\$49,874	13.30%	(\$20,494)	(5.46%)	\$207,425	104.81%	\$207,451	104.84%	\$207,750	104.97%