

CITY OF SHELBY, 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	\$8.12623	\$391,055	\$0	\$391,055	
2026-27	\$5.26886	\$398,876	\$1,029	\$399,905	2.3%
2027-28	\$5.30185	\$401,904	\$1,035	\$402,939	0.8%
2028-29	\$5.26183	\$410,998	\$1,027	\$412,025	2.3%
2029-30	\$5.29194	\$414,086	\$1,033	\$415,119	0.8%
2030-31	\$5.24810	\$423,422	\$1,025	\$424,446	2.2%
2031-32	\$5.27801	\$426,568	\$1,030	\$427,599	0.7%
2032-33	\$5.23311	\$436,151	\$1,022	\$437,172	2.2%
2033-34	\$5.26282	\$439,358	\$1,027	\$440,386	0.7%
2034-35	\$5.21691	\$449,193	\$1,018	\$450,212	2.2%
2035-36	\$5.24641	\$452,462	\$1,024	\$453,487	0.7%

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	\$99,646,341	\$48,122,605	\$18,627,868	\$66,750,473
2026-27	\$98,188,236	\$75,899,772	\$20,978,734	\$96,878,506
2027-28	\$98,346,005	\$75,999,780	\$21,036,495	\$97,036,275
2028-29	\$101,757,518	\$78,304,595	\$22,143,193	\$100,447,788
2029-30	\$101,954,287	\$78,443,603	\$22,200,954	\$100,644,557
2030-31	\$105,551,748	\$80,876,144	\$23,365,875	\$104,242,018
2031-32	\$105,748,518	\$81,015,152	\$23,423,636	\$104,438,788
2032-33	\$109,499,082	\$83,539,662	\$24,649,690	\$108,189,352
2033-34	\$109,695,852	\$83,678,670	\$24,707,451	\$108,386,122
2034-35	\$113,605,939	\$86,298,512	\$25,997,697	\$112,296,209
2035-36	\$113,802,708	\$86,437,520	\$26,055,458	\$112,492,978

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	34.28%	-0.56%	33.72%	16.47%	49.74%	0.08%
2026-27	53.98%	-8.72%	45.26%	16.06%	38.60%	0.05%
2027-28	54.15%	-8.80%	45.35%	16.03%	38.54%	0.05%
2028-29	54.65%	-8.60%	46.06%	16.26%	37.61%	0.05%
2029-30	54.80%	-8.64%	46.16%	16.23%	37.53%	0.05%
2030-31	55.27%	-8.39%	46.88%	16.46%	36.60%	0.05%
2031-32	55.41%	-8.43%	46.98%	16.42%	36.53%	0.05%
2032-33	55.86%	-8.19%	47.67%	16.65%	35.62%	0.05%
2033-34	55.99%	-8.22%	47.76%	16.62%	35.55%	0.05%
2034-35	56.43%	-7.99%	48.44%	16.84%	34.66%	0.04%
2035-36	56.55%	-8.02%	48.53%	16.81%	34.60%	0.04%

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 SHELBY, 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	\$48,122,605	\$8.12623	\$391,055
2026-27	\$75,899,772	\$5.26886	\$399,905
2027-28	\$75,999,780	\$5.30185	\$402,939
2028-29	\$78,304,595	\$5.26183	\$412,025
2029-30	\$78,443,603	\$5.29194	\$415,119
2030-31	\$80,876,144	\$5.24810	\$424,446
2031-32	\$81,015,152	\$5.27801	\$427,599
2032-33	\$83,539,662	\$5.23311	\$437,172
2033-34	\$83,678,670	\$5.26282	\$440,386
2034-35	\$86,298,512	\$5.21691	\$450,212
2035-36	\$86,437,520	\$5.24641	\$453,487

CITY OF SHELBY, 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	\$48,122,605	\$8.12623	\$391,055
2026-27	\$47,298,617	\$8.12623	\$384,359
2027-28	\$47,785,956	\$8.12623	\$388,320
2028-29	\$48,440,504	\$8.10000	\$392,368
2029-30	\$49,017,489	\$8.10000	\$397,042
2030-31	\$49,692,627	\$8.10000	\$402,510
2031-32	\$50,303,094	\$8.10000	\$407,455
2032-33	\$50,999,819	\$8.10000	\$413,099
2033-34	\$51,645,621	\$8.10000	\$418,330
2034-35	\$52,365,051	\$8.10000	\$424,157
2035-36	\$53,047,957	\$8.10000	\$429,688

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	\$28,601,154	(\$2.85737)	\$15,546
2027-28	\$28,213,824	(\$2.82438)	\$14,620
2028-29	\$29,864,091	(\$2.83817)	\$19,657
2029-30	\$29,426,114	(\$2.80806)	\$18,077
2030-31	\$31,183,517	(\$2.85190)	\$21,936
2031-32	\$30,712,058	(\$2.82199)	\$20,144
2032-33	\$32,539,843	(\$2.86689)	\$24,074
2033-34	\$32,033,049	(\$2.83718)	\$22,056
2034-35	\$33,933,461	(\$2.88309)	\$26,055
2035-36	\$33,389,564	(\$2.85359)	\$23,798

CITY OF SHELBY, 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	\$193	\$324	\$50,000	\$51,515	\$193	\$270	\$50,000	\$58,947	\$174	\$47	\$149	\$47	\$193	\$309
\$100,000	\$123,480	\$385	\$648	\$100,000	\$103,030	\$385	\$541	\$100,000	\$117,894	\$367	\$356	\$342	\$356	\$385	\$619
\$150,000	\$185,220	\$578	\$972	\$150,000	\$154,545	\$578	\$811	\$150,000	\$176,842	\$559	\$666	\$534	\$666	\$578	\$928
\$200,000	\$246,960	\$944	\$1,296	\$200,000	\$206,060	\$944	\$1,081	\$200,000	\$235,789	\$752	\$975	\$727	\$975	\$771	\$1,237
\$250,000	\$308,700	\$1,310	\$1,620	\$250,000	\$257,575	\$1,310	\$1,352	\$250,000	\$294,736	\$945	\$1,284	\$920	\$1,284	\$964	\$1,547
\$300,000	\$370,440	\$1,675	\$1,944	\$300,000	\$309,090	\$1,675	\$1,622	\$300,000	\$353,683	\$1,138	\$1,594	\$1,113	\$1,594	\$1,156	\$1,856
\$400,000	\$493,920	\$2,407	\$2,592	\$400,000	\$412,120	\$2,407	\$2,163	\$400,000	\$471,578	\$1,523	\$2,212	\$1,498	\$2,212	\$1,542	\$2,475
\$500,000	\$617,400	\$3,138	\$3,240	\$500,000	\$515,151	\$3,138	\$2,704	\$500,000	\$589,472	\$1,909	\$2,831	\$1,883	\$2,831	\$1,927	\$3,094
\$600,000	\$740,880	\$3,869	\$3,888	\$600,000	\$618,181	\$3,869	\$3,244	\$600,000	\$707,366	\$2,294	\$3,450	\$2,269	\$3,450	\$2,313	\$3,712
\$700,000	\$864,360	\$4,601	\$4,536	\$700,000	\$721,211	\$4,601	\$3,785	\$700,000	\$825,261	\$2,679	\$4,069	\$2,654	\$4,069	\$2,698	\$4,331
\$800,000	\$987,840	\$5,332	\$5,184	\$800,000	\$824,241	\$5,332	\$4,326	\$800,000	\$943,155	\$3,065	\$4,687	\$3,040	\$4,687	\$3,084	\$4,950
\$900,000	\$1,111,320	\$6,063	\$5,832	\$900,000	\$927,271	\$6,063	\$4,866	\$900,000	\$1,061,050	\$3,450	\$5,306	\$3,425	\$5,306	\$3,469	\$5,568
\$1,000,000	\$1,234,800	\$6,795	\$6,480	\$1,000,000	\$1,030,301	\$6,795	\$5,407	\$1,000,000	\$1,178,944	\$3,836	\$5,925	\$3,811	\$5,925	\$3,854	\$6,187
\$2,000,000	\$2,469,600	\$14,108	\$12,961	\$2,000,000	\$2,060,602	\$14,108	\$10,814	\$2,000,000	\$2,357,888	\$7,690	\$12,112	\$7,665	\$12,112	\$7,709	\$12,374
\$3,000,000	\$3,704,400	\$21,422	\$19,441	\$3,000,000	\$3,090,903	\$21,422	\$16,221	\$3,000,000	\$3,536,832	\$11,545	\$18,299	\$11,519	\$18,299	\$11,563	\$18,562
\$4,000,000	\$4,939,200	\$28,736	\$25,921	\$4,000,000	\$4,121,204	\$28,736	\$21,628	\$4,000,000	\$4,715,776	\$15,399	\$24,486	\$15,374	\$24,486	\$15,418	\$24,749
\$5,000,000	\$6,174,000	\$36,049	\$32,402	\$5,000,000	\$5,151,505	\$36,049	\$27,036	\$5,000,000	\$5,894,720	\$19,253	\$30,674	\$19,228	\$30,674	\$19,272	\$30,936
\$6,000,000	\$7,408,800	\$43,363	\$38,882	\$6,000,000	\$6,181,806	\$43,363	\$32,443	\$6,000,000	\$7,073,664	\$23,108	\$36,861	\$23,083	\$36,861	\$23,126	\$37,123
\$7,000,000	\$8,643,600	\$50,676	\$45,362	\$7,000,000	\$7,212,107	\$50,676	\$37,850	\$7,000,000	\$8,252,608	\$26,962	\$43,048	\$26,937	\$43,048	\$26,981	\$43,311
\$8,000,000	\$9,878,400	\$57,990	\$51,843	\$8,000,000	\$8,242,408	\$57,990	\$43,257	\$8,000,000	\$9,431,552	\$30,817	\$49,235	\$30,791	\$49,235	\$30,835	\$49,498
\$9,000,000	\$11,113,200	\$65,304	\$58,323	\$9,000,000	\$9,272,709	\$65,304	\$48,664	\$9,000,000	\$10,610,496	\$34,671	\$55,423	\$34,646	\$55,423	\$34,690	\$55,685
\$10,000,000	\$12,348,000	\$72,617	\$64,804	\$10,000,000	\$10,303,010	\$72,617	\$54,071	\$10,000,000	\$11,789,440	\$38,525	\$61,610	\$38,500	\$61,610	\$38,544	\$61,872
\$15,000,000	\$18,522,000	\$109,185	\$97,205	\$15,000,000	\$15,454,515	\$109,185	\$81,107	\$15,000,000	\$17,684,160	\$57,797	\$92,546	\$57,772	\$92,546	\$57,816	\$92,808
\$20,000,000	\$24,696,000	\$145,753	\$129,607	\$20,000,000	\$20,606,020	\$145,753	\$108,142	\$20,000,000	\$23,578,880	\$77,069	\$123,482	\$77,044	\$123,482	\$77,088	\$123,744
\$25,000,000	\$30,870,000	\$182,321	\$162,009	\$25,000,000	\$25,757,525	\$182,321	\$135,178	\$25,000,000	\$29,473,600	\$96,341	\$154,418	\$96,316	\$154,418	\$96,360	\$154,680
\$30,000,000	\$37,044,000	\$218,889	\$194,411	\$30,000,000	\$30,909,030	\$218,889	\$162,214	\$30,000,000	\$35,368,320	\$115,613	\$185,354	\$115,588	\$185,354	\$115,632	\$185,616
\$35,000,000	\$43,218,000	\$255,457	\$226,812	\$35,000,000	\$36,060,535	\$255,457	\$189,249	\$35,000,000	\$41,263,040	\$134,885	\$216,290	\$134,860	\$216,290	\$134,904	\$216,553
\$40,000,000	\$49,392,000	\$292,025	\$259,214	\$40,000,000	\$41,212,040	\$292,025	\$216,285	\$40,000,000	\$47,157,760	\$154,157	\$247,226	\$154,132	\$247,226	\$154,176	\$247,489
\$45,000,000	\$55,566,000	\$328,593	\$291,616	\$45,000,000	\$46,363,545	\$328,593	\$243,321	\$45,000,000	\$53,052,480	\$173,429	\$278,162	\$173,404	\$278,162	\$173,448	\$278,425
\$50,000,000	\$61,740,000	\$365,161	\$324,018	\$50,000,000	\$51,515,050	\$365,161	\$270,356	\$50,000,000	\$58,947,200	\$192,701	\$309,098	\$192,676	\$309,098	\$192,720	\$309,361

CITY OF SHELBY, 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	\$131	68.13%	\$78	40.28%	(\$127)	(73.02%)	(\$102)	(68.48%)	\$117	60.52%
\$100,000	\$263	68.13%	\$155	40.28%	(\$10)	(2.84%)	\$15	4.28%	\$233	60.52%
\$150,000	\$394	68.13%	\$233	40.28%	\$106	18.98%	\$131	24.56%	\$350	60.52%
\$200,000	\$352	37.32%	\$138	14.58%	\$223	29.63%	\$248	34.09%	\$467	60.52%
\$250,000	\$311	23.72%	\$42	3.23%	\$339	35.93%	\$365	39.63%	\$583	60.52%
\$300,000	\$269	16.05%	(\$53)	(3.17%)	\$456	40.10%	\$481	43.25%	\$700	60.52%
\$400,000	\$186	7.71%	(\$244)	(10.13%)	\$689	45.26%	\$714	47.69%	\$933	60.52%
\$500,000	\$102	3.26%	(\$434)	(13.84%)	\$923	48.35%	\$948	50.32%	\$1,166	60.52%
\$600,000	\$19	0.49%	(\$625)	(16.15%)	\$1,156	50.39%	\$1,181	52.05%	\$1,400	60.52%
\$700,000	(\$64)	(1.40%)	(\$816)	(17.73%)	\$1,389	51.85%	\$1,414	53.28%	\$1,633	60.52%
\$800,000	(\$148)	(2.77%)	(\$1,006)	(18.87%)	\$1,623	52.94%	\$1,648	54.20%	\$1,866	60.52%
\$900,000	(\$231)	(3.81%)	(\$1,197)	(19.74%)	\$1,856	53.79%	\$1,881	54.91%	\$2,100	60.52%
\$1,000,000	(\$314)	(4.63%)	(\$1,388)	(20.42%)	\$2,089	54.46%	\$2,114	55.48%	\$2,333	60.52%
\$2,000,000	(\$1,148)	(8.13%)	(\$3,294)	(23.35%)	\$4,422	57.50%	\$4,447	58.02%	\$4,666	60.52%
\$3,000,000	(\$1,981)	(9.25%)	(\$5,201)	(24.28%)	\$6,755	58.51%	\$6,780	58.86%	\$6,998	60.52%
\$4,000,000	(\$2,814)	(9.79%)	(\$7,107)	(24.73%)	\$9,088	59.01%	\$9,113	59.27%	\$9,331	60.52%
\$5,000,000	(\$3,647)	(10.12%)	(\$9,014)	(25.00%)	\$11,420	59.32%	\$11,445	59.52%	\$11,664	60.52%
\$6,000,000	(\$4,481)	(10.33%)	(\$10,920)	(25.18%)	\$13,753	59.52%	\$13,778	59.69%	\$13,997	60.52%
\$7,000,000	(\$5,314)	(10.49%)	(\$12,827)	(25.31%)	\$16,086	59.66%	\$16,111	59.81%	\$16,330	60.52%
\$8,000,000	(\$6,147)	(10.60%)	(\$14,733)	(25.41%)	\$18,419	59.77%	\$18,444	59.90%	\$18,663	60.52%
\$9,000,000	(\$6,980)	(10.69%)	(\$16,639)	(25.48%)	\$20,752	59.85%	\$20,777	59.97%	\$20,995	60.52%
\$10,000,000	(\$7,814)	(10.76%)	(\$18,546)	(25.54%)	\$23,084	59.92%	\$23,109	60.02%	\$23,328	60.52%
\$15,000,000	(\$11,980)	(10.97%)	(\$28,078)	(25.72%)	\$34,749	60.12%	\$34,774	60.19%	\$34,992	60.52%
\$20,000,000	(\$16,146)	(11.08%)	(\$37,611)	(25.80%)	\$46,413	60.22%	\$46,438	60.27%	\$46,656	60.52%
\$25,000,000	(\$20,312)	(11.14%)	(\$47,143)	(25.86%)	\$58,077	60.28%	\$58,102	60.32%	\$58,320	60.52%
\$30,000,000	(\$24,479)	(11.18%)	(\$56,676)	(25.89%)	\$69,741	60.32%	\$69,766	60.36%	\$69,984	60.52%
\$35,000,000	(\$28,645)	(11.21%)	(\$66,208)	(25.92%)	\$81,405	60.35%	\$81,430	60.38%	\$81,649	60.52%
\$40,000,000	(\$32,811)	(11.24%)	(\$75,740)	(25.94%)	\$93,069	60.37%	\$93,094	60.40%	\$93,313	60.52%
\$45,000,000	(\$36,978)	(11.25%)	(\$85,273)	(25.95%)	\$104,733	60.39%	\$104,758	60.41%	\$104,977	60.52%
\$50,000,000	(\$41,144)	(11.27%)	(\$94,805)	(25.96%)	\$116,397	60.40%	\$116,422	60.42%	\$116,641	60.52%