

CITY OF SIBLEY, 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	\$8.80340	\$493,113	\$0	\$493,113	
2026-27	\$4.47861	\$502,975	\$4,821	\$507,796	3.0%
2027-28	\$4.52154	\$511,050	\$4,867	\$515,917	1.6%
2028-29	\$4.40078	\$526,235	\$4,737	\$530,973	2.9%
2029-30	\$4.44040	\$534,621	\$4,780	\$539,401	1.6%
2030-31	\$4.31983	\$550,189	\$4,650	\$554,839	2.9%
2031-32	\$4.35634	\$558,418	\$4,690	\$563,107	1.5%
2032-33	\$4.23978	\$574,369	\$4,564	\$578,933	2.8%
2033-34	\$4.27347	\$582,444	\$4,600	\$587,045	1.4%
2034-35	\$4.16071	\$598,785	\$4,479	\$603,264	2.8%
2035-36	\$4.19183	\$606,708	\$4,513	\$611,220	1.3%

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	\$170,308,029	\$56,013,925	\$28,626,053	\$84,639,978
2026-27	\$150,297,417	\$113,382,601	\$34,136,539	\$147,519,140
2027-28	\$152,054,646	\$114,102,150	\$35,174,219	\$149,276,369
2028-29	\$161,351,217	\$120,654,214	\$37,918,726	\$158,572,940
2029-30	\$163,210,446	\$121,475,762	\$38,956,406	\$160,432,169
2030-31	\$173,108,302	\$128,440,003	\$41,890,023	\$170,330,025
2031-32	\$174,967,531	\$129,261,552	\$42,927,703	\$172,189,254
2032-33	\$185,386,155	\$136,547,994	\$46,059,884	\$182,607,878
2033-34	\$187,245,384	\$137,369,543	\$47,097,564	\$184,467,107
2034-35	\$198,207,192	\$144,990,677	\$50,438,238	\$195,428,915
2035-36	\$200,066,420	\$145,812,225	\$51,475,918	\$197,288,143

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.37%	-2.97%	77.40%	14.28%	6.64%	0.59%
2026-27	106.75%	-27.39%	79.36%	14.62%	4.59%	0.34%
2027-28	106.26%	-27.30%	78.96%	15.10%	4.53%	0.33%
2028-29	104.75%	-25.91%	78.85%	15.53%	4.31%	0.31%
2029-30	104.26%	-25.76%	78.49%	15.96%	4.26%	0.31%
2030-31	102.80%	-24.40%	78.40%	16.35%	4.05%	0.29%
2031-32	102.35%	-24.28%	78.07%	16.73%	4.01%	0.29%
2032-33	101.00%	-23.02%	77.98%	17.10%	3.82%	0.27%
2033-34	100.61%	-22.93%	77.68%	17.45%	3.78%	0.27%
2034-35	99.35%	-21.76%	77.59%	17.79%	3.60%	0.25%
2035-36	99.00%	-21.68%	77.31%	18.11%	3.57%	0.25%

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 SIBLEY, 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	\$56,013,925	\$8.80340	\$493,113
2026-27	\$113,382,601	\$4.47861	\$507,796
2027-28	\$114,102,150	\$4.52154	\$515,917
2028-29	\$120,654,214	\$4.40078	\$530,973
2029-30	\$121,475,762	\$4.44040	\$539,401
2030-31	\$128,440,003	\$4.31983	\$554,839
2031-32	\$129,261,552	\$4.35634	\$563,107
2032-33	\$136,547,994	\$4.23978	\$578,933
2033-34	\$137,369,543	\$4.27347	\$587,045
2034-35	\$144,990,677	\$4.16071	\$603,264
2035-36	\$145,812,225	\$4.19183	\$611,220

CITY OF SIBLEY, 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	\$56,013,925	\$8.80340	\$493,113
2026-27	\$54,026,417	\$8.80340	\$475,616
2027-28	\$54,572,758	\$8.80340	\$480,426
2028-29	\$55,875,164	\$8.10000	\$452,589
2029-30	\$57,564,685	\$8.10000	\$466,274
2030-31	\$58,926,279	\$8.10000	\$477,303
2031-32	\$60,726,607	\$8.10000	\$491,886
2032-33	\$62,150,704	\$8.10000	\$503,421
2033-34	\$64,067,952	\$8.10000	\$518,950
2034-35	\$65,558,249	\$8.10000	\$531,022
2035-36	\$67,598,295	\$8.10000	\$547,546

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	\$59,356,184	(\$4.32479)	\$32,180
2027-28	\$59,529,392	(\$4.28186)	\$35,492
2028-29	\$64,779,050	(\$3.69922)	\$78,384
2029-30	\$63,911,077	(\$3.65960)	\$73,127
2030-31	\$69,513,724	(\$3.78017)	\$77,536
2031-32	\$68,534,944	(\$3.74366)	\$71,222
2032-33	\$74,397,290	(\$3.86022)	\$75,513
2033-34	\$73,301,591	(\$3.82653)	\$68,094
2034-35	\$79,432,427	(\$3.93929)	\$72,242
2035-36	\$78,213,930	(\$3.90817)	\$63,674

CITY OF SIBLEY, 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	\$209	\$267	\$50,000	\$51,515	\$209	\$223	\$50,000	\$58,947	\$189	\$39	\$161	\$39	\$209	\$255
\$100,000	\$123,480	\$418	\$533	\$100,000	\$103,030	\$418	\$445	\$100,000	\$117,894	\$397	\$293	\$370	\$293	\$418	\$509
\$150,000	\$185,220	\$626	\$800	\$150,000	\$154,545	\$626	\$668	\$150,000	\$176,842	\$606	\$548	\$579	\$548	\$626	\$764
\$200,000	\$246,960	\$1,022	\$1,067	\$200,000	\$206,060	\$1,022	\$890	\$200,000	\$235,789	\$815	\$803	\$788	\$803	\$835	\$1,019
\$250,000	\$308,700	\$1,419	\$1,334	\$250,000	\$257,575	\$1,419	\$1,113	\$250,000	\$294,736	\$1,024	\$1,057	\$997	\$1,057	\$1,044	\$1,273
\$300,000	\$370,440	\$1,815	\$1,600	\$300,000	\$309,090	\$1,815	\$1,335	\$300,000	\$353,683	\$1,232	\$1,312	\$1,205	\$1,312	\$1,253	\$1,528
\$400,000	\$493,920	\$2,607	\$2,134	\$400,000	\$412,120	\$2,607	\$1,780	\$400,000	\$471,578	\$1,650	\$1,821	\$1,623	\$1,821	\$1,670	\$2,037
\$500,000	\$617,400	\$3,399	\$2,667	\$500,000	\$515,151	\$3,399	\$2,225	\$500,000	\$589,472	\$2,068	\$2,330	\$2,040	\$2,330	\$2,088	\$2,546
\$600,000	\$740,880	\$4,192	\$3,200	\$600,000	\$618,181	\$4,192	\$2,670	\$600,000	\$707,366	\$2,485	\$2,840	\$2,458	\$2,840	\$2,505	\$3,056
\$700,000	\$864,360	\$4,984	\$3,734	\$700,000	\$721,211	\$4,984	\$3,116	\$700,000	\$825,261	\$2,903	\$3,349	\$2,876	\$3,349	\$2,923	\$3,565
\$800,000	\$987,840	\$5,776	\$4,267	\$800,000	\$824,241	\$5,776	\$3,561	\$800,000	\$943,155	\$3,320	\$3,858	\$3,293	\$3,858	\$3,340	\$4,074
\$900,000	\$1,111,320	\$6,569	\$4,801	\$900,000	\$927,271	\$6,569	\$4,006	\$900,000	\$1,061,050	\$3,738	\$4,368	\$3,711	\$4,368	\$3,758	\$4,584
\$1,000,000	\$1,234,800	\$7,361	\$5,334	\$1,000,000	\$1,030,301	\$7,361	\$4,451	\$1,000,000	\$1,178,944	\$4,155	\$4,877	\$4,128	\$4,877	\$4,176	\$5,093
\$2,000,000	\$2,469,600	\$15,284	\$10,668	\$2,000,000	\$2,060,602	\$15,284	\$8,901	\$2,000,000	\$2,357,888	\$8,331	\$9,970	\$8,304	\$9,970	\$8,351	\$10,186
\$3,000,000	\$3,704,400	\$23,207	\$16,002	\$3,000,000	\$3,090,903	\$23,207	\$13,352	\$3,000,000	\$3,536,832	\$12,507	\$15,063	\$12,479	\$15,063	\$12,527	\$15,279
\$4,000,000	\$4,939,200	\$31,130	\$21,337	\$4,000,000	\$4,121,204	\$31,130	\$17,803	\$4,000,000	\$4,715,776	\$16,682	\$20,155	\$16,655	\$20,155	\$16,702	\$20,371
\$5,000,000	\$6,174,000	\$39,053	\$26,671	\$5,000,000	\$5,151,505	\$39,053	\$22,254	\$5,000,000	\$5,894,720	\$20,858	\$25,248	\$20,831	\$25,248	\$20,878	\$25,464
\$6,000,000	\$7,408,800	\$46,976	\$32,005	\$6,000,000	\$6,181,806	\$46,976	\$26,704	\$6,000,000	\$7,073,664	\$25,033	\$30,341	\$25,006	\$30,341	\$25,054	\$30,557
\$7,000,000	\$8,643,600	\$54,899	\$37,339	\$7,000,000	\$7,212,107	\$54,899	\$31,155	\$7,000,000	\$8,252,608	\$29,209	\$35,434	\$29,182	\$35,434	\$29,229	\$35,650
\$8,000,000	\$9,878,400	\$62,822	\$42,673	\$8,000,000	\$8,242,408	\$62,822	\$35,606	\$8,000,000	\$9,431,552	\$33,384	\$40,527	\$33,357	\$40,527	\$33,405	\$40,743
\$9,000,000	\$11,113,200	\$70,745	\$48,007	\$9,000,000	\$9,272,709	\$70,745	\$40,057	\$9,000,000	\$10,610,496	\$37,560	\$45,620	\$37,533	\$45,620	\$37,580	\$45,836
\$10,000,000	\$12,348,000	\$78,668	\$53,341	\$10,000,000	\$10,303,010	\$78,668	\$44,507	\$10,000,000	\$11,789,440	\$41,736	\$50,712	\$41,709	\$50,712	\$41,756	\$50,928
\$15,000,000	\$18,522,000	\$118,284	\$80,012	\$15,000,000	\$15,454,515	\$118,284	\$66,761	\$15,000,000	\$17,684,160	\$62,614	\$76,177	\$62,587	\$76,177	\$62,634	\$76,393
\$20,000,000	\$24,696,000	\$157,899	\$106,683	\$20,000,000	\$20,606,020	\$157,899	\$89,015	\$20,000,000	\$23,578,880	\$83,492	\$101,641	\$83,464	\$101,641	\$83,512	\$101,857
\$25,000,000	\$30,870,000	\$197,514	\$133,353	\$25,000,000	\$25,757,525	\$197,514	\$111,268	\$25,000,000	\$29,473,600	\$104,370	\$127,105	\$104,342	\$127,105	\$104,390	\$127,321
\$30,000,000	\$37,044,000	\$237,130	\$160,024	\$30,000,000	\$30,909,030	\$237,130	\$133,522	\$30,000,000	\$35,368,320	\$125,248	\$152,569	\$125,220	\$152,569	\$125,268	\$152,785
\$35,000,000	\$43,218,000	\$276,745	\$186,694	\$35,000,000	\$36,060,535	\$276,745	\$155,775	\$35,000,000	\$41,263,040	\$146,126	\$178,033	\$146,098	\$178,033	\$146,146	\$178,249
\$40,000,000	\$49,392,000	\$316,360	\$213,365	\$40,000,000	\$41,212,040	\$316,360	\$178,029	\$40,000,000	\$47,157,760	\$167,003	\$203,498	\$166,976	\$203,498	\$167,024	\$203,714
\$45,000,000	\$55,566,000	\$355,976	\$240,036	\$45,000,000	\$46,363,545	\$355,976	\$200,283	\$45,000,000	\$53,052,480	\$187,881	\$228,962	\$187,854	\$228,962	\$187,902	\$229,178
\$50,000,000	\$61,740,000	\$395,591	\$266,706	\$50,000,000	\$51,515,050	\$395,591	\$222,536	\$50,000,000	\$58,947,200	\$208,759	\$254,426	\$208,732	\$254,426	\$208,780	\$254,642

CITY OF SIBLEY, 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	\$58	27.75%	\$14	6.59%	(\$150)	(79.50%)	(\$123)	(76.05%)	\$46	21.97%
\$100,000	\$116	27.75%	\$28	6.59%	(\$104)	(26.18%)	(\$77)	(20.77%)	\$92	21.97%
\$150,000	\$174	27.75%	\$41	6.59%	(\$58)	(9.59%)	(\$31)	(5.36%)	\$138	21.97%
\$200,000	\$44	4.34%	(\$132)	(12.94%)	(\$12)	(1.51%)	\$15	1.89%	\$183	21.97%
\$250,000	(\$85)	(6.00%)	(\$306)	(21.57%)	\$34	3.28%	\$61	6.09%	\$229	21.97%
\$300,000	(\$215)	(11.82%)	(\$480)	(26.43%)	\$79	6.45%	\$107	8.84%	\$275	21.97%
\$400,000	(\$473)	(18.16%)	(\$827)	(31.71%)	\$171	10.37%	\$198	12.22%	\$367	21.97%
\$500,000	(\$732)	(21.54%)	(\$1,174)	(34.54%)	\$263	12.71%	\$290	14.21%	\$459	21.97%
\$600,000	(\$991)	(23.65%)	(\$1,521)	(36.29%)	\$355	14.27%	\$382	15.53%	\$550	21.97%
\$700,000	(\$1,250)	(25.08%)	(\$1,869)	(37.49%)	\$446	15.38%	\$473	16.47%	\$642	21.97%
\$800,000	(\$1,509)	(26.12%)	(\$2,216)	(38.36%)	\$538	16.21%	\$565	17.16%	\$734	21.97%
\$900,000	(\$1,768)	(26.91%)	(\$2,563)	(39.02%)	\$630	16.85%	\$657	17.70%	\$826	21.97%
\$1,000,000	(\$2,027)	(27.53%)	(\$2,910)	(39.54%)	\$722	17.36%	\$749	18.13%	\$917	21.97%
\$2,000,000	(\$4,616)	(30.20%)	(\$6,383)	(41.76%)	\$1,639	19.67%	\$1,666	20.06%	\$1,834	21.97%
\$3,000,000	(\$7,205)	(31.05%)	(\$9,855)	(42.47%)	\$2,556	20.44%	\$2,583	20.70%	\$2,752	21.97%
\$4,000,000	(\$9,794)	(31.46%)	(\$13,327)	(42.81%)	\$3,473	20.82%	\$3,500	21.02%	\$3,669	21.97%
\$5,000,000	(\$12,383)	(31.71%)	(\$16,800)	(43.02%)	\$4,390	21.05%	\$4,418	21.21%	\$4,586	21.97%
\$6,000,000	(\$14,971)	(31.87%)	(\$20,272)	(43.15%)	\$5,308	21.20%	\$5,335	21.33%	\$5,503	21.97%
\$7,000,000	(\$17,560)	(31.99%)	(\$23,744)	(43.25%)	\$6,225	21.31%	\$6,252	21.42%	\$6,421	21.97%
\$8,000,000	(\$20,149)	(32.07%)	(\$27,217)	(43.32%)	\$7,142	21.39%	\$7,169	21.49%	\$7,338	21.97%
\$9,000,000	(\$22,738)	(32.14%)	(\$30,689)	(43.38%)	\$8,059	21.46%	\$8,087	21.55%	\$8,255	21.97%
\$10,000,000	(\$25,327)	(32.19%)	(\$34,161)	(43.42%)	\$8,977	21.51%	\$9,004	21.59%	\$9,172	21.97%
\$15,000,000	(\$38,272)	(32.36%)	(\$51,523)	(43.56%)	\$13,563	21.66%	\$13,590	21.71%	\$13,759	21.97%
\$20,000,000	(\$51,217)	(32.44%)	(\$68,885)	(43.63%)	\$18,149	21.74%	\$18,176	21.78%	\$18,345	21.97%
\$25,000,000	(\$64,161)	(32.48%)	(\$86,246)	(43.67%)	\$22,735	21.78%	\$22,763	21.82%	\$22,931	21.97%
\$30,000,000	(\$77,106)	(32.52%)	(\$103,608)	(43.69%)	\$27,322	21.81%	\$27,349	21.84%	\$27,517	21.97%
\$35,000,000	(\$90,051)	(32.54%)	(\$120,970)	(43.71%)	\$31,908	21.84%	\$31,935	21.86%	\$32,104	21.97%
\$40,000,000	(\$102,995)	(32.56%)	(\$138,331)	(43.73%)	\$36,494	21.85%	\$36,521	21.87%	\$36,690	21.97%
\$45,000,000	(\$115,940)	(32.57%)	(\$155,693)	(43.74%)	\$41,080	21.86%	\$41,107	21.88%	\$41,276	21.97%
\$50,000,000	(\$128,885)	(32.58%)	(\$173,055)	(43.75%)	\$45,666	21.88%	\$45,694	21.89%	\$45,862	21.97%