

CITY OF SHELDAHL, 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	\$7.78624	\$116,222	\$0	\$116,222	
2026-27	\$4.08945	\$118,547	\$3,383	\$121,930	4.9%
2027-28	\$4.19765	\$124,368	\$3,473	\$127,841	4.8%
2028-29	\$4.11668	\$130,398	\$3,406	\$133,804	4.7%
2029-30	\$4.22169	\$136,480	\$3,493	\$139,972	4.6%
2030-31	\$4.13677	\$142,772	\$3,422	\$146,194	4.4%
2031-32	\$4.23593	\$148,959	\$3,504	\$152,463	4.3%
2032-33	\$4.14927	\$155,512	\$3,433	\$158,945	4.3%
2033-34	\$4.24086	\$161,713	\$3,508	\$165,221	3.9%
2034-35	\$4.15287	\$168,526	\$3,436	\$171,961	4.1%
2035-36	\$4.23753	\$174,727	\$3,506	\$178,233	3.6%

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	\$31,821,905	\$14,926,608	\$0	\$14,926,608
2026-27	\$31,135,818	\$29,815,714	\$0	\$29,815,714
2027-28	\$31,775,496	\$30,455,392	\$0	\$30,455,392
2028-29	\$33,822,918	\$32,502,814	\$0	\$32,502,814
2029-30	\$34,475,595	\$33,155,491	\$0	\$33,155,491
2030-31	\$36,660,231	\$35,340,127	\$0	\$35,340,127
2031-32	\$37,312,909	\$35,992,805	\$0	\$35,992,805
2032-33	\$39,626,813	\$38,306,709	\$0	\$38,306,709
2033-34	\$40,279,491	\$38,959,387	\$0	\$38,959,387
2034-35	\$42,727,924	\$41,407,820	\$0	\$41,407,820
2035-36	\$43,380,602	\$42,060,498	\$0	\$42,060,498

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	91.53%	-1.48%	90.05%	7.25%	0.00%	0.77%
2026-27	107.94%	-15.55%	92.39%	5.83%	0.00%	0.39%
2027-28	108.25%	-15.85%	92.40%	5.85%	0.00%	0.38%
2028-29	107.91%	-15.42%	92.49%	5.88%	0.00%	0.35%
2029-30	108.15%	-15.65%	92.51%	5.89%	0.00%	0.35%
2030-31	107.75%	-15.16%	92.59%	5.92%	0.00%	0.33%
2031-32	107.98%	-15.38%	92.60%	5.93%	0.00%	0.32%
2032-33	107.57%	-14.89%	92.67%	5.95%	0.00%	0.30%
2033-34	107.78%	-15.10%	92.68%	5.96%	0.00%	0.30%
2034-35	107.36%	-14.62%	92.75%	5.99%	0.00%	0.28%
2035-36	107.56%	-14.81%	92.76%	5.99%	0.00%	0.27%

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 SHELDAHL, 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	\$14,926,608	\$7.78624	\$116,222
2026-27	\$29,815,714	\$4.08945	\$121,930
2027-28	\$30,455,392	\$4.19765	\$127,841
2028-29	\$32,502,814	\$4.11668	\$133,804
2029-30	\$33,155,491	\$4.22169	\$139,972
2030-31	\$35,340,127	\$4.13677	\$146,194
2031-32	\$35,992,805	\$4.23593	\$152,463
2032-33	\$38,306,709	\$4.14927	\$158,945
2033-34	\$38,959,387	\$4.24086	\$165,221
2034-35	\$41,407,820	\$4.15287	\$171,961
2035-36	\$42,060,498	\$4.23753	\$178,233

CITY OF SHELDAHL, 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	\$14,926,608	\$7.78624	\$116,222
2026-27	\$15,395,628	\$7.70915	\$118,687
2027-28	\$16,075,758	\$7.55799	\$121,500
2028-29	\$16,952,794	\$7.55799	\$128,129
2029-30	\$17,668,047	\$7.55799	\$133,535
2030-31	\$18,599,386	\$7.55799	\$140,574
2031-32	\$19,351,561	\$7.55799	\$146,259
2032-33	\$20,340,098	\$7.55799	\$153,730
2033-34	\$21,131,203	\$7.55799	\$159,709
2034-35	\$22,180,024	\$7.55799	\$167,636
2035-36	\$23,012,052	\$7.55799	\$173,925

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	\$14,420,086	(\$3.61970)	\$3,243
2027-28	\$14,379,633	(\$3.36034)	\$6,341
2028-29	\$15,550,020	(\$3.44131)	\$5,675
2029-30	\$15,487,445	(\$3.33630)	\$6,437
2030-31	\$16,740,741	(\$3.42122)	\$5,620
2031-32	\$16,641,243	(\$3.32206)	\$6,204
2032-33	\$17,966,611	(\$3.40872)	\$5,215
2033-34	\$17,828,183	(\$3.31713)	\$5,512
2034-35	\$19,227,797	(\$3.40512)	\$4,325
2035-36	\$19,048,446	(\$3.32046)	\$4,308

CITY OF SHELDAHL, 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	\$185	\$255	\$50,000	\$51,515	\$185	\$213	\$50,000	\$58,947	\$167	\$37	\$143	\$37	\$185	\$244
\$100,000	\$123,480	\$369	\$511	\$100,000	\$103,030	\$369	\$426	\$100,000	\$117,894	\$351	\$281	\$327	\$281	\$369	\$488
\$150,000	\$185,220	\$554	\$766	\$150,000	\$154,545	\$554	\$639	\$150,000	\$176,842	\$536	\$525	\$512	\$525	\$554	\$732
\$200,000	\$246,960	\$904	\$1,022	\$200,000	\$206,060	\$904	\$852	\$200,000	\$235,789	\$721	\$769	\$697	\$769	\$739	\$975
\$250,000	\$308,700	\$1,255	\$1,277	\$250,000	\$257,575	\$1,255	\$1,066	\$250,000	\$294,736	\$905	\$1,012	\$881	\$1,012	\$923	\$1,219
\$300,000	\$370,440	\$1,605	\$1,532	\$300,000	\$309,090	\$1,605	\$1,279	\$300,000	\$353,683	\$1,090	\$1,256	\$1,066	\$1,256	\$1,108	\$1,463
\$400,000	\$493,920	\$2,306	\$2,043	\$400,000	\$412,120	\$2,306	\$1,705	\$400,000	\$471,578	\$1,459	\$1,744	\$1,435	\$1,744	\$1,477	\$1,951
\$500,000	\$617,400	\$3,007	\$2,554	\$500,000	\$515,151	\$3,007	\$2,131	\$500,000	\$589,472	\$1,829	\$2,232	\$1,805	\$2,232	\$1,847	\$2,439
\$600,000	\$740,880	\$3,707	\$3,065	\$600,000	\$618,181	\$3,707	\$2,557	\$600,000	\$707,366	\$2,198	\$2,719	\$2,174	\$2,719	\$2,216	\$2,926
\$700,000	\$864,360	\$4,408	\$3,576	\$700,000	\$721,211	\$4,408	\$2,983	\$700,000	\$825,261	\$2,567	\$3,207	\$2,543	\$3,207	\$2,585	\$3,414
\$800,000	\$987,840	\$5,109	\$4,086	\$800,000	\$824,241	\$5,109	\$3,410	\$800,000	\$943,155	\$2,937	\$3,695	\$2,913	\$3,695	\$2,955	\$3,902
\$900,000	\$1,111,320	\$5,810	\$4,597	\$900,000	\$927,271	\$5,810	\$3,836	\$900,000	\$1,061,050	\$3,306	\$4,182	\$3,282	\$4,182	\$3,324	\$4,389
\$1,000,000	\$1,234,800	\$6,510	\$5,108	\$1,000,000	\$1,030,301	\$6,510	\$4,262	\$1,000,000	\$1,178,944	\$3,675	\$4,670	\$3,651	\$4,670	\$3,693	\$4,877
\$2,000,000	\$2,469,600	\$13,518	\$10,216	\$2,000,000	\$2,060,602	\$13,518	\$8,524	\$2,000,000	\$2,357,888	\$7,368	\$9,547	\$7,344	\$9,547	\$7,386	\$9,754
\$3,000,000	\$3,704,400	\$20,526	\$15,324	\$3,000,000	\$3,090,903	\$20,526	\$12,786	\$3,000,000	\$3,536,832	\$11,061	\$14,424	\$11,037	\$14,424	\$11,079	\$14,631
\$4,000,000	\$4,939,200	\$27,533	\$20,432	\$4,000,000	\$4,121,204	\$27,533	\$17,048	\$4,000,000	\$4,715,776	\$14,755	\$19,301	\$14,731	\$19,301	\$14,773	\$19,508
\$5,000,000	\$6,174,000	\$34,541	\$25,540	\$5,000,000	\$5,151,505	\$34,541	\$21,311	\$5,000,000	\$5,894,720	\$18,448	\$24,178	\$18,424	\$24,178	\$18,466	\$24,385
\$6,000,000	\$7,408,800	\$41,549	\$30,649	\$6,000,000	\$6,181,806	\$41,549	\$25,573	\$6,000,000	\$7,073,664	\$22,141	\$29,055	\$22,117	\$29,055	\$22,159	\$29,262
\$7,000,000	\$8,643,600	\$48,556	\$35,757	\$7,000,000	\$7,212,107	\$48,556	\$29,835	\$7,000,000	\$8,252,608	\$25,834	\$33,932	\$25,810	\$33,932	\$25,852	\$34,139
\$8,000,000	\$9,878,400	\$55,564	\$40,865	\$8,000,000	\$8,242,408	\$55,564	\$34,097	\$8,000,000	\$9,431,552	\$29,527	\$38,809	\$29,503	\$38,809	\$29,545	\$39,016
\$9,000,000	\$11,113,200	\$62,571	\$45,973	\$9,000,000	\$9,272,709	\$62,571	\$38,359	\$9,000,000	\$10,610,496	\$33,220	\$43,686	\$33,196	\$43,686	\$33,238	\$43,893
\$10,000,000	\$12,348,000	\$69,579	\$51,081	\$10,000,000	\$10,303,010	\$69,579	\$42,621	\$10,000,000	\$11,789,440	\$36,913	\$48,563	\$36,889	\$48,563	\$36,931	\$48,770
\$15,000,000	\$18,522,000	\$104,617	\$76,621	\$15,000,000	\$15,454,515	\$104,617	\$63,932	\$15,000,000	\$17,684,160	\$55,379	\$72,948	\$55,355	\$72,948	\$55,397	\$73,155
\$20,000,000	\$24,696,000	\$139,655	\$102,162	\$20,000,000	\$20,606,020	\$139,655	\$85,242	\$20,000,000	\$23,578,880	\$73,845	\$97,334	\$73,821	\$97,334	\$73,863	\$97,540
\$25,000,000	\$30,870,000	\$174,693	\$127,702	\$25,000,000	\$25,757,525	\$174,693	\$106,553	\$25,000,000	\$29,473,600	\$92,311	\$121,719	\$92,287	\$121,719	\$92,328	\$121,926
\$30,000,000	\$37,044,000	\$209,731	\$153,243	\$30,000,000	\$30,909,030	\$209,731	\$127,864	\$30,000,000	\$35,368,320	\$110,776	\$146,104	\$110,752	\$146,104	\$110,794	\$146,311
\$35,000,000	\$43,218,000	\$244,769	\$178,783	\$35,000,000	\$36,060,535	\$244,769	\$149,174	\$35,000,000	\$41,263,040	\$129,242	\$170,489	\$129,218	\$170,489	\$129,260	\$170,696
\$40,000,000	\$49,392,000	\$279,807	\$204,323	\$40,000,000	\$41,212,040	\$279,807	\$170,485	\$40,000,000	\$47,157,760	\$147,708	\$194,874	\$147,684	\$194,874	\$147,725	\$195,081
\$45,000,000	\$55,566,000	\$314,845	\$229,864	\$45,000,000	\$46,363,545	\$314,845	\$191,795	\$45,000,000	\$53,052,480	\$166,173	\$219,259	\$166,149	\$219,259	\$166,191	\$219,466
\$50,000,000	\$61,740,000	\$349,884	\$255,404	\$50,000,000	\$51,515,050	\$349,884	\$213,106	\$50,000,000	\$58,947,200	\$184,639	\$243,644	\$184,615	\$243,644	\$184,657	\$243,851

CITY OF SHELDAHL, 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	\$71	38.31%	\$28	15.41%	(\$130)	(77.80%)	(\$106)	(74.07%)	\$59	32.06%
\$100,000	\$141	38.31%	\$57	15.41%	(\$71)	(20.07%)	(\$47)	(14.21%)	\$118	32.06%
\$150,000	\$212	38.31%	\$85	15.41%	(\$11)	(2.12%)	\$13	2.47%	\$178	32.06%
\$200,000	\$117	12.97%	(\$52)	(5.74%)	\$48	6.64%	\$72	10.31%	\$237	32.06%
\$250,000	\$22	1.78%	(\$189)	(15.08%)	\$107	11.82%	\$131	14.87%	\$296	32.06%
\$300,000	(\$73)	(4.53%)	(\$326)	(20.34%)	\$166	15.25%	\$190	17.85%	\$355	32.06%
\$400,000	(\$263)	(11.39%)	(\$601)	(26.07%)	\$285	19.50%	\$309	21.50%	\$474	32.06%
\$500,000	(\$453)	(15.05%)	(\$876)	(29.12%)	\$403	22.04%	\$427	23.66%	\$592	32.06%
\$600,000	(\$643)	(17.33%)	(\$1,150)	(31.02%)	\$521	23.72%	\$545	25.09%	\$710	32.06%
\$700,000	(\$832)	(18.89%)	(\$1,425)	(32.32%)	\$640	24.92%	\$664	26.10%	\$829	32.06%
\$800,000	(\$1,022)	(20.01%)	(\$1,699)	(33.26%)	\$758	25.82%	\$782	26.86%	\$947	32.06%
\$900,000	(\$1,212)	(20.87%)	(\$1,974)	(33.97%)	\$877	26.52%	\$901	27.44%	\$1,065	32.06%
\$1,000,000	(\$1,402)	(21.54%)	(\$2,248)	(34.53%)	\$995	27.07%	\$1,019	27.91%	\$1,184	32.06%
\$2,000,000	(\$3,302)	(24.43%)	(\$4,994)	(36.94%)	\$2,179	29.57%	\$2,203	29.99%	\$2,368	32.06%
\$3,000,000	(\$5,201)	(25.34%)	(\$7,739)	(37.71%)	\$3,363	30.40%	\$3,387	30.68%	\$3,552	32.06%
\$4,000,000	(\$7,101)	(25.79%)	(\$10,485)	(38.08%)	\$4,547	30.81%	\$4,571	31.03%	\$4,736	32.06%
\$5,000,000	(\$9,000)	(26.06%)	(\$13,230)	(38.30%)	\$5,730	31.06%	\$5,754	31.23%	\$5,919	32.06%
\$6,000,000	(\$10,900)	(26.23%)	(\$15,976)	(38.45%)	\$6,914	31.23%	\$6,938	31.37%	\$7,103	32.06%
\$7,000,000	(\$12,800)	(26.36%)	(\$18,721)	(38.56%)	\$8,098	31.35%	\$8,122	31.47%	\$8,287	32.06%
\$8,000,000	(\$14,699)	(26.45%)	(\$21,467)	(38.63%)	\$9,282	31.44%	\$9,306	31.54%	\$9,471	32.06%
\$9,000,000	(\$16,599)	(26.53%)	(\$24,212)	(38.70%)	\$10,466	31.50%	\$10,490	31.60%	\$10,655	32.06%
\$10,000,000	(\$18,498)	(26.59%)	(\$26,958)	(38.74%)	\$11,650	31.56%	\$11,674	31.65%	\$11,839	32.06%
\$15,000,000	(\$27,996)	(26.76%)	(\$40,685)	(38.89%)	\$17,569	31.73%	\$17,593	31.78%	\$17,758	32.06%
\$20,000,000	(\$37,493)	(26.85%)	(\$54,413)	(38.96%)	\$23,489	31.81%	\$23,513	31.85%	\$23,678	32.06%
\$25,000,000	(\$46,991)	(26.90%)	(\$68,140)	(39.01%)	\$29,408	31.86%	\$29,432	31.89%	\$29,597	32.06%
\$30,000,000	(\$56,489)	(26.93%)	(\$81,868)	(39.03%)	\$35,328	31.89%	\$35,352	31.92%	\$35,516	32.06%
\$35,000,000	(\$65,986)	(26.96%)	(\$95,595)	(39.06%)	\$41,247	31.91%	\$41,271	31.94%	\$41,436	32.06%
\$40,000,000	(\$75,484)	(26.98%)	(\$109,323)	(39.07%)	\$47,166	31.93%	\$47,190	31.95%	\$47,355	32.06%
\$45,000,000	(\$84,982)	(26.99%)	(\$123,050)	(39.08%)	\$53,086	31.95%	\$53,110	31.97%	\$53,275	32.06%
\$50,000,000	(\$94,479)	(27.00%)	(\$136,778)	(39.09%)	\$59,005	31.96%	\$59,029	31.97%	\$59,194	32.06%