

CITY OF SHUEYVILLE, 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	\$6.78969	\$315,415	\$0	\$315,415	
2026-27	\$2.76975	\$321,723	\$12,045	\$333,768	5.8%
2027-28	\$2.84505	\$340,443	\$12,372	\$352,815	5.7%
2028-29	\$2.80079	\$359,871	\$12,180	\$372,051	5.5%
2029-30	\$2.87451	\$379,492	\$12,501	\$391,993	5.4%
2030-31	\$2.82691	\$399,833	\$12,294	\$412,127	5.1%
2031-32	\$2.89972	\$420,369	\$12,610	\$432,979	5.1%
2032-33	\$2.84972	\$441,638	\$12,393	\$454,031	4.9%
2033-34	\$2.92172	\$463,112	\$12,706	\$475,817	4.8%
2034-35	\$2.86966	\$485,334	\$12,480	\$497,814	4.6%
2035-36	\$2.94092	\$507,769	\$12,789	\$520,559	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	\$141,190,638	\$46,454,927	\$20,710,573	\$67,165,500
2026-27	\$147,304,146	\$120,504,675	\$24,402,490	\$144,907,165
2027-28	\$151,413,024	\$124,010,229	\$25,005,814	\$149,016,043
2028-29	\$162,064,225	\$132,837,981	\$26,829,262	\$159,667,244
2029-30	\$166,198,102	\$136,368,535	\$27,432,586	\$163,801,121
2030-31	\$177,561,386	\$145,787,031	\$29,377,373	\$175,164,405
2031-32	\$181,695,263	\$149,317,585	\$29,980,697	\$179,298,282
2032-33	\$193,774,574	\$159,324,703	\$32,052,890	\$191,377,593
2033-34	\$197,908,451	\$162,855,256	\$32,656,214	\$195,511,470
2034-35	\$210,733,964	\$173,474,800	\$34,862,183	\$208,336,983
2035-36	\$214,867,841	\$177,005,354	\$35,465,507	\$212,470,860

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.01%	-0.67%	94.34%	5.43%	0.00%	0.23%
2026-27	103.74%	-8.53%	95.21%	4.40%	0.00%	0.11%
2027-28	103.35%	-8.88%	94.47%	5.13%	0.00%	0.10%
2028-29	102.62%	-8.81%	93.81%	5.82%	0.00%	0.10%
2029-30	102.28%	-9.10%	93.18%	6.45%	0.00%	0.09%
2030-31	101.57%	-8.97%	92.60%	7.06%	0.00%	0.09%
2031-32	101.28%	-9.23%	92.06%	7.60%	0.00%	0.09%
2032-33	100.61%	-9.07%	91.54%	8.14%	0.00%	0.08%
2033-34	100.37%	-9.30%	91.07%	8.62%	0.00%	0.08%
2034-35	99.72%	-9.12%	90.61%	9.10%	0.00%	0.07%
2035-36	99.51%	-9.33%	90.19%	9.52%	0.00%	0.07%

**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 SHUEYVILLE, 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	\$46,454,927	\$6.78969	\$315,415
2026-27	\$120,504,675	\$2.76975	\$333,768
2027-28	\$124,010,229	\$2.84505	\$352,815
2028-29	\$132,837,981	\$2.80079	\$372,051
2029-30	\$136,368,535	\$2.87451	\$391,993
2030-31	\$145,787,031	\$2.82691	\$412,127
2031-32	\$149,317,585	\$2.89972	\$432,979
2032-33	\$159,324,703	\$2.84972	\$454,031
2033-34	\$162,855,256	\$2.92172	\$475,817
2034-35	\$173,474,800	\$2.86966	\$497,814
2035-36	\$177,005,354	\$2.94092	\$520,559

CITY OF SHUEYVILLE, 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	\$46,454,927	\$6.78969	\$315,415
2026-27	\$46,272,757	\$6.78969	\$314,178
2027-28	\$49,127,533	\$6.59193	\$323,845
2028-29	\$52,294,544	\$6.59193	\$344,722
2029-30	\$55,916,984	\$6.59193	\$368,601
2030-31	\$59,305,092	\$6.59193	\$390,935
2031-32	\$63,100,294	\$6.59193	\$415,953
2032-33	\$66,721,380	\$6.59193	\$439,823
2033-34	\$70,698,744	\$6.59193	\$466,041
2034-35	\$74,565,525	\$6.59193	\$491,531
2035-36	\$78,734,371	\$6.59193	\$519,012

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	\$74,231,918	(\$4.01994)	\$19,590
2027-28	\$74,882,696	(\$3.74688)	\$28,970
2028-29	\$80,543,437	(\$3.79114)	\$27,329
2029-30	\$80,451,551	(\$3.71742)	\$23,392
2030-31	\$86,481,940	(\$3.76502)	\$21,192
2031-32	\$86,217,291	(\$3.69221)	\$17,026
2032-33	\$92,603,322	(\$3.74221)	\$14,208
2033-34	\$92,156,512	(\$3.67021)	\$9,776
2034-35	\$98,909,276	(\$3.72227)	\$6,283
2035-36	\$98,270,983	(\$3.65101)	\$1,547

CITY OF SHUEYVILLE, 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	\$161	\$175	\$50,000	\$51,515	\$161	\$146	\$50,000	\$58,947	\$145	\$25	\$124	\$25	\$161	\$167
\$100,000	\$123,480	\$322	\$349	\$100,000	\$103,030	\$322	\$291	\$100,000	\$117,894	\$306	\$192	\$285	\$192	\$322	\$333
\$150,000	\$185,220	\$483	\$524	\$150,000	\$154,545	\$483	\$437	\$150,000	\$176,842	\$467	\$359	\$447	\$359	\$483	\$500
\$200,000	\$246,960	\$789	\$698	\$200,000	\$206,060	\$789	\$583	\$200,000	\$235,789	\$628	\$525	\$608	\$525	\$644	\$667
\$250,000	\$308,700	\$1,094	\$873	\$250,000	\$257,575	\$1,094	\$728	\$250,000	\$294,736	\$789	\$692	\$769	\$692	\$805	\$833
\$300,000	\$370,440	\$1,400	\$1,047	\$300,000	\$309,090	\$1,400	\$874	\$300,000	\$353,683	\$951	\$858	\$930	\$858	\$966	\$1,000
\$400,000	\$493,920	\$2,011	\$1,396	\$400,000	\$412,120	\$2,011	\$1,165	\$400,000	\$471,578	\$1,273	\$1,192	\$1,252	\$1,192	\$1,288	\$1,333
\$500,000	\$617,400	\$2,622	\$1,745	\$500,000	\$515,151	\$2,622	\$1,456	\$500,000	\$589,472	\$1,595	\$1,525	\$1,574	\$1,525	\$1,610	\$1,666
\$600,000	\$740,880	\$3,233	\$2,094	\$600,000	\$618,181	\$3,233	\$1,748	\$600,000	\$707,366	\$1,917	\$1,858	\$1,896	\$1,858	\$1,932	\$2,000
\$700,000	\$864,360	\$3,844	\$2,443	\$700,000	\$721,211	\$3,844	\$2,039	\$700,000	\$825,261	\$2,239	\$2,192	\$2,218	\$2,192	\$2,254	\$2,333
\$800,000	\$987,840	\$4,455	\$2,793	\$800,000	\$824,241	\$4,455	\$2,330	\$800,000	\$943,155	\$2,561	\$2,525	\$2,540	\$2,525	\$2,576	\$2,666
\$900,000	\$1,111,320	\$5,066	\$3,142	\$900,000	\$927,271	\$5,066	\$2,621	\$900,000	\$1,061,050	\$2,883	\$2,858	\$2,862	\$2,858	\$2,898	\$2,999
\$1,000,000	\$1,234,800	\$5,677	\$3,491	\$1,000,000	\$1,030,301	\$5,677	\$2,913	\$1,000,000	\$1,178,944	\$3,205	\$3,191	\$3,184	\$3,191	\$3,220	\$3,333
\$2,000,000	\$2,469,600	\$11,788	\$6,981	\$2,000,000	\$2,060,602	\$11,788	\$5,825	\$2,000,000	\$2,357,888	\$6,425	\$6,524	\$6,404	\$6,524	\$6,441	\$6,666
\$3,000,000	\$3,704,400	\$17,899	\$10,472	\$3,000,000	\$3,090,903	\$17,899	\$8,738	\$3,000,000	\$3,536,832	\$9,646	\$9,857	\$9,625	\$9,857	\$9,661	\$9,998
\$4,000,000	\$4,939,200	\$24,009	\$13,963	\$4,000,000	\$4,121,204	\$24,009	\$11,650	\$4,000,000	\$4,715,776	\$12,866	\$13,190	\$12,845	\$13,190	\$12,882	\$13,331
\$5,000,000	\$6,174,000	\$30,120	\$17,453	\$5,000,000	\$5,151,505	\$30,120	\$14,563	\$5,000,000	\$5,894,720	\$16,087	\$16,522	\$16,066	\$16,522	\$16,102	\$16,664
\$6,000,000	\$7,408,800	\$36,231	\$20,944	\$6,000,000	\$6,181,806	\$36,231	\$17,475	\$6,000,000	\$7,073,664	\$19,307	\$19,855	\$19,286	\$19,855	\$19,323	\$19,997
\$7,000,000	\$8,643,600	\$42,342	\$24,435	\$7,000,000	\$7,212,107	\$42,342	\$20,388	\$7,000,000	\$8,252,608	\$22,528	\$23,188	\$22,507	\$23,188	\$22,543	\$23,329
\$8,000,000	\$9,878,400	\$48,452	\$27,925	\$8,000,000	\$8,242,408	\$48,452	\$23,301	\$8,000,000	\$9,431,552	\$25,748	\$26,521	\$25,727	\$26,521	\$25,764	\$26,662
\$9,000,000	\$11,113,200	\$54,563	\$31,416	\$9,000,000	\$9,272,709	\$54,563	\$26,213	\$9,000,000	\$10,610,496	\$28,969	\$29,854	\$28,948	\$29,854	\$28,984	\$29,995
\$10,000,000	\$12,348,000	\$60,674	\$34,907	\$10,000,000	\$10,303,010	\$60,674	\$29,126	\$10,000,000	\$11,789,440	\$32,189	\$33,186	\$32,168	\$33,186	\$32,205	\$33,328
\$15,000,000	\$18,522,000	\$91,227	\$52,360	\$15,000,000	\$15,454,515	\$91,227	\$43,689	\$15,000,000	\$17,684,160	\$48,291	\$49,850	\$48,270	\$49,850	\$48,307	\$49,992
\$20,000,000	\$24,696,000	\$121,781	\$69,813	\$20,000,000	\$20,606,020	\$121,781	\$58,251	\$20,000,000	\$23,578,880	\$64,394	\$66,514	\$64,373	\$66,514	\$64,409	\$66,655
\$25,000,000	\$30,870,000	\$152,334	\$87,267	\$25,000,000	\$25,757,525	\$152,334	\$72,814	\$25,000,000	\$29,473,600	\$80,496	\$83,178	\$80,475	\$83,178	\$80,511	\$83,319
\$30,000,000	\$37,044,000	\$182,888	\$104,720	\$30,000,000	\$30,909,030	\$182,888	\$87,377	\$30,000,000	\$35,368,320	\$96,598	\$99,842	\$96,577	\$99,842	\$96,614	\$99,983
\$35,000,000	\$43,218,000	\$213,442	\$122,173	\$35,000,000	\$36,060,535	\$213,442	\$101,940	\$35,000,000	\$41,263,040	\$112,700	\$116,506	\$112,679	\$116,506	\$112,716	\$116,647
\$40,000,000	\$49,392,000	\$243,995	\$139,627	\$40,000,000	\$41,212,040	\$243,995	\$116,503	\$40,000,000	\$47,157,760	\$128,803	\$133,169	\$128,782	\$133,169	\$128,818	\$133,311
\$45,000,000	\$55,566,000	\$274,549	\$157,080	\$45,000,000	\$46,363,545	\$274,549	\$131,066	\$45,000,000	\$53,052,480	\$144,905	\$149,833	\$144,884	\$149,833	\$144,921	\$149,975
\$50,000,000	\$61,740,000	\$305,102	\$174,533	\$50,000,000	\$51,515,050	\$305,102	\$145,628	\$50,000,000	\$58,947,200	\$161,007	\$166,497	\$160,986	\$166,497	\$161,023	\$166,638

CITY OF SHUEYVILLE, 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	\$14	8.39%	(\$15)	(9.56%)	(\$120)	(82.61%)	(\$99)	(79.68%)	\$6	3.49%
\$100,000	\$27	8.39%	(\$31)	(9.56%)	(\$114)	(37.36%)	(\$94)	(32.77%)	\$11	3.49%
\$150,000	\$41	8.39%	(\$46)	(9.56%)	(\$109)	(23.29%)	(\$88)	(19.70%)	\$17	3.49%
\$200,000	(\$90)	(11.47%)	(\$206)	(26.13%)	(\$103)	(16.43%)	(\$82)	(13.55%)	\$22	3.49%
\$250,000	(\$221)	(20.24%)	(\$366)	(33.45%)	(\$98)	(12.37%)	(\$77)	(9.98%)	\$28	3.49%
\$300,000	(\$352)	(25.18%)	(\$526)	(37.57%)	(\$92)	(9.68%)	(\$71)	(7.65%)	\$34	3.49%
\$400,000	(\$614)	(30.56%)	(\$846)	(42.06%)	(\$81)	(6.35%)	(\$60)	(4.78%)	\$45	3.49%
\$500,000	(\$876)	(33.43%)	(\$1,166)	(44.46%)	(\$70)	(4.36%)	(\$49)	(3.09%)	\$56	3.49%
\$600,000	(\$1,138)	(35.22%)	(\$1,485)	(45.94%)	(\$58)	(3.04%)	(\$37)	(1.97%)	\$67	3.49%
\$700,000	(\$1,400)	(36.43%)	(\$1,805)	(46.96%)	(\$47)	(2.10%)	(\$26)	(1.18%)	\$79	3.49%
\$800,000	(\$1,663)	(37.32%)	(\$2,125)	(47.70%)	(\$36)	(1.40%)	(\$15)	(0.59%)	\$90	3.49%
\$900,000	(\$1,925)	(37.99%)	(\$2,445)	(48.26%)	(\$25)	(0.85%)	(\$4)	(0.13%)	\$101	3.49%
\$1,000,000	(\$2,187)	(38.51%)	(\$2,765)	(48.70%)	(\$13)	(0.42%)	\$8	0.24%	\$112	3.49%
\$2,000,000	(\$4,807)	(40.78%)	(\$5,963)	(50.58%)	\$99	1.54%	\$120	1.87%	\$225	3.49%
\$3,000,000	(\$7,427)	(41.49%)	(\$9,161)	(51.18%)	\$211	2.19%	\$232	2.41%	\$337	3.49%
\$4,000,000	(\$10,047)	(41.84%)	(\$12,359)	(51.48%)	\$324	2.51%	\$344	2.68%	\$449	3.49%
\$5,000,000	(\$12,667)	(42.05%)	(\$15,557)	(51.65%)	\$436	2.71%	\$457	2.84%	\$562	3.49%
\$6,000,000	(\$15,287)	(42.19%)	(\$18,755)	(51.77%)	\$548	2.84%	\$569	2.95%	\$674	3.49%
\$7,000,000	(\$17,907)	(42.29%)	(\$21,954)	(51.85%)	\$660	2.93%	\$681	3.03%	\$786	3.49%
\$8,000,000	(\$20,527)	(42.37%)	(\$25,152)	(51.91%)	\$773	3.00%	\$794	3.09%	\$898	3.49%
\$9,000,000	(\$23,147)	(42.42%)	(\$28,350)	(51.96%)	\$885	3.06%	\$906	3.13%	\$1,011	3.49%
\$10,000,000	(\$25,767)	(42.47%)	(\$31,548)	(52.00%)	\$997	3.10%	\$1,018	3.17%	\$1,123	3.49%
\$15,000,000	(\$38,867)	(42.60%)	(\$47,539)	(52.11%)	\$1,559	3.23%	\$1,580	3.27%	\$1,685	3.49%
\$20,000,000	(\$51,967)	(42.67%)	(\$63,530)	(52.17%)	\$2,120	3.29%	\$2,141	3.33%	\$2,246	3.49%
\$25,000,000	(\$65,068)	(42.71%)	(\$79,520)	(52.20%)	\$2,682	3.33%	\$2,703	3.36%	\$2,808	3.49%
\$30,000,000	(\$78,168)	(42.74%)	(\$95,511)	(52.22%)	\$3,244	3.36%	\$3,265	3.38%	\$3,369	3.49%
\$35,000,000	(\$91,268)	(42.76%)	(\$111,502)	(52.24%)	\$3,805	3.38%	\$3,826	3.40%	\$3,931	3.49%
\$40,000,000	(\$104,369)	(42.77%)	(\$127,493)	(52.25%)	\$4,367	3.39%	\$4,388	3.41%	\$4,492	3.49%
\$45,000,000	(\$117,469)	(42.79%)	(\$143,483)	(52.26%)	\$4,928	3.40%	\$4,949	3.42%	\$5,054	3.49%
\$50,000,000	(\$130,569)	(42.80%)	(\$159,474)	(52.27%)	\$5,490	3.41%	\$5,511	3.42%	\$5,616	3.49%