

CITY OF DYSART, 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	\$8.10000	\$368,145	\$0	\$368,145	
2026-27	\$4.34308	\$375,508	\$495	\$376,003	2.1%
2027-28	\$4.37522	\$377,883	\$499	\$378,382	0.6%
2028-29	\$4.26138	\$385,950	\$486	\$386,436	2.1%
2029-30	\$4.28923	\$388,368	\$489	\$388,857	0.6%
2030-31	\$4.17566	\$396,634	\$476	\$397,110	2.1%
2031-32	\$4.20265	\$399,096	\$479	\$399,575	0.6%
2032-33	\$4.09261	\$407,566	\$467	\$408,033	2.1%
2033-34	\$4.11879	\$410,073	\$470	\$410,543	0.6%
2034-35	\$4.01211	\$418,754	\$458	\$419,211	2.1%
2035-36	\$4.03752	\$421,308	\$460	\$421,768	0.6%

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	\$101,568,656	\$45,450,018	\$2,174,011	\$47,624,029
2026-27	\$93,588,961	\$86,575,370	\$3,452,090	\$90,027,460
2027-28	\$94,005,244	\$86,483,054	\$3,960,689	\$90,443,743
2028-29	\$98,886,603	\$90,683,209	\$4,641,893	\$95,325,102
2029-30	\$99,370,886	\$90,658,893	\$5,150,492	\$95,809,385
2030-31	\$104,553,895	\$95,101,208	\$5,891,185	\$100,992,394
2031-32	\$105,038,178	\$95,076,893	\$6,399,784	\$101,476,677
2032-33	\$110,464,446	\$99,700,002	\$7,202,943	\$106,902,945
2033-34	\$110,948,729	\$99,675,687	\$7,711,542	\$107,387,228
2034-35	\$116,628,264	\$104,486,475	\$8,580,288	\$113,066,763
2035-36	\$117,112,547	\$104,462,159	\$9,088,887	\$113,551,046

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.77%	-2.15%	86.61%	12.54%	0.14%	0.71%
2026-27	108.60%	-21.01%	87.59%	11.73%	0.16%	0.37%
2027-28	108.79%	-21.14%	87.65%	11.67%	0.16%	0.37%
2028-29	108.00%	-20.27%	87.73%	11.63%	0.15%	0.35%
2029-30	108.11%	-20.31%	87.79%	11.57%	0.15%	0.35%
2030-31	107.28%	-19.40%	87.88%	11.53%	0.15%	0.33%
2031-32	107.38%	-19.44%	87.93%	11.47%	0.15%	0.33%
2032-33	106.59%	-18.58%	88.01%	11.43%	0.14%	0.31%
2033-34	106.69%	-18.63%	88.06%	11.38%	0.14%	0.31%
2034-35	105.93%	-17.81%	88.12%	11.35%	0.13%	0.30%
2035-36	106.03%	-17.86%	88.17%	11.30%	0.13%	0.30%

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 DYSART, 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	\$45,450,018	\$8.10000	\$368,145
2026-27	\$86,575,370	\$4.34308	\$376,003
2027-28	\$86,483,054	\$4.37522	\$378,382
2028-29	\$90,683,209	\$4.26138	\$386,436
2029-30	\$90,658,893	\$4.28923	\$388,857
2030-31	\$95,101,208	\$4.17566	\$397,110
2031-32	\$95,076,893	\$4.20265	\$399,575
2032-33	\$99,700,002	\$4.09261	\$408,033
2033-34	\$99,675,687	\$4.11879	\$410,543
2034-35	\$104,486,475	\$4.01211	\$419,211
2035-36	\$104,462,159	\$4.03752	\$421,768

CITY OF DYSART, 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	\$45,450,018	\$8.10000	\$368,145
2026-27	\$45,570,234	\$8.10000	\$369,119
2027-28	\$45,746,586	\$8.10000	\$370,547
2028-29	\$46,983,164	\$8.10000	\$380,564
2029-30	\$47,731,413	\$8.10000	\$386,624
2030-31	\$49,013,666	\$8.10000	\$397,011
2031-32	\$49,828,391	\$8.10000	\$403,610
2032-33	\$51,158,823	\$8.10000	\$414,386
2033-34	\$52,043,696	\$8.10000	\$421,554
2034-35	\$53,425,068	\$8.10000	\$432,743
2035-36	\$54,383,609	\$8.10000	\$440,507

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	\$41,005,136	(\$3.75692)	\$6,884
2027-28	\$40,736,468	(\$3.72478)	\$7,835
2028-29	\$43,700,045	(\$3.83862)	\$5,872
2029-30	\$42,927,481	(\$3.81077)	\$2,232
2030-31	\$46,087,542	(\$3.92434)	\$100
2031-32	\$45,248,502	(\$3.89735)	-\$4,035
2032-33	\$48,541,179	(\$4.00739)	-\$6,353
2033-34	\$47,631,991	(\$3.98121)	-\$11,011
2034-35	\$51,061,407	(\$4.08789)	-\$13,532
2035-36	\$50,078,551	(\$4.06248)	-\$18,739

CITY OF DYSART, 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	\$192	\$258	\$50,000	\$51,515	\$192	\$215	\$50,000	\$58,947	\$173	\$37	\$148	\$37	\$192	\$246
\$100,000	\$123,480	\$384	\$516	\$100,000	\$103,030	\$384	\$430	\$100,000	\$117,894	\$366	\$284	\$341	\$284	\$384	\$492
\$150,000	\$185,220	\$576	\$773	\$150,000	\$154,545	\$576	\$645	\$150,000	\$176,842	\$558	\$530	\$533	\$530	\$576	\$738
\$200,000	\$246,960	\$941	\$1,031	\$200,000	\$206,060	\$941	\$860	\$200,000	\$235,789	\$750	\$776	\$725	\$776	\$768	\$985
\$250,000	\$308,700	\$1,305	\$1,289	\$250,000	\$257,575	\$1,305	\$1,076	\$250,000	\$294,736	\$942	\$1,022	\$917	\$1,022	\$960	\$1,231
\$300,000	\$370,440	\$1,670	\$1,547	\$300,000	\$309,090	\$1,670	\$1,291	\$300,000	\$353,683	\$1,134	\$1,268	\$1,109	\$1,268	\$1,153	\$1,477
\$400,000	\$493,920	\$2,399	\$2,062	\$400,000	\$412,120	\$2,399	\$1,721	\$400,000	\$471,578	\$1,518	\$1,760	\$1,493	\$1,760	\$1,537	\$1,969
\$500,000	\$617,400	\$3,128	\$2,578	\$500,000	\$515,151	\$3,128	\$2,151	\$500,000	\$589,472	\$1,902	\$2,253	\$1,877	\$2,253	\$1,921	\$2,461
\$600,000	\$740,880	\$3,857	\$3,094	\$600,000	\$618,181	\$3,857	\$2,581	\$600,000	\$707,366	\$2,287	\$2,745	\$2,262	\$2,745	\$2,305	\$2,954
\$700,000	\$864,360	\$4,586	\$3,609	\$700,000	\$721,211	\$4,586	\$3,012	\$700,000	\$825,261	\$2,671	\$3,237	\$2,646	\$3,237	\$2,689	\$3,446
\$800,000	\$987,840	\$5,315	\$4,125	\$800,000	\$824,241	\$5,315	\$3,442	\$800,000	\$943,155	\$3,055	\$3,730	\$3,030	\$3,730	\$3,074	\$3,938
\$900,000	\$1,111,320	\$6,044	\$4,640	\$900,000	\$927,271	\$6,044	\$3,872	\$900,000	\$1,061,050	\$3,439	\$4,222	\$3,414	\$4,222	\$3,458	\$4,431
\$1,000,000	\$1,234,800	\$6,773	\$5,156	\$1,000,000	\$1,030,301	\$6,773	\$4,302	\$1,000,000	\$1,178,944	\$3,823	\$4,714	\$3,798	\$4,714	\$3,842	\$4,923
\$2,000,000	\$2,469,600	\$14,063	\$10,312	\$2,000,000	\$2,060,602	\$14,063	\$8,604	\$2,000,000	\$2,357,888	\$7,665	\$9,637	\$7,640	\$9,637	\$7,684	\$9,846
\$3,000,000	\$3,704,400	\$21,353	\$15,468	\$3,000,000	\$3,090,903	\$21,353	\$12,907	\$3,000,000	\$3,536,832	\$11,507	\$14,560	\$11,482	\$14,560	\$11,526	\$14,769
\$4,000,000	\$4,939,200	\$28,643	\$20,624	\$4,000,000	\$4,121,204	\$28,643	\$17,209	\$4,000,000	\$4,715,776	\$15,349	\$19,483	\$15,324	\$19,483	\$15,368	\$19,691
\$5,000,000	\$6,174,000	\$35,933	\$25,781	\$5,000,000	\$5,151,505	\$35,933	\$21,511	\$5,000,000	\$5,894,720	\$19,191	\$24,406	\$19,166	\$24,406	\$19,210	\$24,614
\$6,000,000	\$7,408,800	\$43,223	\$30,937	\$6,000,000	\$6,181,806	\$43,223	\$25,813	\$6,000,000	\$7,073,664	\$23,033	\$29,328	\$23,008	\$29,328	\$23,052	\$29,537
\$7,000,000	\$8,643,600	\$50,513	\$36,093	\$7,000,000	\$7,212,107	\$50,513	\$30,115	\$7,000,000	\$8,252,608	\$26,875	\$34,251	\$26,850	\$34,251	\$26,894	\$34,460
\$8,000,000	\$9,878,400	\$57,803	\$41,249	\$8,000,000	\$8,242,408	\$57,803	\$34,417	\$8,000,000	\$9,431,552	\$30,717	\$39,174	\$30,692	\$39,174	\$30,736	\$39,383
\$9,000,000	\$11,113,200	\$65,093	\$46,405	\$9,000,000	\$9,272,709	\$65,093	\$38,720	\$9,000,000	\$10,610,496	\$34,559	\$44,097	\$34,534	\$44,097	\$34,578	\$44,306
\$10,000,000	\$12,348,000	\$72,383	\$51,561	\$10,000,000	\$10,303,010	\$72,383	\$43,022	\$10,000,000	\$11,789,440	\$38,401	\$49,020	\$38,376	\$49,020	\$38,420	\$49,229
\$15,000,000	\$18,522,000	\$108,833	\$77,342	\$15,000,000	\$15,454,515	\$108,833	\$64,533	\$15,000,000	\$17,684,160	\$57,611	\$73,634	\$57,586	\$73,634	\$57,629	\$73,843
\$20,000,000	\$24,696,000	\$145,283	\$103,122	\$20,000,000	\$20,606,020	\$145,283	\$86,044	\$20,000,000	\$23,578,880	\$76,821	\$98,249	\$76,796	\$98,249	\$76,839	\$98,457
\$25,000,000	\$30,870,000	\$181,733	\$128,903	\$25,000,000	\$25,757,525	\$181,733	\$107,555	\$25,000,000	\$29,473,600	\$96,030	\$122,863	\$96,005	\$122,863	\$96,049	\$123,072
\$30,000,000	\$37,044,000	\$218,183	\$154,683	\$30,000,000	\$30,909,030	\$218,183	\$129,066	\$30,000,000	\$35,368,320	\$115,240	\$147,477	\$115,215	\$147,477	\$115,259	\$147,686
\$35,000,000	\$43,218,000	\$254,633	\$180,464	\$35,000,000	\$36,060,535	\$254,633	\$150,577	\$35,000,000	\$41,263,040	\$134,450	\$172,092	\$134,425	\$172,092	\$134,469	\$172,300
\$40,000,000	\$49,392,000	\$291,083	\$206,244	\$40,000,000	\$41,212,040	\$291,083	\$172,087	\$40,000,000	\$47,157,760	\$153,660	\$196,706	\$153,635	\$196,706	\$153,678	\$196,915
\$45,000,000	\$55,566,000	\$327,533	\$232,025	\$45,000,000	\$46,363,545	\$327,533	\$193,598	\$45,000,000	\$53,052,480	\$172,870	\$221,320	\$172,845	\$221,320	\$172,888	\$221,529
\$50,000,000	\$61,740,000	\$363,983	\$257,805	\$50,000,000	\$51,515,050	\$363,983	\$215,109	\$50,000,000	\$58,947,200	\$192,079	\$245,935	\$192,054	\$245,935	\$192,098	\$246,143

CITY OF DYSART, 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	\$66	34.21%	\$23	11.98%	(\$136)	(78.46%)	(\$111)	(74.84%)	\$54	28.13%
\$100,000	\$131	34.21%	\$46	11.98%	(\$82)	(22.45%)	(\$57)	(16.76%)	\$108	28.13%
\$150,000	\$197	34.21%	\$69	11.98%	(\$28)	(5.02%)	(\$3)	(0.57%)	\$162	28.13%
\$200,000	\$90	9.61%	(\$80)	(8.54%)	\$26	3.47%	\$51	7.04%	\$216	28.13%
\$250,000	(\$16)	(1.25%)	(\$230)	(17.60%)	\$80	8.50%	\$105	11.46%	\$270	28.13%
\$300,000	(\$123)	(7.36%)	(\$379)	(22.71%)	\$134	11.83%	\$159	14.35%	\$324	28.13%
\$400,000	(\$336)	(14.02%)	(\$678)	(28.26%)	\$242	15.95%	\$267	17.89%	\$432	28.13%
\$500,000	(\$550)	(17.58%)	(\$977)	(31.23%)	\$350	18.41%	\$375	19.99%	\$540	28.13%
\$600,000	(\$763)	(19.79%)	(\$1,275)	(33.07%)	\$458	20.05%	\$483	21.37%	\$649	28.13%
\$700,000	(\$977)	(21.29%)	(\$1,574)	(34.33%)	\$566	21.21%	\$591	22.35%	\$757	28.13%
\$800,000	(\$1,190)	(22.39%)	(\$1,873)	(35.24%)	\$675	22.08%	\$700	23.09%	\$865	28.13%
\$900,000	(\$1,403)	(23.22%)	(\$2,172)	(35.93%)	\$783	22.76%	\$808	23.66%	\$973	28.13%
\$1,000,000	(\$1,617)	(23.87%)	(\$2,471)	(36.48%)	\$891	23.30%	\$916	24.11%	\$1,081	28.13%
\$2,000,000	(\$3,751)	(26.67%)	(\$5,458)	(38.81%)	\$1,972	25.72%	\$1,997	26.13%	\$2,162	28.13%
\$3,000,000	(\$5,884)	(27.56%)	(\$8,446)	(39.56%)	\$3,053	26.53%	\$3,078	26.80%	\$3,243	28.13%
\$4,000,000	(\$8,018)	(27.99%)	(\$11,434)	(39.92%)	\$4,133	26.93%	\$4,158	27.14%	\$4,324	28.13%
\$5,000,000	(\$10,152)	(28.25%)	(\$14,422)	(40.14%)	\$5,214	27.17%	\$5,239	27.34%	\$5,405	28.13%
\$6,000,000	(\$12,286)	(28.43%)	(\$17,410)	(40.28%)	\$6,295	27.33%	\$6,320	27.47%	\$6,485	28.13%
\$7,000,000	(\$14,420)	(28.55%)	(\$20,397)	(40.38%)	\$7,376	27.45%	\$7,401	27.56%	\$7,566	28.13%
\$8,000,000	(\$16,554)	(28.64%)	(\$23,385)	(40.46%)	\$8,457	27.53%	\$8,482	27.64%	\$8,647	28.13%
\$9,000,000	(\$18,688)	(28.71%)	(\$26,373)	(40.52%)	\$9,538	27.60%	\$9,563	27.69%	\$9,728	28.13%
\$10,000,000	(\$20,822)	(28.77%)	(\$29,361)	(40.56%)	\$10,619	27.65%	\$10,644	27.74%	\$10,809	28.13%
\$15,000,000	(\$31,491)	(28.94%)	(\$44,300)	(40.70%)	\$16,023	27.81%	\$16,048	27.87%	\$16,214	28.13%
\$20,000,000	(\$42,161)	(29.02%)	(\$59,239)	(40.78%)	\$21,428	27.89%	\$21,453	27.94%	\$21,618	28.13%
\$25,000,000	(\$52,830)	(29.07%)	(\$74,178)	(40.82%)	\$26,833	27.94%	\$26,858	27.98%	\$27,023	28.13%
\$30,000,000	(\$63,500)	(29.10%)	(\$89,117)	(40.85%)	\$32,237	27.97%	\$32,262	28.00%	\$32,427	28.13%
\$35,000,000	(\$74,169)	(29.13%)	(\$104,056)	(40.87%)	\$37,642	28.00%	\$37,667	28.02%	\$37,832	28.13%
\$40,000,000	(\$84,839)	(29.15%)	(\$118,995)	(40.88%)	\$43,046	28.01%	\$43,071	28.03%	\$43,236	28.13%
\$45,000,000	(\$95,508)	(29.16%)	(\$133,934)	(40.89%)	\$48,451	28.03%	\$48,476	28.05%	\$48,641	28.13%
\$50,000,000	(\$106,178)	(29.17%)	(\$148,873)	(40.90%)	\$53,855	28.04%	\$53,880	28.05%	\$54,045	28.13%