

CITY OF SHENANDOAH, 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	\$8.35160	\$1,562,677	\$0	\$1,562,677	
2026-27	\$5.24655	\$1,593,930	\$61,836	\$1,655,766	6.0%
2027-28	\$5.36230	\$1,688,883	\$63,200	\$1,752,083	5.8%
2028-29	\$5.24650	\$1,787,125	\$61,835	\$1,848,960	5.5%
2029-30	\$5.35849	\$1,885,939	\$63,155	\$1,949,094	5.4%
2030-31	\$5.24457	\$1,988,074	\$61,813	\$2,049,887	5.2%
2031-32	\$5.35583	\$2,090,886	\$63,124	\$2,154,010	5.1%
2032-33	\$5.24569	\$2,197,091	\$61,826	\$2,258,917	4.9%
2033-34	\$5.35638	\$2,304,095	\$63,130	\$2,367,225	4.8%
2034-35	\$5.24929	\$2,414,572	\$61,868	\$2,476,440	4.6%
2035-36	\$5.35955	\$2,525,968	\$63,168	\$2,589,135	4.6%

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	\$347,907,912	\$187,111,038	\$4,523,326	\$191,634,364
2026-27	\$332,277,998	\$315,591,300	\$5,270,705	\$320,862,005
2027-28	\$343,529,861	\$326,740,873	\$5,372,995	\$332,113,868
2028-29	\$369,572,600	\$352,417,787	\$5,738,820	\$358,156,607
2029-30	\$380,996,463	\$363,739,360	\$5,841,110	\$369,580,470
2030-31	\$408,505,232	\$390,858,897	\$6,230,341	\$397,089,239
2031-32	\$419,929,095	\$402,180,471	\$6,332,631	\$408,513,102
2032-33	\$448,785,880	\$430,623,448	\$6,746,438	\$437,369,887
2033-34	\$460,209,743	\$441,945,022	\$6,848,728	\$448,793,750
2034-35	\$490,470,948	\$471,766,614	\$7,288,340	\$479,054,955
2035-36	\$501,894,811	\$483,088,188	\$7,390,630	\$490,478,818

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.05%	-1.46%	56.59%	23.89%	16.61%	2.07%
2026-27	80.33%	-19.20%	61.12%	23.18%	13.19%	1.24%
2027-28	78.23%	-18.73%	59.51%	23.58%	14.51%	1.19%
2028-29	76.03%	-17.50%	58.53%	24.06%	15.23%	1.11%
2029-30	74.25%	-17.07%	57.17%	24.38%	16.34%	1.07%
2030-31	72.39%	-15.97%	56.42%	24.81%	16.84%	1.00%
2031-32	70.88%	-15.63%	55.25%	25.08%	17.81%	0.97%
2032-33	69.33%	-14.68%	54.65%	25.50%	18.14%	0.91%
2033-34	68.03%	-14.40%	53.63%	25.73%	18.98%	0.88%
2034-35	66.72%	-13.57%	53.15%	26.13%	19.19%	0.83%
2035-36	65.59%	-13.34%	52.25%	26.32%	19.94%	0.81%

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 SHENANDOAH, 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	\$187,111,038	\$8.35160	\$1,562,677
2026-27	\$315,591,300	\$5.24655	\$1,655,766
2027-28	\$326,740,873	\$5.36230	\$1,752,083
2028-29	\$352,417,787	\$5.24650	\$1,848,960
2029-30	\$363,739,360	\$5.35849	\$1,949,094
2030-31	\$390,858,897	\$5.24457	\$2,049,887
2031-32	\$402,180,471	\$5.35583	\$2,154,010
2032-33	\$430,623,448	\$5.24569	\$2,258,917
2033-34	\$441,945,022	\$5.35638	\$2,367,225
2034-35	\$471,766,614	\$5.24929	\$2,476,440
2035-36	\$483,088,188	\$5.35955	\$2,589,135

CITY OF SHENANDOAH, 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	\$187,111,038	\$8.35160	\$1,562,677
2026-27	\$200,973,191	\$8.10835	\$1,629,561
2027-28	\$212,150,462	\$7.94936	\$1,686,461
2028-29	\$227,471,487	\$7.94936	\$1,808,254
2029-30	\$238,928,940	\$7.94936	\$1,899,333
2030-31	\$255,010,815	\$7.94936	\$2,027,174
2031-32	\$266,655,123	\$7.94936	\$2,119,739
2032-33	\$283,532,238	\$7.94936	\$2,253,901
2033-34	\$295,373,696	\$7.94936	\$2,348,033
2034-35	\$313,082,476	\$7.94936	\$2,488,807
2035-36	\$325,131,009	\$7.94936	\$2,584,585

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	\$114,618,109	(\$2.86180)	\$26,205
2027-28	\$114,590,411	(\$2.58706)	\$65,621
2028-29	\$124,946,300	(\$2.70286)	\$40,706
2029-30	\$124,810,420	(\$2.59087)	\$49,761
2030-31	\$135,848,083	(\$2.70479)	\$22,713
2031-32	\$135,525,348	(\$2.59353)	\$34,272
2032-33	\$147,091,211	(\$2.70367)	\$5,016
2033-34	\$146,571,326	(\$2.59298)	\$19,192
2034-35	\$158,684,138	(\$2.70007)	-\$12,367
2035-36	\$157,957,179	(\$2.58981)	\$4,551

CITY OF SHENANDOAH, 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	\$198	\$324	\$50,000	\$51,515	\$198	\$270	\$50,000	\$58,947	\$179	\$47	\$153	\$47	\$198	\$309
\$100,000	\$123,480	\$396	\$648	\$100,000	\$103,030	\$396	\$540	\$100,000	\$117,894	\$377	\$356	\$351	\$356	\$396	\$618
\$150,000	\$185,220	\$594	\$971	\$150,000	\$154,545	\$594	\$811	\$150,000	\$176,842	\$575	\$665	\$549	\$665	\$594	\$927
\$200,000	\$246,960	\$970	\$1,295	\$200,000	\$206,060	\$970	\$1,081	\$200,000	\$235,789	\$773	\$974	\$747	\$974	\$792	\$1,237
\$250,000	\$308,700	\$1,346	\$1,619	\$250,000	\$257,575	\$1,346	\$1,351	\$250,000	\$294,736	\$971	\$1,284	\$945	\$1,284	\$990	\$1,546
\$300,000	\$370,440	\$1,722	\$1,943	\$300,000	\$309,090	\$1,722	\$1,621	\$300,000	\$353,683	\$1,169	\$1,593	\$1,143	\$1,593	\$1,188	\$1,855
\$400,000	\$493,920	\$2,473	\$2,590	\$400,000	\$412,120	\$2,473	\$2,161	\$400,000	\$471,578	\$1,565	\$2,211	\$1,540	\$2,211	\$1,585	\$2,473
\$500,000	\$617,400	\$3,225	\$3,238	\$500,000	\$515,151	\$3,225	\$2,702	\$500,000	\$589,472	\$1,961	\$2,829	\$1,936	\$2,829	\$1,981	\$3,092
\$600,000	\$740,880	\$3,977	\$3,886	\$600,000	\$618,181	\$3,977	\$3,242	\$600,000	\$707,366	\$2,358	\$3,448	\$2,332	\$3,448	\$2,377	\$3,710
\$700,000	\$864,360	\$4,728	\$4,533	\$700,000	\$721,211	\$4,728	\$3,782	\$700,000	\$825,261	\$2,754	\$4,066	\$2,728	\$4,066	\$2,773	\$4,328
\$800,000	\$987,840	\$5,480	\$5,181	\$800,000	\$824,241	\$5,480	\$4,323	\$800,000	\$943,155	\$3,150	\$4,684	\$3,124	\$4,684	\$3,169	\$4,946
\$900,000	\$1,111,320	\$6,232	\$5,828	\$900,000	\$927,271	\$6,232	\$4,863	\$900,000	\$1,061,050	\$3,546	\$5,303	\$3,520	\$5,303	\$3,565	\$5,565
\$1,000,000	\$1,234,800	\$6,983	\$6,476	\$1,000,000	\$1,030,301	\$6,983	\$5,403	\$1,000,000	\$1,178,944	\$3,942	\$5,921	\$3,916	\$5,921	\$3,961	\$6,183
\$2,000,000	\$2,469,600	\$14,500	\$12,952	\$2,000,000	\$2,060,602	\$14,500	\$10,807	\$2,000,000	\$2,357,888	\$7,903	\$12,104	\$7,878	\$12,104	\$7,923	\$12,366
\$3,000,000	\$3,704,400	\$22,016	\$19,428	\$3,000,000	\$3,090,903	\$22,016	\$16,210	\$3,000,000	\$3,536,832	\$11,865	\$18,287	\$11,839	\$18,287	\$11,884	\$18,549
\$4,000,000	\$4,939,200	\$29,532	\$25,904	\$4,000,000	\$4,121,204	\$29,532	\$21,614	\$4,000,000	\$4,715,776	\$15,826	\$24,470	\$15,800	\$24,470	\$15,845	\$24,732
\$5,000,000	\$6,174,000	\$37,049	\$32,380	\$5,000,000	\$5,151,505	\$37,049	\$27,017	\$5,000,000	\$5,894,720	\$19,787	\$30,653	\$19,762	\$30,653	\$19,806	\$30,915
\$6,000,000	\$7,408,800	\$44,565	\$38,856	\$6,000,000	\$6,181,806	\$44,565	\$32,421	\$6,000,000	\$7,073,664	\$23,749	\$36,836	\$23,723	\$36,836	\$23,768	\$37,098
\$7,000,000	\$8,643,600	\$52,082	\$45,332	\$7,000,000	\$7,212,107	\$52,082	\$37,824	\$7,000,000	\$8,252,608	\$27,710	\$43,019	\$27,684	\$43,019	\$27,729	\$43,281
\$8,000,000	\$9,878,400	\$59,598	\$51,808	\$8,000,000	\$8,242,408	\$59,598	\$43,228	\$8,000,000	\$9,431,552	\$31,671	\$49,202	\$31,645	\$49,202	\$31,690	\$49,464
\$9,000,000	\$11,113,200	\$67,115	\$58,284	\$9,000,000	\$9,272,709	\$67,115	\$48,631	\$9,000,000	\$10,610,496	\$35,632	\$55,385	\$35,607	\$55,385	\$35,652	\$55,647
\$10,000,000	\$12,348,000	\$74,631	\$64,760	\$10,000,000	\$10,303,010	\$74,631	\$54,035	\$10,000,000	\$11,789,440	\$39,594	\$61,568	\$39,568	\$61,568	\$39,613	\$61,831
\$15,000,000	\$18,522,000	\$112,213	\$97,140	\$15,000,000	\$15,454,515	\$112,213	\$81,052	\$15,000,000	\$17,684,160	\$59,400	\$92,484	\$59,375	\$92,484	\$59,419	\$92,746
\$20,000,000	\$24,696,000	\$149,796	\$129,520	\$20,000,000	\$20,606,020	\$149,796	\$108,070	\$20,000,000	\$23,578,880	\$79,207	\$123,399	\$79,181	\$123,399	\$79,226	\$123,661
\$25,000,000	\$30,870,000	\$187,378	\$161,900	\$25,000,000	\$25,757,525	\$187,378	\$135,087	\$25,000,000	\$29,473,600	\$99,013	\$154,314	\$98,987	\$154,314	\$99,032	\$154,576
\$30,000,000	\$37,044,000	\$224,960	\$194,280	\$30,000,000	\$30,909,030	\$224,960	\$162,105	\$30,000,000	\$35,368,320	\$118,820	\$185,229	\$118,794	\$185,229	\$118,839	\$185,492
\$35,000,000	\$43,218,000	\$262,542	\$226,660	\$35,000,000	\$36,060,535	\$262,542	\$189,122	\$35,000,000	\$41,263,040	\$138,626	\$216,145	\$138,600	\$216,145	\$138,645	\$216,407
\$40,000,000	\$49,392,000	\$300,124	\$259,040	\$40,000,000	\$41,212,040	\$300,124	\$216,139	\$40,000,000	\$47,157,760	\$158,433	\$247,060	\$158,407	\$247,060	\$158,452	\$247,322
\$45,000,000	\$55,566,000	\$337,707	\$291,420	\$45,000,000	\$46,363,545	\$337,707	\$243,157	\$45,000,000	\$53,052,480	\$178,239	\$277,975	\$178,213	\$277,975	\$178,258	\$278,237
\$50,000,000	\$61,740,000	\$375,289	\$323,800	\$50,000,000	\$51,515,050	\$375,289	\$270,174	\$50,000,000	\$58,947,200	\$198,046	\$308,890	\$198,020	\$308,890	\$198,065	\$309,153

CITY OF SHENANDOAH, 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	\$126	63.48%	\$72	36.41%	(\$132)	(73.76%)	(\$106)	(69.35%)	\$111	56.09%
\$100,000	\$251	63.48%	\$144	36.41%	(\$21)	(5.53%)	\$5	1.40%	\$222	56.09%
\$150,000	\$377	63.48%	\$216	36.41%	\$90	15.70%	\$116	21.12%	\$333	56.09%
\$200,000	\$325	33.52%	\$111	11.41%	\$201	26.04%	\$227	30.39%	\$444	56.09%
\$250,000	\$273	20.30%	\$5	0.37%	\$312	32.17%	\$338	35.77%	\$555	56.09%
\$300,000	\$221	12.84%	(\$101)	(5.84%)	\$424	36.22%	\$449	39.29%	\$667	56.09%
\$400,000	\$117	4.73%	(\$312)	(12.61%)	\$646	41.25%	\$671	43.61%	\$889	56.09%
\$500,000	\$13	0.40%	(\$523)	(16.22%)	\$868	44.25%	\$894	46.16%	\$1,111	56.09%
\$600,000	(\$91)	(2.29%)	(\$735)	(18.47%)	\$1,090	46.24%	\$1,116	47.85%	\$1,333	56.09%
\$700,000	(\$195)	(4.13%)	(\$946)	(20.00%)	\$1,312	47.65%	\$1,338	49.05%	\$1,555	56.09%
\$800,000	(\$299)	(5.46%)	(\$1,157)	(21.12%)	\$1,534	48.71%	\$1,560	49.94%	\$1,777	56.09%
\$900,000	(\$403)	(6.47%)	(\$1,368)	(21.96%)	\$1,757	49.54%	\$1,782	50.63%	\$2,000	56.09%
\$1,000,000	(\$507)	(7.26%)	(\$1,580)	(22.62%)	\$1,979	50.20%	\$2,004	51.18%	\$2,222	56.09%
\$2,000,000	(\$1,548)	(10.67%)	(\$3,693)	(25.47%)	\$4,200	53.15%	\$4,226	53.65%	\$4,444	56.09%
\$3,000,000	(\$2,588)	(11.76%)	(\$5,806)	(26.37%)	\$6,422	54.13%	\$6,448	54.46%	\$6,665	56.09%
\$4,000,000	(\$3,629)	(12.29%)	(\$7,919)	(26.81%)	\$8,644	54.62%	\$8,670	54.87%	\$8,887	56.09%
\$5,000,000	(\$4,669)	(12.60%)	(\$10,032)	(27.08%)	\$10,866	54.91%	\$10,892	55.11%	\$11,109	56.09%
\$6,000,000	(\$5,709)	(12.81%)	(\$12,144)	(27.25%)	\$13,088	55.11%	\$13,113	55.28%	\$13,331	56.09%
\$7,000,000	(\$6,750)	(12.96%)	(\$14,257)	(27.38%)	\$15,309	55.25%	\$15,335	55.39%	\$15,552	56.09%
\$8,000,000	(\$7,790)	(13.07%)	(\$16,370)	(27.47%)	\$17,531	55.35%	\$17,557	55.48%	\$17,774	56.09%
\$9,000,000	(\$8,831)	(13.16%)	(\$18,483)	(27.54%)	\$19,753	55.43%	\$19,779	55.55%	\$19,996	56.09%
\$10,000,000	(\$9,871)	(13.23%)	(\$20,596)	(27.60%)	\$21,975	55.50%	\$22,000	55.60%	\$22,218	56.09%
\$15,000,000	(\$15,073)	(13.43%)	(\$31,161)	(27.77%)	\$33,083	55.70%	\$33,109	55.76%	\$33,326	56.09%
\$20,000,000	(\$20,276)	(13.54%)	(\$41,726)	(27.86%)	\$44,192	55.79%	\$44,218	55.84%	\$44,435	56.09%
\$25,000,000	(\$25,478)	(13.60%)	(\$52,291)	(27.91%)	\$55,301	55.85%	\$55,327	55.89%	\$55,544	56.09%
\$30,000,000	(\$30,680)	(13.64%)	(\$62,855)	(27.94%)	\$66,410	55.89%	\$66,435	55.92%	\$66,653	56.09%
\$35,000,000	(\$35,882)	(13.67%)	(\$73,420)	(27.97%)	\$77,518	55.92%	\$77,544	55.95%	\$77,761	56.09%
\$40,000,000	(\$41,085)	(13.69%)	(\$83,985)	(27.98%)	\$88,627	55.94%	\$88,653	55.97%	\$88,870	56.09%
\$45,000,000	(\$46,287)	(13.71%)	(\$94,550)	(28.00%)	\$99,736	55.96%	\$99,762	55.98%	\$99,979	56.09%
\$50,000,000	(\$51,489)	(13.72%)	(\$105,115)	(28.01%)	\$110,845	55.97%	\$110,871	55.99%	\$111,088	56.09%