

CITY OF SAGEVILLE, 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	\$0.00000	\$0	\$0	\$0	
2026-27	\$0.00000	\$0	\$0	\$0	#DIV/0!
2027-28	\$0.00000	\$0	\$0	\$0	#DIV/0!
2028-29	\$0.00000	\$0	\$0	\$0	#DIV/0!
2029-30	\$0.00000	\$0	\$0	\$0	#DIV/0!
2030-31	\$0.00000	\$0	\$0	\$0	#DIV/0!
2031-32	\$0.00000	\$0	\$0	\$0	#DIV/0!
2032-33	\$0.00000	\$0	\$0	\$0	#DIV/0!
2033-34	\$0.00000	\$0	\$0	\$0	#DIV/0!
2034-35	\$0.00000	\$0	\$0	\$0	#DIV/0!
2035-36	\$0.00000	\$0	\$0	\$0	#DIV/0!

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	\$20,047,590	\$10,337,969	\$0	\$10,337,969
2026-27	\$21,552,740	\$18,847,750	\$0	\$18,847,750
2027-28	\$22,718,562	\$20,013,572	\$0	\$20,013,572
2028-29	\$24,790,552	\$22,085,562	\$0	\$22,085,562
2029-30	\$25,961,375	\$23,256,385	\$0	\$23,256,385
2030-31	\$28,197,382	\$25,492,392	\$0	\$25,492,392
2031-32	\$29,368,204	\$26,663,214	\$0	\$26,663,214
2032-33	\$31,770,026	\$29,065,036	\$0	\$29,065,036
2033-34	\$32,940,849	\$30,235,859	\$0	\$30,235,859
2034-35	\$35,515,578	\$32,810,588	\$0	\$32,810,588
2035-36	\$36,686,400	\$33,981,410	\$0	\$33,981,410

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	49.48%	-0.70%	48.78%	41.43%	6.49%	3.30%
2026-27	68.49%	-9.38%	59.12%	34.18%	4.19%	1.81%
2027-28	70.28%	-10.20%	60.08%	33.54%	3.94%	1.71%
2028-29	71.46%	-10.44%	61.02%	33.15%	3.61%	1.55%
2029-30	72.83%	-11.06%	61.78%	32.65%	3.43%	1.47%
2030-31	73.64%	-11.10%	62.54%	32.34%	3.16%	1.34%
2031-32	74.74%	-11.60%	63.14%	31.94%	3.02%	1.28%
2032-33	75.28%	-11.52%	63.76%	31.71%	2.80%	1.17%
2033-34	76.19%	-11.95%	64.24%	31.38%	2.69%	1.13%
2034-35	76.54%	-11.78%	64.75%	31.19%	2.50%	1.04%
2035-36	77.30%	-12.15%	65.15%	30.92%	2.42%	1.00%

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 SAGEVILLE, 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	\$10,337,969	\$0.00000	\$0
2026-27	\$18,847,750	\$0.00000	\$0
2027-28	\$20,013,572	\$0.00000	\$0
2028-29	\$22,085,562	\$0.00000	\$0
2029-30	\$23,256,385	\$0.00000	\$0
2030-31	\$25,492,392	\$0.00000	\$0
2031-32	\$26,663,214	\$0.00000	\$0
2032-33	\$29,065,036	\$0.00000	\$0
2033-34	\$30,235,859	\$0.00000	\$0
2034-35	\$32,810,588	\$0.00000	\$0
2035-36	\$33,981,410	\$0.00000	\$0

CITY OF SAGEVILLE, 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	\$10,337,969	\$0.00000	\$0
2026-27	\$11,560,068	\$0.00000	\$0
2027-28	\$12,405,283	\$0.00000	\$0
2028-29	\$13,579,376	\$0.00000	\$0
2029-30	\$14,459,348	\$0.00000	\$0
2030-31	\$15,714,600	\$0.00000	\$0
2031-32	\$16,631,141	\$0.00000	\$0
2032-33	\$17,971,829	\$0.00000	\$0
2033-34	\$18,926,903	\$0.00000	\$0
2034-35	\$20,357,549	\$0.00000	\$0
2035-36	\$21,353,160	\$0.00000	\$0

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	\$7,287,681	\$0.00000	\$0
2027-28	\$7,608,289	\$0.00000	\$0
2028-29	\$8,506,186	\$0.00000	\$0
2029-30	\$8,797,037	\$0.00000	\$0
2030-31	\$9,777,792	\$0.00000	\$0
2031-32	\$10,032,073	\$0.00000	\$0
2032-33	\$11,093,208	\$0.00000	\$0
2033-34	\$11,308,955	\$0.00000	\$0
2034-35	\$12,453,039	\$0.00000	\$0
2035-36	\$12,628,250	\$0.00000	\$0

CITY OF SAGEVILLE, 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	\$0	\$0	\$50,000	\$51,515	\$0	\$0	\$50,000	\$58,947	\$0	\$0	\$0	\$0	\$0	\$0
\$100,000	\$123,480	\$0	\$0	\$100,000	\$103,030	\$0	\$0	\$100,000	\$117,894	\$0	\$0	\$0	\$0	\$0	\$0
\$150,000	\$185,220	\$0	\$0	\$150,000	\$154,545	\$0	\$0	\$150,000	\$176,842	\$0	\$0	\$0	\$0	\$0	\$0
\$200,000	\$246,960	\$0	\$0	\$200,000	\$206,060	\$0	\$0	\$200,000	\$235,789	\$0	\$0	\$0	\$0	\$0	\$0
\$250,000	\$308,700	\$0	\$0	\$250,000	\$257,575	\$0	\$0	\$250,000	\$294,736	\$0	\$0	\$0	\$0	\$0	\$0
\$300,000	\$370,440	\$0	\$0	\$300,000	\$309,090	\$0	\$0	\$300,000	\$353,683	\$0	\$0	\$0	\$0	\$0	\$0
\$400,000	\$493,920	\$0	\$0	\$400,000	\$412,120	\$0	\$0	\$400,000	\$471,578	\$0	\$0	\$0	\$0	\$0	\$0
\$500,000	\$617,400	\$0	\$0	\$500,000	\$515,151	\$0	\$0	\$500,000	\$589,472	\$0	\$0	\$0	\$0	\$0	\$0
\$600,000	\$740,880	\$0	\$0	\$600,000	\$618,181	\$0	\$0	\$600,000	\$707,366	\$0	\$0	\$0	\$0	\$0	\$0
\$700,000	\$864,360	\$0	\$0	\$700,000	\$721,211	\$0	\$0	\$700,000	\$825,261	\$0	\$0	\$0	\$0	\$0	\$0
\$800,000	\$987,840	\$0	\$0	\$800,000	\$824,241	\$0	\$0	\$800,000	\$943,155	\$0	\$0	\$0	\$0	\$0	\$0
\$900,000	\$1,111,320	\$0	\$0	\$900,000	\$927,271	\$0	\$0	\$900,000	\$1,061,050	\$0	\$0	\$0	\$0	\$0	\$0
\$1,000,000	\$1,234,800	\$0	\$0	\$1,000,000	\$1,030,301	\$0	\$0	\$1,000,000	\$1,178,944	\$0	\$0	\$0	\$0	\$0	\$0
\$2,000,000	\$2,469,600	\$0	\$0	\$2,000,000	\$2,060,602	\$0	\$0	\$2,000,000	\$2,357,888	\$0	\$0	\$0	\$0	\$0	\$0
\$3,000,000	\$3,704,400	\$0	\$0	\$3,000,000	\$3,090,903	\$0	\$0	\$3,000,000	\$3,536,832	\$0	\$0	\$0	\$0	\$0	\$0
\$4,000,000	\$4,939,200	\$0	\$0	\$4,000,000	\$4,121,204	\$0	\$0	\$4,000,000	\$4,715,776	\$0	\$0	\$0	\$0	\$0	\$0
\$5,000,000	\$6,174,000	\$0	\$0	\$5,000,000	\$5,151,505	\$0	\$0	\$5,000,000	\$5,894,720	\$0	\$0	\$0	\$0	\$0	\$0
\$6,000,000	\$7,408,800	\$0	\$0	\$6,000,000	\$6,181,806	\$0	\$0	\$6,000,000	\$7,073,664	\$0	\$0	\$0	\$0	\$0	\$0
\$7,000,000	\$8,643,600	\$0	\$0	\$7,000,000	\$7,212,107	\$0	\$0	\$7,000,000	\$8,252,608	\$0	\$0	\$0	\$0	\$0	\$0
\$8,000,000	\$9,878,400	\$0	\$0	\$8,000,000	\$8,242,408	\$0	\$0	\$8,000,000	\$9,431,552	\$0	\$0	\$0	\$0	\$0	\$0
\$9,000,000	\$11,113,200	\$0	\$0	\$9,000,000	\$9,272,709	\$0	\$0	\$9,000,000	\$10,610,496	\$0	\$0	\$0	\$0	\$0	\$0
\$10,000,000	\$12,348,000	\$0	\$0	\$10,000,000	\$10,303,010	\$0	\$0	\$10,000,000	\$11,789,440	\$0	\$0	\$0	\$0	\$0	\$0
\$15,000,000	\$18,522,000	\$0	\$0	\$15,000,000	\$15,454,515	\$0	\$0	\$15,000,000	\$17,684,160	\$0	\$0	\$0	\$0	\$0	\$0
\$20,000,000	\$24,696,000	\$0	\$0	\$20,000,000	\$20,606,020	\$0	\$0	\$20,000,000	\$23,578,880	\$0	\$0	\$0	\$0	\$0	\$0
\$25,000,000	\$30,870,000	\$0	\$0	\$25,000,000	\$25,757,525	\$0	\$0	\$25,000,000	\$29,473,600	\$0	\$0	\$0	\$0	\$0	\$0
\$30,000,000	\$37,044,000	\$0	\$0	\$30,000,000	\$30,909,030	\$0	\$0	\$30,000,000	\$35,368,320	\$0	\$0	\$0	\$0	\$0	\$0
\$35,000,000	\$43,218,000	\$0	\$0	\$35,000,000	\$36,060,535	\$0	\$0	\$35,000,000	\$41,263,040	\$0	\$0	\$0	\$0	\$0	\$0
\$40,000,000	\$49,392,000	\$0	\$0	\$40,000,000	\$41,212,040	\$0	\$0	\$40,000,000	\$47,157,760	\$0	\$0	\$0	\$0	\$0	\$0
\$45,000,000	\$55,566,000	\$0	\$0	\$45,000,000	\$46,363,545	\$0	\$0	\$45,000,000	\$53,052,480	\$0	\$0	\$0	\$0	\$0	\$0
\$50,000,000	\$61,740,000	\$0	\$0	\$50,000,000	\$51,515,050	\$0	\$0	\$50,000,000	\$58,947,200	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAGEVILLE, 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	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$100,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$150,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$200,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$250,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$300,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$400,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$500,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$600,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$700,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$800,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$900,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$1,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$2,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$3,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$4,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$5,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$6,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$7,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$8,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$9,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$10,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$15,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$20,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$25,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$30,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$35,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$40,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$45,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
\$50,000,000	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!