

CITY OF SEARSBORO, 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	\$7.86433	\$24,254	\$0	\$24,254	
2026-27	\$6.59809	\$24,739	\$0	\$24,739	2.0%
2027-28	\$6.64171	\$24,863	\$0	\$24,863	0.5%
2028-29	\$6.47120	\$25,360	\$0	\$25,360	2.0%
2029-30	\$6.50356	\$25,487	\$0	\$25,487	0.5%
2030-31	\$6.32874	\$25,997	\$0	\$25,997	2.0%
2031-32	\$6.36038	\$26,127	\$0	\$26,127	0.5%
2032-33	\$6.19154	\$26,650	\$0	\$26,650	2.0%
2033-34	\$6.22250	\$26,783	\$0	\$26,783	0.5%
2034-35	\$6.05930	\$27,318	\$0	\$27,318	2.0%
2035-36	\$6.08960	\$27,455	\$0	\$27,455	0.5%

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	\$6,357,653	\$3,084,100	\$0	\$3,084,100
2026-27	\$4,726,728	\$3,749,490	\$0	\$3,749,490
2027-28	\$4,720,728	\$3,743,490	\$0	\$3,743,490
2028-29	\$4,896,210	\$3,918,972	\$0	\$3,918,972
2029-30	\$4,896,210	\$3,918,972	\$0	\$3,918,972
2030-31	\$5,085,008	\$4,107,770	\$0	\$4,107,770
2031-32	\$5,085,008	\$4,107,770	\$0	\$4,107,770
2032-33	\$5,281,420	\$4,304,182	\$0	\$4,304,182
2033-34	\$5,281,420	\$4,304,182	\$0	\$4,304,182
2034-35	\$5,485,753	\$4,508,515	\$0	\$4,508,515
2035-36	\$5,485,753	\$4,508,515	\$0	\$4,508,515

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	61.96%	-2.25%	59.71%	1.60%	0.00%	3.38%
2026-27	117.12%	-55.35%	61.77%	3.11%	0.00%	2.78%
2027-28	117.31%	-55.60%	61.71%	3.11%	0.00%	2.79%
2028-29	116.54%	-53.27%	63.27%	3.12%	0.00%	2.66%
2029-30	116.54%	-53.27%	63.27%	3.12%	0.00%	2.66%
2030-31	115.63%	-50.82%	64.81%	3.13%	0.00%	2.54%
2031-32	115.63%	-50.82%	64.81%	3.13%	0.00%	2.54%
2032-33	114.77%	-48.50%	66.27%	3.13%	0.00%	2.42%
2033-34	114.77%	-48.50%	66.27%	3.13%	0.00%	2.42%
2034-35	113.95%	-46.30%	67.65%	3.14%	0.00%	2.31%
2035-36	113.95%	-46.30%	67.65%	3.14%	0.00%	2.31%

**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 SEARSBORO, 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	\$3,084,100	\$7.86433	\$24,254
2026-27	\$3,749,490	\$6.59809	\$24,739
2027-28	\$3,743,490	\$6.64171	\$24,863
2028-29	\$3,918,972	\$6.47120	\$25,360
2029-30	\$3,918,972	\$6.50356	\$25,487
2030-31	\$4,107,770	\$6.32874	\$25,997
2031-32	\$4,107,770	\$6.36038	\$26,127
2032-33	\$4,304,182	\$6.19154	\$26,650
2033-34	\$4,304,182	\$6.22250	\$26,783
2034-35	\$4,508,515	\$6.05930	\$27,318
2035-36	\$4,508,515	\$6.08960	\$27,455

CITY OF SEARSBORO, 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	\$3,084,100	\$7.86433	\$24,254
2026-27	\$3,088,070	\$7.86433	\$24,286
2027-28	\$3,129,275	\$7.86433	\$24,610
2028-29	\$3,190,468	\$7.86433	\$25,091
2029-30	\$3,233,828	\$7.86433	\$25,432
2030-31	\$3,298,214	\$7.86433	\$25,938
2031-32	\$3,343,836	\$7.86433	\$26,297
2032-33	\$3,411,579	\$7.86433	\$26,830
2033-34	\$3,459,589	\$7.86433	\$27,207
2034-35	\$3,530,868	\$7.86433	\$27,768
2035-36	\$3,581,384	\$7.86433	\$28,165

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	\$661,420	(\$1.26624)	\$454
2027-28	\$614,215	(\$1.22262)	\$254
2028-29	\$728,504	(\$1.39313)	\$270
2029-30	\$685,144	(\$1.36077)	\$55
2030-31	\$809,557	(\$1.53559)	\$59
2031-32	\$763,935	(\$1.50395)	-\$170
2032-33	\$892,603	(\$1.67279)	-\$180
2033-34	\$844,594	(\$1.64183)	-\$425
2034-35	\$977,647	(\$1.80503)	-\$449
2035-36	\$927,131	(\$1.77473)	-\$710

CITY OF SEARSBORO, 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	\$391	\$50,000	\$51,515	\$187	\$326	\$50,000	\$58,947	\$168	\$57	\$144	\$57	\$187	\$373
\$100,000	\$123,480	\$373	\$781	\$100,000	\$103,030	\$373	\$652	\$100,000	\$117,894	\$355	\$430	\$331	\$430	\$373	\$746
\$150,000	\$185,220	\$560	\$1,172	\$150,000	\$154,545	\$560	\$978	\$150,000	\$176,842	\$541	\$803	\$517	\$803	\$560	\$1,119
\$200,000	\$246,960	\$913	\$1,563	\$200,000	\$206,060	\$913	\$1,304	\$200,000	\$235,789	\$728	\$1,176	\$704	\$1,176	\$746	\$1,492
\$250,000	\$308,700	\$1,267	\$1,954	\$250,000	\$257,575	\$1,267	\$1,630	\$250,000	\$294,736	\$914	\$1,549	\$890	\$1,549	\$933	\$1,865
\$300,000	\$370,440	\$1,621	\$2,344	\$300,000	\$309,090	\$1,621	\$1,956	\$300,000	\$353,683	\$1,101	\$1,922	\$1,077	\$1,922	\$1,119	\$2,238
\$400,000	\$493,920	\$2,329	\$3,126	\$400,000	\$412,120	\$2,329	\$2,608	\$400,000	\$471,578	\$1,474	\$2,668	\$1,450	\$2,668	\$1,492	\$2,984
\$500,000	\$617,400	\$3,037	\$3,907	\$500,000	\$515,151	\$3,037	\$3,260	\$500,000	\$589,472	\$1,847	\$3,414	\$1,823	\$3,414	\$1,865	\$3,731
\$600,000	\$740,880	\$3,745	\$4,689	\$600,000	\$618,181	\$3,745	\$3,912	\$600,000	\$707,366	\$2,220	\$4,160	\$2,196	\$4,160	\$2,238	\$4,477
\$700,000	\$864,360	\$4,452	\$5,470	\$700,000	\$721,211	\$4,452	\$4,564	\$700,000	\$825,261	\$2,593	\$4,906	\$2,569	\$4,906	\$2,611	\$5,223
\$800,000	\$987,840	\$5,160	\$6,252	\$800,000	\$824,241	\$5,160	\$5,216	\$800,000	\$943,155	\$2,966	\$5,653	\$2,942	\$5,653	\$2,984	\$5,969
\$900,000	\$1,111,320	\$5,868	\$7,033	\$900,000	\$927,271	\$5,868	\$5,868	\$900,000	\$1,061,050	\$3,339	\$6,399	\$3,315	\$6,399	\$3,357	\$6,715
\$1,000,000	\$1,234,800	\$6,576	\$7,815	\$1,000,000	\$1,030,301	\$6,576	\$6,521	\$1,000,000	\$1,178,944	\$3,712	\$7,145	\$3,688	\$7,145	\$3,730	\$7,461
\$2,000,000	\$2,469,600	\$13,654	\$15,629	\$2,000,000	\$2,060,602	\$13,654	\$13,041	\$2,000,000	\$2,357,888	\$7,442	\$14,606	\$7,418	\$14,606	\$7,460	\$14,922
\$3,000,000	\$3,704,400	\$20,732	\$23,444	\$3,000,000	\$3,090,903	\$20,732	\$19,562	\$3,000,000	\$3,536,832	\$11,172	\$22,067	\$11,148	\$22,067	\$11,191	\$22,384
\$4,000,000	\$4,939,200	\$27,809	\$31,259	\$4,000,000	\$4,121,204	\$27,809	\$26,082	\$4,000,000	\$4,715,776	\$14,903	\$29,528	\$14,878	\$29,528	\$14,921	\$29,845
\$5,000,000	\$6,174,000	\$34,887	\$39,074	\$5,000,000	\$5,151,505	\$34,887	\$32,603	\$5,000,000	\$5,894,720	\$18,633	\$36,990	\$18,609	\$36,990	\$18,651	\$37,306
\$6,000,000	\$7,408,800	\$41,965	\$46,888	\$6,000,000	\$6,181,806	\$41,965	\$39,123	\$6,000,000	\$7,073,664	\$22,363	\$44,451	\$22,339	\$44,451	\$22,381	\$44,767
\$7,000,000	\$8,643,600	\$49,043	\$54,703	\$7,000,000	\$7,212,107	\$49,043	\$45,644	\$7,000,000	\$8,252,608	\$26,093	\$51,912	\$26,069	\$51,912	\$26,111	\$52,229
\$8,000,000	\$9,878,400	\$56,121	\$62,518	\$8,000,000	\$8,242,408	\$56,121	\$52,164	\$8,000,000	\$9,431,552	\$29,823	\$59,373	\$29,799	\$59,373	\$29,841	\$59,690
\$9,000,000	\$11,113,200	\$63,199	\$70,333	\$9,000,000	\$9,272,709	\$63,199	\$58,685	\$9,000,000	\$10,610,496	\$33,554	\$66,835	\$33,529	\$66,835	\$33,572	\$67,151
\$10,000,000	\$12,348,000	\$70,277	\$78,147	\$10,000,000	\$10,303,010	\$70,277	\$65,205	\$10,000,000	\$11,789,440	\$37,284	\$74,296	\$37,259	\$74,296	\$37,302	\$74,612
\$15,000,000	\$18,522,000	\$105,666	\$117,221	\$15,000,000	\$15,454,515	\$105,666	\$97,808	\$15,000,000	\$17,684,160	\$55,935	\$111,602	\$55,910	\$111,602	\$55,953	\$111,918
\$20,000,000	\$24,696,000	\$141,056	\$156,295	\$20,000,000	\$20,606,020	\$141,056	\$130,410	\$20,000,000	\$23,578,880	\$74,585	\$148,908	\$74,561	\$148,908	\$74,604	\$149,225
\$25,000,000	\$30,870,000	\$176,445	\$195,368	\$25,000,000	\$25,757,525	\$176,445	\$163,013	\$25,000,000	\$29,473,600	\$93,236	\$186,214	\$93,212	\$186,214	\$93,254	\$186,531
\$30,000,000	\$37,044,000	\$211,835	\$234,442	\$30,000,000	\$30,909,030	\$211,835	\$195,615	\$30,000,000	\$35,368,320	\$111,887	\$223,520	\$111,863	\$223,520	\$111,905	\$223,837
\$35,000,000	\$43,218,000	\$247,224	\$273,515	\$35,000,000	\$36,060,535	\$247,224	\$228,218	\$35,000,000	\$41,263,040	\$130,538	\$260,827	\$130,514	\$260,827	\$130,556	\$261,143
\$40,000,000	\$49,392,000	\$282,614	\$312,589	\$40,000,000	\$41,212,040	\$282,614	\$260,820	\$40,000,000	\$47,157,760	\$149,189	\$298,133	\$149,165	\$298,133	\$149,207	\$298,449
\$45,000,000	\$55,566,000	\$318,003	\$351,663	\$45,000,000	\$46,363,545	\$318,003	\$293,423	\$45,000,000	\$53,052,480	\$167,840	\$335,439	\$167,816	\$335,439	\$167,858	\$335,755
\$50,000,000	\$61,740,000	\$353,393	\$390,736	\$50,000,000	\$51,515,050	\$353,393	\$326,025	\$50,000,000	\$58,947,200	\$186,491	\$372,745	\$186,467	\$372,745	\$186,509	\$373,062

CITY OF            SEARSBORO, 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	\$204	109.50%	\$140	74.80%	(\$112)	(66.38%)	(\$88)	(60.72%)	\$187	100.02%
\$100,000	\$408	109.50%	\$279	74.80%	\$75	21.06%	\$99	29.94%	\$373	100.02%
\$150,000	\$613	109.50%	\$419	74.80%	\$261	48.26%	\$286	55.21%	\$560	100.02%
\$200,000	\$650	71.11%	\$391	42.77%	\$448	61.52%	\$472	67.09%	\$746	100.02%
\$250,000	\$686	54.16%	\$363	28.63%	\$634	69.38%	\$659	73.99%	\$933	100.02%
\$300,000	\$723	44.61%	\$335	20.66%	\$821	74.57%	\$845	78.50%	\$1,119	100.02%
\$400,000	\$797	34.22%	\$279	11.99%	\$1,194	81.01%	\$1,218	84.04%	\$1,492	100.02%
\$500,000	\$871	28.67%	\$223	7.36%	\$1,567	84.85%	\$1,591	87.31%	\$1,866	100.02%
\$600,000	\$944	25.22%	\$168	4.48%	\$1,940	87.40%	\$1,965	89.47%	\$2,239	100.02%
\$700,000	\$1,018	22.86%	\$112	2.52%	\$2,313	89.22%	\$2,338	91.00%	\$2,612	100.02%
\$800,000	\$1,092	21.15%	\$56	1.09%	\$2,686	90.57%	\$2,711	92.15%	\$2,985	100.02%
\$900,000	\$1,165	19.86%	\$1	0.01%	\$3,060	91.63%	\$3,084	93.03%	\$3,358	100.02%
\$1,000,000	\$1,239	18.84%	(\$55)	(0.84%)	\$3,433	92.47%	\$3,457	93.74%	\$3,731	100.02%
\$2,000,000	\$1,976	14.47%	(\$613)	(4.49%)	\$7,164	96.26%	\$7,188	96.90%	\$7,462	100.02%
\$3,000,000	\$2,713	13.08%	(\$1,170)	(5.64%)	\$10,895	97.52%	\$10,919	97.94%	\$11,193	100.02%
\$4,000,000	\$3,449	12.40%	(\$1,727)	(6.21%)	\$14,626	98.14%	\$14,650	98.47%	\$14,924	100.02%
\$5,000,000	\$4,186	12.00%	(\$2,285)	(6.55%)	\$18,357	98.52%	\$18,381	98.78%	\$18,655	100.02%
\$6,000,000	\$4,923	11.73%	(\$2,842)	(6.77%)	\$22,088	98.77%	\$22,112	98.99%	\$22,386	100.02%
\$7,000,000	\$5,660	11.54%	(\$3,400)	(6.93%)	\$25,819	98.95%	\$25,843	99.13%	\$26,117	100.02%
\$8,000,000	\$6,397	11.40%	(\$3,957)	(7.05%)	\$29,550	99.08%	\$29,574	99.25%	\$29,848	100.02%
\$9,000,000	\$7,134	11.29%	(\$4,514)	(7.14%)	\$33,281	99.19%	\$33,305	99.33%	\$33,579	100.02%
\$10,000,000	\$7,870	11.20%	(\$5,072)	(7.22%)	\$37,012	99.27%	\$37,036	99.40%	\$37,311	100.02%
\$15,000,000	\$11,555	10.94%	(\$7,859)	(7.44%)	\$55,667	99.52%	\$55,692	99.61%	\$55,966	100.02%
\$20,000,000	\$15,239	10.80%	(\$10,646)	(7.55%)	\$74,323	99.65%	\$74,347	99.71%	\$74,621	100.02%
\$25,000,000	\$18,923	10.72%	(\$13,433)	(7.61%)	\$92,978	99.72%	\$93,002	99.77%	\$93,276	100.02%
\$30,000,000	\$22,607	10.67%	(\$16,220)	(7.66%)	\$111,633	99.77%	\$111,657	99.82%	\$111,932	100.02%
\$35,000,000	\$26,291	10.63%	(\$19,006)	(7.69%)	\$130,288	99.81%	\$130,313	99.85%	\$130,587	100.02%
\$40,000,000	\$29,975	10.61%	(\$21,793)	(7.71%)	\$148,944	99.84%	\$148,968	99.87%	\$149,242	100.02%
\$45,000,000	\$33,660	10.58%	(\$24,580)	(7.73%)	\$167,599	99.86%	\$167,623	99.89%	\$167,897	100.02%
\$50,000,000	\$37,344	10.57%	(\$27,367)	(7.74%)	\$186,254	99.87%	\$186,279	99.90%	\$186,553	100.02%