

CITY OF SHELLSBURG, 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	\$8.46514	\$320,302	\$0	\$320,302	
2026-27	\$4.58615	\$326,708	\$4,727	\$331,436	3.5%
2027-28	\$4.65251	\$335,028	\$4,796	\$339,824	2.5%
2028-29	\$4.53915	\$346,620	\$4,679	\$351,299	3.4%
2029-30	\$4.60042	\$355,145	\$4,742	\$359,887	2.4%
2030-31	\$4.48506	\$367,085	\$4,623	\$371,708	3.3%
2031-32	\$4.54154	\$375,505	\$4,681	\$380,186	2.3%
2032-33	\$4.42828	\$387,789	\$4,564	\$392,354	3.2%
2033-34	\$4.48040	\$396,100	\$4,618	\$400,718	2.1%
2034-35	\$4.36926	\$408,732	\$4,504	\$413,235	3.1%
2035-36	\$4.41740	\$416,929	\$4,553	\$421,482	2.0%

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	\$82,470,278	\$37,837,816	\$1,609,423	\$39,447,239
2026-27	\$76,238,699	\$72,268,822	\$1,841,856	\$74,110,678
2027-28	\$77,030,455	\$73,040,927	\$1,861,507	\$74,902,434
2028-29	\$81,494,337	\$77,393,065	\$1,973,251	\$79,366,316
2029-30	\$82,350,092	\$78,229,170	\$1,992,902	\$80,222,071
2030-31	\$87,116,124	\$82,876,888	\$2,111,215	\$84,988,103
2031-32	\$87,971,880	\$83,712,993	\$2,130,866	\$85,843,859
2032-33	\$92,985,951	\$88,601,852	\$2,256,078	\$90,857,930
2033-34	\$93,841,706	\$89,437,957	\$2,275,729	\$91,713,685
2034-35	\$99,114,119	\$94,577,914	\$2,408,184	\$96,986,098
2035-36	\$99,969,874	\$95,414,018	\$2,427,835	\$97,841,853

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.91%	-2.41%	86.50%	11.40%	0.11%	0.97%
2026-27	109.93%	-21.43%	88.50%	9.94%	0.13%	0.52%
2027-28	109.94%	-21.55%	88.39%	10.07%	0.13%	0.51%
2028-29	109.01%	-20.66%	88.36%	10.20%	0.12%	0.48%
2029-30	108.94%	-20.68%	88.26%	10.31%	0.12%	0.48%
2030-31	107.98%	-19.74%	88.24%	10.42%	0.12%	0.45%
2031-32	107.92%	-19.77%	88.15%	10.52%	0.11%	0.45%
2032-33	107.01%	-18.88%	88.13%	10.63%	0.11%	0.42%
2033-34	106.96%	-18.92%	88.05%	10.72%	0.11%	0.42%
2034-35	106.10%	-18.08%	88.02%	10.83%	0.10%	0.39%
2035-36	106.07%	-18.12%	87.94%	10.91%	0.10%	0.39%

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 SHELLSBURG, 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	\$37,837,816	\$8.46514	\$320,302
2026-27	\$72,268,822	\$4.58615	\$331,436
2027-28	\$73,040,927	\$4.65251	\$339,824
2028-29	\$77,393,065	\$4.53915	\$351,299
2029-30	\$78,229,170	\$4.60042	\$359,887
2030-31	\$82,876,888	\$4.48506	\$371,708
2031-32	\$83,712,993	\$4.54154	\$380,186
2032-33	\$88,601,852	\$4.42828	\$392,354
2033-34	\$89,437,957	\$4.48040	\$400,718
2034-35	\$94,577,914	\$4.36926	\$413,235
2035-36	\$95,414,018	\$4.41740	\$421,482

CITY OF SHELLSBURG, 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	\$37,837,816	\$8.46514	\$320,302
2026-27	\$38,590,199	\$8.46514	\$326,671
2027-28	\$39,826,038	\$8.38133	\$333,795
2028-29	\$41,581,509	\$8.10000	\$336,810
2029-30	\$42,898,528	\$8.10000	\$347,478
2030-31	\$44,758,267	\$8.10000	\$362,542
2031-32	\$46,139,926	\$8.10000	\$373,733
2032-33	\$48,109,392	\$8.10000	\$389,686
2033-34	\$49,559,242	\$8.10000	\$401,430
2034-35	\$51,644,285	\$8.10000	\$418,319
2035-36	\$53,165,774	\$8.10000	\$430,643

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	\$33,678,624	(\$3.87899)	\$4,764
2027-28	\$33,214,889	(\$3.72882)	\$6,029
2028-29	\$35,811,556	(\$3.56085)	\$14,489
2029-30	\$35,330,642	(\$3.49958)	\$12,409
2030-31	\$38,118,622	(\$3.61494)	\$9,166
2031-32	\$37,573,067	(\$3.55846)	\$6,453
2032-33	\$40,492,460	(\$3.67172)	\$2,668
2033-34	\$39,878,714	(\$3.61960)	-\$712
2034-35	\$42,933,628	(\$3.73074)	-\$5,083
2035-36	\$42,248,245	(\$3.68260)	-\$9,161

CITY OF SHELLSBURG, 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	\$201	\$277	\$50,000	\$51,515	\$201	\$231	\$50,000	\$58,947	\$181	\$40	\$155	\$40	\$201	\$264
\$100,000	\$123,480	\$402	\$554	\$100,000	\$103,030	\$402	\$462	\$100,000	\$117,894	\$382	\$305	\$356	\$305	\$402	\$529
\$150,000	\$185,220	\$602	\$831	\$150,000	\$154,545	\$602	\$693	\$150,000	\$176,842	\$583	\$569	\$557	\$569	\$602	\$793
\$200,000	\$246,960	\$983	\$1,108	\$200,000	\$206,060	\$983	\$924	\$200,000	\$235,789	\$784	\$833	\$757	\$833	\$803	\$1,058
\$250,000	\$308,700	\$1,364	\$1,385	\$250,000	\$257,575	\$1,364	\$1,155	\$250,000	\$294,736	\$984	\$1,098	\$958	\$1,098	\$1,004	\$1,322
\$300,000	\$370,440	\$1,745	\$1,661	\$300,000	\$309,090	\$1,745	\$1,386	\$300,000	\$353,683	\$1,185	\$1,362	\$1,159	\$1,362	\$1,205	\$1,586
\$400,000	\$493,920	\$2,507	\$2,215	\$400,000	\$412,120	\$2,507	\$1,848	\$400,000	\$471,578	\$1,587	\$1,891	\$1,560	\$1,891	\$1,606	\$2,115
\$500,000	\$617,400	\$3,269	\$2,769	\$500,000	\$515,151	\$3,269	\$2,310	\$500,000	\$589,472	\$1,988	\$2,420	\$1,962	\$2,420	\$2,008	\$2,644
\$600,000	\$740,880	\$4,031	\$3,323	\$600,000	\$618,181	\$4,031	\$2,773	\$600,000	\$707,366	\$2,390	\$2,948	\$2,364	\$2,948	\$2,409	\$3,173
\$700,000	\$864,360	\$4,793	\$3,877	\$700,000	\$721,211	\$4,793	\$3,235	\$700,000	\$825,261	\$2,791	\$3,477	\$2,765	\$3,477	\$2,811	\$3,701
\$800,000	\$987,840	\$5,554	\$4,431	\$800,000	\$824,241	\$5,554	\$3,697	\$800,000	\$943,155	\$3,193	\$4,006	\$3,167	\$4,006	\$3,212	\$4,230
\$900,000	\$1,111,320	\$6,316	\$4,984	\$900,000	\$927,271	\$6,316	\$4,159	\$900,000	\$1,061,050	\$3,594	\$4,535	\$3,568	\$4,535	\$3,614	\$4,759
\$1,000,000	\$1,234,800	\$7,078	\$5,538	\$1,000,000	\$1,030,301	\$7,078	\$4,621	\$1,000,000	\$1,178,944	\$3,996	\$5,063	\$3,970	\$5,063	\$4,015	\$5,288
\$2,000,000	\$2,469,600	\$14,697	\$11,076	\$2,000,000	\$2,060,602	\$14,697	\$9,242	\$2,000,000	\$2,357,888	\$8,011	\$10,351	\$7,985	\$10,351	\$8,030	\$10,575
\$3,000,000	\$3,704,400	\$22,315	\$16,614	\$3,000,000	\$3,090,903	\$22,315	\$13,863	\$3,000,000	\$3,536,832	\$12,026	\$15,639	\$12,000	\$15,639	\$12,045	\$15,863
\$4,000,000	\$4,939,200	\$29,934	\$22,153	\$4,000,000	\$4,121,204	\$29,934	\$18,484	\$4,000,000	\$4,715,776	\$16,041	\$20,926	\$16,015	\$20,926	\$16,061	\$21,151
\$5,000,000	\$6,174,000	\$37,553	\$27,691	\$5,000,000	\$5,151,505	\$37,553	\$23,105	\$5,000,000	\$5,894,720	\$20,056	\$26,214	\$20,030	\$26,214	\$20,076	\$26,438
\$6,000,000	\$7,408,800	\$45,171	\$33,229	\$6,000,000	\$6,181,806	\$45,171	\$27,726	\$6,000,000	\$7,073,664	\$24,071	\$31,502	\$24,045	\$31,502	\$24,091	\$31,726
\$7,000,000	\$8,643,600	\$52,790	\$38,767	\$7,000,000	\$7,212,107	\$52,790	\$32,347	\$7,000,000	\$8,252,608	\$28,087	\$36,789	\$28,060	\$36,789	\$28,106	\$37,013
\$8,000,000	\$9,878,400	\$60,408	\$44,305	\$8,000,000	\$8,242,408	\$60,408	\$36,968	\$8,000,000	\$9,431,552	\$32,102	\$42,077	\$32,076	\$42,077	\$32,121	\$42,301
\$9,000,000	\$11,113,200	\$68,027	\$49,843	\$9,000,000	\$9,272,709	\$68,027	\$41,589	\$9,000,000	\$10,610,496	\$36,117	\$47,364	\$36,091	\$47,364	\$36,136	\$47,589
\$10,000,000	\$12,348,000	\$75,646	\$55,382	\$10,000,000	\$10,303,010	\$75,646	\$46,210	\$10,000,000	\$11,789,440	\$40,132	\$52,652	\$40,106	\$52,652	\$40,152	\$52,876
\$15,000,000	\$18,522,000	\$113,739	\$83,072	\$15,000,000	\$15,454,515	\$113,739	\$69,314	\$15,000,000	\$17,684,160	\$60,208	\$79,090	\$60,182	\$79,090	\$60,227	\$79,315
\$20,000,000	\$24,696,000	\$151,832	\$110,763	\$20,000,000	\$20,606,020	\$151,832	\$92,419	\$20,000,000	\$23,578,880	\$80,284	\$105,528	\$80,257	\$105,528	\$80,303	\$105,753
\$25,000,000	\$30,870,000	\$189,925	\$138,454	\$25,000,000	\$25,757,525	\$189,925	\$115,524	\$25,000,000	\$29,473,600	\$100,359	\$131,967	\$100,333	\$131,967	\$100,379	\$132,191
\$30,000,000	\$37,044,000	\$228,018	\$166,145	\$30,000,000	\$30,909,030	\$228,018	\$138,629	\$30,000,000	\$35,368,320	\$120,435	\$158,405	\$120,409	\$158,405	\$120,455	\$158,629
\$35,000,000	\$43,218,000	\$266,111	\$193,835	\$35,000,000	\$36,060,535	\$266,111	\$161,734	\$35,000,000	\$41,263,040	\$140,511	\$184,843	\$140,485	\$184,843	\$140,530	\$185,067
\$40,000,000	\$49,392,000	\$304,205	\$221,526	\$40,000,000	\$41,212,040	\$304,205	\$184,838	\$40,000,000	\$47,157,760	\$160,587	\$211,281	\$160,560	\$211,281	\$160,606	\$211,505
\$45,000,000	\$55,566,000	\$342,298	\$249,217	\$45,000,000	\$46,363,545	\$342,298	\$207,943	\$45,000,000	\$53,052,480	\$180,662	\$237,719	\$180,636	\$237,719	\$180,682	\$237,944
\$50,000,000	\$61,740,000	\$380,391	\$276,908	\$50,000,000	\$51,515,050	\$380,391	\$231,048	\$50,000,000	\$58,947,200	\$200,738	\$264,157	\$200,712	\$264,157	\$200,758	\$264,382

CITY OF SHELLSBURG, 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	\$76	37.93%	\$30	15.09%	(\$141)	(77.86%)	(\$115)	(74.14%)	\$64	31.69%
\$100,000	\$152	37.93%	\$61	15.09%	(\$78)	(20.29%)	(\$51)	(14.45%)	\$127	31.69%
\$150,000	\$228	37.93%	\$91	15.09%	(\$14)	(2.39%)	\$12	2.19%	\$191	31.69%
\$200,000	\$124	12.66%	(\$59)	(6.00%)	\$50	6.35%	\$76	10.01%	\$254	31.69%
\$250,000	\$20	1.50%	(\$209)	(15.31%)	\$113	11.51%	\$139	14.55%	\$318	31.69%
\$300,000	(\$84)	(4.79%)	(\$359)	(20.56%)	\$177	14.93%	\$203	17.52%	\$382	31.69%
\$400,000	(\$292)	(11.63%)	(\$659)	(26.27%)	\$304	19.17%	\$330	21.17%	\$509	31.69%
\$500,000	(\$500)	(15.29%)	(\$958)	(29.32%)	\$431	21.70%	\$458	23.32%	\$636	31.69%
\$600,000	(\$708)	(17.56%)	(\$1,258)	(31.21%)	\$559	23.38%	\$585	24.74%	\$763	31.69%
\$700,000	(\$916)	(19.11%)	(\$1,558)	(32.51%)	\$686	24.58%	\$712	25.75%	\$891	31.69%
\$800,000	(\$1,124)	(20.23%)	(\$1,858)	(33.44%)	\$813	25.47%	\$839	26.51%	\$1,018	31.69%
\$900,000	(\$1,332)	(21.09%)	(\$2,157)	(34.16%)	\$940	26.17%	\$967	27.09%	\$1,145	31.69%
\$1,000,000	(\$1,540)	(21.76%)	(\$2,457)	(34.71%)	\$1,068	26.72%	\$1,094	27.55%	\$1,272	31.69%
\$2,000,000	(\$3,620)	(24.63%)	(\$5,455)	(37.12%)	\$2,340	29.21%	\$2,366	29.64%	\$2,545	31.69%
\$3,000,000	(\$5,701)	(25.55%)	(\$8,452)	(37.88%)	\$3,613	30.04%	\$3,639	30.32%	\$3,817	31.69%
\$4,000,000	(\$7,781)	(26.00%)	(\$11,450)	(38.25%)	\$4,885	30.45%	\$4,911	30.67%	\$5,090	31.69%
\$5,000,000	(\$9,862)	(26.26%)	(\$14,448)	(38.47%)	\$6,158	30.70%	\$6,184	30.87%	\$6,362	31.69%
\$6,000,000	(\$11,942)	(26.44%)	(\$17,445)	(38.62%)	\$7,430	30.87%	\$7,456	31.01%	\$7,635	31.69%
\$7,000,000	(\$14,023)	(26.56%)	(\$20,443)	(38.73%)	\$8,703	30.98%	\$8,729	31.11%	\$8,907	31.69%
\$8,000,000	(\$16,103)	(26.66%)	(\$23,441)	(38.80%)	\$9,975	31.07%	\$10,001	31.18%	\$10,180	31.69%
\$9,000,000	(\$18,184)	(26.73%)	(\$26,438)	(38.86%)	\$11,248	31.14%	\$11,274	31.24%	\$11,452	31.69%
\$10,000,000	(\$20,264)	(26.79%)	(\$29,436)	(38.91%)	\$12,520	31.20%	\$12,546	31.28%	\$12,725	31.69%
\$15,000,000	(\$30,667)	(26.96%)	(\$44,424)	(39.06%)	\$18,882	31.36%	\$18,909	31.42%	\$19,087	31.69%
\$20,000,000	(\$41,069)	(27.05%)	(\$59,413)	(39.13%)	\$25,245	31.44%	\$25,271	31.49%	\$25,450	31.69%
\$25,000,000	(\$51,471)	(27.10%)	(\$74,401)	(39.17%)	\$31,607	31.49%	\$31,633	31.53%	\$31,812	31.69%
\$30,000,000	(\$61,874)	(27.14%)	(\$89,389)	(39.20%)	\$37,970	31.53%	\$37,996	31.56%	\$38,174	31.69%
\$35,000,000	(\$72,276)	(27.16%)	(\$104,378)	(39.22%)	\$44,332	31.55%	\$44,358	31.58%	\$44,537	31.69%
\$40,000,000	(\$82,678)	(27.18%)	(\$119,366)	(39.24%)	\$50,695	31.57%	\$50,721	31.59%	\$50,899	31.69%
\$45,000,000	(\$93,081)	(27.19%)	(\$134,354)	(39.25%)	\$57,057	31.58%	\$57,083	31.60%	\$57,262	31.69%
\$50,000,000	(\$103,483)	(27.20%)	(\$149,343)	(39.26%)	\$63,419	31.59%	\$63,445	31.61%	\$63,624	31.69%