

CITY OF SHELDON, 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	\$8.51776	\$1,241,148	\$0	\$1,241,148	
2026-27	\$3.94031	\$1,265,971	\$1,914	\$1,267,885	2.2%
2027-28	\$3.96770	\$1,274,225	\$1,928	\$1,276,153	0.7%
2028-29	\$3.88839	\$1,301,676	\$1,889	\$1,303,565	2.1%
2029-30	\$3.91303	\$1,310,083	\$1,901	\$1,311,984	0.6%
2030-31	\$3.83321	\$1,338,225	\$1,862	\$1,340,087	2.1%
2031-32	\$3.85729	\$1,346,788	\$1,874	\$1,348,662	0.6%
2032-33	\$3.77910	\$1,375,634	\$1,836	\$1,377,470	2.1%
2033-34	\$3.80264	\$1,384,357	\$1,847	\$1,386,204	0.6%
2034-35	\$3.72605	\$1,413,930	\$1,810	\$1,415,740	2.1%
2035-36	\$3.74907	\$1,422,817	\$1,821	\$1,424,638	0.6%

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	\$506,971,933	\$145,712,951	\$138,780,251	\$284,493,202
2026-27	\$498,362,693	\$321,772,818	\$167,543,501	\$489,316,319
2027-28	\$504,280,095	\$321,635,409	\$173,598,311	\$495,233,721
2028-29	\$532,322,117	\$335,245,447	\$188,030,296	\$523,275,743
2029-30	\$538,417,399	\$335,285,919	\$194,085,106	\$529,371,025
2030-31	\$568,187,092	\$349,599,287	\$209,541,431	\$559,140,718
2031-32	\$574,282,375	\$349,639,760	\$215,596,241	\$565,236,001
2032-33	\$605,671,418	\$364,496,921	\$232,128,123	\$596,625,044
2033-34	\$611,766,700	\$364,537,393	\$238,182,933	\$602,720,326
2034-35	\$644,847,820	\$379,957,297	\$255,844,149	\$635,801,446
2035-36	\$650,943,102	\$379,997,770	\$261,898,959	\$641,896,728

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.29%	-1.23%	57.06%	28.39%	12.34%	1.11%
2026-27	78.29%	-13.06%	65.23%	24.87%	8.37%	0.65%
2027-28	77.76%	-13.03%	64.73%	25.49%	8.27%	0.64%
2028-29	76.92%	-12.45%	64.47%	26.19%	7.91%	0.61%
2029-30	76.41%	-12.39%	64.03%	26.75%	7.81%	0.60%
2030-31	75.60%	-11.80%	63.80%	27.40%	7.47%	0.57%
2031-32	75.14%	-11.75%	63.39%	27.91%	7.39%	0.56%
2032-33	74.37%	-11.20%	63.17%	28.52%	7.07%	0.53%
2033-34	73.95%	-11.16%	62.79%	28.99%	7.00%	0.53%
2034-35	73.22%	-10.65%	62.57%	29.57%	6.70%	0.50%
2035-36	72.84%	-10.61%	62.22%	29.99%	6.64%	0.49%

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 SHELDON, 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	\$145,712,951	\$8.51776	\$1,241,148
2026-27	\$321,772,818	\$3.94031	\$1,267,885
2027-28	\$321,635,409	\$3.96770	\$1,276,153
2028-29	\$335,245,447	\$3.88839	\$1,303,565
2029-30	\$335,285,919	\$3.91303	\$1,311,984
2030-31	\$349,599,287	\$3.83321	\$1,340,087
2031-32	\$349,639,760	\$3.85729	\$1,348,662
2032-33	\$364,496,921	\$3.77910	\$1,377,470
2033-34	\$364,537,393	\$3.80264	\$1,386,204
2034-35	\$379,957,297	\$3.72605	\$1,415,740
2035-36	\$379,997,770	\$3.74907	\$1,424,638

CITY OF SHELDON, 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	\$145,712,951	\$8.51776	\$1,241,148
2026-27	\$137,059,702	\$8.51776	\$1,167,442
2027-28	\$132,936,003	\$8.51776	\$1,132,317
2028-29	\$133,237,907	\$8.10000	\$1,079,227
2029-30	\$135,406,318	\$8.10000	\$1,096,791
2030-31	\$135,613,541	\$8.10000	\$1,098,470
2031-32	\$138,031,143	\$8.10000	\$1,118,052
2032-33	\$138,139,588	\$8.10000	\$1,118,931
2033-34	\$140,820,166	\$8.10000	\$1,140,643
2034-35	\$140,826,050	\$8.10000	\$1,140,691
2035-36	\$143,782,774	\$8.10000	\$1,164,640

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	\$184,713,116	(\$4.57745)	\$100,444
2027-28	\$188,699,406	(\$4.55006)	\$143,836
2028-29	\$202,007,540	(\$4.21161)	\$224,338
2029-30	\$199,879,601	(\$4.18697)	\$215,193
2030-31	\$213,985,746	(\$4.26679)	\$241,618
2031-32	\$211,608,617	(\$4.24271)	\$230,610
2032-33	\$226,357,333	(\$4.32090)	\$258,540
2033-34	\$223,717,228	(\$4.29736)	\$245,561
2034-35	\$239,131,247	(\$4.37395)	\$275,049
2035-36	\$236,214,995	(\$4.35093)	\$259,998

CITY OF SHELTON, 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	\$237	\$50,000	\$51,515	\$202	\$197	\$50,000	\$58,947	\$182	\$34	\$156	\$34	\$202	\$226
\$100,000	\$123,480	\$404	\$473	\$100,000	\$103,030	\$404	\$395	\$100,000	\$117,894	\$384	\$260	\$358	\$260	\$404	\$452
\$150,000	\$185,220	\$606	\$710	\$150,000	\$154,545	\$606	\$592	\$150,000	\$176,842	\$586	\$486	\$560	\$486	\$606	\$678
\$200,000	\$246,960	\$989	\$947	\$200,000	\$206,060	\$989	\$790	\$200,000	\$235,789	\$788	\$712	\$762	\$712	\$808	\$904
\$250,000	\$308,700	\$1,373	\$1,183	\$250,000	\$257,575	\$1,373	\$987	\$250,000	\$294,736	\$990	\$938	\$964	\$938	\$1,010	\$1,130
\$300,000	\$370,440	\$1,756	\$1,420	\$300,000	\$309,090	\$1,756	\$1,185	\$300,000	\$353,683	\$1,192	\$1,164	\$1,166	\$1,164	\$1,212	\$1,356
\$400,000	\$493,920	\$2,523	\$1,893	\$400,000	\$412,120	\$2,523	\$1,580	\$400,000	\$471,578	\$1,596	\$1,616	\$1,570	\$1,616	\$1,616	\$1,808
\$500,000	\$617,400	\$3,289	\$2,367	\$500,000	\$515,151	\$3,289	\$1,975	\$500,000	\$589,472	\$2,000	\$2,068	\$1,974	\$2,068	\$2,020	\$2,260
\$600,000	\$740,880	\$4,056	\$2,840	\$600,000	\$618,181	\$4,056	\$2,370	\$600,000	\$707,366	\$2,404	\$2,520	\$2,378	\$2,520	\$2,424	\$2,711
\$700,000	\$864,360	\$4,822	\$3,313	\$700,000	\$721,211	\$4,822	\$2,765	\$700,000	\$825,261	\$2,808	\$2,972	\$2,782	\$2,972	\$2,828	\$3,163
\$800,000	\$987,840	\$5,589	\$3,787	\$800,000	\$824,241	\$5,589	\$3,159	\$800,000	\$943,155	\$3,212	\$3,424	\$3,186	\$3,424	\$3,232	\$3,615
\$900,000	\$1,111,320	\$6,356	\$4,260	\$900,000	\$927,271	\$6,356	\$3,554	\$900,000	\$1,061,050	\$3,617	\$3,876	\$3,590	\$3,876	\$3,636	\$4,067
\$1,000,000	\$1,234,800	\$7,122	\$4,733	\$1,000,000	\$1,030,301	\$7,122	\$3,949	\$1,000,000	\$1,178,944	\$4,021	\$4,327	\$3,994	\$4,327	\$4,040	\$4,519
\$2,000,000	\$2,469,600	\$14,788	\$9,466	\$2,000,000	\$2,060,602	\$14,788	\$7,899	\$2,000,000	\$2,357,888	\$8,061	\$8,847	\$8,034	\$8,847	\$8,080	\$9,038
\$3,000,000	\$3,704,400	\$22,454	\$14,200	\$3,000,000	\$3,090,903	\$22,454	\$11,848	\$3,000,000	\$3,536,832	\$12,101	\$13,366	\$12,074	\$13,366	\$12,120	\$13,557
\$4,000,000	\$4,939,200	\$30,120	\$18,933	\$4,000,000	\$4,121,204	\$30,120	\$15,797	\$4,000,000	\$4,715,776	\$16,141	\$17,885	\$16,115	\$17,885	\$16,160	\$18,077
\$5,000,000	\$6,174,000	\$37,786	\$23,666	\$5,000,000	\$5,151,505	\$37,786	\$19,747	\$5,000,000	\$5,894,720	\$20,181	\$22,404	\$20,155	\$22,404	\$20,201	\$22,596
\$6,000,000	\$7,408,800	\$45,452	\$28,399	\$6,000,000	\$6,181,806	\$45,452	\$23,696	\$6,000,000	\$7,073,664	\$24,221	\$26,923	\$24,195	\$26,923	\$24,241	\$27,115
\$7,000,000	\$8,643,600	\$53,118	\$33,133	\$7,000,000	\$7,212,107	\$53,118	\$27,646	\$7,000,000	\$8,252,608	\$28,261	\$31,442	\$28,235	\$31,442	\$28,281	\$31,634
\$8,000,000	\$9,878,400	\$60,784	\$37,866	\$8,000,000	\$8,242,408	\$60,784	\$31,595	\$8,000,000	\$9,431,552	\$32,301	\$35,961	\$32,275	\$35,961	\$32,321	\$36,153
\$9,000,000	\$11,113,200	\$68,450	\$42,599	\$9,000,000	\$9,272,709	\$68,450	\$35,544	\$9,000,000	\$10,610,496	\$36,341	\$40,481	\$36,315	\$40,481	\$36,361	\$40,672
\$10,000,000	\$12,348,000	\$76,116	\$47,332	\$10,000,000	\$10,303,010	\$76,116	\$39,494	\$10,000,000	\$11,789,440	\$40,382	\$45,000	\$40,355	\$45,000	\$40,401	\$45,191
\$15,000,000	\$18,522,000	\$114,446	\$70,999	\$15,000,000	\$15,454,515	\$114,446	\$59,240	\$15,000,000	\$17,684,160	\$60,582	\$67,595	\$60,556	\$67,595	\$60,602	\$67,787
\$20,000,000	\$24,696,000	\$152,776	\$94,665	\$20,000,000	\$20,606,020	\$152,776	\$78,987	\$20,000,000	\$23,578,880	\$80,783	\$90,191	\$80,756	\$90,191	\$80,802	\$90,383
\$25,000,000	\$30,870,000	\$191,106	\$118,331	\$25,000,000	\$25,757,525	\$191,106	\$98,734	\$25,000,000	\$29,473,600	\$100,983	\$112,787	\$100,957	\$112,787	\$101,003	\$112,978
\$30,000,000	\$37,044,000	\$229,436	\$141,997	\$30,000,000	\$30,909,030	\$229,436	\$118,481	\$30,000,000	\$35,368,320	\$121,184	\$135,383	\$121,157	\$135,383	\$121,203	\$135,574
\$35,000,000	\$43,218,000	\$267,766	\$165,664	\$35,000,000	\$36,060,535	\$267,766	\$138,228	\$35,000,000	\$41,263,040	\$141,384	\$157,978	\$141,358	\$157,978	\$141,404	\$158,170
\$40,000,000	\$49,392,000	\$306,096	\$189,330	\$40,000,000	\$41,212,040	\$306,096	\$157,974	\$40,000,000	\$47,157,760	\$161,585	\$180,574	\$161,559	\$180,574	\$161,604	\$180,766
\$45,000,000	\$55,566,000	\$344,425	\$212,996	\$45,000,000	\$46,363,545	\$344,425	\$177,721	\$45,000,000	\$53,052,480	\$181,785	\$203,170	\$181,759	\$203,170	\$181,805	\$203,361
\$50,000,000	\$61,740,000	\$382,755	\$236,662	\$50,000,000	\$51,515,050	\$382,755	\$197,468	\$50,000,000	\$58,947,200	\$201,986	\$225,765	\$201,960	\$225,765	\$202,006	\$225,957

CITY OF SHELDON, 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	\$35	17.16%	(\$5)	(2.25%)	(\$148)	(81.20%)	(\$122)	(78.04%)	\$24	11.86%
\$100,000	\$69	17.16%	(\$9)	(2.25%)	(\$124)	(32.30%)	(\$98)	(27.34%)	\$48	11.86%
\$150,000	\$104	17.16%	(\$14)	(2.25%)	(\$100)	(17.09%)	(\$74)	(13.20%)	\$72	11.86%
\$200,000	(\$43)	(4.31%)	(\$199)	(20.16%)	(\$76)	(9.67%)	(\$50)	(6.56%)	\$96	11.86%
\$250,000	(\$189)	(13.79%)	(\$385)	(28.07%)	(\$52)	(5.28%)	(\$26)	(2.70%)	\$120	11.86%
\$300,000	(\$336)	(19.13%)	(\$571)	(32.52%)	(\$28)	(2.38%)	(\$2)	(0.18%)	\$144	11.86%
\$400,000	(\$629)	(24.94%)	(\$943)	(37.37%)	\$20	1.22%	\$46	2.92%	\$192	11.86%
\$500,000	(\$922)	(28.05%)	(\$1,314)	(39.96%)	\$67	3.37%	\$94	4.75%	\$240	11.86%
\$600,000	(\$1,216)	(29.98%)	(\$1,686)	(41.57%)	\$115	4.80%	\$142	5.95%	\$287	11.86%
\$700,000	(\$1,509)	(31.29%)	(\$2,058)	(42.67%)	\$163	5.81%	\$190	6.81%	\$335	11.86%
\$800,000	(\$1,802)	(32.25%)	(\$2,429)	(43.47%)	\$211	6.57%	\$237	7.45%	\$383	11.86%
\$900,000	(\$2,096)	(32.97%)	(\$2,801)	(44.07%)	\$259	7.16%	\$285	7.95%	\$431	11.86%
\$1,000,000	(\$2,389)	(33.54%)	(\$3,173)	(44.55%)	\$307	7.63%	\$333	8.34%	\$479	11.86%
\$2,000,000	(\$5,322)	(35.99%)	(\$6,889)	(46.59%)	\$786	9.75%	\$812	10.11%	\$958	11.86%
\$3,000,000	(\$8,254)	(36.76%)	(\$10,606)	(47.23%)	\$1,265	10.45%	\$1,291	10.69%	\$1,437	11.86%
\$4,000,000	(\$11,187)	(37.14%)	(\$14,323)	(47.55%)	\$1,744	10.81%	\$1,770	10.99%	\$1,916	11.86%
\$5,000,000	(\$14,120)	(37.37%)	(\$18,039)	(47.74%)	\$2,223	11.02%	\$2,249	11.16%	\$2,395	11.86%
\$6,000,000	(\$17,053)	(37.52%)	(\$21,756)	(47.87%)	\$2,702	11.16%	\$2,728	11.28%	\$2,874	11.86%
\$7,000,000	(\$19,985)	(37.62%)	(\$25,473)	(47.95%)	\$3,181	11.26%	\$3,207	11.36%	\$3,353	11.86%
\$8,000,000	(\$22,918)	(37.70%)	(\$29,189)	(48.02%)	\$3,660	11.33%	\$3,686	11.42%	\$3,832	11.86%
\$9,000,000	(\$25,851)	(37.77%)	(\$32,906)	(48.07%)	\$4,139	11.39%	\$4,165	11.47%	\$4,311	11.86%
\$10,000,000	(\$28,784)	(37.82%)	(\$36,622)	(48.11%)	\$4,618	11.44%	\$4,644	11.51%	\$4,790	11.86%
\$15,000,000	(\$43,447)	(37.96%)	(\$55,206)	(48.24%)	\$7,013	11.58%	\$7,040	11.63%	\$7,185	11.86%
\$20,000,000	(\$58,111)	(38.04%)	(\$73,789)	(48.30%)	\$9,409	11.65%	\$9,435	11.68%	\$9,581	11.86%
\$25,000,000	(\$72,775)	(38.08%)	(\$92,372)	(48.34%)	\$11,804	11.69%	\$11,830	11.72%	\$11,976	11.86%
\$30,000,000	(\$87,438)	(38.11%)	(\$110,955)	(48.36%)	\$14,199	11.72%	\$14,225	11.74%	\$14,371	11.86%
\$35,000,000	(\$102,102)	(38.13%)	(\$129,538)	(48.38%)	\$16,594	11.74%	\$16,620	11.76%	\$16,766	11.86%
\$40,000,000	(\$116,766)	(38.15%)	(\$148,121)	(48.39%)	\$18,989	11.75%	\$19,015	11.77%	\$19,161	11.86%
\$45,000,000	(\$131,429)	(38.16%)	(\$166,704)	(48.40%)	\$21,384	11.76%	\$21,410	11.78%	\$21,556	11.86%
\$50,000,000	(\$146,093)	(38.17%)	(\$185,287)	(48.41%)	\$23,779	11.77%	\$23,806	11.79%	\$23,951	11.86%