

CITY OF CUSHING, 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	\$7.86415	\$34,494	\$0	\$34,494	
2026-27	\$5.25388	\$35,183	\$82	\$35,266	2.2%
2027-28	\$5.28919	\$35,442	\$83	\$35,524	0.7%
2028-29	\$5.10143	\$36,235	\$80	\$36,315	2.2%
2029-30	\$5.12944	\$36,496	\$80	\$36,576	0.7%
2030-31	\$4.94580	\$37,308	\$77	\$37,385	2.2%
2031-32	\$4.97281	\$37,572	\$78	\$37,650	0.7%
2032-33	\$4.79868	\$38,403	\$75	\$38,478	2.2%
2033-34	\$4.82476	\$38,670	\$75	\$38,745	0.7%
2034-35	\$4.65932	\$39,520	\$73	\$39,593	2.2%
2035-36	\$4.68453	\$39,791	\$73	\$39,864	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	\$9,851,640	\$4,386,179	\$0	\$4,386,179
2026-27	\$8,032,790	\$6,712,282	\$0	\$6,712,282
2027-28	\$8,036,939	\$6,716,431	\$0	\$6,716,431
2028-29	\$8,439,034	\$7,118,526	\$0	\$7,118,526
2029-30	\$8,451,183	\$7,130,675	\$0	\$7,130,675
2030-31	\$8,879,479	\$7,558,971	\$0	\$7,558,971
2031-32	\$8,891,628	\$7,571,120	\$0	\$7,571,120
2032-33	\$9,338,906	\$8,018,398	\$0	\$8,018,398
2033-34	\$9,351,055	\$8,030,547	\$0	\$8,030,547
2034-35	\$9,818,127	\$8,497,619	\$0	\$8,497,619
2035-36	\$9,830,276	\$8,509,768	\$0	\$8,509,768

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.74%	-2.95%	69.78%	28.22%	0.00%	1.99%
2026-27	109.46%	-41.68%	67.78%	30.82%	0.00%	1.30%
2027-28	109.62%	-41.82%	67.80%	30.80%	0.00%	1.30%
2028-29	107.79%	-39.62%	68.17%	30.51%	0.00%	1.23%
2029-30	107.82%	-39.60%	68.23%	30.46%	0.00%	1.23%
2030-31	105.99%	-37.40%	68.59%	30.17%	0.00%	1.16%
2031-32	106.03%	-37.38%	68.64%	30.12%	0.00%	1.15%
2032-33	104.31%	-35.34%	68.98%	29.87%	0.00%	1.09%
2033-34	104.35%	-35.32%	69.02%	29.82%	0.00%	1.09%
2034-35	102.74%	-33.42%	69.32%	29.59%	0.00%	1.03%
2035-36	102.78%	-33.41%	69.36%	29.55%	0.00%	1.03%

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 CUSHING, 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	\$4,386,179	\$7.86415	\$34,494
2026-27	\$6,712,282	\$5.25388	\$35,266
2027-28	\$6,716,431	\$5.28919	\$35,524
2028-29	\$7,118,526	\$5.10143	\$36,315
2029-30	\$7,130,675	\$5.12944	\$36,576
2030-31	\$7,558,971	\$4.94580	\$37,385
2031-32	\$7,571,120	\$4.97281	\$37,650
2032-33	\$8,018,398	\$4.79868	\$38,478
2033-34	\$8,030,547	\$4.82476	\$38,745
2034-35	\$8,497,619	\$4.65932	\$39,593
2035-36	\$8,509,768	\$4.68453	\$39,864

CITY OF CUSHING, 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	\$4,386,179	\$7.86415	\$34,494
2026-27	\$4,534,141	\$7.78629	\$35,304
2027-28	\$4,610,007	\$7.78629	\$35,895
2028-29	\$4,784,160	\$7.78629	\$37,251
2029-30	\$4,864,016	\$7.78629	\$37,873
2030-31	\$5,047,258	\$7.78629	\$39,299
2031-32	\$5,131,302	\$7.78629	\$39,954
2032-33	\$5,324,099	\$7.78629	\$41,455
2033-34	\$5,412,565	\$7.78629	\$42,144
2034-35	\$5,615,416	\$7.78629	\$43,723
2035-36	\$5,708,523	\$7.78629	\$44,448

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	\$2,178,141	(\$2.53241)	-\$39
2027-28	\$2,106,424	(\$2.49710)	-\$370
2028-29	\$2,334,366	(\$2.68486)	-\$936
2029-30	\$2,266,659	(\$2.65685)	-\$1,296
2030-31	\$2,511,713	(\$2.84049)	-\$1,914
2031-32	\$2,439,817	(\$2.81348)	-\$2,304
2032-33	\$2,694,298	(\$2.98761)	-\$2,977
2033-34	\$2,617,981	(\$2.96153)	-\$3,398
2034-35	\$2,882,204	(\$3.12697)	-\$4,130
2035-36	\$2,801,246	(\$3.10176)	-\$4,584

CITY OF CUSHING, 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	\$305	\$50,000	\$51,515	\$187	\$255	\$50,000	\$58,947	\$168	\$44	\$144	\$44	\$187	\$292
\$100,000	\$123,480	\$373	\$611	\$100,000	\$103,030	\$373	\$510	\$100,000	\$117,894	\$355	\$336	\$331	\$336	\$373	\$583
\$150,000	\$185,220	\$560	\$916	\$150,000	\$154,545	\$560	\$764	\$150,000	\$176,842	\$541	\$627	\$517	\$627	\$560	\$875
\$200,000	\$246,960	\$913	\$1,221	\$200,000	\$206,060	\$913	\$1,019	\$200,000	\$235,789	\$728	\$919	\$704	\$919	\$746	\$1,166
\$250,000	\$308,700	\$1,267	\$1,527	\$250,000	\$257,575	\$1,267	\$1,274	\$250,000	\$294,736	\$914	\$1,210	\$890	\$1,210	\$933	\$1,458
\$300,000	\$370,440	\$1,621	\$1,832	\$300,000	\$309,090	\$1,621	\$1,529	\$300,000	\$353,683	\$1,101	\$1,502	\$1,077	\$1,502	\$1,119	\$1,749
\$400,000	\$493,920	\$2,329	\$2,443	\$400,000	\$412,120	\$2,329	\$2,038	\$400,000	\$471,578	\$1,474	\$2,085	\$1,450	\$2,085	\$1,492	\$2,332
\$500,000	\$617,400	\$3,037	\$3,054	\$500,000	\$515,151	\$3,037	\$2,548	\$500,000	\$589,472	\$1,847	\$2,668	\$1,823	\$2,668	\$1,865	\$2,915
\$600,000	\$740,880	\$3,744	\$3,664	\$600,000	\$618,181	\$3,744	\$3,057	\$600,000	\$707,366	\$2,220	\$3,251	\$2,196	\$3,251	\$2,238	\$3,498
\$700,000	\$864,360	\$4,452	\$4,275	\$700,000	\$721,211	\$4,452	\$3,567	\$700,000	\$825,261	\$2,593	\$3,834	\$2,569	\$3,834	\$2,611	\$4,082
\$800,000	\$987,840	\$5,160	\$4,886	\$800,000	\$824,241	\$5,160	\$4,077	\$800,000	\$943,155	\$2,966	\$4,417	\$2,942	\$4,417	\$2,984	\$4,665
\$900,000	\$1,111,320	\$5,868	\$5,496	\$900,000	\$927,271	\$5,868	\$4,586	\$900,000	\$1,061,050	\$3,339	\$5,000	\$3,315	\$5,000	\$3,357	\$5,248
\$1,000,000	\$1,234,800	\$6,576	\$6,107	\$1,000,000	\$1,030,301	\$6,576	\$5,096	\$1,000,000	\$1,178,944	\$3,712	\$5,584	\$3,688	\$5,584	\$3,730	\$5,831
\$2,000,000	\$2,469,600	\$13,653	\$12,214	\$2,000,000	\$2,060,602	\$13,653	\$10,191	\$2,000,000	\$2,357,888	\$7,442	\$11,414	\$7,418	\$11,414	\$7,460	\$11,662
\$3,000,000	\$3,704,400	\$20,731	\$18,321	\$3,000,000	\$3,090,903	\$20,731	\$15,287	\$3,000,000	\$3,536,832	\$11,172	\$17,245	\$11,148	\$17,245	\$11,190	\$17,492
\$4,000,000	\$4,939,200	\$27,809	\$24,428	\$4,000,000	\$4,121,204	\$27,809	\$20,383	\$4,000,000	\$4,715,776	\$14,902	\$23,076	\$14,878	\$23,076	\$14,920	\$23,323
\$5,000,000	\$6,174,000	\$34,887	\$30,535	\$5,000,000	\$5,151,505	\$34,887	\$25,478	\$5,000,000	\$5,894,720	\$18,632	\$28,907	\$18,608	\$28,907	\$18,650	\$29,154
\$6,000,000	\$7,408,800	\$41,964	\$36,642	\$6,000,000	\$6,181,806	\$41,964	\$30,574	\$6,000,000	\$7,073,664	\$22,362	\$34,738	\$22,338	\$34,738	\$22,381	\$34,985
\$7,000,000	\$8,643,600	\$49,042	\$42,750	\$7,000,000	\$7,212,107	\$49,042	\$35,670	\$7,000,000	\$8,252,608	\$26,093	\$40,568	\$26,068	\$40,568	\$26,111	\$40,816
\$8,000,000	\$9,878,400	\$56,120	\$48,857	\$8,000,000	\$8,242,408	\$56,120	\$40,765	\$8,000,000	\$9,431,552	\$29,823	\$46,399	\$29,798	\$46,399	\$29,841	\$46,647
\$9,000,000	\$11,113,200	\$63,197	\$54,964	\$9,000,000	\$9,272,709	\$63,197	\$45,861	\$9,000,000	\$10,610,496	\$33,553	\$52,230	\$33,528	\$52,230	\$33,571	\$52,477
\$10,000,000	\$12,348,000	\$70,275	\$61,071	\$10,000,000	\$10,303,010	\$70,275	\$50,957	\$10,000,000	\$11,789,440	\$37,283	\$58,061	\$37,259	\$58,061	\$37,301	\$58,308
\$15,000,000	\$18,522,000	\$105,664	\$91,606	\$15,000,000	\$15,454,515	\$105,664	\$76,435	\$15,000,000	\$17,684,160	\$55,933	\$87,215	\$55,909	\$87,215	\$55,951	\$87,462
\$20,000,000	\$24,696,000	\$141,053	\$122,141	\$20,000,000	\$20,606,020	\$141,053	\$101,913	\$20,000,000	\$23,578,880	\$74,584	\$116,369	\$74,560	\$116,369	\$74,602	\$116,616
\$25,000,000	\$30,870,000	\$176,441	\$152,677	\$25,000,000	\$25,757,525	\$176,441	\$127,392	\$25,000,000	\$29,473,600	\$93,234	\$145,523	\$93,210	\$145,523	\$93,252	\$145,771
\$30,000,000	\$37,044,000	\$211,830	\$183,212	\$30,000,000	\$30,909,030	\$211,830	\$152,870	\$30,000,000	\$35,368,320	\$111,885	\$174,677	\$111,860	\$174,677	\$111,903	\$174,925
\$35,000,000	\$43,218,000	\$247,219	\$213,748	\$35,000,000	\$36,060,535	\$247,219	\$178,348	\$35,000,000	\$41,263,040	\$130,535	\$203,831	\$130,511	\$203,831	\$130,553	\$204,079
\$40,000,000	\$49,392,000	\$282,607	\$244,283	\$40,000,000	\$41,212,040	\$282,607	\$203,827	\$40,000,000	\$47,157,760	\$149,186	\$232,986	\$149,161	\$232,986	\$149,204	\$233,233
\$45,000,000	\$55,566,000	\$317,996	\$274,818	\$45,000,000	\$46,363,545	\$317,996	\$229,305	\$45,000,000	\$53,052,480	\$167,836	\$262,140	\$167,812	\$262,140	\$167,854	\$262,387
\$50,000,000	\$61,740,000	\$353,385	\$305,354	\$50,000,000	\$51,515,050	\$353,385	\$254,783	\$50,000,000	\$58,947,200	\$186,487	\$291,294	\$186,462	\$291,294	\$186,505	\$291,541

CITY OF CUSHING, 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	\$119	63.72%	\$68	36.61%	(\$124)	(73.72%)	(\$100)	(69.31%)	\$105	56.32%
\$100,000	\$238	63.72%	\$137	36.61%	(\$19)	(5.39%)	\$5	1.55%	\$210	56.32%
\$150,000	\$357	63.72%	\$205	36.61%	\$86	15.87%	\$110	21.30%	\$315	56.32%
\$200,000	\$308	33.72%	\$106	11.58%	\$191	26.23%	\$215	30.58%	\$420	56.32%
\$250,000	\$259	20.48%	\$7	0.52%	\$296	32.37%	\$320	35.97%	\$525	56.32%
\$300,000	\$211	13.01%	(\$92)	(5.70%)	\$401	36.43%	\$425	39.50%	\$630	56.32%
\$400,000	\$114	4.89%	(\$291)	(12.48%)	\$611	41.46%	\$635	43.83%	\$840	56.32%
\$500,000	\$17	0.55%	(\$489)	(16.10%)	\$821	44.46%	\$845	46.38%	\$1,050	56.32%
\$600,000	(\$80)	(2.14%)	(\$687)	(18.35%)	\$1,031	46.45%	\$1,055	48.07%	\$1,260	56.32%
\$700,000	(\$177)	(3.98%)	(\$885)	(19.88%)	\$1,241	47.87%	\$1,266	49.27%	\$1,471	56.32%
\$800,000	(\$274)	(5.32%)	(\$1,084)	(21.00%)	\$1,451	48.93%	\$1,476	50.16%	\$1,681	56.32%
\$900,000	(\$371)	(6.33%)	(\$1,282)	(21.84%)	\$1,661	49.76%	\$1,686	50.85%	\$1,891	56.32%
\$1,000,000	(\$469)	(7.13%)	(\$1,480)	(22.51%)	\$1,872	50.42%	\$1,896	51.41%	\$2,101	56.32%
\$2,000,000	(\$1,439)	(10.54%)	(\$3,462)	(25.36%)	\$3,972	53.38%	\$3,997	53.88%	\$4,201	56.32%
\$3,000,000	(\$2,410)	(11.62%)	(\$5,444)	(26.26%)	\$6,073	54.36%	\$6,097	54.69%	\$6,302	56.32%
\$4,000,000	(\$3,380)	(12.16%)	(\$7,426)	(26.70%)	\$8,174	54.85%	\$8,198	55.10%	\$8,403	56.32%
\$5,000,000	(\$4,351)	(12.47%)	(\$9,408)	(26.97%)	\$10,274	55.14%	\$10,299	55.35%	\$10,504	56.32%
\$6,000,000	(\$5,322)	(12.68%)	(\$11,390)	(27.14%)	\$12,375	55.34%	\$12,399	55.51%	\$12,604	56.32%
\$7,000,000	(\$6,292)	(12.83%)	(\$13,372)	(27.27%)	\$14,476	55.48%	\$14,500	55.62%	\$14,705	56.32%
\$8,000,000	(\$7,263)	(12.94%)	(\$15,354)	(27.36%)	\$16,577	55.58%	\$16,601	55.71%	\$16,806	56.32%
\$9,000,000	(\$8,234)	(13.03%)	(\$17,337)	(27.43%)	\$18,677	55.67%	\$18,702	55.78%	\$18,907	56.32%
\$10,000,000	(\$9,204)	(13.10%)	(\$19,319)	(27.49%)	\$20,778	55.73%	\$20,802	55.83%	\$21,007	56.32%
\$15,000,000	(\$14,058)	(13.30%)	(\$29,229)	(27.66%)	\$31,282	55.93%	\$31,306	55.99%	\$31,511	56.32%
\$20,000,000	(\$18,911)	(13.41%)	(\$39,139)	(27.75%)	\$41,785	56.02%	\$41,810	56.08%	\$42,015	56.32%
\$25,000,000	(\$23,764)	(13.47%)	(\$49,050)	(27.80%)	\$52,289	56.08%	\$52,313	56.12%	\$52,518	56.32%
\$30,000,000	(\$28,618)	(13.51%)	(\$58,960)	(27.83%)	\$62,793	56.12%	\$62,817	56.16%	\$63,022	56.32%
\$35,000,000	(\$33,471)	(13.54%)	(\$68,870)	(27.86%)	\$73,296	56.15%	\$73,321	56.18%	\$73,526	56.32%
\$40,000,000	(\$38,324)	(13.56%)	(\$78,781)	(27.88%)	\$83,800	56.17%	\$83,824	56.20%	\$84,029	56.32%
\$45,000,000	(\$43,178)	(13.58%)	(\$88,691)	(27.89%)	\$94,304	56.19%	\$94,328	56.21%	\$94,533	56.32%
\$50,000,000	(\$48,031)	(13.59%)	(\$98,601)	(27.90%)	\$104,807	56.20%	\$104,831	56.22%	\$105,036	56.32%