

CITY OF SILVER 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	\$7.96701	\$71,425	\$0	\$71,425	
2026-27	\$4.41043	\$72,853	\$1,694	\$74,548	4.4%
2027-28	\$4.51300	\$75,824	\$1,734	\$77,557	4.0%
2028-29	\$4.40801	\$79,109	\$1,693	\$80,802	4.2%
2029-30	\$4.50236	\$82,147	\$1,730	\$83,877	3.8%
2030-31	\$4.39361	\$85,554	\$1,688	\$87,242	4.0%
2031-32	\$4.48029	\$88,580	\$1,721	\$90,302	3.5%
2032-33	\$4.37222	\$92,108	\$1,680	\$93,787	3.9%
2033-34	\$4.45195	\$95,117	\$1,710	\$96,828	3.2%
2034-35	\$4.34474	\$98,764	\$1,669	\$100,433	3.7%
2035-36	\$4.41816	\$101,753	\$1,697	\$103,450	3.0%

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	\$19,330,841	\$8,965,071	\$0	\$8,965,071
2026-27	\$17,384,424	\$16,902,553	\$0	\$16,902,553
2027-28	\$17,667,201	\$17,185,330	\$0	\$17,185,330
2028-29	\$18,812,553	\$18,330,682	\$0	\$18,330,682
2029-30	\$19,111,330	\$18,629,459	\$0	\$18,629,459
2030-31	\$20,338,387	\$19,856,516	\$0	\$19,856,516
2031-32	\$20,637,164	\$20,155,293	\$0	\$20,155,293
2032-33	\$21,932,577	\$21,450,706	\$0	\$21,450,706
2033-34	\$22,231,354	\$21,749,483	\$0	\$21,749,483
2034-35	\$23,597,882	\$23,116,011	\$0	\$23,116,011
2035-36	\$23,896,660	\$23,414,789	\$0	\$23,414,789

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.24%	-1.80%	93.44%	4.67%	0.00%	1.90%
2026-27	118.35%	-25.50%	92.85%	5.56%	0.00%	1.01%
2027-28	118.64%	-25.68%	92.96%	5.47%	0.00%	0.99%
2028-29	117.77%	-24.60%	93.17%	5.39%	0.00%	0.93%
2029-30	117.95%	-24.67%	93.28%	5.30%	0.00%	0.91%
2030-31	117.02%	-23.55%	93.47%	5.22%	0.00%	0.86%
2031-32	117.19%	-23.63%	93.56%	5.14%	0.00%	0.84%
2032-33	116.31%	-22.58%	93.73%	5.07%	0.00%	0.79%
2033-34	116.48%	-22.66%	93.81%	5.00%	0.00%	0.78%
2034-35	115.64%	-21.68%	93.96%	4.94%	0.00%	0.74%
2035-36	115.80%	-21.77%	94.03%	4.88%	0.00%	0.73%

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 SILVER 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	\$8,965,071	\$7.96701	\$71,425
2026-27	\$16,902,553	\$4.41043	\$74,548
2027-28	\$17,185,330	\$4.51300	\$77,557
2028-29	\$18,330,682	\$4.40801	\$80,802
2029-30	\$18,629,459	\$4.50236	\$83,877
2030-31	\$19,856,516	\$4.39361	\$87,242
2031-32	\$20,155,293	\$4.48029	\$90,302
2032-33	\$21,450,706	\$4.37222	\$93,787
2033-34	\$21,749,483	\$4.45195	\$96,828
2034-35	\$23,116,011	\$4.34474	\$100,433
2035-36	\$23,414,789	\$4.41816	\$103,450

CITY OF SILVER 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	\$8,965,071	\$7.96701	\$71,425
2026-27	\$9,162,275	\$7.96701	\$72,996
2027-28	\$9,520,359	\$7.88813	\$75,098
2028-29	\$9,983,811	\$7.88813	\$78,754
2029-30	\$10,361,161	\$7.88813	\$81,730
2030-31	\$10,852,300	\$7.88813	\$85,604
2031-32	\$11,249,901	\$7.88813	\$88,741
2032-33	\$11,770,203	\$7.88813	\$92,845
2033-34	\$12,189,158	\$7.88813	\$96,150
2034-35	\$12,740,204	\$7.88813	\$100,496
2035-36	\$13,181,602	\$7.88813	\$103,978

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	\$7,740,278	(\$3.55658)	\$1,552
2027-28	\$7,664,971	(\$3.37513)	\$2,460
2028-29	\$8,346,872	(\$3.48012)	\$2,048
2029-30	\$8,268,298	(\$3.38577)	\$2,146
2030-31	\$9,004,216	(\$3.49452)	\$1,637
2031-32	\$8,905,393	(\$3.40784)	\$1,561
2032-33	\$9,680,503	(\$3.51591)	\$942
2033-34	\$9,560,325	(\$3.43618)	\$678
2034-35	\$10,375,808	(\$3.54339)	-\$63
2035-36	\$10,233,187	(\$3.46997)	-\$528

CITY OF SILVER 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	\$189	\$271	\$50,000	\$51,515	\$189	\$226	\$50,000	\$58,947	\$171	\$39	\$146	\$39	\$189	\$259
\$100,000	\$123,480	\$378	\$543	\$100,000	\$103,030	\$378	\$453	\$100,000	\$117,894	\$360	\$298	\$335	\$298	\$378	\$518
\$150,000	\$185,220	\$567	\$814	\$150,000	\$154,545	\$567	\$679	\$150,000	\$176,842	\$549	\$557	\$524	\$557	\$567	\$777
\$200,000	\$246,960	\$925	\$1,085	\$200,000	\$206,060	\$925	\$905	\$200,000	\$235,789	\$737	\$816	\$713	\$816	\$756	\$1,036
\$250,000	\$308,700	\$1,284	\$1,356	\$250,000	\$257,575	\$1,284	\$1,132	\$250,000	\$294,736	\$926	\$1,075	\$902	\$1,075	\$945	\$1,295
\$300,000	\$370,440	\$1,642	\$1,628	\$300,000	\$309,090	\$1,642	\$1,358	\$300,000	\$353,683	\$1,115	\$1,334	\$1,091	\$1,334	\$1,134	\$1,554
\$400,000	\$493,920	\$2,359	\$2,170	\$400,000	\$412,120	\$2,359	\$1,811	\$400,000	\$471,578	\$1,493	\$1,852	\$1,469	\$1,852	\$1,512	\$2,072
\$500,000	\$617,400	\$3,076	\$2,713	\$500,000	\$515,151	\$3,076	\$2,263	\$500,000	\$589,472	\$1,871	\$2,370	\$1,847	\$2,370	\$1,889	\$2,590
\$600,000	\$740,880	\$3,793	\$3,255	\$600,000	\$618,181	\$3,793	\$2,716	\$600,000	\$707,366	\$2,249	\$2,888	\$2,224	\$2,888	\$2,267	\$3,108
\$700,000	\$864,360	\$4,511	\$3,798	\$700,000	\$721,211	\$4,511	\$3,169	\$700,000	\$825,261	\$2,627	\$3,406	\$2,602	\$3,406	\$2,645	\$3,626
\$800,000	\$987,840	\$5,228	\$4,340	\$800,000	\$824,241	\$5,228	\$3,621	\$800,000	\$943,155	\$3,005	\$3,924	\$2,980	\$3,924	\$3,023	\$4,144
\$900,000	\$1,111,320	\$5,945	\$4,883	\$900,000	\$927,271	\$5,945	\$4,074	\$900,000	\$1,061,050	\$3,383	\$4,442	\$3,358	\$4,442	\$3,401	\$4,662
\$1,000,000	\$1,234,800	\$6,662	\$5,425	\$1,000,000	\$1,030,301	\$6,662	\$4,527	\$1,000,000	\$1,178,944	\$3,761	\$4,960	\$3,736	\$4,960	\$3,779	\$5,180
\$2,000,000	\$2,469,600	\$13,832	\$10,850	\$2,000,000	\$2,060,602	\$13,832	\$9,053	\$2,000,000	\$2,357,888	\$7,539	\$10,140	\$7,515	\$10,140	\$7,558	\$10,360
\$3,000,000	\$3,704,400	\$21,002	\$16,276	\$3,000,000	\$3,090,903	\$21,002	\$13,580	\$3,000,000	\$3,536,832	\$11,318	\$15,320	\$11,294	\$15,320	\$11,337	\$15,539
\$4,000,000	\$4,939,200	\$28,173	\$21,701	\$4,000,000	\$4,121,204	\$28,173	\$18,107	\$4,000,000	\$4,715,776	\$15,097	\$20,500	\$15,073	\$20,500	\$15,116	\$20,719
\$5,000,000	\$6,174,000	\$35,343	\$27,126	\$5,000,000	\$5,151,505	\$35,343	\$22,634	\$5,000,000	\$5,894,720	\$18,876	\$25,679	\$18,852	\$25,679	\$18,894	\$25,899
\$6,000,000	\$7,408,800	\$42,513	\$32,551	\$6,000,000	\$6,181,806	\$42,513	\$27,160	\$6,000,000	\$7,073,664	\$22,655	\$30,859	\$22,630	\$30,859	\$22,673	\$31,079
\$7,000,000	\$8,643,600	\$49,683	\$37,977	\$7,000,000	\$7,212,107	\$49,683	\$31,687	\$7,000,000	\$8,252,608	\$26,434	\$36,039	\$26,409	\$36,039	\$26,452	\$36,259
\$8,000,000	\$9,878,400	\$56,854	\$43,402	\$8,000,000	\$8,242,408	\$56,854	\$36,214	\$8,000,000	\$9,431,552	\$30,213	\$41,219	\$30,188	\$41,219	\$30,231	\$41,439
\$9,000,000	\$11,113,200	\$64,024	\$48,827	\$9,000,000	\$9,272,709	\$64,024	\$40,741	\$9,000,000	\$10,610,496	\$33,992	\$46,399	\$33,967	\$46,399	\$34,010	\$46,618
\$10,000,000	\$12,348,000	\$71,194	\$54,252	\$10,000,000	\$10,303,010	\$71,194	\$45,267	\$10,000,000	\$11,789,440	\$37,770	\$51,579	\$37,746	\$51,579	\$37,789	\$51,798
\$15,000,000	\$18,522,000	\$107,046	\$81,378	\$15,000,000	\$15,454,515	\$107,046	\$67,901	\$15,000,000	\$17,684,160	\$56,665	\$77,478	\$56,640	\$77,478	\$56,683	\$77,697
\$20,000,000	\$24,696,000	\$142,897	\$108,505	\$20,000,000	\$20,606,020	\$142,897	\$90,535	\$20,000,000	\$23,578,880	\$75,559	\$103,377	\$75,535	\$103,377	\$75,578	\$103,596
\$25,000,000	\$30,870,000	\$178,749	\$135,631	\$25,000,000	\$25,757,525	\$178,749	\$113,169	\$25,000,000	\$29,473,600	\$94,454	\$129,276	\$94,429	\$129,276	\$94,472	\$129,496
\$30,000,000	\$37,044,000	\$214,601	\$162,757	\$30,000,000	\$30,909,030	\$214,601	\$135,802	\$30,000,000	\$35,368,320	\$113,348	\$155,175	\$113,324	\$155,175	\$113,366	\$155,395
\$35,000,000	\$43,218,000	\$250,452	\$189,883	\$35,000,000	\$36,060,535	\$250,452	\$158,436	\$35,000,000	\$41,263,040	\$132,242	\$181,074	\$132,218	\$181,074	\$132,261	\$181,294
\$40,000,000	\$49,392,000	\$286,304	\$217,009	\$40,000,000	\$41,212,040	\$286,304	\$181,070	\$40,000,000	\$47,157,760	\$151,137	\$206,973	\$151,112	\$206,973	\$151,155	\$207,193
\$45,000,000	\$55,566,000	\$322,155	\$244,135	\$45,000,000	\$46,363,545	\$322,155	\$203,703	\$45,000,000	\$53,052,480	\$170,031	\$232,872	\$170,007	\$232,872	\$170,050	\$233,092
\$50,000,000	\$61,740,000	\$358,007	\$271,261	\$50,000,000	\$51,515,050	\$358,007	\$226,337	\$50,000,000	\$58,947,200	\$188,926	\$258,771	\$188,901	\$258,771	\$188,944	\$258,991

CITY OF SILVER 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	\$82	43.57%	\$37	19.79%	(\$131)	(76.96%)	(\$107)	(73.08%)	\$70	37.07%
\$100,000	\$165	43.57%	\$75	19.79%	(\$61)	(17.04%)	(\$37)	(10.95%)	\$140	37.07%
\$150,000	\$247	43.57%	\$112	19.79%	\$9	1.60%	\$33	6.37%	\$210	37.07%
\$200,000	\$160	17.26%	(\$20)	(2.16%)	\$79	10.69%	\$103	14.50%	\$280	37.07%
\$250,000	\$72	5.64%	(\$152)	(11.85%)	\$149	16.07%	\$173	19.23%	\$350	37.07%
\$300,000	(\$15)	(0.90%)	(\$284)	(17.31%)	\$219	19.63%	\$243	22.32%	\$420	37.07%
\$400,000	(\$189)	(8.02%)	(\$549)	(23.26%)	\$359	24.04%	\$384	26.12%	\$560	37.07%
\$500,000	(\$364)	(11.83%)	(\$813)	(26.43%)	\$499	26.67%	\$524	28.36%	\$700	37.07%
\$600,000	(\$538)	(14.19%)	(\$1,077)	(28.40%)	\$639	28.42%	\$664	29.84%	\$841	37.07%
\$700,000	(\$713)	(15.80%)	(\$1,342)	(29.75%)	\$779	29.67%	\$804	30.89%	\$981	37.07%
\$800,000	(\$887)	(16.97%)	(\$1,606)	(30.72%)	\$919	30.60%	\$944	31.67%	\$1,121	37.07%
\$900,000	(\$1,062)	(17.86%)	(\$1,870)	(31.47%)	\$1,059	31.32%	\$1,084	32.28%	\$1,261	37.07%
\$1,000,000	(\$1,236)	(18.56%)	(\$2,135)	(32.05%)	\$1,200	31.90%	\$1,224	32.77%	\$1,401	37.07%
\$2,000,000	(\$2,981)	(21.55%)	(\$4,778)	(34.55%)	\$2,601	34.49%	\$2,625	34.93%	\$2,802	37.07%
\$3,000,000	(\$4,727)	(22.50%)	(\$7,422)	(35.34%)	\$4,001	35.35%	\$4,026	35.65%	\$4,203	37.07%
\$4,000,000	(\$6,472)	(22.97%)	(\$10,066)	(35.73%)	\$5,402	35.78%	\$5,427	36.01%	\$5,604	37.07%
\$5,000,000	(\$8,217)	(23.25%)	(\$12,709)	(35.96%)	\$6,803	36.04%	\$6,828	36.22%	\$7,005	37.07%
\$6,000,000	(\$9,962)	(23.43%)	(\$15,353)	(36.11%)	\$8,204	36.21%	\$8,229	36.36%	\$8,406	37.07%
\$7,000,000	(\$11,707)	(23.56%)	(\$17,996)	(36.22%)	\$9,605	36.34%	\$9,630	36.46%	\$9,807	37.07%
\$8,000,000	(\$13,452)	(23.66%)	(\$20,640)	(36.30%)	\$11,006	36.43%	\$11,031	36.54%	\$11,208	37.07%
\$9,000,000	(\$15,197)	(23.74%)	(\$23,283)	(36.37%)	\$12,407	36.50%	\$12,432	36.60%	\$12,608	37.07%
\$10,000,000	(\$16,942)	(23.80%)	(\$25,927)	(36.42%)	\$13,808	36.56%	\$13,833	36.65%	\$14,009	37.07%
\$15,000,000	(\$25,667)	(23.98%)	(\$39,145)	(36.57%)	\$20,813	36.73%	\$20,837	36.79%	\$21,014	37.07%
\$20,000,000	(\$34,393)	(24.07%)	(\$52,363)	(36.64%)	\$27,817	36.82%	\$27,842	36.86%	\$28,019	37.07%
\$25,000,000	(\$43,118)	(24.12%)	(\$65,580)	(36.69%)	\$34,822	36.87%	\$34,847	36.90%	\$35,023	37.07%
\$30,000,000	(\$51,844)	(24.16%)	(\$78,798)	(36.72%)	\$41,827	36.90%	\$41,851	36.93%	\$42,028	37.07%
\$35,000,000	(\$60,569)	(24.18%)	(\$92,016)	(36.74%)	\$48,832	36.93%	\$48,856	36.95%	\$49,033	37.07%
\$40,000,000	(\$69,294)	(24.20%)	(\$105,234)	(36.76%)	\$55,836	36.94%	\$55,861	36.97%	\$56,038	37.07%
\$45,000,000	(\$78,020)	(24.22%)	(\$118,452)	(36.77%)	\$62,841	36.96%	\$62,866	36.98%	\$63,042	37.07%
\$50,000,000	(\$86,745)	(24.23%)	(\$131,670)	(36.78%)	\$69,846	36.97%	\$69,870	36.99%	\$70,047	37.07%