

CITY OF SHERRILL, 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	\$2.45823	\$16,902	\$0	\$16,902	
2026-27	\$1.32665	\$17,240	\$0	\$17,240	2.0%
2027-28	\$1.33390	\$17,326	\$0	\$17,326	0.5%
2028-29	\$1.29701	\$17,673	\$0	\$17,673	2.0%
2029-30	\$1.30350	\$17,761	\$0	\$17,761	0.5%
2030-31	\$1.26737	\$18,116	\$0	\$18,116	2.0%
2031-32	\$1.27371	\$18,207	\$0	\$18,207	0.5%
2032-33	\$1.23887	\$18,571	\$0	\$18,571	2.0%
2033-34	\$1.24506	\$18,664	\$0	\$18,664	0.5%
2034-35	\$1.21143	\$19,037	\$0	\$19,037	2.0%
2035-36	\$1.21749	\$19,132	\$0	\$19,132	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	\$14,643,529	\$6,875,648	\$0	\$6,875,648
2026-27	\$13,217,479	\$12,995,070	\$0	\$12,995,070
2027-28	\$13,211,479	\$12,989,070	\$0	\$12,989,070
2028-29	\$13,848,066	\$13,625,657	\$0	\$13,625,657
2029-30	\$13,848,066	\$13,625,657	\$0	\$13,625,657
2030-31	\$14,516,802	\$14,294,393	\$0	\$14,294,393
2031-32	\$14,516,802	\$14,294,393	\$0	\$14,294,393
2032-33	\$15,212,757	\$14,990,348	\$0	\$14,990,348
2033-34	\$15,212,757	\$14,990,348	\$0	\$14,990,348
2034-35	\$15,937,041	\$15,714,632	\$0	\$15,714,632
2035-36	\$15,937,041	\$15,714,632	\$0	\$15,714,632

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	94.61%	-1.86%	92.75%	6.71%	0.00%	0.55%
2026-27	115.04%	-22.19%	92.84%	6.87%	0.00%	0.29%
2027-28	115.09%	-22.25%	92.84%	6.87%	0.00%	0.29%
2028-29	114.10%	-21.25%	92.85%	6.88%	0.00%	0.28%
2029-30	114.10%	-21.25%	92.85%	6.88%	0.00%	0.28%
2030-31	113.11%	-20.26%	92.85%	6.88%	0.00%	0.26%
2031-32	113.11%	-20.26%	92.85%	6.88%	0.00%	0.26%
2032-33	112.18%	-19.32%	92.86%	6.89%	0.00%	0.25%
2033-34	112.18%	-19.32%	92.86%	6.89%	0.00%	0.25%
2034-35	111.29%	-18.43%	92.86%	6.90%	0.00%	0.24%
2035-36	111.29%	-18.43%	92.86%	6.90%	0.00%	0.24%

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 SHERRILL, 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	\$6,875,648	\$2.45823	\$16,902
2026-27	\$12,995,070	\$1.32665	\$17,240
2027-28	\$12,989,070	\$1.33390	\$17,326
2028-29	\$13,625,657	\$1.29701	\$17,673
2029-30	\$13,625,657	\$1.30350	\$17,761
2030-31	\$14,294,393	\$1.26737	\$18,116
2031-32	\$14,294,393	\$1.27371	\$18,207
2032-33	\$14,990,348	\$1.23887	\$18,571
2033-34	\$14,990,348	\$1.24506	\$18,664
2034-35	\$15,714,632	\$1.21143	\$19,037
2035-36	\$15,714,632	\$1.21749	\$19,132

CITY OF SHERRILL, 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	\$6,875,648	\$2.45823	\$16,902
2026-27	\$6,915,918	\$2.45823	\$17,001
2027-28	\$7,056,185	\$2.45823	\$17,346
2028-29	\$7,280,907	\$2.45823	\$17,898
2029-30	\$7,428,511	\$2.45823	\$18,261
2030-31	\$7,664,923	\$2.45823	\$18,842
2031-32	\$7,820,225	\$2.45823	\$19,224
2032-33	\$8,068,929	\$2.45823	\$19,835
2033-34	\$8,232,360	\$2.45823	\$20,237
2034-35	\$8,494,005	\$2.45823	\$20,880
2035-36	\$8,665,968	\$2.45823	\$21,303

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	\$6,079,152	(\$1.13158)	\$239
2027-28	\$5,932,885	(\$1.12433)	-\$20
2028-29	\$6,344,749	(\$1.16122)	-\$226
2029-30	\$6,197,146	(\$1.15473)	-\$500
2030-31	\$6,629,470	(\$1.19086)	-\$726
2031-32	\$6,474,168	(\$1.18452)	-\$1,017
2032-33	\$6,921,419	(\$1.21936)	-\$1,264
2033-34	\$6,757,987	(\$1.21317)	-\$1,573
2034-35	\$7,220,627	(\$1.24680)	-\$1,843
2035-36	\$7,048,665	(\$1.24074)	-\$2,171

CITY OF SHERRILL, 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	\$58	\$78	\$50,000	\$51,515	\$58	\$65	\$50,000	\$58,947	\$53	\$11	\$45	\$11	\$58	\$75
\$100,000	\$123,480	\$117	\$156	\$100,000	\$103,030	\$117	\$131	\$100,000	\$117,894	\$111	\$86	\$103	\$86	\$117	\$149
\$150,000	\$185,220	\$175	\$235	\$150,000	\$154,545	\$175	\$196	\$150,000	\$176,842	\$169	\$161	\$162	\$161	\$175	\$224
\$200,000	\$246,960	\$286	\$313	\$200,000	\$206,060	\$286	\$261	\$200,000	\$235,789	\$228	\$235	\$220	\$235	\$233	\$299
\$250,000	\$308,700	\$396	\$391	\$250,000	\$257,575	\$396	\$326	\$250,000	\$294,736	\$286	\$310	\$278	\$310	\$291	\$374
\$300,000	\$370,440	\$507	\$469	\$300,000	\$309,090	\$507	\$392	\$300,000	\$353,683	\$344	\$385	\$337	\$385	\$350	\$448
\$400,000	\$493,920	\$728	\$626	\$400,000	\$412,120	\$728	\$522	\$400,000	\$471,578	\$461	\$534	\$453	\$534	\$466	\$598
\$500,000	\$617,400	\$949	\$782	\$500,000	\$515,151	\$949	\$653	\$500,000	\$589,472	\$577	\$684	\$570	\$684	\$583	\$747
\$600,000	\$740,880	\$1,170	\$939	\$600,000	\$618,181	\$1,170	\$783	\$600,000	\$707,366	\$694	\$833	\$686	\$833	\$700	\$896
\$700,000	\$864,360	\$1,392	\$1,095	\$700,000	\$721,211	\$1,392	\$914	\$700,000	\$825,261	\$811	\$983	\$803	\$983	\$816	\$1,046
\$800,000	\$987,840	\$1,613	\$1,252	\$800,000	\$824,241	\$1,613	\$1,045	\$800,000	\$943,155	\$927	\$1,132	\$920	\$1,132	\$933	\$1,195
\$900,000	\$1,111,320	\$1,834	\$1,408	\$900,000	\$927,271	\$1,834	\$1,175	\$900,000	\$1,061,050	\$1,044	\$1,281	\$1,036	\$1,281	\$1,049	\$1,345
\$1,000,000	\$1,234,800	\$2,055	\$1,565	\$1,000,000	\$1,030,301	\$2,055	\$1,306	\$1,000,000	\$1,178,944	\$1,160	\$1,431	\$1,153	\$1,431	\$1,166	\$1,494
\$2,000,000	\$2,469,600	\$4,268	\$3,130	\$2,000,000	\$2,060,602	\$4,268	\$2,612	\$2,000,000	\$2,357,888	\$2,326	\$2,925	\$2,319	\$2,925	\$2,332	\$2,988
\$3,000,000	\$3,704,400	\$6,480	\$4,695	\$3,000,000	\$3,090,903	\$6,480	\$3,917	\$3,000,000	\$3,536,832	\$3,492	\$4,419	\$3,485	\$4,419	\$3,498	\$4,482
\$4,000,000	\$4,939,200	\$8,693	\$6,260	\$4,000,000	\$4,121,204	\$8,693	\$5,223	\$4,000,000	\$4,715,776	\$4,658	\$5,913	\$4,651	\$5,913	\$4,664	\$5,977
\$5,000,000	\$6,174,000	\$10,905	\$7,825	\$5,000,000	\$5,151,505	\$10,905	\$6,529	\$5,000,000	\$5,894,720	\$5,824	\$7,407	\$5,817	\$7,407	\$5,830	\$7,471
\$6,000,000	\$7,408,800	\$13,117	\$9,390	\$6,000,000	\$6,181,806	\$13,117	\$7,835	\$6,000,000	\$7,073,664	\$6,990	\$8,902	\$6,983	\$8,902	\$6,996	\$8,965
\$7,000,000	\$8,643,600	\$15,330	\$10,955	\$7,000,000	\$7,212,107	\$15,330	\$9,140	\$7,000,000	\$8,252,608	\$8,156	\$10,396	\$8,149	\$10,396	\$8,162	\$10,459
\$8,000,000	\$9,878,400	\$17,542	\$12,520	\$8,000,000	\$8,242,408	\$17,542	\$10,446	\$8,000,000	\$9,431,552	\$9,322	\$11,890	\$9,315	\$11,890	\$9,328	\$11,953
\$9,000,000	\$11,113,200	\$19,755	\$14,085	\$9,000,000	\$9,272,709	\$19,755	\$11,752	\$9,000,000	\$10,610,496	\$10,488	\$13,384	\$10,481	\$13,384	\$10,494	\$13,447
\$10,000,000	\$12,348,000	\$21,967	\$15,649	\$10,000,000	\$10,303,010	\$21,967	\$13,058	\$10,000,000	\$11,789,440	\$11,654	\$14,878	\$11,647	\$14,878	\$11,660	\$14,942
\$15,000,000	\$18,522,000	\$33,029	\$23,474	\$15,000,000	\$15,454,515	\$33,029	\$19,587	\$15,000,000	\$17,684,160	\$17,484	\$22,349	\$17,476	\$22,349	\$17,490	\$22,412
\$20,000,000	\$24,696,000	\$44,091	\$31,299	\$20,000,000	\$20,606,020	\$44,091	\$26,115	\$20,000,000	\$23,578,880	\$23,314	\$29,820	\$23,306	\$29,820	\$23,320	\$29,883
\$25,000,000	\$30,870,000	\$55,153	\$39,124	\$25,000,000	\$25,757,525	\$55,153	\$32,644	\$25,000,000	\$29,473,600	\$29,144	\$37,291	\$29,136	\$37,291	\$29,149	\$37,354
\$30,000,000	\$37,044,000	\$66,215	\$46,948	\$30,000,000	\$30,909,030	\$66,215	\$39,173	\$30,000,000	\$35,368,320	\$34,974	\$44,761	\$34,966	\$44,761	\$34,979	\$44,825
\$35,000,000	\$43,218,000	\$77,277	\$54,773	\$35,000,000	\$36,060,535	\$77,277	\$45,702	\$35,000,000	\$41,263,040	\$40,804	\$52,232	\$40,796	\$52,232	\$40,809	\$52,296
\$40,000,000	\$49,392,000	\$88,339	\$62,598	\$40,000,000	\$41,212,040	\$88,339	\$52,231	\$40,000,000	\$47,157,760	\$46,633	\$59,703	\$46,626	\$59,703	\$46,639	\$59,766
\$45,000,000	\$55,566,000	\$99,401	\$70,423	\$45,000,000	\$46,363,545	\$99,401	\$58,760	\$45,000,000	\$53,052,480	\$52,463	\$67,174	\$52,456	\$67,174	\$52,469	\$67,237
\$50,000,000	\$61,740,000	\$110,463	\$78,247	\$50,000,000	\$51,515,050	\$110,463	\$65,289	\$50,000,000	\$58,947,200	\$58,293	\$74,645	\$58,286	\$74,645	\$58,299	\$74,708

CITY OF SHERRILL, 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	\$20	34.22%	\$7	11.99%	(\$41)	(78.46%)	(\$34)	(74.84%)	\$16	28.15%
\$100,000	\$40	34.22%	\$14	11.99%	(\$25)	(22.44%)	(\$17)	(16.75%)	\$33	28.15%
\$150,000	\$60	34.22%	\$21	11.99%	(\$8)	(5.01%)	(\$1)	(0.56%)	\$49	28.15%
\$200,000	\$27	9.62%	(\$24)	(8.53%)	\$8	3.48%	\$16	7.05%	\$66	28.15%
\$250,000	(\$5)	(1.24%)	(\$70)	(17.59%)	\$24	8.51%	\$32	11.47%	\$82	28.15%
\$300,000	(\$37)	(7.36%)	(\$115)	(22.70%)	\$41	11.84%	\$48	14.36%	\$98	28.15%
\$400,000	(\$102)	(14.01%)	(\$206)	(28.25%)	\$74	15.97%	\$81	17.90%	\$131	28.15%
\$500,000	(\$167)	(17.57%)	(\$296)	(31.22%)	\$106	18.43%	\$114	20.00%	\$164	28.15%
\$600,000	(\$232)	(19.78%)	(\$387)	(33.06%)	\$139	20.06%	\$147	21.38%	\$197	28.15%
\$700,000	(\$296)	(21.29%)	(\$478)	(34.32%)	\$172	21.22%	\$180	22.37%	\$230	28.15%
\$800,000	(\$361)	(22.38%)	(\$568)	(35.24%)	\$205	22.09%	\$212	23.10%	\$263	28.15%
\$900,000	(\$426)	(23.21%)	(\$659)	(35.93%)	\$238	22.77%	\$245	23.67%	\$295	28.15%
\$1,000,000	(\$490)	(23.86%)	(\$750)	(36.47%)	\$270	23.31%	\$278	24.12%	\$328	28.15%
\$2,000,000	(\$1,138)	(26.66%)	(\$1,656)	(38.81%)	\$599	25.73%	\$606	26.14%	\$656	28.15%
\$3,000,000	(\$1,785)	(27.55%)	(\$2,563)	(39.55%)	\$927	26.54%	\$934	26.81%	\$985	28.15%
\$4,000,000	(\$2,433)	(27.99%)	(\$3,470)	(39.91%)	\$1,255	26.94%	\$1,263	27.15%	\$1,313	28.15%
\$5,000,000	(\$3,080)	(28.25%)	(\$4,376)	(40.13%)	\$1,583	27.18%	\$1,591	27.35%	\$1,641	28.15%
\$6,000,000	(\$3,728)	(28.42%)	(\$5,283)	(40.27%)	\$1,911	27.34%	\$1,919	27.48%	\$1,969	28.15%
\$7,000,000	(\$4,375)	(28.54%)	(\$6,189)	(40.38%)	\$2,240	27.46%	\$2,247	27.58%	\$2,297	28.15%
\$8,000,000	(\$5,023)	(28.63%)	(\$7,096)	(40.45%)	\$2,568	27.54%	\$2,575	27.65%	\$2,625	28.15%
\$9,000,000	(\$5,670)	(28.70%)	(\$8,003)	(40.51%)	\$2,896	27.61%	\$2,903	27.70%	\$2,954	28.15%
\$10,000,000	(\$6,318)	(28.76%)	(\$8,909)	(40.56%)	\$3,224	27.66%	\$3,232	27.75%	\$3,282	28.15%
\$15,000,000	(\$9,555)	(28.93%)	(\$13,443)	(40.70%)	\$4,865	27.83%	\$4,873	27.88%	\$4,923	28.15%
\$20,000,000	(\$12,792)	(29.01%)	(\$17,976)	(40.77%)	\$6,506	27.91%	\$6,513	27.95%	\$6,564	28.15%
\$25,000,000	(\$16,029)	(29.06%)	(\$22,509)	(40.81%)	\$8,147	27.95%	\$8,154	27.99%	\$8,205	28.15%
\$30,000,000	(\$19,267)	(29.10%)	(\$27,042)	(40.84%)	\$9,788	27.99%	\$9,795	28.01%	\$9,845	28.15%
\$35,000,000	(\$22,504)	(29.12%)	(\$31,575)	(40.86%)	\$11,429	28.01%	\$11,436	28.03%	\$11,486	28.15%
\$40,000,000	(\$25,741)	(29.14%)	(\$36,108)	(40.87%)	\$13,070	28.03%	\$13,077	28.05%	\$13,127	28.15%
\$45,000,000	(\$28,979)	(29.15%)	(\$40,642)	(40.89%)	\$14,710	28.04%	\$14,718	28.06%	\$14,768	28.15%
\$50,000,000	(\$32,216)	(29.16%)	(\$45,175)	(40.90%)	\$16,351	28.05%	\$16,359	28.07%	\$16,409	28.15%