

CITY OF SIOUX RAPIDS, 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	\$7.96692	\$179,664	\$0	\$179,664	
2026-27	\$4.72592	\$183,257	\$4,158	\$187,415	4.3%
2027-28	\$4.82678	\$191,164	\$4,247	\$195,411	4.3%
2028-29	\$4.69353	\$199,319	\$4,130	\$203,449	4.1%
2029-30	\$4.79002	\$207,518	\$4,215	\$211,732	4.1%
2030-31	\$4.65599	\$215,967	\$4,097	\$220,064	3.9%
2031-32	\$4.74431	\$224,126	\$4,174	\$228,300	3.7%
2032-33	\$4.61284	\$232,866	\$4,059	\$236,925	3.8%
2033-34	\$4.69324	\$240,943	\$4,130	\$245,073	3.4%
2034-35	\$4.56430	\$249,974	\$4,016	\$253,990	3.6%
2035-36	\$4.63763	\$257,961	\$4,081	\$262,041	3.2%

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	\$46,789,689	\$22,551,192	\$0	\$22,551,192
2026-27	\$42,402,226	\$39,656,875	\$0	\$39,656,875
2027-28	\$43,230,022	\$40,484,671	\$0	\$40,484,671
2028-29	\$46,091,956	\$43,346,605	\$0	\$43,346,605
2029-30	\$46,948,137	\$44,202,786	\$0	\$44,202,786
2030-31	\$50,009,984	\$47,264,633	\$0	\$47,264,633
2031-32	\$50,866,165	\$48,120,814	\$0	\$48,120,814
2032-33	\$54,107,408	\$51,362,057	\$0	\$51,362,057
2033-34	\$54,963,589	\$52,218,238	\$0	\$52,218,238
2034-35	\$58,392,465	\$55,647,114	\$0	\$55,647,114
2035-36	\$59,248,646	\$56,503,295	\$0	\$56,503,295

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	73.56%	-1.77%	71.79%	20.11%	5.96%	2.09%
2026-27	96.39%	-25.02%	71.38%	22.42%	4.43%	1.19%
2027-28	94.69%	-24.63%	70.06%	23.87%	4.34%	1.16%
2028-29	92.22%	-23.09%	69.13%	25.19%	4.09%	1.09%
2029-30	90.67%	-22.69%	67.98%	26.46%	4.01%	1.06%
2030-31	88.42%	-21.24%	67.18%	27.62%	3.79%	1.00%
2031-32	87.07%	-20.91%	66.16%	28.73%	3.72%	0.98%
2032-33	85.04%	-19.61%	65.43%	29.77%	3.52%	0.92%
2033-34	83.85%	-19.33%	64.52%	30.76%	3.47%	0.90%
2034-35	82.02%	-18.16%	63.86%	31.70%	3.28%	0.85%
2035-36	80.97%	-17.93%	63.04%	32.59%	3.23%	0.83%

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 SIOUX RAPIDS, 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	\$22,551,192	\$7.96692	\$179,664
2026-27	\$39,656,875	\$4.72592	\$187,415
2027-28	\$40,484,671	\$4.82678	\$195,411
2028-29	\$43,346,605	\$4.69353	\$203,449
2029-30	\$44,202,786	\$4.79002	\$211,732
2030-31	\$47,264,633	\$4.65599	\$220,064
2031-32	\$48,120,814	\$4.74431	\$228,300
2032-33	\$51,362,057	\$4.61284	\$236,925
2033-34	\$52,218,238	\$4.69324	\$245,073
2034-35	\$55,647,114	\$4.56430	\$253,990
2035-36	\$56,503,295	\$4.63763	\$262,041

CITY OF SIOUX RAPIDS, 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	\$22,551,192	\$7.96692	\$179,664
2026-27	\$23,600,446	\$7.81071	\$184,336
2027-28	\$24,490,171	\$7.73337	\$189,392
2028-29	\$25,846,699	\$7.73337	\$199,882
2029-30	\$26,757,809	\$7.73337	\$206,928
2030-31	\$28,208,053	\$7.73337	\$218,143
2031-32	\$29,141,613	\$7.73337	\$225,363
2032-33	\$30,690,315	\$7.73337	\$237,340
2033-34	\$31,647,571	\$7.73337	\$244,742
2034-35	\$33,299,760	\$7.73337	\$257,519
2035-36	\$34,281,894	\$7.73337	\$265,115

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	\$16,056,430	(\$3.08479)	\$3,079
2027-28	\$15,994,499	(\$2.90659)	\$6,019
2028-29	\$17,499,907	(\$3.03984)	\$3,566
2029-30	\$17,444,978	(\$2.94335)	\$4,804
2030-31	\$19,056,580	(\$3.07738)	\$1,920
2031-32	\$18,979,201	(\$2.98906)	\$2,937
2032-33	\$20,671,742	(\$3.12053)	-\$415
2033-34	\$20,570,666	(\$3.04013)	\$330
2034-35	\$22,347,354	(\$3.16907)	-\$3,529
2035-36	\$22,221,401	(\$3.09574)	-\$3,073

CITY OF SIOUX RAPIDS, 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	\$189	\$287	\$50,000	\$51,515	\$189	\$240	\$50,000	\$58,947	\$171	\$42	\$146	\$42	\$189	\$274
\$100,000	\$123,480	\$378	\$575	\$100,000	\$103,030	\$378	\$480	\$100,000	\$117,894	\$360	\$316	\$335	\$316	\$378	\$549
\$150,000	\$185,220	\$567	\$862	\$150,000	\$154,545	\$567	\$720	\$150,000	\$176,842	\$548	\$591	\$524	\$591	\$567	\$823
\$200,000	\$246,960	\$925	\$1,150	\$200,000	\$206,060	\$925	\$959	\$200,000	\$235,789	\$737	\$865	\$713	\$865	\$756	\$1,098
\$250,000	\$308,700	\$1,284	\$1,437	\$250,000	\$257,575	\$1,284	\$1,199	\$250,000	\$294,736	\$926	\$1,139	\$902	\$1,139	\$945	\$1,372
\$300,000	\$370,440	\$1,642	\$1,725	\$300,000	\$309,090	\$1,642	\$1,439	\$300,000	\$353,683	\$1,115	\$1,414	\$1,091	\$1,414	\$1,134	\$1,647
\$400,000	\$493,920	\$2,359	\$2,300	\$400,000	\$412,120	\$2,359	\$1,919	\$400,000	\$471,578	\$1,493	\$1,963	\$1,469	\$1,963	\$1,512	\$2,196
\$500,000	\$617,400	\$3,076	\$2,875	\$500,000	\$515,151	\$3,076	\$2,399	\$500,000	\$589,472	\$1,871	\$2,512	\$1,847	\$2,512	\$1,889	\$2,745
\$600,000	\$740,880	\$3,793	\$3,450	\$600,000	\$618,181	\$3,793	\$2,878	\$600,000	\$707,366	\$2,249	\$3,061	\$2,224	\$3,061	\$2,267	\$3,293
\$700,000	\$864,360	\$4,510	\$4,024	\$700,000	\$721,211	\$4,510	\$3,358	\$700,000	\$825,261	\$2,627	\$3,610	\$2,602	\$3,610	\$2,645	\$3,842
\$800,000	\$987,840	\$5,227	\$4,599	\$800,000	\$824,241	\$5,227	\$3,838	\$800,000	\$943,155	\$3,005	\$4,159	\$2,980	\$4,159	\$3,023	\$4,391
\$900,000	\$1,111,320	\$5,944	\$5,174	\$900,000	\$927,271	\$5,944	\$4,317	\$900,000	\$1,061,050	\$3,383	\$4,707	\$3,358	\$4,707	\$3,401	\$4,940
\$1,000,000	\$1,234,800	\$6,662	\$5,749	\$1,000,000	\$1,030,301	\$6,662	\$4,797	\$1,000,000	\$1,178,944	\$3,761	\$5,256	\$3,736	\$5,256	\$3,779	\$5,489
\$2,000,000	\$2,469,600	\$13,832	\$11,498	\$2,000,000	\$2,060,602	\$13,832	\$9,594	\$2,000,000	\$2,357,888	\$7,539	\$10,746	\$7,515	\$10,746	\$7,558	\$10,978
\$3,000,000	\$3,704,400	\$21,002	\$17,248	\$3,000,000	\$3,090,903	\$21,002	\$14,391	\$3,000,000	\$3,536,832	\$11,318	\$16,235	\$11,294	\$16,235	\$11,337	\$16,467
\$4,000,000	\$4,939,200	\$28,172	\$22,997	\$4,000,000	\$4,121,204	\$28,172	\$19,188	\$4,000,000	\$4,715,776	\$15,097	\$21,724	\$15,072	\$21,724	\$15,115	\$21,957
\$5,000,000	\$6,174,000	\$35,342	\$28,746	\$5,000,000	\$5,151,505	\$35,342	\$23,985	\$5,000,000	\$5,894,720	\$18,876	\$27,213	\$18,851	\$27,213	\$18,894	\$27,446
\$6,000,000	\$7,408,800	\$42,513	\$34,495	\$6,000,000	\$6,181,806	\$42,513	\$28,782	\$6,000,000	\$7,073,664	\$22,655	\$32,702	\$22,630	\$32,702	\$22,673	\$32,935
\$7,000,000	\$8,643,600	\$49,683	\$40,245	\$7,000,000	\$7,212,107	\$49,683	\$33,579	\$7,000,000	\$8,252,608	\$26,434	\$38,191	\$26,409	\$38,191	\$26,452	\$38,424
\$8,000,000	\$9,878,400	\$56,853	\$45,994	\$8,000,000	\$8,242,408	\$56,853	\$38,377	\$8,000,000	\$9,431,552	\$30,212	\$43,680	\$30,188	\$43,680	\$30,231	\$43,913
\$9,000,000	\$11,113,200	\$64,023	\$51,743	\$9,000,000	\$9,272,709	\$64,023	\$43,174	\$9,000,000	\$10,610,496	\$33,991	\$49,170	\$33,967	\$49,170	\$34,010	\$49,402
\$10,000,000	\$12,348,000	\$71,194	\$57,492	\$10,000,000	\$10,303,010	\$71,194	\$47,971	\$10,000,000	\$11,789,440	\$37,770	\$54,659	\$37,745	\$54,659	\$37,788	\$54,892
\$15,000,000	\$18,522,000	\$107,045	\$86,238	\$15,000,000	\$15,454,515	\$107,045	\$71,956	\$15,000,000	\$17,684,160	\$56,664	\$82,104	\$56,640	\$82,104	\$56,683	\$82,337
\$20,000,000	\$24,696,000	\$142,896	\$114,984	\$20,000,000	\$20,606,020	\$142,896	\$95,941	\$20,000,000	\$23,578,880	\$75,558	\$109,550	\$75,534	\$109,550	\$75,577	\$109,783
\$25,000,000	\$30,870,000	\$178,747	\$143,730	\$25,000,000	\$25,757,525	\$178,747	\$119,927	\$25,000,000	\$29,473,600	\$94,453	\$136,996	\$94,428	\$136,996	\$94,471	\$137,229
\$30,000,000	\$37,044,000	\$214,598	\$172,476	\$30,000,000	\$30,909,030	\$214,598	\$143,912	\$30,000,000	\$35,368,320	\$113,347	\$164,442	\$113,322	\$164,442	\$113,365	\$164,675
\$35,000,000	\$43,218,000	\$250,449	\$201,223	\$35,000,000	\$36,060,535	\$250,449	\$167,897	\$35,000,000	\$41,263,040	\$132,241	\$191,888	\$132,216	\$191,888	\$132,259	\$192,120
\$40,000,000	\$49,392,000	\$286,300	\$229,969	\$40,000,000	\$41,212,040	\$286,300	\$191,883	\$40,000,000	\$47,157,760	\$151,135	\$219,333	\$151,111	\$219,333	\$151,154	\$219,566
\$45,000,000	\$55,566,000	\$322,152	\$258,715	\$45,000,000	\$46,363,545	\$322,152	\$215,868	\$45,000,000	\$53,052,480	\$170,029	\$246,779	\$170,005	\$246,779	\$170,048	\$247,012
\$50,000,000	\$61,740,000	\$358,003	\$287,461	\$50,000,000	\$51,515,050	\$358,003	\$239,854	\$50,000,000	\$58,947,200	\$188,924	\$274,225	\$188,899	\$274,225	\$188,942	\$274,458

CITY OF SIOUX RAPIDS, 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	\$99	52.14%	\$51	26.95%	(\$129)	(75.58%)	(\$104)	(71.48%)	\$86	45.26%
\$100,000	\$197	52.14%	\$102	26.95%	(\$43)	(12.08%)	(\$19)	(5.64%)	\$171	45.26%
\$150,000	\$296	52.14%	\$153	26.95%	\$42	7.67%	\$67	12.72%	\$257	45.26%
\$200,000	\$225	24.26%	\$34	3.68%	\$128	17.30%	\$152	21.34%	\$342	45.26%
\$250,000	\$153	11.95%	(\$85)	(6.59%)	\$213	23.00%	\$238	26.35%	\$428	45.26%
\$300,000	\$82	5.02%	(\$203)	(12.37%)	\$299	26.77%	\$323	29.63%	\$513	45.26%
\$400,000	(\$60)	(2.53%)	(\$441)	(18.67%)	\$470	31.45%	\$494	33.65%	\$684	45.26%
\$500,000	(\$202)	(6.56%)	(\$678)	(22.03%)	\$641	34.24%	\$665	36.03%	\$855	45.26%
\$600,000	(\$344)	(9.07%)	(\$915)	(24.13%)	\$812	36.09%	\$836	37.60%	\$1,026	45.26%
\$700,000	(\$486)	(10.77%)	(\$1,153)	(25.55%)	\$983	37.41%	\$1,007	38.71%	\$1,197	45.26%
\$800,000	(\$628)	(12.02%)	(\$1,390)	(26.59%)	\$1,154	38.40%	\$1,178	39.54%	\$1,368	45.26%
\$900,000	(\$770)	(12.96%)	(\$1,627)	(27.37%)	\$1,325	39.17%	\$1,349	40.18%	\$1,539	45.26%
\$1,000,000	(\$912)	(13.70%)	(\$1,864)	(27.99%)	\$1,496	39.78%	\$1,520	40.70%	\$1,710	45.26%
\$2,000,000	(\$2,333)	(16.87%)	(\$4,238)	(30.64%)	\$3,206	42.53%	\$3,231	42.99%	\$3,421	45.26%
\$3,000,000	(\$3,754)	(17.88%)	(\$6,611)	(31.48%)	\$4,916	43.44%	\$4,941	43.75%	\$5,131	45.26%
\$4,000,000	(\$5,175)	(18.37%)	(\$8,984)	(31.89%)	\$6,627	43.89%	\$6,651	44.13%	\$6,841	45.26%
\$5,000,000	(\$6,596)	(18.66%)	(\$11,357)	(32.13%)	\$8,337	44.17%	\$8,362	44.36%	\$8,552	45.26%
\$6,000,000	(\$8,017)	(18.86%)	(\$13,730)	(32.30%)	\$10,047	44.35%	\$10,072	44.51%	\$10,262	45.26%
\$7,000,000	(\$9,438)	(19.00%)	(\$16,103)	(32.41%)	\$11,758	44.48%	\$11,782	44.61%	\$11,972	45.26%
\$8,000,000	(\$10,859)	(19.10%)	(\$18,477)	(32.50%)	\$13,468	44.58%	\$13,493	44.70%	\$13,683	45.26%
\$9,000,000	(\$12,280)	(19.18%)	(\$20,850)	(32.57%)	\$15,178	44.65%	\$15,203	44.76%	\$15,393	45.26%
\$10,000,000	(\$13,701)	(19.25%)	(\$23,223)	(32.62%)	\$16,889	44.71%	\$16,913	44.81%	\$17,103	45.26%
\$15,000,000	(\$20,806)	(19.44%)	(\$35,089)	(32.78%)	\$25,440	44.90%	\$25,465	44.96%	\$25,655	45.26%
\$20,000,000	(\$27,912)	(19.53%)	(\$46,954)	(32.86%)	\$33,992	44.99%	\$34,016	45.03%	\$34,206	45.26%
\$25,000,000	(\$35,017)	(19.59%)	(\$58,820)	(32.91%)	\$42,543	45.04%	\$42,568	45.08%	\$42,758	45.26%
\$30,000,000	(\$42,122)	(19.63%)	(\$70,686)	(32.94%)	\$51,095	45.08%	\$51,119	45.11%	\$51,309	45.26%
\$35,000,000	(\$49,227)	(19.66%)	(\$82,552)	(32.96%)	\$59,646	45.10%	\$59,671	45.13%	\$59,861	45.26%
\$40,000,000	(\$56,332)	(19.68%)	(\$94,418)	(32.98%)	\$68,198	45.12%	\$68,223	45.15%	\$68,413	45.26%
\$45,000,000	(\$63,437)	(19.69%)	(\$106,283)	(32.99%)	\$76,750	45.14%	\$76,774	45.16%	\$76,964	45.26%
\$50,000,000	(\$70,542)	(19.70%)	(\$118,149)	(33.00%)	\$85,301	45.15%	\$85,326	45.17%	\$85,516	45.26%