

CITY OF SHELL ROCK, 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	\$8.33824	\$401,815	\$0	\$401,815	
2026-27	\$4.42631	\$409,851	\$582	\$410,433	2.1%
2027-28	\$4.45335	\$412,486	\$585	\$413,071	0.6%
2028-29	\$4.34197	\$421,333	\$571	\$421,903	2.1%
2029-30	\$4.36499	\$424,013	\$574	\$424,586	0.6%
2030-31	\$4.25377	\$433,078	\$559	\$433,637	2.1%
2031-32	\$4.27626	\$435,805	\$562	\$436,367	0.6%
2032-33	\$4.16851	\$445,095	\$548	\$445,643	2.1%
2033-34	\$4.19050	\$447,871	\$551	\$448,422	0.6%
2034-35	\$4.08603	\$457,390	\$537	\$457,927	2.1%
2035-36	\$4.10753	\$460,217	\$540	\$460,757	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	\$118,584,988	\$48,189,446	\$10,515,477	\$58,704,923
2026-27	\$108,217,792	\$92,725,874	\$11,777,334	\$104,503,208
2027-28	\$108,247,039	\$92,755,121	\$11,777,334	\$104,532,455
2028-29	\$113,249,422	\$97,168,637	\$12,366,201	\$109,534,838
2029-30	\$113,351,669	\$97,270,884	\$12,366,201	\$109,637,085
2030-31	\$118,640,972	\$101,941,877	\$12,984,511	\$114,926,388
2031-32	\$118,743,218	\$102,044,123	\$12,984,511	\$115,028,634
2032-33	\$124,255,259	\$106,906,939	\$13,633,737	\$120,540,675
2033-34	\$124,357,506	\$107,009,185	\$13,633,737	\$120,642,922
2034-35	\$130,101,467	\$112,071,460	\$14,315,423	\$126,386,883
2035-36	\$130,203,714	\$112,173,706	\$14,315,423	\$126,489,130

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.40%	-1.97%	79.43%	12.00%	4.34%	2.30%
2026-27	105.21%	-20.99%	84.22%	10.32%	2.92%	1.29%
2027-28	105.31%	-21.08%	84.22%	10.32%	2.92%	1.29%
2028-29	104.64%	-20.21%	84.43%	10.34%	2.82%	1.23%
2029-30	104.66%	-20.22%	84.44%	10.33%	2.81%	1.23%
2030-31	103.95%	-19.31%	84.64%	10.35%	2.71%	1.18%
2031-32	103.97%	-19.32%	84.65%	10.34%	2.71%	1.17%
2032-33	103.30%	-18.46%	84.83%	10.36%	2.61%	1.12%
2033-34	103.32%	-18.47%	84.85%	10.35%	2.61%	1.12%
2034-35	102.67%	-17.65%	85.02%	10.37%	2.51%	1.07%
2035-36	102.69%	-17.66%	85.03%	10.37%	2.51%	1.07%

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 SHELL ROCK, 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	\$48,189,446	\$8.33824	\$401,815
2026-27	\$92,725,874	\$4.42631	\$410,433
2027-28	\$92,755,121	\$4.45335	\$413,071
2028-29	\$97,168,637	\$4.34197	\$421,903
2029-30	\$97,270,884	\$4.36499	\$424,586
2030-31	\$101,941,877	\$4.25377	\$433,637
2031-32	\$102,044,123	\$4.27626	\$436,367
2032-33	\$106,906,939	\$4.16851	\$445,643
2033-34	\$107,009,185	\$4.19050	\$448,422
2034-35	\$112,071,460	\$4.08603	\$457,927
2035-36	\$112,173,706	\$4.10753	\$460,757

CITY OF SHELL ROCK, 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	\$48,189,446	\$8.33824	\$401,815
2026-27	\$47,756,156	\$8.33824	\$398,202
2027-28	\$48,846,115	\$8.33824	\$407,290
2028-29	\$50,199,876	\$8.10000	\$406,619
2029-30	\$51,347,026	\$8.10000	\$415,911
2030-31	\$52,772,125	\$8.10000	\$427,454
2031-32	\$53,979,304	\$8.10000	\$437,232
2032-33	\$55,479,442	\$8.10000	\$449,383
2033-34	\$56,749,995	\$8.10000	\$459,675
2034-35	\$58,329,200	\$8.10000	\$472,467
2035-36	\$59,666,271	\$8.10000	\$483,297

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	\$44,969,718	(\$3.91193)	\$12,231
2027-28	\$43,909,006	(\$3.88489)	\$5,781
2028-29	\$46,968,761	(\$3.75803)	\$15,284
2029-30	\$45,923,857	(\$3.73501)	\$8,676
2030-31	\$49,169,752	(\$3.84623)	\$6,183
2031-32	\$48,064,819	(\$3.82374)	-\$865
2032-33	\$51,427,497	(\$3.93149)	-\$3,741
2033-34	\$50,259,190	(\$3.90950)	-\$11,253
2034-35	\$53,742,260	(\$4.01397)	-\$14,539
2035-36	\$52,507,435	(\$3.99247)	-\$22,540

CITY OF SHELL ROCK, 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	\$198	\$263	\$50,000	\$51,515	\$198	\$219	\$50,000	\$58,947	\$179	\$38	\$153	\$38	\$198	\$251
\$100,000	\$123,480	\$395	\$525	\$100,000	\$103,030	\$395	\$438	\$100,000	\$117,894	\$376	\$289	\$351	\$289	\$395	\$501
\$150,000	\$185,220	\$593	\$788	\$150,000	\$154,545	\$593	\$657	\$150,000	\$176,842	\$574	\$540	\$548	\$540	\$593	\$752
\$200,000	\$246,960	\$968	\$1,051	\$200,000	\$206,060	\$968	\$877	\$200,000	\$235,789	\$772	\$790	\$746	\$790	\$791	\$1,003
\$250,000	\$308,700	\$1,344	\$1,313	\$250,000	\$257,575	\$1,344	\$1,096	\$250,000	\$294,736	\$970	\$1,041	\$944	\$1,041	\$989	\$1,254
\$300,000	\$370,440	\$1,719	\$1,576	\$300,000	\$309,090	\$1,719	\$1,315	\$300,000	\$353,683	\$1,167	\$1,292	\$1,142	\$1,292	\$1,186	\$1,504
\$400,000	\$493,920	\$2,469	\$2,101	\$400,000	\$412,120	\$2,469	\$1,753	\$400,000	\$471,578	\$1,563	\$1,793	\$1,537	\$1,793	\$1,582	\$2,006
\$500,000	\$617,400	\$3,220	\$2,626	\$500,000	\$515,151	\$3,220	\$2,191	\$500,000	\$589,472	\$1,958	\$2,295	\$1,933	\$2,295	\$1,977	\$2,507
\$600,000	\$740,880	\$3,970	\$3,152	\$600,000	\$618,181	\$3,970	\$2,630	\$600,000	\$707,366	\$2,354	\$2,796	\$2,328	\$2,796	\$2,373	\$3,009
\$700,000	\$864,360	\$4,721	\$3,677	\$700,000	\$721,211	\$4,721	\$3,068	\$700,000	\$825,261	\$2,749	\$3,298	\$2,724	\$3,298	\$2,768	\$3,510
\$800,000	\$987,840	\$5,471	\$4,202	\$800,000	\$824,241	\$5,471	\$3,506	\$800,000	\$943,155	\$3,145	\$3,799	\$3,119	\$3,799	\$3,164	\$4,012
\$900,000	\$1,111,320	\$6,222	\$4,727	\$900,000	\$927,271	\$6,222	\$3,944	\$900,000	\$1,061,050	\$3,540	\$4,301	\$3,515	\$4,301	\$3,559	\$4,513
\$1,000,000	\$1,234,800	\$6,972	\$5,253	\$1,000,000	\$1,030,301	\$6,972	\$4,383	\$1,000,000	\$1,178,944	\$3,936	\$4,802	\$3,910	\$4,802	\$3,955	\$5,015
\$2,000,000	\$2,469,600	\$14,476	\$10,505	\$2,000,000	\$2,060,602	\$14,476	\$8,765	\$2,000,000	\$2,357,888	\$7,891	\$9,817	\$7,865	\$9,817	\$7,910	\$10,030
\$3,000,000	\$3,704,400	\$21,981	\$15,758	\$3,000,000	\$3,090,903	\$21,981	\$13,148	\$3,000,000	\$3,536,832	\$11,846	\$14,832	\$11,820	\$14,832	\$11,865	\$15,045
\$4,000,000	\$4,939,200	\$29,485	\$21,010	\$4,000,000	\$4,121,204	\$29,485	\$17,531	\$4,000,000	\$4,715,776	\$15,801	\$19,847	\$15,775	\$19,847	\$15,820	\$20,060
\$5,000,000	\$6,174,000	\$36,990	\$26,263	\$5,000,000	\$5,151,505	\$36,990	\$21,913	\$5,000,000	\$5,894,720	\$19,756	\$24,862	\$19,730	\$24,862	\$19,775	\$25,075
\$6,000,000	\$7,408,800	\$44,494	\$31,515	\$6,000,000	\$6,181,806	\$44,494	\$26,296	\$6,000,000	\$7,073,664	\$23,711	\$29,877	\$23,685	\$29,877	\$23,730	\$30,090
\$7,000,000	\$8,643,600	\$51,998	\$36,768	\$7,000,000	\$7,212,107	\$51,998	\$30,679	\$7,000,000	\$8,252,608	\$27,666	\$34,892	\$27,640	\$34,892	\$27,685	\$35,105
\$8,000,000	\$9,878,400	\$59,503	\$42,020	\$8,000,000	\$8,242,408	\$59,503	\$35,061	\$8,000,000	\$9,431,552	\$31,620	\$39,907	\$31,595	\$39,907	\$31,640	\$40,120
\$9,000,000	\$11,113,200	\$67,007	\$47,273	\$9,000,000	\$9,272,709	\$67,007	\$39,444	\$9,000,000	\$10,610,496	\$35,575	\$44,922	\$35,550	\$44,922	\$35,595	\$45,135
\$10,000,000	\$12,348,000	\$74,512	\$52,526	\$10,000,000	\$10,303,010	\$74,512	\$43,827	\$10,000,000	\$11,789,440	\$39,530	\$49,937	\$39,505	\$49,937	\$39,550	\$50,150
\$15,000,000	\$18,522,000	\$112,034	\$78,788	\$15,000,000	\$15,454,515	\$112,034	\$65,740	\$15,000,000	\$17,684,160	\$59,305	\$75,012	\$59,279	\$75,012	\$59,324	\$75,224
\$20,000,000	\$24,696,000	\$149,556	\$105,051	\$20,000,000	\$20,606,020	\$149,556	\$87,653	\$20,000,000	\$23,578,880	\$79,080	\$100,086	\$79,054	\$100,086	\$79,099	\$100,299
\$25,000,000	\$30,870,000	\$187,078	\$131,314	\$25,000,000	\$25,757,525	\$187,078	\$109,567	\$25,000,000	\$29,473,600	\$98,855	\$125,161	\$98,829	\$125,161	\$98,874	\$125,374
\$30,000,000	\$37,044,000	\$224,600	\$157,577	\$30,000,000	\$30,909,030	\$224,600	\$131,480	\$30,000,000	\$35,368,320	\$118,630	\$150,236	\$118,604	\$150,236	\$118,649	\$150,449
\$35,000,000	\$43,218,000	\$262,122	\$183,839	\$35,000,000	\$36,060,535	\$262,122	\$153,393	\$35,000,000	\$41,263,040	\$138,404	\$175,311	\$138,379	\$175,311	\$138,424	\$175,523
\$40,000,000	\$49,392,000	\$299,644	\$210,102	\$40,000,000	\$41,212,040	\$299,644	\$175,307	\$40,000,000	\$47,157,760	\$158,179	\$200,386	\$158,153	\$200,386	\$158,198	\$200,598
\$45,000,000	\$55,566,000	\$337,166	\$236,365	\$45,000,000	\$46,363,545	\$337,166	\$197,220	\$45,000,000	\$53,052,480	\$177,954	\$225,460	\$177,928	\$225,460	\$177,973	\$225,673
\$50,000,000	\$61,740,000	\$374,688	\$262,628	\$50,000,000	\$51,515,050	\$374,688	\$219,133	\$50,000,000	\$58,947,200	\$197,729	\$250,535	\$197,703	\$250,535	\$197,748	\$250,748

CITY OF SHELL ROCK, 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	\$65	32.81%	\$21	10.81%	(\$141)	(78.69%)	(\$115)	(75.10%)	\$53	26.80%
\$100,000	\$130	32.81%	\$43	10.81%	(\$88)	(23.25%)	(\$62)	(17.63%)	\$106	26.80%
\$150,000	\$195	32.81%	\$64	10.81%	(\$35)	(6.01%)	(\$9)	(1.60%)	\$159	26.80%
\$200,000	\$82	8.47%	(\$92)	(9.49%)	\$18	2.40%	\$44	5.92%	\$212	26.80%
\$250,000	(\$31)	(2.27%)	(\$248)	(18.46%)	\$71	7.37%	\$97	10.30%	\$265	26.80%
\$300,000	(\$143)	(8.33%)	(\$404)	(23.51%)	\$124	10.66%	\$150	13.16%	\$318	26.80%
\$400,000	(\$368)	(14.92%)	(\$716)	(29.01%)	\$230	14.75%	\$256	16.67%	\$424	26.80%
\$500,000	(\$594)	(18.43%)	(\$1,028)	(31.94%)	\$336	17.18%	\$362	18.74%	\$530	26.80%
\$600,000	(\$819)	(20.62%)	(\$1,341)	(33.77%)	\$442	18.80%	\$468	20.11%	\$636	26.80%
\$700,000	(\$1,044)	(22.11%)	(\$1,653)	(35.01%)	\$548	19.95%	\$574	21.08%	\$742	26.80%
\$800,000	(\$1,269)	(23.20%)	(\$1,965)	(35.92%)	\$654	20.81%	\$680	21.81%	\$848	26.80%
\$900,000	(\$1,494)	(24.02%)	(\$2,277)	(36.60%)	\$760	21.48%	\$786	22.37%	\$954	26.80%
\$1,000,000	(\$1,719)	(24.66%)	(\$2,589)	(37.14%)	\$866	22.02%	\$892	22.82%	\$1,060	26.80%
\$2,000,000	(\$3,971)	(27.43%)	(\$5,711)	(39.45%)	\$1,926	24.41%	\$1,952	24.82%	\$2,120	26.80%
\$3,000,000	(\$6,223)	(28.31%)	(\$8,833)	(40.18%)	\$2,986	25.21%	\$3,012	25.48%	\$3,180	26.80%
\$4,000,000	(\$8,475)	(28.74%)	(\$11,955)	(40.54%)	\$4,046	25.61%	\$4,072	25.81%	\$4,240	26.80%
\$5,000,000	(\$10,727)	(29.00%)	(\$15,076)	(40.76%)	\$5,106	25.85%	\$5,132	26.01%	\$5,300	26.80%
\$6,000,000	(\$12,979)	(29.17%)	(\$18,198)	(40.90%)	\$6,166	26.01%	\$6,192	26.14%	\$6,360	26.80%
\$7,000,000	(\$15,231)	(29.29%)	(\$21,320)	(41.00%)	\$7,226	26.12%	\$7,252	26.24%	\$7,420	26.80%
\$8,000,000	(\$17,482)	(29.38%)	(\$24,442)	(41.08%)	\$8,286	26.21%	\$8,312	26.31%	\$8,480	26.80%
\$9,000,000	(\$19,734)	(29.45%)	(\$27,563)	(41.13%)	\$9,346	26.27%	\$9,372	26.36%	\$9,540	26.80%
\$10,000,000	(\$21,986)	(29.51%)	(\$30,685)	(41.18%)	\$10,406	26.33%	\$10,432	26.41%	\$10,600	26.80%
\$15,000,000	(\$33,245)	(29.67%)	(\$46,294)	(41.32%)	\$15,706	26.48%	\$15,732	26.54%	\$15,900	26.80%
\$20,000,000	(\$44,505)	(29.76%)	(\$61,903)	(41.39%)	\$21,006	26.56%	\$21,032	26.60%	\$21,200	26.80%
\$25,000,000	(\$55,764)	(29.81%)	(\$77,511)	(41.43%)	\$26,306	26.61%	\$26,332	26.64%	\$26,500	26.80%
\$30,000,000	(\$67,023)	(29.84%)	(\$93,120)	(41.46%)	\$31,606	26.64%	\$31,632	26.67%	\$31,800	26.80%
\$35,000,000	(\$78,283)	(29.86%)	(\$108,729)	(41.48%)	\$36,906	26.67%	\$36,932	26.69%	\$37,100	26.80%
\$40,000,000	(\$89,542)	(29.88%)	(\$124,338)	(41.50%)	\$42,206	26.68%	\$42,232	26.70%	\$42,400	26.80%
\$45,000,000	(\$100,801)	(29.90%)	(\$139,946)	(41.51%)	\$47,506	26.70%	\$47,532	26.71%	\$47,700	26.80%
\$50,000,000	(\$112,060)	(29.91%)	(\$155,555)	(41.52%)	\$52,806	26.71%	\$52,832	26.72%	\$53,000	26.80%