

CITY OF SCHLESWIG, 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	\$8.20589	\$300,852	\$0	\$300,852	
2026-27	\$4.76778	\$306,869	\$11,224	\$318,093	5.7%
2027-28	\$4.87816	\$324,455	\$11,484	\$335,939	5.6%
2028-29	\$4.76137	\$342,657	\$11,209	\$353,866	5.3%
2029-30	\$4.86731	\$360,944	\$11,458	\$372,402	5.2%
2030-31	\$4.74818	\$379,850	\$11,178	\$391,028	5.0%
2031-32	\$4.85278	\$398,849	\$11,424	\$410,273	4.9%
2032-33	\$4.73425	\$418,478	\$11,145	\$429,623	4.7%
2033-34	\$4.83765	\$438,215	\$11,388	\$449,604	4.7%
2034-35	\$4.71970	\$458,596	\$11,111	\$469,706	4.5%
2035-36	\$4.82202	\$479,101	\$11,352	\$490,452	4.4%

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	\$72,062,984	\$36,662,948	\$1,061,220	\$37,724,168
2026-27	\$70,529,561	\$66,717,286	\$2,025,346	\$68,742,632
2027-28	\$73,096,550	\$68,865,885	\$2,443,736	\$71,309,621
2028-29	\$79,070,551	\$74,320,228	\$2,963,394	\$77,283,622
2029-30	\$81,679,540	\$76,510,827	\$3,381,784	\$79,892,611
2030-31	\$88,088,492	\$82,353,220	\$3,948,343	\$86,301,563
2031-32	\$90,697,481	\$84,543,819	\$4,366,733	\$88,910,552
2032-33	\$97,517,310	\$90,747,841	\$4,982,541	\$95,730,381
2033-34	\$100,126,299	\$92,938,440	\$5,400,931	\$98,339,370
2034-35	\$107,375,762	\$99,520,385	\$6,068,448	\$105,588,833
2035-36	\$109,984,750	\$101,710,984	\$6,486,838	\$108,197,821

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.97%	-2.01%	66.96%	26.73%	5.50%	0.81%
2026-27	88.05%	-17.61%	70.45%	24.24%	4.16%	0.44%
2027-28	85.91%	-17.25%	68.67%	25.97%	4.26%	0.43%
2028-29	83.40%	-16.14%	67.26%	27.57%	4.20%	0.39%
2029-30	81.59%	-15.81%	65.79%	28.99%	4.29%	0.38%
2030-31	79.41%	-14.79%	64.62%	30.34%	4.22%	0.35%
2031-32	77.91%	-14.53%	63.37%	31.54%	4.29%	0.34%
2032-33	76.02%	-13.64%	62.38%	32.70%	4.21%	0.32%
2033-34	74.75%	-13.44%	61.31%	33.72%	4.28%	0.31%
2034-35	73.10%	-12.65%	60.45%	34.74%	4.19%	0.29%
2035-36	72.02%	-12.49%	59.52%	35.62%	4.26%	0.28%

**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 SCHLESWIG, 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	\$36,662,948	\$8.20589	\$300,852
2026-27	\$66,717,286	\$4.76778	\$318,093
2027-28	\$68,865,885	\$4.87816	\$335,939
2028-29	\$74,320,228	\$4.76137	\$353,866
2029-30	\$76,510,827	\$4.86731	\$372,402
2030-31	\$82,353,220	\$4.74818	\$391,028
2031-32	\$84,543,819	\$4.85278	\$410,273
2032-33	\$90,747,841	\$4.73425	\$429,623
2033-34	\$92,938,440	\$4.83765	\$449,604
2034-35	\$99,520,385	\$4.71970	\$469,706
2035-36	\$101,710,984	\$4.82202	\$490,452

CITY OF SCHLESWIG, 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	\$36,662,948	\$8.20589	\$300,852
2026-27	\$39,164,228	\$7.96688	\$312,017
2027-28	\$40,778,846	\$7.81067	\$318,510
2028-29	\$43,684,892	\$7.81067	\$341,208
2029-30	\$45,765,703	\$7.81067	\$357,461
2030-31	\$48,871,259	\$7.81067	\$381,717
2031-32	\$51,002,297	\$7.81067	\$398,362
2032-33	\$54,317,417	\$7.81067	\$424,255
2033-34	\$56,501,437	\$7.81067	\$441,314
2034-35	\$60,036,764	\$7.81067	\$468,927
2035-36	\$62,276,447	\$7.81067	\$486,421

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	\$27,553,058	(\$3.19910)	\$6,076
2027-28	\$28,087,039	(\$2.93251)	\$17,429
2028-29	\$30,635,336	(\$3.04930)	\$12,658
2029-30	\$30,745,124	(\$2.94336)	\$14,941
2030-31	\$33,481,961	(\$3.06249)	\$9,311
2031-32	\$33,541,522	(\$2.95789)	\$11,910
2032-33	\$36,430,423	(\$3.07642)	\$5,368
2033-34	\$36,437,003	(\$2.97302)	\$8,290
2034-35	\$39,483,621	(\$3.09097)	\$779
2035-36	\$39,434,537	(\$2.98865)	\$4,032

CITY OF SCHLESWIG, 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	\$195	\$293	\$50,000	\$51,515	\$195	\$245	\$50,000	\$58,947	\$176	\$42	\$150	\$42	\$195	\$280
\$100,000	\$123,480	\$389	\$586	\$100,000	\$103,030	\$389	\$489	\$100,000	\$117,894	\$370	\$322	\$345	\$322	\$389	\$560
\$150,000	\$185,220	\$584	\$879	\$150,000	\$154,545	\$584	\$734	\$150,000	\$176,842	\$565	\$602	\$540	\$602	\$584	\$840
\$200,000	\$246,960	\$953	\$1,173	\$200,000	\$206,060	\$953	\$978	\$200,000	\$235,789	\$760	\$882	\$734	\$882	\$778	\$1,120
\$250,000	\$308,700	\$1,322	\$1,466	\$250,000	\$257,575	\$1,322	\$1,223	\$250,000	\$294,736	\$954	\$1,162	\$929	\$1,162	\$973	\$1,399
\$300,000	\$370,440	\$1,692	\$1,759	\$300,000	\$309,090	\$1,692	\$1,468	\$300,000	\$353,683	\$1,149	\$1,442	\$1,123	\$1,442	\$1,168	\$1,679
\$400,000	\$493,920	\$2,430	\$2,345	\$400,000	\$412,120	\$2,430	\$1,957	\$400,000	\$471,578	\$1,538	\$2,002	\$1,513	\$2,002	\$1,557	\$2,239
\$500,000	\$617,400	\$3,169	\$2,932	\$500,000	\$515,151	\$3,169	\$2,446	\$500,000	\$589,472	\$1,927	\$2,562	\$1,902	\$2,562	\$1,946	\$2,799
\$600,000	\$740,880	\$3,907	\$3,518	\$600,000	\$618,181	\$3,907	\$2,935	\$600,000	\$707,366	\$2,316	\$3,121	\$2,291	\$3,121	\$2,335	\$3,359
\$700,000	\$864,360	\$4,646	\$4,104	\$700,000	\$721,211	\$4,646	\$3,424	\$700,000	\$825,261	\$2,706	\$3,681	\$2,680	\$3,681	\$2,725	\$3,918
\$800,000	\$987,840	\$5,384	\$4,690	\$800,000	\$824,241	\$5,384	\$3,914	\$800,000	\$943,155	\$3,095	\$4,241	\$3,070	\$4,241	\$3,114	\$4,478
\$900,000	\$1,111,320	\$6,123	\$5,277	\$900,000	\$927,271	\$6,123	\$4,403	\$900,000	\$1,061,050	\$3,484	\$4,801	\$3,459	\$4,801	\$3,503	\$5,038
\$1,000,000	\$1,234,800	\$6,861	\$5,863	\$1,000,000	\$1,030,301	\$6,861	\$4,892	\$1,000,000	\$1,178,944	\$3,873	\$5,360	\$3,848	\$5,360	\$3,892	\$5,598
\$2,000,000	\$2,469,600	\$14,247	\$11,726	\$2,000,000	\$2,060,602	\$14,247	\$9,784	\$2,000,000	\$2,357,888	\$7,765	\$10,958	\$7,740	\$10,958	\$7,784	\$11,196
\$3,000,000	\$3,704,400	\$21,632	\$17,589	\$3,000,000	\$3,090,903	\$21,632	\$14,676	\$3,000,000	\$3,536,832	\$11,658	\$16,556	\$11,632	\$16,556	\$11,677	\$16,794
\$4,000,000	\$4,939,200	\$29,017	\$23,452	\$4,000,000	\$4,121,204	\$29,017	\$19,568	\$4,000,000	\$4,715,776	\$15,550	\$22,154	\$15,525	\$22,154	\$15,569	\$22,391
\$5,000,000	\$6,174,000	\$36,403	\$29,315	\$5,000,000	\$5,151,505	\$36,403	\$24,460	\$5,000,000	\$5,894,720	\$19,442	\$27,752	\$19,417	\$27,752	\$19,461	\$27,989
\$6,000,000	\$7,408,800	\$43,788	\$35,178	\$6,000,000	\$6,181,806	\$43,788	\$29,352	\$6,000,000	\$7,073,664	\$23,334	\$33,350	\$23,309	\$33,350	\$23,353	\$33,587
\$7,000,000	\$8,643,600	\$51,173	\$41,041	\$7,000,000	\$7,212,107	\$51,173	\$34,244	\$7,000,000	\$8,252,608	\$27,226	\$38,947	\$27,201	\$38,947	\$27,245	\$39,185
\$8,000,000	\$9,878,400	\$58,558	\$46,904	\$8,000,000	\$8,242,408	\$58,558	\$39,136	\$8,000,000	\$9,431,552	\$31,119	\$44,545	\$31,093	\$44,545	\$31,137	\$44,783
\$9,000,000	\$11,113,200	\$65,944	\$52,767	\$9,000,000	\$9,272,709	\$65,944	\$44,028	\$9,000,000	\$10,610,496	\$35,011	\$50,143	\$34,985	\$50,143	\$35,030	\$50,381
\$10,000,000	\$12,348,000	\$73,329	\$58,631	\$10,000,000	\$10,303,010	\$73,329	\$48,921	\$10,000,000	\$11,789,440	\$38,903	\$55,741	\$38,878	\$55,741	\$38,922	\$55,978
\$15,000,000	\$18,522,000	\$110,256	\$87,946	\$15,000,000	\$15,454,515	\$110,256	\$73,381	\$15,000,000	\$17,684,160	\$58,364	\$83,730	\$58,339	\$83,730	\$58,383	\$83,968
\$20,000,000	\$24,696,000	\$147,182	\$117,261	\$20,000,000	\$20,606,020	\$147,182	\$97,841	\$20,000,000	\$23,578,880	\$77,825	\$111,719	\$77,800	\$111,719	\$77,844	\$111,957
\$25,000,000	\$30,870,000	\$184,109	\$146,576	\$25,000,000	\$25,757,525	\$184,109	\$122,301	\$25,000,000	\$29,473,600	\$97,286	\$139,709	\$97,260	\$139,709	\$97,305	\$139,946
\$30,000,000	\$37,044,000	\$221,035	\$175,892	\$30,000,000	\$30,909,030	\$221,035	\$146,762	\$30,000,000	\$35,368,320	\$116,747	\$167,698	\$116,721	\$167,698	\$116,766	\$167,935
\$35,000,000	\$43,218,000	\$257,962	\$205,207	\$35,000,000	\$36,060,535	\$257,962	\$171,222	\$35,000,000	\$41,263,040	\$136,208	\$195,687	\$136,182	\$195,687	\$136,226	\$195,924
\$40,000,000	\$49,392,000	\$294,888	\$234,522	\$40,000,000	\$41,212,040	\$294,888	\$195,682	\$40,000,000	\$47,157,760	\$155,669	\$223,676	\$155,643	\$223,676	\$155,687	\$223,914
\$45,000,000	\$55,566,000	\$331,815	\$263,837	\$45,000,000	\$46,363,545	\$331,815	\$220,142	\$45,000,000	\$53,052,480	\$175,129	\$251,665	\$175,104	\$251,665	\$175,148	\$251,903
\$50,000,000	\$61,740,000	\$368,741	\$293,153	\$50,000,000	\$51,515,050	\$368,741	\$244,603	\$50,000,000	\$58,947,200	\$194,590	\$279,655	\$194,565	\$279,655	\$194,609	\$279,892

CITY OF SCHLESWIG, 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	\$99	50.64%	\$50	25.69%	(\$133)	(75.83%)	(\$108)	(71.76%)	\$85	43.82%
\$100,000	\$197	50.64%	\$100	25.69%	(\$48)	(12.95%)	(\$23)	(6.57%)	\$171	43.82%
\$150,000	\$296	50.64%	\$150	25.69%	\$37	6.61%	\$63	11.60%	\$256	43.82%
\$200,000	\$220	23.03%	\$25	2.66%	\$123	16.14%	\$148	20.14%	\$341	43.82%
\$250,000	\$143	10.84%	(\$99)	(7.51%)	\$208	21.79%	\$233	25.10%	\$426	43.82%
\$300,000	\$67	3.98%	(\$224)	(13.24%)	\$293	25.52%	\$318	28.35%	\$512	43.82%
\$400,000	(\$85)	(3.49%)	(\$473)	(19.48%)	\$464	30.15%	\$489	32.33%	\$682	43.82%
\$500,000	(\$237)	(7.48%)	(\$723)	(22.81%)	\$634	32.91%	\$660	34.68%	\$853	43.82%
\$600,000	(\$389)	(9.97%)	(\$972)	(24.88%)	\$805	34.75%	\$830	36.23%	\$1,023	43.82%
\$700,000	(\$542)	(11.66%)	(\$1,221)	(26.29%)	\$975	36.05%	\$1,001	37.34%	\$1,194	43.82%
\$800,000	(\$694)	(12.89%)	(\$1,471)	(27.31%)	\$1,146	37.03%	\$1,171	38.16%	\$1,365	43.82%
\$900,000	(\$846)	(13.82%)	(\$1,720)	(28.09%)	\$1,317	37.79%	\$1,342	38.80%	\$1,535	43.82%
\$1,000,000	(\$998)	(14.55%)	(\$1,969)	(28.70%)	\$1,487	38.39%	\$1,512	39.30%	\$1,706	43.82%
\$2,000,000	(\$2,521)	(17.69%)	(\$4,463)	(31.32%)	\$3,193	41.11%	\$3,218	41.58%	\$3,411	43.82%
\$3,000,000	(\$4,043)	(18.69%)	(\$6,956)	(32.16%)	\$4,898	42.02%	\$4,924	42.33%	\$5,117	43.82%
\$4,000,000	(\$5,565)	(19.18%)	(\$9,449)	(32.56%)	\$6,604	42.47%	\$6,629	42.70%	\$6,823	43.82%
\$5,000,000	(\$7,087)	(19.47%)	(\$11,942)	(32.81%)	\$8,310	42.74%	\$8,335	42.93%	\$8,528	43.82%
\$6,000,000	(\$8,610)	(19.66%)	(\$14,436)	(32.97%)	\$10,015	42.92%	\$10,041	43.08%	\$10,234	43.82%
\$7,000,000	(\$10,132)	(19.80%)	(\$16,929)	(33.08%)	\$11,721	43.05%	\$11,746	43.18%	\$11,940	43.82%
\$8,000,000	(\$11,654)	(19.90%)	(\$19,422)	(33.17%)	\$13,427	43.15%	\$13,452	43.26%	\$13,645	43.82%
\$9,000,000	(\$13,176)	(19.98%)	(\$21,915)	(33.23%)	\$15,132	43.22%	\$15,158	43.33%	\$15,351	43.82%
\$10,000,000	(\$14,699)	(20.04%)	(\$24,408)	(33.29%)	\$16,838	43.28%	\$16,863	43.38%	\$17,057	43.82%
\$15,000,000	(\$22,310)	(20.23%)	(\$36,875)	(33.44%)	\$25,366	43.46%	\$25,392	43.52%	\$25,585	43.82%
\$20,000,000	(\$29,921)	(20.33%)	(\$49,341)	(33.52%)	\$33,895	43.55%	\$33,920	43.60%	\$34,113	43.82%
\$25,000,000	(\$37,532)	(20.39%)	(\$61,807)	(33.57%)	\$42,423	43.61%	\$42,448	43.64%	\$42,641	43.82%
\$30,000,000	(\$45,143)	(20.42%)	(\$74,273)	(33.60%)	\$50,951	43.64%	\$50,976	43.67%	\$51,170	43.82%
\$35,000,000	(\$52,755)	(20.45%)	(\$86,740)	(33.63%)	\$59,479	43.67%	\$59,505	43.69%	\$59,698	43.82%
\$40,000,000	(\$60,366)	(20.47%)	(\$99,206)	(33.64%)	\$68,008	43.69%	\$68,033	43.71%	\$68,226	43.82%
\$45,000,000	(\$67,977)	(20.49%)	(\$111,672)	(33.65%)	\$76,536	43.70%	\$76,561	43.72%	\$76,754	43.82%
\$50,000,000	(\$75,588)	(20.50%)	(\$124,138)	(33.67%)	\$85,064	43.71%	\$85,089	43.73%	\$85,283	43.82%