

CITY OF CYLINDER, 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	\$7.86429	\$15,419	\$0	\$15,419	
2026-27	\$8.60884	\$15,727	\$110	\$15,837	2.7%
2027-28	\$8.68421	\$15,917	\$111	\$16,028	1.2%
2028-29	\$8.44770	\$16,348	\$108	\$16,457	2.7%
2029-30	\$8.50366	\$16,541	\$109	\$16,651	1.2%
2030-31	\$8.25902	\$16,984	\$106	\$17,089	2.6%
2031-32	\$8.31176	\$17,175	\$107	\$17,281	1.1%
2032-33	\$8.07703	\$17,627	\$104	\$17,731	2.6%
2033-34	\$8.12796	\$17,819	\$104	\$17,923	1.1%
2034-35	\$7.90238	\$18,282	\$101	\$18,383	2.6%
2035-36	\$7.95163	\$18,475	\$102	\$18,577	1.1%

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	\$3,323,184	\$1,960,584	\$0	\$1,960,584
2026-27	\$2,065,619	\$1,839,660	\$0	\$1,839,660
2027-28	\$2,071,590	\$1,845,631	\$0	\$1,845,631
2028-29	\$2,174,028	\$1,948,069	\$0	\$1,948,069
2029-30	\$2,183,999	\$1,958,040	\$0	\$1,958,040
2030-31	\$2,295,138	\$2,069,179	\$0	\$2,069,179
2031-32	\$2,305,110	\$2,079,151	\$0	\$2,079,151
2032-33	\$2,421,144	\$2,195,185	\$0	\$2,195,185
2033-34	\$2,431,115	\$2,205,156	\$0	\$2,205,156
2034-35	\$2,552,243	\$2,326,284	\$0	\$2,326,284
2035-36	\$2,562,215	\$2,336,256	\$0	\$2,336,256

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	38.91%	-2.47%	36.44%	6.24%	47.78%	3.04%
2026-27	95.99%	-82.40%	13.59%	15.70%	59.12%	3.24%
2027-28	96.38%	-82.51%	13.87%	15.65%	58.93%	3.23%
2028-29	95.62%	-78.49%	17.13%	15.56%	56.39%	3.06%
2029-30	95.79%	-78.24%	17.55%	15.49%	56.10%	3.05%
2030-31	94.89%	-74.15%	20.74%	15.39%	53.62%	2.88%
2031-32	95.05%	-73.93%	21.12%	15.31%	53.36%	2.87%
2032-33	94.21%	-70.13%	24.08%	15.23%	51.05%	2.72%
2033-34	94.37%	-69.94%	24.43%	15.16%	50.82%	2.71%
2034-35	93.58%	-66.40%	27.18%	15.09%	48.65%	2.56%
2035-36	93.73%	-66.24%	27.49%	15.02%	48.44%	2.55%

**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 CYLINDER, 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	\$1,960,584	\$7.86429	\$15,419
2026-27	\$1,839,660	\$8.60884	\$15,837
2027-28	\$1,845,631	\$8.68421	\$16,028
2028-29	\$1,948,069	\$8.44770	\$16,457
2029-30	\$1,958,040	\$8.50366	\$16,651
2030-31	\$2,069,179	\$8.25902	\$17,089
2031-32	\$2,079,151	\$8.31176	\$17,281
2032-33	\$2,195,185	\$8.07703	\$17,731
2033-34	\$2,205,156	\$8.12796	\$17,923
2034-35	\$2,326,284	\$7.90238	\$18,383
2035-36	\$2,336,256	\$7.95163	\$18,577

CITY OF CYLINDER, 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	\$1,960,584	\$7.86429	\$15,419
2026-27	\$1,989,607	\$7.86429	\$15,647
2027-28	\$2,011,863	\$7.86429	\$15,822
2028-29	\$2,057,471	\$7.86429	\$16,181
2029-30	\$2,080,909	\$7.86429	\$16,365
2030-31	\$2,128,604	\$7.86429	\$16,740
2031-32	\$2,153,284	\$7.86429	\$16,934
2032-33	\$2,203,169	\$7.86429	\$17,326
2033-34	\$2,229,159	\$7.86429	\$17,531
2034-35	\$2,281,347	\$7.86429	\$17,941
2035-36	\$2,308,713	\$7.86429	\$18,156

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	(\$149,946)	\$0.74455	\$190
2027-28	(\$166,232)	\$0.81992	\$206
2028-29	(\$109,403)	\$0.58341	\$276
2029-30	(\$122,870)	\$0.63937	\$286
2030-31	(\$59,425)	\$0.39473	\$349
2031-32	(\$74,133)	\$0.44747	\$347
2032-33	(\$7,985)	\$0.21274	\$404
2033-34	(\$24,003)	\$0.26367	\$393
2034-35	\$44,937	\$0.03809	\$442
2035-36	\$27,543	\$0.08734	\$421

CITY OF CYLINDER, 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	\$510	\$50,000	\$51,515	\$187	\$425	\$50,000	\$58,947	\$168	\$74	\$144	\$74	\$187	\$487
\$100,000	\$123,480	\$373	\$1,020	\$100,000	\$103,030	\$373	\$851	\$100,000	\$117,894	\$355	\$561	\$331	\$561	\$373	\$974
\$150,000	\$185,220	\$560	\$1,530	\$150,000	\$154,545	\$560	\$1,276	\$150,000	\$176,842	\$541	\$1,048	\$517	\$1,048	\$560	\$1,461
\$200,000	\$246,960	\$913	\$2,040	\$200,000	\$206,060	\$913	\$1,702	\$200,000	\$235,789	\$728	\$1,534	\$704	\$1,534	\$746	\$1,947
\$250,000	\$308,700	\$1,267	\$2,550	\$250,000	\$257,575	\$1,267	\$2,127	\$250,000	\$294,736	\$914	\$2,021	\$890	\$2,021	\$933	\$2,434
\$300,000	\$370,440	\$1,621	\$3,059	\$300,000	\$309,090	\$1,621	\$2,553	\$300,000	\$353,683	\$1,101	\$2,508	\$1,077	\$2,508	\$1,119	\$2,921
\$400,000	\$493,920	\$2,329	\$4,079	\$400,000	\$412,120	\$2,329	\$3,404	\$400,000	\$471,578	\$1,474	\$3,482	\$1,450	\$3,482	\$1,492	\$3,895
\$500,000	\$617,400	\$3,037	\$5,099	\$500,000	\$515,151	\$3,037	\$4,255	\$500,000	\$589,472	\$1,847	\$4,456	\$1,823	\$4,456	\$1,865	\$4,868
\$600,000	\$740,880	\$3,745	\$6,119	\$600,000	\$618,181	\$3,745	\$5,106	\$600,000	\$707,366	\$2,220	\$5,429	\$2,196	\$5,429	\$2,238	\$5,842
\$700,000	\$864,360	\$4,452	\$7,139	\$700,000	\$721,211	\$4,452	\$5,956	\$700,000	\$825,261	\$2,593	\$6,403	\$2,569	\$6,403	\$2,611	\$6,816
\$800,000	\$987,840	\$5,160	\$8,159	\$800,000	\$824,241	\$5,160	\$6,807	\$800,000	\$943,155	\$2,966	\$7,377	\$2,942	\$7,377	\$2,984	\$7,790
\$900,000	\$1,111,320	\$5,868	\$9,178	\$900,000	\$927,271	\$5,868	\$7,658	\$900,000	\$1,061,050	\$3,339	\$8,350	\$3,315	\$8,350	\$3,357	\$8,763
\$1,000,000	\$1,234,800	\$6,576	\$10,198	\$1,000,000	\$1,030,301	\$6,576	\$8,509	\$1,000,000	\$1,178,944	\$3,712	\$9,324	\$3,688	\$9,324	\$3,730	\$9,737
\$2,000,000	\$2,469,600	\$13,654	\$20,396	\$2,000,000	\$2,060,602	\$13,654	\$17,019	\$2,000,000	\$2,357,888	\$7,442	\$19,061	\$7,418	\$19,061	\$7,460	\$19,474
\$3,000,000	\$3,704,400	\$20,731	\$30,595	\$3,000,000	\$3,090,903	\$20,731	\$25,528	\$3,000,000	\$3,536,832	\$11,172	\$28,798	\$11,148	\$28,798	\$11,190	\$29,211
\$4,000,000	\$4,939,200	\$27,809	\$40,793	\$4,000,000	\$4,121,204	\$27,809	\$34,037	\$4,000,000	\$4,715,776	\$14,903	\$38,535	\$14,878	\$38,535	\$14,921	\$38,948
\$5,000,000	\$6,174,000	\$34,887	\$50,991	\$5,000,000	\$5,151,505	\$34,887	\$42,546	\$5,000,000	\$5,894,720	\$18,633	\$48,272	\$18,608	\$48,272	\$18,651	\$48,685
\$6,000,000	\$7,408,800	\$41,965	\$61,189	\$6,000,000	\$6,181,806	\$41,965	\$51,056	\$6,000,000	\$7,073,664	\$22,363	\$58,009	\$22,339	\$58,009	\$22,381	\$58,422
\$7,000,000	\$8,643,600	\$49,043	\$71,388	\$7,000,000	\$7,212,107	\$49,043	\$59,565	\$7,000,000	\$8,252,608	\$26,093	\$67,746	\$26,069	\$67,746	\$26,111	\$68,158
\$8,000,000	\$9,878,400	\$56,121	\$81,586	\$8,000,000	\$8,242,408	\$56,121	\$68,074	\$8,000,000	\$9,431,552	\$29,823	\$77,482	\$29,799	\$77,482	\$29,841	\$77,895
\$9,000,000	\$11,113,200	\$63,199	\$91,784	\$9,000,000	\$9,272,709	\$63,199	\$76,583	\$9,000,000	\$10,610,496	\$33,553	\$87,219	\$33,529	\$87,219	\$33,571	\$87,632
\$10,000,000	\$12,348,000	\$70,276	\$101,982	\$10,000,000	\$10,303,010	\$70,276	\$85,093	\$10,000,000	\$11,789,440	\$37,283	\$96,956	\$37,259	\$96,956	\$37,302	\$97,369
\$15,000,000	\$18,522,000	\$105,666	\$152,974	\$15,000,000	\$15,454,515	\$105,666	\$127,639	\$15,000,000	\$17,684,160	\$55,934	\$145,641	\$55,910	\$145,641	\$55,952	\$146,054
\$20,000,000	\$24,696,000	\$141,055	\$203,965	\$20,000,000	\$20,606,020	\$141,055	\$170,186	\$20,000,000	\$23,578,880	\$74,585	\$194,325	\$74,561	\$194,325	\$74,603	\$194,738
\$25,000,000	\$30,870,000	\$176,444	\$254,956	\$25,000,000	\$25,757,525	\$176,444	\$212,732	\$25,000,000	\$29,473,600	\$93,236	\$243,010	\$93,212	\$243,010	\$93,254	\$243,423
\$30,000,000	\$37,044,000	\$211,834	\$305,947	\$30,000,000	\$30,909,030	\$211,834	\$255,278	\$30,000,000	\$35,368,320	\$111,887	\$291,695	\$111,862	\$291,695	\$111,905	\$292,108
\$35,000,000	\$43,218,000	\$247,223	\$356,938	\$35,000,000	\$36,060,535	\$247,223	\$297,825	\$35,000,000	\$41,263,040	\$130,537	\$340,379	\$130,513	\$340,379	\$130,556	\$340,792
\$40,000,000	\$49,392,000	\$282,612	\$407,930	\$40,000,000	\$41,212,040	\$282,612	\$340,371	\$40,000,000	\$47,157,760	\$149,188	\$389,064	\$149,164	\$389,064	\$149,206	\$389,477
\$45,000,000	\$55,566,000	\$318,002	\$458,921	\$45,000,000	\$46,363,545	\$318,002	\$382,917	\$45,000,000	\$53,052,480	\$167,839	\$437,749	\$167,815	\$437,749	\$167,857	\$438,161
\$50,000,000	\$61,740,000	\$353,391	\$509,912	\$50,000,000	\$51,515,050	\$353,391	\$425,464	\$50,000,000	\$58,947,200	\$186,490	\$486,433	\$186,466	\$486,433	\$186,508	\$486,846

CITY OF CYLINDER, 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	\$323	173.40%	\$239	128.12%	(\$95)	(56.12%)	(\$70)	(48.74%)	\$300	161.03%
\$100,000	\$647	173.40%	\$478	128.12%	\$206	57.99%	\$230	69.57%	\$601	161.03%
\$150,000	\$970	173.40%	\$717	128.12%	\$506	93.48%	\$530	102.56%	\$901	161.03%
\$200,000	\$1,126	123.30%	\$788	86.32%	\$806	110.79%	\$831	118.05%	\$1,201	161.03%
\$250,000	\$1,282	101.18%	\$860	67.86%	\$1,107	121.04%	\$1,131	127.06%	\$1,502	161.03%
\$300,000	\$1,438	88.72%	\$932	57.46%	\$1,407	127.81%	\$1,431	132.94%	\$1,802	161.03%
\$400,000	\$1,750	75.15%	\$1,075	46.15%	\$2,008	136.22%	\$2,032	140.17%	\$2,403	161.03%
\$500,000	\$2,062	67.91%	\$1,218	40.10%	\$2,609	141.23%	\$2,633	144.44%	\$3,003	161.03%
\$600,000	\$2,374	63.41%	\$1,361	36.35%	\$3,209	144.56%	\$3,233	147.26%	\$3,604	161.03%
\$700,000	\$2,686	60.34%	\$1,504	33.78%	\$3,810	146.93%	\$3,834	149.26%	\$4,205	161.03%
\$800,000	\$2,998	58.11%	\$1,647	31.92%	\$4,411	148.70%	\$4,435	150.75%	\$4,805	161.03%
\$900,000	\$3,310	56.42%	\$1,790	30.51%	\$5,011	150.08%	\$5,035	151.91%	\$5,406	161.03%
\$1,000,000	\$3,623	55.09%	\$1,934	29.40%	\$5,612	151.18%	\$5,636	152.83%	\$6,007	161.03%
\$2,000,000	\$6,743	49.39%	\$3,365	24.65%	\$11,619	156.12%	\$11,643	156.96%	\$12,014	161.03%
\$3,000,000	\$9,863	47.58%	\$4,796	23.14%	\$17,625	157.76%	\$17,650	158.32%	\$18,020	161.03%
\$4,000,000	\$12,984	46.69%	\$6,228	22.39%	\$23,632	158.58%	\$23,656	159.00%	\$24,027	161.03%
\$5,000,000	\$16,104	46.16%	\$7,659	21.95%	\$29,639	159.07%	\$29,663	159.41%	\$30,034	161.03%
\$6,000,000	\$19,224	45.81%	\$9,091	21.66%	\$35,646	159.40%	\$35,670	159.68%	\$36,041	161.03%
\$7,000,000	\$22,345	45.56%	\$10,522	21.45%	\$41,652	159.63%	\$41,677	159.87%	\$42,047	161.03%
\$8,000,000	\$25,465	45.38%	\$11,953	21.30%	\$47,659	159.81%	\$47,683	160.02%	\$48,054	161.03%
\$9,000,000	\$28,586	45.23%	\$13,385	21.18%	\$53,666	159.94%	\$53,690	160.13%	\$54,061	161.03%
\$10,000,000	\$31,706	45.12%	\$14,816	21.08%	\$59,673	160.05%	\$59,697	160.22%	\$60,068	161.03%
\$15,000,000	\$47,308	44.77%	\$21,973	20.80%	\$89,707	160.38%	\$89,731	160.49%	\$90,101	161.03%
\$20,000,000	\$62,910	44.60%	\$29,130	20.65%	\$119,740	160.54%	\$119,765	160.63%	\$120,135	161.03%
\$25,000,000	\$78,512	44.50%	\$36,288	20.57%	\$149,774	160.64%	\$149,798	160.71%	\$150,169	161.03%
\$30,000,000	\$94,113	44.43%	\$43,445	20.51%	\$179,808	160.71%	\$179,832	160.76%	\$180,203	161.03%
\$35,000,000	\$109,715	44.38%	\$50,602	20.47%	\$209,842	160.75%	\$209,866	160.80%	\$210,237	161.03%
\$40,000,000	\$125,317	44.34%	\$57,759	20.44%	\$239,876	160.79%	\$239,900	160.83%	\$240,271	161.03%
\$45,000,000	\$140,919	44.31%	\$64,916	20.41%	\$269,909	160.81%	\$269,934	160.85%	\$270,304	161.03%
\$50,000,000	\$156,521	44.29%	\$72,073	20.39%	\$299,943	160.84%	\$299,968	160.87%	\$300,338	161.03%