

CITY OF SHANNON CITY, 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	\$7.86408	\$7,959	\$0	\$7,959	
2026-27	\$6.41411	\$8,118	\$241	\$8,359	5.0%
2027-28	\$6.59982	\$8,526	\$248	\$8,774	5.0%
2028-29	\$6.32590	\$8,949	\$237	\$9,186	4.7%
2029-30	\$6.48969	\$9,370	\$244	\$9,614	4.7%
2030-31	\$6.21979	\$9,806	\$233	\$10,039	4.4%
2031-32	\$6.36785	\$10,225	\$239	\$10,464	4.2%
2032-33	\$6.11431	\$10,674	\$229	\$10,903	4.2%
2033-34	\$6.24576	\$11,085	\$234	\$11,320	3.8%
2034-35	\$6.00666	\$11,546	\$225	\$11,772	4.0%
2035-36	\$6.12394	\$11,950	\$230	\$12,180	3.5%

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	\$2,506,770	\$1,012,043	\$0	\$1,012,043
2026-27	\$1,676,473	\$1,303,171	\$0	\$1,303,171
2027-28	\$1,702,663	\$1,329,361	\$0	\$1,329,361
2028-29	\$1,825,494	\$1,452,192	\$0	\$1,452,192
2029-30	\$1,854,684	\$1,481,382	\$0	\$1,481,382
2030-31	\$1,987,411	\$1,614,109	\$0	\$1,614,109
2031-32	\$2,016,601	\$1,643,299	\$0	\$1,643,299
2032-33	\$2,156,502	\$1,783,200	\$0	\$1,783,200
2033-34	\$2,185,692	\$1,812,390	\$0	\$1,812,390
2034-35	\$2,333,055	\$1,959,753	\$0	\$1,959,753
2035-36	\$2,362,245	\$1,988,943	\$0	\$1,988,943

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	97.61%	-3.75%	93.85%	2.37%	0.00%	3.77%
2026-27	177.08%	-86.86%	90.22%	4.35%	0.00%	2.93%
2027-28	176.41%	-85.98%	90.43%	4.26%	0.00%	2.87%
2028-29	170.53%	-79.31%	91.22%	4.10%	0.00%	2.63%
2029-30	169.71%	-78.29%	91.42%	4.02%	0.00%	2.58%
2030-31	164.31%	-72.23%	92.08%	3.87%	0.00%	2.37%
2031-32	163.67%	-71.43%	92.24%	3.80%	0.00%	2.32%
2032-33	158.97%	-66.19%	92.78%	3.68%	0.00%	2.14%
2033-34	158.48%	-65.57%	92.91%	3.62%	0.00%	2.11%
2034-35	154.34%	-60.97%	93.37%	3.52%	0.00%	1.95%
2035-36	153.96%	-60.49%	93.47%	3.46%	0.00%	1.92%

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 SHANNON CITY, 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	\$1,012,043	\$7.86408	\$7,959
2026-27	\$1,303,171	\$6.41411	\$8,359
2027-28	\$1,329,361	\$6.59982	\$8,774
2028-29	\$1,452,192	\$6.32590	\$9,186
2029-30	\$1,481,382	\$6.48969	\$9,614
2030-31	\$1,614,109	\$6.21979	\$10,039
2031-32	\$1,643,299	\$6.36785	\$10,464
2032-33	\$1,783,200	\$6.11431	\$10,903
2033-34	\$1,812,390	\$6.24576	\$11,320
2034-35	\$1,959,753	\$6.00666	\$11,772
2035-36	\$1,988,943	\$6.12394	\$12,180

CITY OF SHANNON CITY, 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	\$1,012,043	\$7.86408	\$7,959
2026-27	\$1,028,928	\$7.86408	\$8,092
2027-28	\$1,067,226	\$7.78622	\$8,310
2028-29	\$1,116,260	\$7.78622	\$8,691
2029-30	\$1,156,613	\$7.78622	\$9,006
2030-31	\$1,208,550	\$7.78622	\$9,410
2031-32	\$1,251,064	\$7.78622	\$9,741
2032-33	\$1,306,059	\$7.78622	\$10,169
2033-34	\$1,350,851	\$7.78622	\$10,518
2034-35	\$1,409,070	\$7.78622	\$10,971
2035-36	\$1,456,257	\$7.78622	\$11,339

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	\$274,243	(\$1.44997)	\$267
2027-28	\$262,135	(\$1.18640)	\$464
2028-29	\$335,932	(\$1.46032)	\$495
2029-30	\$324,769	(\$1.29653)	\$608
2030-31	\$405,559	(\$1.56643)	\$629
2031-32	\$392,235	(\$1.41837)	\$723
2032-33	\$477,141	(\$1.67191)	\$734
2033-34	\$461,538	(\$1.54046)	\$802
2034-35	\$550,683	(\$1.77956)	\$800
2035-36	\$532,686	(\$1.66228)	\$841

CITY OF SHANNON CITY, 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	\$187	\$384	\$50,000	\$51,515	\$187	\$320	\$50,000	\$58,947	\$168	\$56	\$144	\$56	\$187	\$367
\$100,000	\$123,480	\$373	\$768	\$100,000	\$103,030	\$373	\$641	\$100,000	\$117,894	\$355	\$422	\$331	\$422	\$373	\$733
\$150,000	\$185,220	\$560	\$1,152	\$150,000	\$154,545	\$560	\$961	\$150,000	\$176,842	\$541	\$789	\$517	\$789	\$560	\$1,100
\$200,000	\$246,960	\$913	\$1,536	\$200,000	\$206,060	\$913	\$1,282	\$200,000	\$235,789	\$728	\$1,156	\$704	\$1,156	\$746	\$1,467
\$250,000	\$308,700	\$1,267	\$1,920	\$250,000	\$257,575	\$1,267	\$1,602	\$250,000	\$294,736	\$914	\$1,522	\$890	\$1,522	\$933	\$1,833
\$300,000	\$370,440	\$1,621	\$2,304	\$300,000	\$309,090	\$1,621	\$1,922	\$300,000	\$353,683	\$1,101	\$1,889	\$1,077	\$1,889	\$1,119	\$2,200
\$400,000	\$493,920	\$2,329	\$3,072	\$400,000	\$412,120	\$2,329	\$2,563	\$400,000	\$471,578	\$1,474	\$2,622	\$1,450	\$2,622	\$1,492	\$2,933
\$500,000	\$617,400	\$3,037	\$3,840	\$500,000	\$515,151	\$3,037	\$3,204	\$500,000	\$589,472	\$1,847	\$3,355	\$1,823	\$3,355	\$1,865	\$3,666
\$600,000	\$740,880	\$3,744	\$4,608	\$600,000	\$618,181	\$3,744	\$3,845	\$600,000	\$707,366	\$2,220	\$4,089	\$2,196	\$4,089	\$2,238	\$4,400
\$700,000	\$864,360	\$4,452	\$5,376	\$700,000	\$721,211	\$4,452	\$4,486	\$700,000	\$825,261	\$2,593	\$4,822	\$2,569	\$4,822	\$2,611	\$5,133
\$800,000	\$987,840	\$5,160	\$6,144	\$800,000	\$824,241	\$5,160	\$5,127	\$800,000	\$943,155	\$2,966	\$5,555	\$2,942	\$5,555	\$2,984	\$5,866
\$900,000	\$1,111,320	\$5,868	\$6,912	\$900,000	\$927,271	\$5,868	\$5,767	\$900,000	\$1,061,050	\$3,339	\$6,289	\$3,315	\$6,289	\$3,357	\$6,600
\$1,000,000	\$1,234,800	\$6,576	\$7,680	\$1,000,000	\$1,030,301	\$6,576	\$6,408	\$1,000,000	\$1,178,944	\$3,712	\$7,022	\$3,688	\$7,022	\$3,730	\$7,333
\$2,000,000	\$2,469,600	\$13,653	\$15,360	\$2,000,000	\$2,060,602	\$13,653	\$12,817	\$2,000,000	\$2,357,888	\$7,442	\$14,355	\$7,418	\$14,355	\$7,460	\$14,666
\$3,000,000	\$3,704,400	\$20,731	\$23,041	\$3,000,000	\$3,090,903	\$20,731	\$19,225	\$3,000,000	\$3,536,832	\$11,172	\$21,687	\$11,148	\$21,687	\$11,190	\$21,998
\$4,000,000	\$4,939,200	\$27,809	\$30,721	\$4,000,000	\$4,121,204	\$27,809	\$25,633	\$4,000,000	\$4,715,776	\$14,902	\$29,020	\$14,878	\$29,020	\$14,920	\$29,331
\$5,000,000	\$6,174,000	\$34,886	\$38,401	\$5,000,000	\$5,151,505	\$34,886	\$32,041	\$5,000,000	\$5,894,720	\$18,632	\$36,353	\$18,608	\$36,353	\$18,650	\$36,664
\$6,000,000	\$7,408,800	\$41,964	\$46,081	\$6,000,000	\$6,181,806	\$41,964	\$38,450	\$6,000,000	\$7,073,664	\$22,362	\$43,686	\$22,338	\$43,686	\$22,380	\$43,997
\$7,000,000	\$8,643,600	\$49,042	\$53,761	\$7,000,000	\$7,212,107	\$49,042	\$44,858	\$7,000,000	\$8,252,608	\$26,092	\$51,018	\$26,068	\$51,018	\$26,110	\$51,329
\$8,000,000	\$9,878,400	\$56,119	\$61,442	\$8,000,000	\$8,242,408	\$56,119	\$51,266	\$8,000,000	\$9,431,552	\$29,822	\$58,351	\$29,798	\$58,351	\$29,840	\$58,662
\$9,000,000	\$11,113,200	\$63,197	\$69,122	\$9,000,000	\$9,272,709	\$63,197	\$57,674	\$9,000,000	\$10,610,496	\$33,552	\$65,684	\$33,528	\$65,684	\$33,571	\$65,995
\$10,000,000	\$12,348,000	\$70,275	\$76,802	\$10,000,000	\$10,303,010	\$70,275	\$64,083	\$10,000,000	\$11,789,440	\$37,282	\$73,017	\$37,258	\$73,017	\$37,301	\$73,328
\$15,000,000	\$18,522,000	\$105,663	\$115,203	\$15,000,000	\$15,454,515	\$105,663	\$96,124	\$15,000,000	\$17,684,160	\$55,933	\$109,681	\$55,909	\$109,681	\$55,951	\$109,992
\$20,000,000	\$24,696,000	\$141,051	\$153,604	\$20,000,000	\$20,606,020	\$141,051	\$128,165	\$20,000,000	\$23,578,880	\$74,583	\$146,345	\$74,559	\$146,345	\$74,601	\$146,656
\$25,000,000	\$30,870,000	\$176,440	\$192,005	\$25,000,000	\$25,757,525	\$176,440	\$160,206	\$25,000,000	\$29,473,600	\$93,233	\$183,009	\$93,209	\$183,009	\$93,251	\$183,320
\$30,000,000	\$37,044,000	\$211,828	\$230,406	\$30,000,000	\$30,909,030	\$211,828	\$192,248	\$30,000,000	\$35,368,320	\$111,884	\$219,673	\$111,859	\$219,673	\$111,902	\$219,984
\$35,000,000	\$43,218,000	\$247,216	\$268,807	\$35,000,000	\$36,060,535	\$247,216	\$224,289	\$35,000,000	\$41,263,040	\$130,534	\$256,336	\$130,510	\$256,336	\$130,552	\$256,647
\$40,000,000	\$49,392,000	\$282,605	\$307,208	\$40,000,000	\$41,212,040	\$282,605	\$256,330	\$40,000,000	\$47,157,760	\$149,184	\$293,000	\$149,160	\$293,000	\$149,202	\$293,311
\$45,000,000	\$55,566,000	\$317,993	\$345,609	\$45,000,000	\$46,363,545	\$317,993	\$288,372	\$45,000,000	\$53,052,480	\$167,835	\$329,664	\$167,810	\$329,664	\$167,853	\$329,975
\$50,000,000	\$61,740,000	\$353,381	\$384,010	\$50,000,000	\$51,515,050	\$353,381	\$320,413	\$50,000,000	\$58,947,200	\$186,485	\$366,328	\$186,461	\$366,328	\$186,503	\$366,639

CITY OF SHANNON CITY, 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	\$198	105.90%	\$134	71.80%	(\$113)	(66.96%)	(\$89)	(61.40%)	\$180	96.59%
\$100,000	\$395	105.90%	\$268	71.80%	\$67	18.98%	\$92	27.71%	\$360	96.59%
\$150,000	\$593	105.90%	\$402	71.80%	\$248	45.72%	\$272	52.55%	\$540	96.59%
\$200,000	\$623	68.17%	\$368	40.32%	\$428	58.75%	\$452	64.22%	\$721	96.59%
\$250,000	\$653	51.51%	\$335	26.42%	\$608	66.47%	\$632	71.00%	\$901	96.59%
\$300,000	\$683	42.12%	\$301	18.59%	\$788	71.57%	\$812	75.43%	\$1,081	96.59%
\$400,000	\$743	31.91%	\$234	10.06%	\$1,148	77.90%	\$1,172	80.88%	\$1,441	96.59%
\$500,000	\$803	26.46%	\$167	5.51%	\$1,508	81.67%	\$1,533	84.09%	\$1,801	96.59%
\$600,000	\$864	23.06%	\$100	2.68%	\$1,869	84.18%	\$1,893	86.21%	\$2,162	96.59%
\$700,000	\$924	20.75%	\$34	0.75%	\$2,229	85.96%	\$2,253	87.72%	\$2,522	96.59%
\$800,000	\$984	19.07%	(\$33)	(0.65%)	\$2,589	87.30%	\$2,614	88.84%	\$2,882	96.59%
\$900,000	\$1,044	17.80%	(\$100)	(1.71%)	\$2,950	88.34%	\$2,974	89.72%	\$3,242	96.59%
\$1,000,000	\$1,105	16.80%	(\$167)	(2.54%)	\$3,310	89.17%	\$3,334	90.41%	\$3,603	96.59%
\$2,000,000	\$1,707	12.50%	(\$837)	(6.13%)	\$6,913	92.89%	\$6,937	93.52%	\$7,205	96.59%
\$3,000,000	\$2,310	11.14%	(\$1,506)	(7.27%)	\$10,515	94.12%	\$10,540	94.54%	\$10,808	96.59%
\$4,000,000	\$2,912	10.47%	(\$2,176)	(7.82%)	\$14,118	94.74%	\$14,142	95.06%	\$14,411	96.59%
\$5,000,000	\$3,515	10.07%	(\$2,845)	(8.15%)	\$17,721	95.11%	\$17,745	95.36%	\$18,014	96.59%
\$6,000,000	\$4,117	9.81%	(\$3,514)	(8.37%)	\$21,323	95.35%	\$21,348	95.57%	\$21,616	96.59%
\$7,000,000	\$4,720	9.62%	(\$4,184)	(8.53%)	\$24,926	95.53%	\$24,950	95.71%	\$25,219	96.59%
\$8,000,000	\$5,322	9.48%	(\$4,853)	(8.65%)	\$28,529	95.66%	\$28,553	95.82%	\$28,822	96.59%
\$9,000,000	\$5,925	9.38%	(\$5,523)	(8.74%)	\$32,132	95.77%	\$32,156	95.91%	\$32,425	96.59%
\$10,000,000	\$6,527	9.29%	(\$6,192)	(8.81%)	\$35,734	95.85%	\$35,759	95.98%	\$36,027	96.59%
\$15,000,000	\$9,540	9.03%	(\$9,539)	(9.03%)	\$53,748	96.09%	\$53,772	96.18%	\$54,041	96.59%
\$20,000,000	\$12,553	8.90%	(\$12,886)	(9.14%)	\$71,762	96.22%	\$71,786	96.28%	\$72,055	96.59%
\$25,000,000	\$15,565	8.82%	(\$16,233)	(9.20%)	\$89,775	96.29%	\$89,800	96.34%	\$90,068	96.59%
\$30,000,000	\$18,578	8.77%	(\$19,580)	(9.24%)	\$107,789	96.34%	\$107,813	96.38%	\$108,082	96.59%
\$35,000,000	\$21,591	8.73%	(\$22,927)	(9.27%)	\$125,803	96.38%	\$125,827	96.41%	\$126,095	96.59%
\$40,000,000	\$24,603	8.71%	(\$26,274)	(9.30%)	\$143,816	96.40%	\$143,840	96.43%	\$144,109	96.59%
\$45,000,000	\$27,616	8.68%	(\$29,621)	(9.32%)	\$161,830	96.42%	\$161,854	96.45%	\$162,123	96.59%
\$50,000,000	\$30,628	8.67%	(\$32,969)	(9.33%)	\$179,843	96.44%	\$179,868	96.46%	\$180,136	96.59%