

CITY OF SOUTH ENGLISH, 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	\$6.92901	\$33,912	\$0	\$33,912	
2026-27	\$4.23567	\$34,590	\$3	\$34,593	2.0%
2027-28	\$4.26268	\$34,766	\$3	\$34,770	0.5%
2028-29	\$4.12685	\$35,465	\$3	\$35,468	2.0%
2029-30	\$4.14757	\$35,646	\$3	\$35,649	0.5%
2030-31	\$4.01271	\$36,362	\$3	\$36,365	2.0%
2031-32	\$4.03285	\$36,547	\$3	\$36,550	0.5%
2032-33	\$3.90420	\$37,281	\$3	\$37,284	2.0%
2033-34	\$3.92379	\$37,470	\$3	\$37,474	0.5%
2034-35	\$3.80088	\$38,223	\$3	\$38,226	2.0%
2035-36	\$3.81995	\$38,417	\$3	\$38,420	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	\$11,004,712	\$4,894,162	\$0	\$4,894,162
2026-27	\$9,173,792	\$8,167,140	\$0	\$8,167,140
2027-28	\$9,163,406	\$8,156,754	\$0	\$8,156,754
2028-29	\$9,601,169	\$8,594,517	\$0	\$8,594,517
2029-30	\$9,601,783	\$8,595,131	\$0	\$8,595,131
2030-31	\$10,069,110	\$9,062,458	\$0	\$9,062,458
2031-32	\$10,069,724	\$9,063,072	\$0	\$9,063,072
2032-33	\$10,556,386	\$9,549,734	\$0	\$9,549,734
2033-34	\$10,557,000	\$9,550,348	\$0	\$9,550,348
2034-35	\$11,063,801	\$10,057,149	\$0	\$10,057,149
2035-36	\$11,064,415	\$10,057,763	\$0	\$10,057,763

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.83%	-2.89%	83.94%	12.91%	0.00%	3.15%
2026-27	119.58%	-35.54%	84.04%	14.07%	0.00%	1.89%
2027-28	119.74%	-35.73%	84.02%	14.09%	0.00%	1.89%
2028-29	118.20%	-34.04%	84.16%	14.04%	0.00%	1.79%
2029-30	118.20%	-34.04%	84.16%	14.04%	0.00%	1.79%
2030-31	116.60%	-32.28%	84.31%	13.98%	0.00%	1.70%
2031-32	116.60%	-32.28%	84.32%	13.98%	0.00%	1.70%
2032-33	115.09%	-30.64%	84.45%	13.93%	0.00%	1.61%
2033-34	115.09%	-30.64%	84.45%	13.93%	0.00%	1.61%
2034-35	113.67%	-29.10%	84.57%	13.89%	0.00%	1.53%
2035-36	113.67%	-29.10%	84.58%	13.89%	0.00%	1.53%

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 SOUTH ENGLISH, 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	\$4,894,162	\$6.92901	\$33,912
2026-27	\$8,167,140	\$4.23567	\$34,593
2027-28	\$8,156,754	\$4.26268	\$34,770
2028-29	\$8,594,517	\$4.12685	\$35,468
2029-30	\$8,595,131	\$4.14757	\$35,649
2030-31	\$9,062,458	\$4.01271	\$36,365
2031-32	\$9,063,072	\$4.03285	\$36,550
2032-33	\$9,549,734	\$3.90420	\$37,284
2033-34	\$9,550,348	\$3.92379	\$37,474
2034-35	\$10,057,149	\$3.80088	\$38,226
2035-36	\$10,057,763	\$3.81995	\$38,420

CITY OF SOUTH ENGLISH, 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	\$4,894,162	\$6.92901	\$33,912
2026-27	\$4,960,497	\$6.92901	\$34,371
2027-28	\$5,052,485	\$6.92901	\$35,009
2028-29	\$5,218,178	\$6.92901	\$36,157
2029-30	\$5,314,978	\$6.92901	\$36,828
2030-31	\$5,489,260	\$6.92901	\$38,035
2031-32	\$5,591,111	\$6.92901	\$38,741
2032-33	\$5,774,423	\$6.92901	\$40,011
2033-34	\$5,881,606	\$6.92901	\$40,754
2034-35	\$6,074,422	\$6.92901	\$42,090
2035-36	\$6,187,201	\$6.92901	\$42,871

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	\$3,206,643	(\$2.69334)	\$222
2027-28	\$3,104,269	(\$2.66633)	-\$239
2028-29	\$3,376,339	(\$2.80216)	-\$689
2029-30	\$3,280,153	(\$2.78144)	-\$1,179
2030-31	\$3,573,198	(\$2.91630)	-\$1,670
2031-32	\$3,471,962	(\$2.89616)	-\$2,191
2032-33	\$3,775,311	(\$3.02481)	-\$2,727
2033-34	\$3,668,743	(\$3.00522)	-\$3,280
2034-35	\$3,982,726	(\$3.12813)	-\$3,864
2035-36	\$3,870,562	(\$3.10906)	-\$4,451

CITY OF SOUTH ENGLISH, 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	\$164	\$248	\$50,000	\$51,515	\$164	\$207	\$50,000	\$58,947	\$148	\$36	\$127	\$36	\$164	\$237
\$100,000	\$123,480	\$329	\$495	\$100,000	\$103,030	\$329	\$413	\$100,000	\$117,894	\$313	\$272	\$291	\$272	\$329	\$473
\$150,000	\$185,220	\$493	\$743	\$150,000	\$154,545	\$493	\$620	\$150,000	\$176,842	\$477	\$509	\$456	\$509	\$493	\$710
\$200,000	\$246,960	\$805	\$991	\$200,000	\$206,060	\$805	\$827	\$200,000	\$235,789	\$641	\$746	\$620	\$746	\$657	\$946
\$250,000	\$308,700	\$1,117	\$1,239	\$250,000	\$257,575	\$1,117	\$1,034	\$250,000	\$294,736	\$806	\$982	\$784	\$982	\$822	\$1,183
\$300,000	\$370,440	\$1,428	\$1,486	\$300,000	\$309,090	\$1,428	\$1,240	\$300,000	\$353,683	\$970	\$1,219	\$949	\$1,219	\$986	\$1,419
\$400,000	\$493,920	\$2,052	\$1,982	\$400,000	\$412,120	\$2,052	\$1,654	\$400,000	\$471,578	\$1,299	\$1,692	\$1,277	\$1,692	\$1,315	\$1,892
\$500,000	\$617,400	\$2,676	\$2,477	\$500,000	\$515,151	\$2,676	\$2,067	\$500,000	\$589,472	\$1,627	\$2,165	\$1,606	\$2,165	\$1,643	\$2,365
\$600,000	\$740,880	\$3,299	\$2,973	\$600,000	\$618,181	\$3,299	\$2,481	\$600,000	\$707,366	\$1,956	\$2,638	\$1,935	\$2,638	\$1,972	\$2,838
\$700,000	\$864,360	\$3,923	\$3,468	\$700,000	\$721,211	\$3,923	\$2,894	\$700,000	\$825,261	\$2,285	\$3,111	\$2,263	\$3,111	\$2,301	\$3,312
\$800,000	\$987,840	\$4,546	\$3,964	\$800,000	\$824,241	\$4,546	\$3,307	\$800,000	\$943,155	\$2,613	\$3,584	\$2,592	\$3,584	\$2,629	\$3,785
\$900,000	\$1,111,320	\$5,170	\$4,459	\$900,000	\$927,271	\$5,170	\$3,721	\$900,000	\$1,061,050	\$2,942	\$4,057	\$2,921	\$4,057	\$2,958	\$4,258
\$1,000,000	\$1,234,800	\$5,794	\$4,955	\$1,000,000	\$1,030,301	\$5,794	\$4,134	\$1,000,000	\$1,178,944	\$3,271	\$4,530	\$3,249	\$4,530	\$3,287	\$4,731
\$2,000,000	\$2,469,600	\$12,030	\$9,910	\$2,000,000	\$2,060,602	\$12,030	\$8,269	\$2,000,000	\$2,357,888	\$6,557	\$9,261	\$6,536	\$9,261	\$6,573	\$9,462
\$3,000,000	\$3,704,400	\$18,266	\$14,865	\$3,000,000	\$3,090,903	\$18,266	\$12,403	\$3,000,000	\$3,536,832	\$9,844	\$13,992	\$9,822	\$13,992	\$9,860	\$14,192
\$4,000,000	\$4,939,200	\$24,502	\$19,820	\$4,000,000	\$4,121,204	\$24,502	\$16,537	\$4,000,000	\$4,715,776	\$13,130	\$18,722	\$13,109	\$18,722	\$13,146	\$18,923
\$5,000,000	\$6,174,000	\$30,738	\$24,774	\$5,000,000	\$5,151,505	\$30,738	\$20,671	\$5,000,000	\$5,894,720	\$16,417	\$23,453	\$16,395	\$23,453	\$16,433	\$23,654
\$6,000,000	\$7,408,800	\$36,974	\$29,729	\$6,000,000	\$6,181,806	\$36,974	\$24,806	\$6,000,000	\$7,073,664	\$19,703	\$28,184	\$19,682	\$28,184	\$19,719	\$28,385
\$7,000,000	\$8,643,600	\$43,210	\$34,684	\$7,000,000	\$7,212,107	\$43,210	\$28,940	\$7,000,000	\$8,252,608	\$22,990	\$32,915	\$22,968	\$32,915	\$23,006	\$33,115
\$8,000,000	\$9,878,400	\$49,446	\$39,639	\$8,000,000	\$8,242,408	\$49,446	\$33,074	\$8,000,000	\$9,431,552	\$26,276	\$37,645	\$26,255	\$37,645	\$26,292	\$37,846
\$9,000,000	\$11,113,200	\$55,683	\$44,594	\$9,000,000	\$9,272,709	\$55,683	\$37,209	\$9,000,000	\$10,610,496	\$29,563	\$42,376	\$29,542	\$42,376	\$29,579	\$42,577
\$10,000,000	\$12,348,000	\$61,919	\$49,549	\$10,000,000	\$10,303,010	\$61,919	\$41,343	\$10,000,000	\$11,789,440	\$32,849	\$47,107	\$32,828	\$47,107	\$32,865	\$47,308
\$15,000,000	\$18,522,000	\$93,099	\$74,323	\$15,000,000	\$15,454,515	\$93,099	\$62,014	\$15,000,000	\$17,684,160	\$49,282	\$70,761	\$49,261	\$70,761	\$49,298	\$70,961
\$20,000,000	\$24,696,000	\$124,280	\$99,098	\$20,000,000	\$20,606,020	\$124,280	\$82,686	\$20,000,000	\$23,578,880	\$65,715	\$94,415	\$65,694	\$94,415	\$65,731	\$94,615
\$25,000,000	\$30,870,000	\$155,460	\$123,872	\$25,000,000	\$25,757,525	\$155,460	\$103,357	\$25,000,000	\$29,473,600	\$82,148	\$118,068	\$82,126	\$118,068	\$82,164	\$118,269
\$30,000,000	\$37,044,000	\$186,641	\$148,647	\$30,000,000	\$30,909,030	\$186,641	\$124,029	\$30,000,000	\$35,368,320	\$98,580	\$141,722	\$98,559	\$141,722	\$98,596	\$141,923
\$35,000,000	\$43,218,000	\$217,821	\$173,421	\$35,000,000	\$36,060,535	\$217,821	\$144,700	\$35,000,000	\$41,263,040	\$115,013	\$165,376	\$114,992	\$165,376	\$115,029	\$165,577
\$40,000,000	\$49,392,000	\$249,002	\$198,196	\$40,000,000	\$41,212,040	\$249,002	\$165,372	\$40,000,000	\$47,157,760	\$131,446	\$189,030	\$131,424	\$189,030	\$131,462	\$189,230
\$45,000,000	\$55,566,000	\$280,182	\$222,970	\$45,000,000	\$46,363,545	\$280,182	\$186,043	\$45,000,000	\$53,052,480	\$147,878	\$212,684	\$147,857	\$212,684	\$147,894	\$212,884
\$50,000,000	\$61,740,000	\$311,363	\$247,745	\$50,000,000	\$51,515,050	\$311,363	\$206,715	\$50,000,000	\$58,947,200	\$164,311	\$236,337	\$164,290	\$236,337	\$164,327	\$236,538

CITY OF SOUTH ENGLISH, 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	\$83	50.76%	\$42	25.79%	(\$112)	(75.80%)	(\$91)	(71.74%)	\$72	43.94%
\$100,000	\$167	50.76%	\$85	25.79%	(\$40)	(12.88%)	(\$19)	(6.49%)	\$144	43.94%
\$150,000	\$250	50.76%	\$127	25.79%	\$32	6.69%	\$53	11.70%	\$217	43.94%
\$200,000	\$186	23.14%	\$22	2.74%	\$104	16.24%	\$126	20.24%	\$289	43.94%
\$250,000	\$122	10.94%	(\$83)	(7.43%)	\$176	21.89%	\$198	25.21%	\$361	43.94%
\$300,000	\$58	4.07%	(\$188)	(13.17%)	\$249	25.63%	\$270	28.45%	\$433	43.94%
\$400,000	(\$70)	(3.41%)	(\$398)	(19.41%)	\$393	30.26%	\$414	32.44%	\$578	43.94%
\$500,000	(\$198)	(7.41%)	(\$608)	(22.74%)	\$537	33.02%	\$559	34.79%	\$722	43.94%
\$600,000	(\$326)	(9.89%)	(\$819)	(24.81%)	\$682	34.86%	\$703	36.35%	\$867	43.94%
\$700,000	(\$454)	(11.58%)	(\$1,029)	(26.23%)	\$826	36.17%	\$848	37.45%	\$1,011	43.94%
\$800,000	(\$583)	(12.81%)	(\$1,239)	(27.25%)	\$971	37.14%	\$992	38.27%	\$1,155	43.94%
\$900,000	(\$711)	(13.75%)	(\$1,449)	(28.03%)	\$1,115	37.90%	\$1,136	38.91%	\$1,300	43.94%
\$1,000,000	(\$839)	(14.48%)	(\$1,659)	(28.64%)	\$1,260	38.51%	\$1,281	39.42%	\$1,444	43.94%
\$2,000,000	(\$2,120)	(17.62%)	(\$3,761)	(31.27%)	\$2,704	41.23%	\$2,725	41.70%	\$2,888	43.94%
\$3,000,000	(\$3,401)	(18.62%)	(\$5,863)	(32.10%)	\$4,148	42.14%	\$4,169	42.45%	\$4,333	43.94%
\$4,000,000	(\$4,682)	(19.11%)	(\$7,965)	(32.51%)	\$5,592	42.59%	\$5,614	42.82%	\$5,777	43.94%
\$5,000,000	(\$5,964)	(19.40%)	(\$10,067)	(32.75%)	\$7,036	42.86%	\$7,058	43.05%	\$7,221	43.94%
\$6,000,000	(\$7,245)	(19.59%)	(\$12,168)	(32.91%)	\$8,481	43.04%	\$8,502	43.20%	\$8,665	43.94%
\$7,000,000	(\$8,526)	(19.73%)	(\$14,270)	(33.03%)	\$9,925	43.17%	\$9,946	43.30%	\$10,110	43.94%
\$8,000,000	(\$9,807)	(19.83%)	(\$16,372)	(33.11%)	\$11,369	43.27%	\$11,390	43.38%	\$11,554	43.94%
\$9,000,000	(\$11,088)	(19.91%)	(\$18,474)	(33.18%)	\$12,813	43.34%	\$12,835	43.45%	\$12,998	43.94%
\$10,000,000	(\$12,370)	(19.98%)	(\$20,576)	(33.23%)	\$14,258	43.40%	\$14,279	43.50%	\$14,442	43.94%
\$15,000,000	(\$18,776)	(20.17%)	(\$31,085)	(33.39%)	\$21,479	43.58%	\$21,500	43.65%	\$21,663	43.94%
\$20,000,000	(\$25,182)	(20.26%)	(\$41,594)	(33.47%)	\$28,700	43.67%	\$28,721	43.72%	\$28,884	43.94%
\$25,000,000	(\$31,588)	(20.32%)	(\$52,103)	(33.52%)	\$35,921	43.73%	\$35,942	43.76%	\$36,106	43.94%
\$30,000,000	(\$37,994)	(20.36%)	(\$62,612)	(33.55%)	\$43,142	43.76%	\$43,163	43.79%	\$43,327	43.94%
\$35,000,000	(\$44,400)	(20.38%)	(\$73,121)	(33.57%)	\$50,363	43.79%	\$50,384	43.82%	\$50,548	43.94%
\$40,000,000	(\$50,806)	(20.40%)	(\$83,630)	(33.59%)	\$57,584	43.81%	\$57,605	43.83%	\$57,769	43.94%
\$45,000,000	(\$57,212)	(20.42%)	(\$94,139)	(33.60%)	\$64,805	43.82%	\$64,827	43.84%	\$64,990	43.94%
\$50,000,000	(\$63,618)	(20.43%)	(\$104,648)	(33.61%)	\$72,026	43.84%	\$72,048	43.85%	\$72,211	43.94%