

CITY OF SHARPSBURG, 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	\$8.50500	\$6,436	\$0	\$6,436	
2026-27	\$32.01805	\$6,564	\$0	\$6,564	2.0%
2027-28	\$32.90503	\$6,597	\$0	\$6,597	0.5%
2028-29	\$25.16638	\$6,729	\$0	\$6,729	2.0%
2029-30	\$25.29221	\$6,763	\$0	\$6,763	0.5%
2030-31	\$20.18812	\$6,898	\$0	\$6,898	2.0%
2031-32	\$20.28906	\$6,932	\$0	\$6,932	0.5%
2032-33	\$16.87692	\$7,071	\$0	\$7,071	2.0%
2033-34	\$16.96130	\$7,106	\$0	\$7,106	0.5%
2034-35	\$14.51479	\$7,249	\$0	\$7,249	2.0%
2035-36	\$14.58736	\$7,285	\$0	\$7,285	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	\$2,185,078	\$756,682	\$0	\$756,682
2026-27	\$778,154	\$205,019	\$0	\$205,019
2027-28	\$773,625	\$200,490	\$0	\$200,490
2028-29	\$840,518	\$267,383	\$0	\$267,383
2029-30	\$840,518	\$267,383	\$0	\$267,383
2030-31	\$914,819	\$341,684	\$0	\$341,684
2031-32	\$914,819	\$341,684	\$0	\$341,684
2032-33	\$992,115	\$418,980	\$0	\$418,980
2033-34	\$992,115	\$418,980	\$0	\$418,980
2034-35	\$1,072,528	\$499,393	\$0	\$499,393
2035-36	\$1,072,528	\$499,393	\$0	\$499,393

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	99.51%	-8.41%	91.11%	2.47%	0.00%	6.43%
2026-27	844.05%	-789.27%	54.78%	21.50%	0.00%	23.72%
2027-28	863.11%	-809.36%	53.76%	21.99%	0.00%	24.26%
2028-29	673.07%	-608.57%	64.50%	17.31%	0.00%	18.19%
2029-30	673.07%	-608.57%	64.50%	17.31%	0.00%	18.19%
2030-31	547.77%	-476.23%	71.54%	14.22%	0.00%	14.23%
2031-32	547.77%	-476.23%	71.54%	14.22%	0.00%	14.23%
2032-33	464.59%	-388.37%	76.21%	12.18%	0.00%	11.61%
2033-34	464.59%	-388.37%	76.21%	12.18%	0.00%	11.61%
2034-35	405.37%	-325.84%	79.53%	10.73%	0.00%	9.74%
2035-36	405.37%	-325.84%	79.53%	10.73%	0.00%	9.74%

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 SHARPSBURG, 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	\$756,682	\$8.50500	\$6,436
2026-27	\$205,019	\$32.01805	\$6,564
2027-28	\$200,490	\$32.90503	\$6,597
2028-29	\$267,383	\$25.16638	\$6,729
2029-30	\$267,383	\$25.29221	\$6,763
2030-31	\$341,684	\$20.18812	\$6,898
2031-32	\$341,684	\$20.28906	\$6,932
2032-33	\$418,980	\$16.87692	\$7,071
2033-34	\$418,980	\$16.96130	\$7,106
2034-35	\$499,393	\$14.51479	\$7,249
2035-36	\$499,393	\$14.58736	\$7,285

CITY OF SHARPSBURG, 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	\$756,682	\$8.50500	\$6,436
2026-27	\$757,188	\$8.50500	\$6,440
2027-28	\$773,425	\$8.50500	\$6,578
2028-29	\$797,495	\$8.10000	\$6,460
2029-30	\$814,581	\$8.10000	\$6,598
2030-31	\$839,907	\$8.10000	\$6,803
2031-32	\$857,884	\$8.10000	\$6,949
2032-33	\$884,531	\$8.10000	\$7,165
2033-34	\$903,449	\$8.10000	\$7,318
2034-35	\$931,487	\$8.10000	\$7,545
2035-36	\$951,393	\$8.10000	\$7,706

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	(\$552,169)	\$23.51305	\$124
2027-28	(\$572,935)	\$24.40003	\$19
2028-29	(\$530,112)	\$17.06638	\$269
2029-30	(\$547,198)	\$17.19221	\$165
2030-31	(\$498,223)	\$12.08812	\$95
2031-32	(\$516,200)	\$12.18906	-\$16
2032-33	(\$465,551)	\$8.77692	-\$94
2033-34	(\$484,469)	\$8.86130	-\$211
2034-35	(\$432,094)	\$6.41479	-\$296
2035-36	(\$452,000)	\$6.48736	-\$421

CITY OF SHARPSBURG, 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	\$202	\$1,246	\$50,000	\$51,515	\$202	\$1,040	\$50,000	\$58,947	\$182	\$181	\$156	\$181	\$202	\$1,190
\$100,000	\$123,480	\$403	\$2,493	\$100,000	\$103,030	\$403	\$2,080	\$100,000	\$117,894	\$384	\$1,371	\$358	\$1,371	\$403	\$2,380
\$150,000	\$185,220	\$605	\$3,739	\$150,000	\$154,545	\$605	\$3,120	\$150,000	\$176,842	\$586	\$2,561	\$559	\$2,561	\$605	\$3,570
\$200,000	\$246,960	\$988	\$4,986	\$200,000	\$206,060	\$988	\$4,160	\$200,000	\$235,789	\$787	\$3,751	\$761	\$3,751	\$807	\$4,760
\$250,000	\$308,700	\$1,371	\$6,232	\$250,000	\$257,575	\$1,371	\$5,200	\$250,000	\$294,736	\$989	\$4,941	\$963	\$4,941	\$1,009	\$5,950
\$300,000	\$370,440	\$1,753	\$7,478	\$300,000	\$309,090	\$1,753	\$6,240	\$300,000	\$353,683	\$1,191	\$6,131	\$1,164	\$6,131	\$1,210	\$7,140
\$400,000	\$493,920	\$2,519	\$9,971	\$400,000	\$412,120	\$2,519	\$8,320	\$400,000	\$471,578	\$1,594	\$8,511	\$1,568	\$8,511	\$1,614	\$9,520
\$500,000	\$617,400	\$3,284	\$12,464	\$500,000	\$515,151	\$3,284	\$10,400	\$500,000	\$589,472	\$1,997	\$10,891	\$1,971	\$10,891	\$2,017	\$11,900
\$600,000	\$740,880	\$4,050	\$14,957	\$600,000	\$618,181	\$4,050	\$12,480	\$600,000	\$707,366	\$2,401	\$13,271	\$2,375	\$13,271	\$2,420	\$14,280
\$700,000	\$864,360	\$4,815	\$17,450	\$700,000	\$721,211	\$4,815	\$14,560	\$700,000	\$825,261	\$2,804	\$15,651	\$2,778	\$15,651	\$2,824	\$16,660
\$800,000	\$987,840	\$5,581	\$19,943	\$800,000	\$824,241	\$5,581	\$16,640	\$800,000	\$943,155	\$3,208	\$18,031	\$3,181	\$18,031	\$3,227	\$19,041
\$900,000	\$1,111,320	\$6,346	\$22,435	\$900,000	\$927,271	\$6,346	\$18,720	\$900,000	\$1,061,050	\$3,611	\$20,411	\$3,585	\$20,411	\$3,631	\$21,421
\$1,000,000	\$1,234,800	\$7,111	\$24,928	\$1,000,000	\$1,030,301	\$7,111	\$20,800	\$1,000,000	\$1,178,944	\$4,014	\$22,791	\$3,988	\$22,791	\$4,034	\$23,801
\$2,000,000	\$2,469,600	\$14,766	\$49,857	\$2,000,000	\$2,060,602	\$14,766	\$41,600	\$2,000,000	\$2,357,888	\$8,049	\$46,592	\$8,022	\$46,592	\$8,068	\$47,601
\$3,000,000	\$3,704,400	\$22,420	\$74,785	\$3,000,000	\$3,090,903	\$22,420	\$62,400	\$3,000,000	\$3,536,832	\$12,083	\$70,393	\$12,056	\$70,393	\$12,102	\$71,402
\$4,000,000	\$4,939,200	\$30,075	\$99,713	\$4,000,000	\$4,121,204	\$30,075	\$83,199	\$4,000,000	\$4,715,776	\$16,117	\$94,193	\$16,090	\$94,193	\$16,136	\$95,203
\$5,000,000	\$6,174,000	\$37,729	\$124,641	\$5,000,000	\$5,151,505	\$37,729	\$103,999	\$5,000,000	\$5,894,720	\$20,151	\$117,994	\$20,125	\$117,994	\$20,170	\$119,003
\$6,000,000	\$7,408,800	\$45,384	\$149,570	\$6,000,000	\$6,181,806	\$45,384	\$124,799	\$6,000,000	\$7,073,664	\$24,185	\$141,795	\$24,159	\$141,795	\$24,204	\$142,804
\$7,000,000	\$8,643,600	\$53,038	\$174,498	\$7,000,000	\$7,212,107	\$53,038	\$145,599	\$7,000,000	\$8,252,608	\$28,219	\$165,595	\$28,193	\$165,595	\$28,238	\$166,605
\$8,000,000	\$9,878,400	\$60,693	\$199,426	\$8,000,000	\$8,242,408	\$60,693	\$166,399	\$8,000,000	\$9,431,552	\$32,253	\$189,396	\$32,227	\$189,396	\$32,272	\$190,405
\$9,000,000	\$11,113,200	\$68,347	\$224,355	\$9,000,000	\$9,272,709	\$68,347	\$187,199	\$9,000,000	\$10,610,496	\$36,287	\$213,197	\$36,261	\$213,197	\$36,307	\$214,206
\$10,000,000	\$12,348,000	\$76,002	\$249,283	\$10,000,000	\$10,303,010	\$76,002	\$207,998	\$10,000,000	\$11,789,440	\$40,321	\$236,997	\$40,295	\$236,997	\$40,341	\$238,007
\$15,000,000	\$18,522,000	\$114,274	\$373,924	\$15,000,000	\$15,454,515	\$114,274	\$311,998	\$15,000,000	\$17,684,160	\$60,491	\$356,001	\$60,465	\$356,001	\$60,511	\$357,010
\$20,000,000	\$24,696,000	\$152,547	\$498,566	\$20,000,000	\$20,606,020	\$152,547	\$415,997	\$20,000,000	\$23,578,880	\$80,662	\$475,004	\$80,635	\$475,004	\$80,681	\$476,013
\$25,000,000	\$30,870,000	\$190,819	\$623,207	\$25,000,000	\$25,757,525	\$190,819	\$519,996	\$25,000,000	\$29,473,600	\$100,832	\$594,007	\$100,806	\$594,007	\$100,851	\$595,017
\$30,000,000	\$37,044,000	\$229,092	\$747,849	\$30,000,000	\$30,909,030	\$229,092	\$623,995	\$30,000,000	\$35,368,320	\$121,002	\$713,010	\$120,976	\$713,010	\$121,022	\$714,020
\$35,000,000	\$43,218,000	\$267,364	\$872,490	\$35,000,000	\$36,060,535	\$267,364	\$727,994	\$35,000,000	\$41,263,040	\$141,172	\$832,014	\$141,146	\$832,014	\$141,192	\$833,023
\$40,000,000	\$49,392,000	\$305,637	\$997,132	\$40,000,000	\$41,212,040	\$305,637	\$831,994	\$40,000,000	\$47,157,760	\$161,343	\$951,017	\$161,317	\$951,017	\$161,362	\$952,027
\$45,000,000	\$55,566,000	\$343,909	\$1,121,773	\$45,000,000	\$46,363,545	\$343,909	\$935,993	\$45,000,000	\$53,052,480	\$181,513	\$1,070,020	\$181,487	\$1,070,020	\$181,533	\$1,071,030
\$50,000,000	\$61,740,000	\$382,182	\$1,246,415	\$50,000,000	\$51,515,050	\$382,182	\$1,039,992	\$50,000,000	\$58,947,200	\$201,683	\$1,189,024	\$201,657	\$1,189,024	\$201,703	\$1,190,033

CITY OF SHARPSBURG, 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	\$1,045	517.95%	\$838	415.61%	(\$2)	(0.83%)	\$25	15.85%	\$988	489.99%
\$100,000	\$2,089	517.95%	\$1,677	415.61%	\$987	257.09%	\$1,013	283.27%	\$1,977	489.99%
\$150,000	\$3,134	517.95%	\$2,515	415.61%	\$1,975	337.32%	\$2,001	357.82%	\$2,965	489.99%
\$200,000	\$3,998	404.71%	\$3,172	321.12%	\$2,963	376.44%	\$2,990	392.85%	\$3,953	489.99%
\$250,000	\$4,862	354.71%	\$3,829	279.40%	\$3,952	399.60%	\$3,978	413.20%	\$4,942	489.99%
\$300,000	\$5,725	326.54%	\$4,487	255.90%	\$4,940	414.91%	\$4,966	426.51%	\$5,930	489.99%
\$400,000	\$7,453	295.89%	\$5,801	230.32%	\$6,917	433.91%	\$6,943	442.84%	\$7,907	489.99%
\$500,000	\$9,180	279.52%	\$7,116	216.67%	\$8,893	445.24%	\$8,920	452.49%	\$9,883	489.99%
\$600,000	\$10,907	269.34%	\$8,430	208.17%	\$10,870	452.76%	\$10,896	458.86%	\$11,860	489.99%
\$700,000	\$12,635	262.40%	\$9,745	202.38%	\$12,847	458.11%	\$12,873	463.38%	\$13,837	489.99%
\$800,000	\$14,362	257.36%	\$11,059	198.18%	\$14,823	462.12%	\$14,850	466.76%	\$15,813	489.99%
\$900,000	\$16,089	253.54%	\$12,374	194.99%	\$16,800	465.24%	\$16,826	469.37%	\$17,790	489.99%
\$1,000,000	\$17,817	250.54%	\$13,688	192.48%	\$18,777	467.72%	\$18,803	471.46%	\$19,767	489.99%
\$2,000,000	\$35,091	237.65%	\$26,834	181.73%	\$38,543	478.89%	\$38,570	480.78%	\$39,533	489.99%
\$3,000,000	\$52,364	233.56%	\$39,979	178.32%	\$58,310	482.59%	\$58,336	483.86%	\$59,300	489.99%
\$4,000,000	\$69,638	231.55%	\$53,124	176.64%	\$78,077	484.45%	\$78,103	485.40%	\$79,066	489.99%
\$5,000,000	\$86,912	230.36%	\$66,270	175.64%	\$97,843	485.56%	\$97,869	486.32%	\$98,833	489.99%
\$6,000,000	\$104,186	229.57%	\$79,415	174.99%	\$117,610	486.30%	\$117,636	486.93%	\$118,600	489.99%
\$7,000,000	\$121,460	229.00%	\$92,560	174.52%	\$137,376	486.83%	\$137,403	487.37%	\$138,366	489.99%
\$8,000,000	\$138,733	228.58%	\$105,706	174.16%	\$157,143	487.22%	\$157,169	487.70%	\$158,133	489.99%
\$9,000,000	\$156,007	228.26%	\$118,851	173.89%	\$176,910	487.53%	\$176,936	487.95%	\$177,899	489.99%
\$10,000,000	\$173,281	228.00%	\$131,996	173.68%	\$196,676	487.78%	\$196,702	488.16%	\$197,666	489.99%
\$15,000,000	\$259,650	227.22%	\$197,723	173.02%	\$295,509	488.52%	\$295,535	488.77%	\$296,499	489.99%
\$20,000,000	\$346,019	226.83%	\$263,450	172.70%	\$394,342	488.88%	\$394,368	489.08%	\$395,332	489.99%
\$25,000,000	\$432,388	226.60%	\$329,177	172.51%	\$493,175	489.11%	\$493,202	489.26%	\$494,165	489.99%
\$30,000,000	\$518,757	226.44%	\$394,903	172.38%	\$592,008	489.25%	\$592,035	489.38%	\$592,998	489.99%
\$35,000,000	\$605,126	226.33%	\$460,630	172.29%	\$690,841	489.36%	\$690,868	489.47%	\$691,831	489.99%
\$40,000,000	\$691,495	226.25%	\$526,357	172.22%	\$789,674	489.44%	\$789,701	489.53%	\$790,664	489.99%
\$45,000,000	\$777,864	226.18%	\$592,083	172.16%	\$888,507	489.50%	\$888,534	489.59%	\$889,497	489.99%
\$50,000,000	\$864,233	226.13%	\$657,810	172.12%	\$987,340	489.55%	\$987,367	489.63%	\$988,330	489.99%