

CITY OF SHEFFIELD, 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	\$8.07650	\$359,630	\$0	\$359,630	
2026-27	\$4.84069	\$366,822	\$3,910	\$370,732	3.1%
2027-28	\$4.89229	\$374,261	\$3,952	\$378,212	2.0%
2028-29	\$4.79867	\$385,777	\$3,876	\$389,653	3.0%
2029-30	\$4.84688	\$393,351	\$3,915	\$397,266	2.0%
2030-31	\$4.75431	\$405,212	\$3,840	\$409,052	3.0%
2031-32	\$4.79937	\$412,715	\$3,876	\$416,591	1.8%
2032-33	\$4.71017	\$424,923	\$3,804	\$428,727	2.9%
2033-34	\$4.75234	\$432,354	\$3,839	\$436,192	1.7%
2034-35	\$4.66623	\$444,916	\$3,769	\$448,685	2.9%
2035-36	\$4.70576	\$452,277	\$3,801	\$456,078	1.6%

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	\$97,963,797	\$44,527,949	\$7,252,257	\$51,780,206
2026-27	\$90,744,307	\$76,586,650	\$8,672,510	\$85,259,160
2027-28	\$91,740,451	\$77,307,804	\$8,947,501	\$86,255,304
2028-29	\$96,341,393	\$81,200,129	\$9,656,117	\$90,856,246
2029-30	\$97,379,537	\$81,963,282	\$9,931,108	\$91,894,390
2030-31	\$102,212,162	\$86,038,110	\$10,688,905	\$96,727,015
2031-32	\$103,250,307	\$86,801,263	\$10,963,896	\$97,765,160
2032-33	\$108,280,099	\$91,021,619	\$11,773,332	\$102,794,952
2033-34	\$109,318,243	\$91,784,773	\$12,048,323	\$103,833,096
2034-35	\$114,553,000	\$96,155,872	\$12,911,981	\$109,067,853
2035-36	\$115,591,144	\$96,919,025	\$13,186,972	\$110,105,997

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	62.12%	-1.87%	60.25%	9.96%	23.47%	1.27%
2026-27	86.94%	-19.61%	67.33%	11.04%	17.20%	0.77%
2027-28	86.16%	-19.48%	66.68%	11.08%	17.85%	0.76%
2028-29	85.29%	-18.58%	66.72%	11.21%	17.93%	0.72%
2029-30	84.55%	-18.41%	66.13%	11.24%	18.53%	0.71%
2030-31	83.74%	-17.53%	66.21%	11.36%	18.54%	0.68%
2031-32	83.06%	-17.39%	65.67%	11.39%	19.10%	0.67%
2032-33	82.35%	-16.57%	65.78%	11.52%	19.06%	0.64%
2033-34	81.72%	-16.45%	65.27%	11.54%	19.58%	0.63%
2034-35	81.09%	-15.69%	65.40%	11.67%	19.50%	0.60%
2035-36	80.51%	-15.58%	64.93%	11.69%	19.99%	0.60%

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 SHEFFIELD, 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	\$44,527,949	\$8.07650	\$359,630
2026-27	\$76,586,650	\$4.84069	\$370,732
2027-28	\$77,307,804	\$4.89229	\$378,212
2028-29	\$81,200,129	\$4.79867	\$389,653
2029-30	\$81,963,282	\$4.84688	\$397,266
2030-31	\$86,038,110	\$4.75431	\$409,052
2031-32	\$86,801,263	\$4.79937	\$416,591
2032-33	\$91,021,619	\$4.71017	\$428,727
2033-34	\$91,784,773	\$4.75234	\$436,192
2034-35	\$96,155,872	\$4.66623	\$448,685
2035-36	\$96,919,025	\$4.70576	\$456,078

CITY OF SHEFFIELD, 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	\$44,527,949	\$8.07650	\$359,630
2026-27	\$44,881,177	\$8.07650	\$362,483
2027-28	\$45,855,427	\$8.07650	\$370,351
2028-29	\$47,397,319	\$8.07650	\$382,804
2029-30	\$48,687,867	\$8.07650	\$393,227
2030-31	\$50,277,036	\$8.07650	\$406,062
2031-32	\$51,610,948	\$8.07650	\$416,836
2032-33	\$53,249,301	\$8.07650	\$430,068
2033-34	\$54,628,987	\$8.07650	\$441,211
2034-35	\$56,318,619	\$8.07650	\$454,857
2035-36	\$57,746,358	\$8.07650	\$466,388

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	\$31,705,473	(\$3.23581)	\$8,250
2027-28	\$31,452,377	(\$3.18421)	\$7,861
2028-29	\$33,802,809	(\$3.27783)	\$6,848
2029-30	\$33,275,415	(\$3.22962)	\$4,039
2030-31	\$35,761,074	(\$3.32219)	\$2,990
2031-32	\$35,190,315	(\$3.27713)	-\$244
2032-33	\$37,772,318	(\$3.36633)	-\$1,340
2033-34	\$37,155,786	(\$3.32416)	-\$5,018
2034-35	\$39,837,252	(\$3.41027)	-\$6,172
2035-36	\$39,172,667	(\$3.37074)	-\$10,311

CITY OF SHEFFIELD, 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	\$192	\$294	\$50,000	\$51,515	\$192	\$245	\$50,000	\$58,947	\$173	\$43	\$148	\$43	\$192	\$280
\$100,000	\$123,480	\$383	\$587	\$100,000	\$103,030	\$383	\$490	\$100,000	\$117,894	\$365	\$323	\$340	\$323	\$383	\$561
\$150,000	\$185,220	\$575	\$881	\$150,000	\$154,545	\$575	\$735	\$150,000	\$176,842	\$556	\$603	\$531	\$603	\$575	\$841
\$200,000	\$246,960	\$938	\$1,174	\$200,000	\$206,060	\$938	\$980	\$200,000	\$235,789	\$748	\$883	\$723	\$883	\$766	\$1,121
\$250,000	\$308,700	\$1,302	\$1,468	\$250,000	\$257,575	\$1,302	\$1,225	\$250,000	\$294,736	\$939	\$1,164	\$914	\$1,164	\$958	\$1,401
\$300,000	\$370,440	\$1,665	\$1,761	\$300,000	\$309,090	\$1,665	\$1,470	\$300,000	\$353,683	\$1,131	\$1,444	\$1,106	\$1,444	\$1,149	\$1,682
\$400,000	\$493,920	\$2,392	\$2,348	\$400,000	\$412,120	\$2,392	\$1,959	\$400,000	\$471,578	\$1,514	\$2,004	\$1,489	\$2,004	\$1,532	\$2,242
\$500,000	\$617,400	\$3,119	\$2,935	\$500,000	\$515,151	\$3,119	\$2,449	\$500,000	\$589,472	\$1,897	\$2,565	\$1,872	\$2,565	\$1,915	\$2,803
\$600,000	\$740,880	\$3,846	\$3,522	\$600,000	\$618,181	\$3,846	\$2,939	\$600,000	\$707,366	\$2,280	\$3,125	\$2,255	\$3,125	\$2,298	\$3,363
\$700,000	\$864,360	\$4,572	\$4,109	\$700,000	\$721,211	\$4,572	\$3,429	\$700,000	\$825,261	\$2,663	\$3,686	\$2,638	\$3,686	\$2,682	\$3,924
\$800,000	\$987,840	\$5,299	\$4,696	\$800,000	\$824,241	\$5,299	\$3,919	\$800,000	\$943,155	\$3,046	\$4,246	\$3,021	\$4,246	\$3,065	\$4,484
\$900,000	\$1,111,320	\$6,026	\$5,284	\$900,000	\$927,271	\$6,026	\$4,409	\$900,000	\$1,061,050	\$3,429	\$4,807	\$3,404	\$4,807	\$3,448	\$5,045
\$1,000,000	\$1,234,800	\$6,753	\$5,871	\$1,000,000	\$1,030,301	\$6,753	\$4,898	\$1,000,000	\$1,178,944	\$3,812	\$5,367	\$3,787	\$5,367	\$3,831	\$5,605
\$2,000,000	\$2,469,600	\$14,022	\$11,741	\$2,000,000	\$2,060,602	\$14,022	\$9,797	\$2,000,000	\$2,357,888	\$7,643	\$10,972	\$7,618	\$10,972	\$7,662	\$11,210
\$3,000,000	\$3,704,400	\$21,291	\$17,612	\$3,000,000	\$3,090,903	\$21,291	\$14,695	\$3,000,000	\$3,536,832	\$11,474	\$16,577	\$11,449	\$16,577	\$11,492	\$16,815
\$4,000,000	\$4,939,200	\$28,560	\$23,482	\$4,000,000	\$4,121,204	\$28,560	\$19,593	\$4,000,000	\$4,715,776	\$15,305	\$22,183	\$15,280	\$22,183	\$15,323	\$22,420
\$5,000,000	\$6,174,000	\$35,829	\$29,353	\$5,000,000	\$5,151,505	\$35,829	\$24,492	\$5,000,000	\$5,894,720	\$19,135	\$27,788	\$19,111	\$27,788	\$19,154	\$28,025
\$6,000,000	\$7,408,800	\$43,097	\$35,224	\$6,000,000	\$6,181,806	\$43,097	\$29,390	\$6,000,000	\$7,073,664	\$22,966	\$33,393	\$22,941	\$33,393	\$22,985	\$33,630
\$7,000,000	\$8,643,600	\$50,366	\$41,094	\$7,000,000	\$7,212,107	\$50,366	\$34,289	\$7,000,000	\$8,252,608	\$26,797	\$38,998	\$26,772	\$38,998	\$26,816	\$39,235
\$8,000,000	\$9,878,400	\$57,635	\$46,965	\$8,000,000	\$8,242,408	\$57,635	\$39,187	\$8,000,000	\$9,431,552	\$30,628	\$44,603	\$30,603	\$44,603	\$30,646	\$44,841
\$9,000,000	\$11,113,200	\$64,904	\$52,836	\$9,000,000	\$9,272,709	\$64,904	\$44,085	\$9,000,000	\$10,610,496	\$34,459	\$50,208	\$34,434	\$50,208	\$34,477	\$50,446
\$10,000,000	\$12,348,000	\$72,173	\$58,706	\$10,000,000	\$10,303,010	\$72,173	\$48,984	\$10,000,000	\$11,789,440	\$38,290	\$55,813	\$38,265	\$55,813	\$38,308	\$56,051
\$15,000,000	\$18,522,000	\$108,517	\$88,059	\$15,000,000	\$15,454,515	\$108,517	\$73,476	\$15,000,000	\$17,684,160	\$57,444	\$83,838	\$57,419	\$83,838	\$57,462	\$84,076
\$20,000,000	\$24,696,000	\$144,861	\$117,412	\$20,000,000	\$20,606,020	\$144,861	\$97,967	\$20,000,000	\$23,578,880	\$76,598	\$111,864	\$76,573	\$111,864	\$76,616	\$112,101
\$25,000,000	\$30,870,000	\$181,205	\$146,766	\$25,000,000	\$25,757,525	\$181,205	\$122,459	\$25,000,000	\$29,473,600	\$95,752	\$139,889	\$95,727	\$139,889	\$95,770	\$140,127
\$30,000,000	\$37,044,000	\$217,550	\$176,119	\$30,000,000	\$30,909,030	\$217,550	\$146,951	\$30,000,000	\$35,368,320	\$114,906	\$167,914	\$114,881	\$167,914	\$114,924	\$168,152
\$35,000,000	\$43,218,000	\$253,894	\$205,472	\$35,000,000	\$36,060,535	\$253,894	\$171,443	\$35,000,000	\$41,263,040	\$134,060	\$195,940	\$134,035	\$195,940	\$134,078	\$196,177
\$40,000,000	\$49,392,000	\$290,238	\$234,825	\$40,000,000	\$41,212,040	\$290,238	\$195,935	\$40,000,000	\$47,157,760	\$153,214	\$223,965	\$153,189	\$223,965	\$153,232	\$224,203
\$45,000,000	\$55,566,000	\$326,582	\$264,178	\$45,000,000	\$46,363,545	\$326,582	\$220,427	\$45,000,000	\$53,052,480	\$172,368	\$251,990	\$172,343	\$251,990	\$172,386	\$252,228
\$50,000,000	\$61,740,000	\$362,927	\$293,531	\$50,000,000	\$51,515,050	\$362,927	\$244,919	\$50,000,000	\$58,947,200	\$191,522	\$280,016	\$191,497	\$280,016	\$191,541	\$280,253

CITY OF SHEFFIELD, 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	\$102	53.25%	\$53	27.87%	(\$130)	(75.41%)	(\$106)	(71.27%)	\$89	46.32%
\$100,000	\$204	53.25%	\$107	27.87%	(\$42)	(11.44%)	(\$17)	(4.95%)	\$177	46.32%
\$150,000	\$306	53.25%	\$160	27.87%	\$47	8.45%	\$72	13.54%	\$266	46.32%
\$200,000	\$236	25.16%	\$42	4.44%	\$136	18.15%	\$161	22.22%	\$355	46.32%
\$250,000	\$166	12.77%	(\$77)	(5.91%)	\$224	23.90%	\$249	27.27%	\$444	46.32%
\$300,000	\$96	5.78%	(\$195)	(11.74%)	\$313	27.70%	\$338	30.57%	\$532	46.32%
\$400,000	(\$44)	(1.82%)	(\$432)	(18.08%)	\$491	32.41%	\$515	34.62%	\$710	46.32%
\$500,000	(\$183)	(5.88%)	(\$670)	(21.47%)	\$668	35.22%	\$693	37.01%	\$887	46.32%
\$600,000	(\$323)	(8.41%)	(\$907)	(23.57%)	\$845	37.08%	\$870	38.59%	\$1,065	46.32%
\$700,000	(\$463)	(10.13%)	(\$1,144)	(25.01%)	\$1,023	38.41%	\$1,048	39.72%	\$1,242	46.32%
\$800,000	(\$603)	(11.38%)	(\$1,381)	(26.05%)	\$1,200	39.40%	\$1,225	40.55%	\$1,419	46.32%
\$900,000	(\$743)	(12.32%)	(\$1,618)	(26.84%)	\$1,378	40.18%	\$1,403	41.20%	\$1,597	46.32%
\$1,000,000	(\$883)	(13.07%)	(\$1,855)	(27.47%)	\$1,555	40.79%	\$1,580	41.72%	\$1,774	46.32%
\$2,000,000	(\$2,281)	(16.27%)	(\$4,225)	(30.13%)	\$3,329	43.56%	\$3,354	44.03%	\$3,549	46.32%
\$3,000,000	(\$3,679)	(17.28%)	(\$6,596)	(30.98%)	\$5,104	44.48%	\$5,129	44.79%	\$5,323	46.32%
\$4,000,000	(\$5,077)	(17.78%)	(\$8,966)	(31.39%)	\$6,878	44.94%	\$6,903	45.18%	\$7,097	46.32%
\$5,000,000	(\$6,475)	(18.07%)	(\$11,337)	(31.64%)	\$8,652	45.22%	\$8,677	45.40%	\$8,871	46.32%
\$6,000,000	(\$7,874)	(18.27%)	(\$13,707)	(31.81%)	\$10,426	45.40%	\$10,451	45.56%	\$10,646	46.32%
\$7,000,000	(\$9,272)	(18.41%)	(\$16,078)	(31.92%)	\$12,201	45.53%	\$12,226	45.67%	\$12,420	46.32%
\$8,000,000	(\$10,670)	(18.51%)	(\$18,448)	(32.01%)	\$13,975	45.63%	\$14,000	45.75%	\$14,194	46.32%
\$9,000,000	(\$12,068)	(18.59%)	(\$20,819)	(32.08%)	\$15,749	45.70%	\$15,774	45.81%	\$15,968	46.32%
\$10,000,000	(\$13,467)	(18.66%)	(\$23,189)	(32.13%)	\$17,523	45.77%	\$17,548	45.86%	\$17,743	46.32%
\$15,000,000	(\$20,458)	(18.85%)	(\$35,041)	(32.29%)	\$26,395	45.95%	\$26,420	46.01%	\$26,614	46.32%
\$20,000,000	(\$27,449)	(18.95%)	(\$46,894)	(32.37%)	\$35,266	46.04%	\$35,291	46.09%	\$35,485	46.32%
\$25,000,000	(\$34,440)	(19.01%)	(\$58,746)	(32.42%)	\$44,137	46.10%	\$44,162	46.13%	\$44,356	46.32%
\$30,000,000	(\$41,431)	(19.04%)	(\$70,599)	(32.45%)	\$53,008	46.13%	\$53,033	46.16%	\$53,228	46.32%
\$35,000,000	(\$48,422)	(19.07%)	(\$82,451)	(32.47%)	\$61,880	46.16%	\$61,905	46.19%	\$62,099	46.32%
\$40,000,000	(\$55,413)	(19.09%)	(\$94,303)	(32.49%)	\$70,751	46.18%	\$70,776	46.20%	\$70,970	46.32%
\$45,000,000	(\$62,404)	(19.11%)	(\$106,156)	(32.51%)	\$79,622	46.19%	\$79,647	46.21%	\$79,841	46.32%
\$50,000,000	(\$69,395)	(19.12%)	(\$118,008)	(32.52%)	\$88,494	46.21%	\$88,518	46.22%	\$88,713	46.32%