

CITY OF NEW SHARON, 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	\$7.96689	\$301,029	\$0	\$301,029	
2026-27	\$4.51195	\$307,049	\$5,113	\$312,163	3.7%
2027-28	\$4.58709	\$316,589	\$5,198	\$321,787	3.1%
2028-29	\$4.47168	\$328,223	\$5,068	\$333,291	3.6%
2029-30	\$4.54072	\$337,831	\$5,146	\$342,977	2.9%
2030-31	\$4.42496	\$349,837	\$5,015	\$354,851	3.5%
2031-32	\$4.48839	\$359,339	\$5,087	\$364,426	2.7%
2032-33	\$4.37460	\$371,714	\$4,958	\$376,672	3.4%
2033-34	\$4.43294	\$381,104	\$5,024	\$386,128	2.5%
2034-35	\$4.32114	\$393,850	\$4,897	\$398,747	3.3%
2035-36	\$4.37487	\$403,121	\$4,958	\$408,079	2.3%

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	\$78,850,926	\$37,784,961	\$0	\$37,784,961
2026-27	\$71,585,049	\$69,185,718	\$0	\$69,185,718
2027-28	\$72,549,929	\$70,150,598	\$0	\$70,150,598
2028-29	\$76,933,006	\$74,533,675	\$0	\$74,533,675
2029-30	\$77,932,886	\$75,533,555	\$0	\$75,533,555
2030-31	\$82,592,412	\$80,193,081	\$0	\$80,193,081
2031-32	\$83,592,292	\$81,192,961	\$0	\$81,192,961
2032-33	\$88,503,629	\$86,104,298	\$0	\$86,104,298
2033-34	\$89,503,509	\$87,104,178	\$0	\$87,104,178
2034-35	\$94,677,467	\$92,278,136	\$0	\$92,278,136
2035-36	\$95,677,347	\$93,278,016	\$0	\$93,278,016

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.23%	-1.10%	86.13%	8.30%	0.01%	2.19%
2026-27	110.35%	-23.05%	87.30%	9.06%	0.01%	1.20%
2027-28	109.69%	-22.97%	86.72%	9.70%	0.01%	1.18%
2028-29	108.17%	-21.83%	86.35%	10.30%	0.01%	1.11%
2029-30	107.54%	-21.71%	85.82%	10.87%	0.01%	1.10%
2030-31	106.09%	-20.60%	85.49%	11.42%	0.01%	1.03%
2031-32	105.52%	-20.51%	85.01%	11.93%	0.01%	1.02%
2032-33	104.18%	-19.48%	84.70%	12.43%	0.01%	0.96%
2033-34	103.67%	-19.41%	84.26%	12.90%	0.01%	0.95%
2034-35	102.42%	-18.46%	83.97%	13.37%	0.01%	0.90%
2035-36	101.97%	-18.40%	83.57%	13.79%	0.01%	0.89%

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 NEW SHARON, 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	\$37,784,961	\$7.96689	\$301,029
2026-27	\$69,185,718	\$4.51195	\$312,163
2027-28	\$70,150,598	\$4.58709	\$321,787
2028-29	\$74,533,675	\$4.47168	\$333,291
2029-30	\$75,533,555	\$4.54072	\$342,977
2030-31	\$80,193,081	\$4.42496	\$354,851
2031-32	\$81,192,961	\$4.48839	\$364,426
2032-33	\$86,104,298	\$4.37460	\$376,672
2033-34	\$87,104,178	\$4.43294	\$386,128
2034-35	\$92,278,136	\$4.32114	\$398,747
2035-36	\$93,278,016	\$4.37487	\$408,079

CITY OF NEW SHARON, 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	\$37,784,961	\$7.96689	\$301,029
2026-27	\$38,674,316	\$7.96689	\$308,114
2027-28	\$39,983,163	\$7.88801	\$315,388
2028-29	\$41,805,195	\$7.88801	\$329,760
2029-30	\$43,166,274	\$7.88801	\$340,496
2030-31	\$45,104,145	\$7.88801	\$355,782
2031-32	\$46,520,086	\$7.88801	\$366,951
2032-33	\$48,579,780	\$7.88801	\$383,198
2033-34	\$50,053,605	\$7.88801	\$394,823
2034-35	\$52,241,510	\$7.88801	\$412,082
2035-36	\$53,776,135	\$7.88801	\$424,187

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	\$30,511,403	(\$3.45494)	\$4,048
2027-28	\$30,167,435	(\$3.30092)	\$6,399
2028-29	\$32,728,479	(\$3.41633)	\$3,531
2029-30	\$32,367,280	(\$3.34729)	\$2,481
2030-31	\$35,088,935	(\$3.46305)	-\$931
2031-32	\$34,672,875	(\$3.39962)	-\$2,525
2032-33	\$37,524,518	(\$3.51341)	-\$6,526
2033-34	\$37,050,572	(\$3.45507)	-\$8,696
2034-35	\$40,036,626	(\$3.56687)	-\$13,335
2035-36	\$39,501,882	(\$3.51314)	-\$16,108

CITY OF NEW SHARON, 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	\$273	\$50,000	\$51,515	\$189	\$228	\$50,000	\$58,947	\$171	\$40	\$146	\$40	\$189	\$261
\$100,000	\$123,480	\$378	\$546	\$100,000	\$103,030	\$378	\$456	\$100,000	\$117,894	\$360	\$300	\$335	\$300	\$378	\$522
\$150,000	\$185,220	\$567	\$820	\$150,000	\$154,545	\$567	\$684	\$150,000	\$176,842	\$548	\$561	\$524	\$561	\$567	\$783
\$200,000	\$246,960	\$925	\$1,093	\$200,000	\$206,060	\$925	\$912	\$200,000	\$235,789	\$737	\$822	\$713	\$822	\$756	\$1,043
\$250,000	\$308,700	\$1,284	\$1,366	\$250,000	\$257,575	\$1,284	\$1,140	\$250,000	\$294,736	\$926	\$1,083	\$902	\$1,083	\$945	\$1,304
\$300,000	\$370,440	\$1,642	\$1,639	\$300,000	\$309,090	\$1,642	\$1,368	\$300,000	\$353,683	\$1,115	\$1,344	\$1,091	\$1,344	\$1,134	\$1,565
\$400,000	\$493,920	\$2,359	\$2,186	\$400,000	\$412,120	\$2,359	\$1,824	\$400,000	\$471,578	\$1,493	\$1,865	\$1,469	\$1,865	\$1,512	\$2,087
\$500,000	\$617,400	\$3,076	\$2,732	\$500,000	\$515,151	\$3,076	\$2,280	\$500,000	\$589,472	\$1,871	\$2,387	\$1,847	\$2,387	\$1,889	\$2,608
\$600,000	\$740,880	\$3,793	\$3,278	\$600,000	\$618,181	\$3,793	\$2,735	\$600,000	\$707,366	\$2,249	\$2,909	\$2,224	\$2,909	\$2,267	\$3,130
\$700,000	\$864,360	\$4,510	\$3,825	\$700,000	\$721,211	\$4,510	\$3,191	\$700,000	\$825,261	\$2,627	\$3,430	\$2,602	\$3,430	\$2,645	\$3,652
\$800,000	\$987,840	\$5,227	\$4,371	\$800,000	\$824,241	\$5,227	\$3,647	\$800,000	\$943,155	\$3,005	\$3,952	\$2,980	\$3,952	\$3,023	\$4,173
\$900,000	\$1,111,320	\$5,944	\$4,918	\$900,000	\$927,271	\$5,944	\$4,103	\$900,000	\$1,061,050	\$3,383	\$4,474	\$3,358	\$4,474	\$3,401	\$4,695
\$1,000,000	\$1,234,800	\$6,661	\$5,464	\$1,000,000	\$1,030,301	\$6,661	\$4,559	\$1,000,000	\$1,178,944	\$3,760	\$4,996	\$3,736	\$4,996	\$3,779	\$5,217
\$2,000,000	\$2,469,600	\$13,832	\$10,928	\$2,000,000	\$2,060,602	\$13,832	\$9,118	\$2,000,000	\$2,357,888	\$7,539	\$10,212	\$7,515	\$10,212	\$7,558	\$10,434
\$3,000,000	\$3,704,400	\$21,002	\$16,392	\$3,000,000	\$3,090,903	\$21,002	\$13,677	\$3,000,000	\$3,536,832	\$11,318	\$15,429	\$11,294	\$15,429	\$11,336	\$15,650
\$4,000,000	\$4,939,200	\$28,172	\$21,856	\$4,000,000	\$4,121,204	\$28,172	\$18,236	\$4,000,000	\$4,715,776	\$15,097	\$20,646	\$15,072	\$20,646	\$15,115	\$20,867
\$5,000,000	\$6,174,000	\$35,342	\$27,320	\$5,000,000	\$5,151,505	\$35,342	\$22,795	\$5,000,000	\$5,894,720	\$18,876	\$25,863	\$18,851	\$25,863	\$18,894	\$26,084
\$6,000,000	\$7,408,800	\$42,513	\$32,784	\$6,000,000	\$6,181,806	\$42,513	\$27,354	\$6,000,000	\$7,073,664	\$22,655	\$31,079	\$22,630	\$31,079	\$22,673	\$31,301
\$7,000,000	\$8,643,600	\$49,683	\$38,248	\$7,000,000	\$7,212,107	\$49,683	\$31,913	\$7,000,000	\$8,252,608	\$26,433	\$36,296	\$26,409	\$36,296	\$26,452	\$36,517
\$8,000,000	\$9,878,400	\$56,853	\$43,712	\$8,000,000	\$8,242,408	\$56,853	\$36,472	\$8,000,000	\$9,431,552	\$30,212	\$41,513	\$30,188	\$41,513	\$30,231	\$41,734
\$9,000,000	\$11,113,200	\$64,023	\$49,175	\$9,000,000	\$9,272,709	\$64,023	\$41,031	\$9,000,000	\$10,610,496	\$33,991	\$46,730	\$33,967	\$46,730	\$34,009	\$46,951
\$10,000,000	\$12,348,000	\$71,193	\$54,639	\$10,000,000	\$10,303,010	\$71,193	\$45,590	\$10,000,000	\$11,789,440	\$37,770	\$51,947	\$37,745	\$51,947	\$37,788	\$52,168
\$15,000,000	\$18,522,000	\$107,044	\$81,959	\$15,000,000	\$15,454,515	\$107,044	\$68,386	\$15,000,000	\$17,684,160	\$56,664	\$78,030	\$56,639	\$78,030	\$56,682	\$78,252
\$20,000,000	\$24,696,000	\$142,895	\$109,279	\$20,000,000	\$20,606,020	\$142,895	\$91,181	\$20,000,000	\$23,578,880	\$75,558	\$104,114	\$75,534	\$104,114	\$75,576	\$104,336
\$25,000,000	\$30,870,000	\$178,746	\$136,599	\$25,000,000	\$25,757,525	\$178,746	\$113,976	\$25,000,000	\$29,473,600	\$94,452	\$130,198	\$94,428	\$130,198	\$94,471	\$130,420
\$30,000,000	\$37,044,000	\$214,597	\$163,918	\$30,000,000	\$30,909,030	\$214,597	\$136,771	\$30,000,000	\$35,368,320	\$113,346	\$156,282	\$113,322	\$156,282	\$113,365	\$156,503
\$35,000,000	\$43,218,000	\$250,448	\$191,238	\$35,000,000	\$36,060,535	\$250,448	\$159,566	\$35,000,000	\$41,263,040	\$132,241	\$182,366	\$132,216	\$182,366	\$132,259	\$182,587
\$40,000,000	\$49,392,000	\$286,299	\$218,558	\$40,000,000	\$41,212,040	\$286,299	\$182,362	\$40,000,000	\$47,157,760	\$151,135	\$208,450	\$151,110	\$208,450	\$151,153	\$208,671
\$45,000,000	\$55,566,000	\$322,150	\$245,877	\$45,000,000	\$46,363,545	\$322,150	\$205,157	\$45,000,000	\$53,052,480	\$170,029	\$234,534	\$170,004	\$234,534	\$170,047	\$234,755
\$50,000,000	\$61,740,000	\$358,001	\$273,197	\$50,000,000	\$51,515,050	\$358,001	\$227,952	\$50,000,000	\$58,947,200	\$188,923	\$260,618	\$188,898	\$260,618	\$188,941	\$260,839

CITY OF NEW SHARON, 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	\$84	44.59%	\$39	20.65%	(\$131)	(76.79%)	(\$106)	(72.89%)	\$72	38.05%
\$100,000	\$169	44.59%	\$78	20.65%	(\$59)	(16.44%)	(\$35)	(10.32%)	\$144	38.05%
\$150,000	\$253	44.59%	\$117	20.65%	\$13	2.33%	\$37	7.13%	\$216	38.05%
\$200,000	\$167	18.10%	(\$14)	(1.46%)	\$85	11.48%	\$109	15.32%	\$288	38.05%
\$250,000	\$82	6.40%	(\$144)	(11.22%)	\$157	16.90%	\$181	20.09%	\$359	38.05%
\$300,000	(\$3)	(0.19%)	(\$275)	(16.72%)	\$228	20.48%	\$253	23.20%	\$431	38.05%
\$400,000	(\$174)	(7.37%)	(\$536)	(22.71%)	\$372	24.93%	\$397	27.02%	\$575	38.05%
\$500,000	(\$344)	(11.20%)	(\$797)	(25.90%)	\$516	27.58%	\$541	29.28%	\$719	38.05%
\$600,000	(\$515)	(13.58%)	(\$1,058)	(27.89%)	\$660	29.34%	\$684	30.77%	\$863	38.05%
\$700,000	(\$686)	(15.20%)	(\$1,319)	(29.25%)	\$804	30.59%	\$828	31.83%	\$1,007	38.05%
\$800,000	(\$856)	(16.38%)	(\$1,580)	(30.23%)	\$947	31.53%	\$972	32.62%	\$1,150	38.05%
\$900,000	(\$1,027)	(17.28%)	(\$1,841)	(30.98%)	\$1,091	32.26%	\$1,116	33.23%	\$1,294	38.05%
\$1,000,000	(\$1,198)	(17.98%)	(\$2,102)	(31.56%)	\$1,235	32.84%	\$1,260	33.72%	\$1,438	38.05%
\$2,000,000	(\$2,904)	(20.99%)	(\$4,714)	(34.08%)	\$2,673	35.45%	\$2,698	35.90%	\$2,876	38.05%
\$3,000,000	(\$4,610)	(21.95%)	(\$7,325)	(34.88%)	\$4,111	36.32%	\$4,136	36.62%	\$4,314	38.05%
\$4,000,000	(\$6,316)	(22.42%)	(\$9,936)	(35.27%)	\$5,549	36.76%	\$5,573	36.98%	\$5,752	38.05%
\$5,000,000	(\$8,023)	(22.70%)	(\$12,547)	(35.50%)	\$6,987	37.01%	\$7,011	37.19%	\$7,190	38.05%
\$6,000,000	(\$9,729)	(22.88%)	(\$15,158)	(35.66%)	\$8,425	37.19%	\$8,449	37.34%	\$8,628	38.05%
\$7,000,000	(\$11,435)	(23.02%)	(\$17,769)	(35.77%)	\$9,863	37.31%	\$9,887	37.44%	\$10,066	38.05%
\$8,000,000	(\$13,141)	(23.11%)	(\$20,381)	(35.85%)	\$11,301	37.40%	\$11,325	37.52%	\$11,504	38.05%
\$9,000,000	(\$14,848)	(23.19%)	(\$22,992)	(35.91%)	\$12,739	37.48%	\$12,763	37.58%	\$12,942	38.05%
\$10,000,000	(\$16,554)	(23.25%)	(\$25,603)	(35.96%)	\$14,177	37.53%	\$14,201	37.62%	\$14,380	38.05%
\$15,000,000	(\$25,085)	(23.43%)	(\$38,659)	(36.11%)	\$21,366	37.71%	\$21,391	37.77%	\$21,569	38.05%
\$20,000,000	(\$33,617)	(23.53%)	(\$51,715)	(36.19%)	\$28,556	37.79%	\$28,581	37.84%	\$28,759	38.05%
\$25,000,000	(\$42,148)	(23.58%)	(\$64,770)	(36.24%)	\$35,746	37.85%	\$35,771	37.88%	\$35,949	38.05%
\$30,000,000	(\$50,679)	(23.62%)	(\$77,826)	(36.27%)	\$42,936	37.88%	\$42,960	37.91%	\$43,139	38.05%
\$35,000,000	(\$59,211)	(23.64%)	(\$90,882)	(36.29%)	\$50,126	37.90%	\$50,150	37.93%	\$50,328	38.05%
\$40,000,000	(\$67,742)	(23.66%)	(\$103,938)	(36.30%)	\$57,315	37.92%	\$57,340	37.95%	\$57,518	38.05%
\$45,000,000	(\$76,273)	(23.68%)	(\$116,994)	(36.32%)	\$64,505	37.94%	\$64,530	37.96%	\$64,708	38.05%
\$50,000,000	(\$84,804)	(23.69%)	(\$130,049)	(36.33%)	\$71,695	37.95%	\$71,719	37.97%	\$71,898	38.05%