

CITY OF STACYVILLE, 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	\$7.86411	\$94,770	\$0	\$94,770	
2026-27	\$4.78886	\$96,665	\$589	\$97,254	2.6%
2027-28	\$4.83043	\$97,740	\$594	\$98,334	1.1%
2028-29	\$4.64947	\$100,301	\$572	\$100,872	2.6%
2029-30	\$4.68159	\$101,376	\$576	\$101,952	1.1%
2030-31	\$4.50425	\$103,991	\$554	\$104,545	2.5%
2031-32	\$4.53480	\$105,067	\$557	\$105,625	1.0%
2032-33	\$4.36777	\$107,737	\$537	\$108,274	2.5%
2033-34	\$4.39690	\$108,816	\$541	\$109,356	1.0%
2034-35	\$4.23918	\$111,543	\$521	\$112,064	2.5%
2035-36	\$4.26701	\$112,625	\$525	\$113,149	1.0%

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	\$42,917,392	\$12,050,931	\$13,154,281	\$25,205,212
2026-27	\$42,080,836	\$20,308,365	\$20,600,675	\$40,909,040
2027-28	\$45,063,588	\$20,357,178	\$23,534,615	\$43,891,792
2028-29	\$50,365,777	\$21,695,392	\$27,498,588	\$49,193,981
2029-30	\$53,381,529	\$21,777,205	\$30,432,528	\$52,209,733
2030-31	\$59,123,417	\$23,210,223	\$34,741,398	\$57,951,621
2031-32	\$62,139,169	\$23,292,035	\$37,675,338	\$60,967,373
2032-33	\$68,307,499	\$24,789,355	\$42,346,348	\$67,135,703
2033-34	\$71,323,251	\$24,871,167	\$45,280,288	\$70,151,455
2034-35	\$77,938,731	\$26,435,390	\$50,331,545	\$76,766,935
2035-36	\$80,954,484	\$26,517,202	\$53,265,485	\$79,782,688

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	46.92%	-1.92%	45.00%	52.52%	1.71%	0.77%
2026-27	66.89%	-22.74%	44.15%	52.21%	1.47%	0.47%
2027-28	62.76%	-21.26%	41.50%	55.21%	1.37%	0.44%
2028-29	58.61%	-18.98%	39.64%	57.56%	1.23%	0.39%
2029-30	55.58%	-17.90%	37.69%	59.73%	1.16%	0.37%
2030-31	52.40%	-16.10%	36.30%	61.46%	1.06%	0.33%
2031-32	50.11%	-15.33%	34.78%	63.13%	1.01%	0.32%
2032-33	47.60%	-13.92%	33.68%	64.47%	0.92%	0.29%
2033-34	45.82%	-13.36%	32.46%	65.80%	0.88%	0.28%
2034-35	43.79%	-12.21%	31.57%	66.87%	0.81%	0.25%
2035-36	42.36%	-11.79%	30.58%	67.95%	0.78%	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 STACYVILLE, 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	\$12,050,931	\$7.86411	\$94,770
2026-27	\$20,308,365	\$4.78886	\$97,254
2027-28	\$20,357,178	\$4.83043	\$98,334
2028-29	\$21,695,392	\$4.64947	\$100,872
2029-30	\$21,777,205	\$4.68159	\$101,952
2030-31	\$23,210,223	\$4.50425	\$104,545
2031-32	\$23,292,035	\$4.53480	\$105,625
2032-33	\$24,789,355	\$4.36777	\$108,274
2033-34	\$24,871,167	\$4.39690	\$109,356
2034-35	\$26,435,390	\$4.23918	\$112,064
2035-36	\$26,517,202	\$4.26701	\$113,149

CITY OF STACYVILLE, 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	\$12,050,931	\$7.86411	\$94,770
2026-27	\$11,487,362	\$7.86411	\$90,338
2027-28	\$8,261,417	\$7.86411	\$64,969
2028-29	\$8,024,346	\$7.86411	\$63,104
2029-30	\$7,750,321	\$7.86411	\$60,949
2030-31	\$7,472,396	\$7.86411	\$58,764
2031-32	\$7,217,254	\$7.86411	\$56,757
2032-33	\$6,896,493	\$7.86411	\$54,235
2033-34	\$6,661,276	\$7.86411	\$52,385
2034-35	\$6,295,637	\$7.86411	\$49,510
2035-36	\$6,081,346	\$7.86411	\$47,824

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	\$8,821,004	(\$3.07525)	\$6,916
2027-28	\$12,095,760	(\$3.03368)	\$33,365
2028-29	\$13,671,046	(\$3.21464)	\$37,768
2029-30	\$14,026,884	(\$3.18252)	\$41,003
2030-31	\$15,737,827	(\$3.35986)	\$45,781
2031-32	\$16,074,781	(\$3.32931)	\$48,867
2032-33	\$17,892,863	(\$3.49634)	\$54,039
2033-34	\$18,209,891	(\$3.46721)	\$56,971
2034-35	\$20,139,753	(\$3.62493)	\$62,555
2035-36	\$20,435,856	(\$3.59710)	\$65,325

CITY OF STACYVILLE, 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	\$187	\$278	\$50,000	\$51,515	\$187	\$232	\$50,000	\$58,947	\$168	\$40	\$144	\$40	\$187	\$266
\$100,000	\$123,480	\$373	\$556	\$100,000	\$103,030	\$373	\$464	\$100,000	\$117,894	\$355	\$306	\$331	\$306	\$373	\$531
\$150,000	\$185,220	\$560	\$834	\$150,000	\$154,545	\$560	\$696	\$150,000	\$176,842	\$541	\$571	\$517	\$571	\$560	\$797
\$200,000	\$246,960	\$913	\$1,112	\$200,000	\$206,060	\$913	\$928	\$200,000	\$235,789	\$728	\$837	\$704	\$837	\$746	\$1,062
\$250,000	\$308,700	\$1,267	\$1,390	\$250,000	\$257,575	\$1,267	\$1,160	\$250,000	\$294,736	\$914	\$1,102	\$890	\$1,102	\$933	\$1,328
\$300,000	\$370,440	\$1,621	\$1,669	\$300,000	\$309,090	\$1,621	\$1,392	\$300,000	\$353,683	\$1,101	\$1,368	\$1,077	\$1,368	\$1,119	\$1,593
\$400,000	\$493,920	\$2,329	\$2,225	\$400,000	\$412,120	\$2,329	\$1,856	\$400,000	\$471,578	\$1,474	\$1,899	\$1,450	\$1,899	\$1,492	\$2,124
\$500,000	\$617,400	\$3,037	\$2,781	\$500,000	\$515,151	\$3,037	\$2,320	\$500,000	\$589,472	\$1,847	\$2,430	\$1,823	\$2,430	\$1,865	\$2,655
\$600,000	\$740,880	\$3,744	\$3,337	\$600,000	\$618,181	\$3,744	\$2,784	\$600,000	\$707,366	\$2,220	\$2,961	\$2,196	\$2,961	\$2,238	\$3,186
\$700,000	\$864,360	\$4,452	\$3,893	\$700,000	\$721,211	\$4,452	\$3,249	\$700,000	\$825,261	\$2,593	\$3,492	\$2,569	\$3,492	\$2,611	\$3,717
\$800,000	\$987,840	\$5,160	\$4,449	\$800,000	\$824,241	\$5,160	\$3,713	\$800,000	\$943,155	\$2,966	\$4,023	\$2,942	\$4,023	\$2,984	\$4,248
\$900,000	\$1,111,320	\$5,868	\$5,006	\$900,000	\$927,271	\$5,868	\$4,177	\$900,000	\$1,061,050	\$3,339	\$4,554	\$3,315	\$4,554	\$3,357	\$4,779
\$1,000,000	\$1,234,800	\$6,576	\$5,562	\$1,000,000	\$1,030,301	\$6,576	\$4,641	\$1,000,000	\$1,178,944	\$3,712	\$5,085	\$3,688	\$5,085	\$3,730	\$5,310
\$2,000,000	\$2,469,600	\$13,653	\$11,124	\$2,000,000	\$2,060,602	\$13,653	\$9,281	\$2,000,000	\$2,357,888	\$7,442	\$10,395	\$7,418	\$10,395	\$7,460	\$10,621
\$3,000,000	\$3,704,400	\$20,731	\$16,686	\$3,000,000	\$3,090,903	\$20,731	\$13,922	\$3,000,000	\$3,536,832	\$11,172	\$15,706	\$11,148	\$15,706	\$11,190	\$15,931
\$4,000,000	\$4,939,200	\$27,809	\$22,247	\$4,000,000	\$4,121,204	\$27,809	\$18,563	\$4,000,000	\$4,715,776	\$14,902	\$21,016	\$14,878	\$21,016	\$14,920	\$21,241
\$5,000,000	\$6,174,000	\$34,886	\$27,809	\$5,000,000	\$5,151,505	\$34,886	\$23,204	\$5,000,000	\$5,894,720	\$18,632	\$26,326	\$18,608	\$26,326	\$18,650	\$26,551
\$6,000,000	\$7,408,800	\$41,964	\$33,371	\$6,000,000	\$6,181,806	\$41,964	\$27,844	\$6,000,000	\$7,073,664	\$22,362	\$31,636	\$22,338	\$31,636	\$22,380	\$31,862
\$7,000,000	\$8,643,600	\$49,042	\$38,933	\$7,000,000	\$7,212,107	\$49,042	\$32,485	\$7,000,000	\$8,252,608	\$26,092	\$36,947	\$26,068	\$36,947	\$26,111	\$37,172
\$8,000,000	\$9,878,400	\$56,119	\$44,495	\$8,000,000	\$8,242,408	\$56,119	\$37,126	\$8,000,000	\$9,431,552	\$29,822	\$42,257	\$29,798	\$42,257	\$29,841	\$42,482
\$9,000,000	\$11,113,200	\$63,197	\$50,057	\$9,000,000	\$9,272,709	\$63,197	\$41,767	\$9,000,000	\$10,610,496	\$33,553	\$47,567	\$33,528	\$47,567	\$33,571	\$47,792
\$10,000,000	\$12,348,000	\$70,275	\$55,618	\$10,000,000	\$10,303,010	\$70,275	\$46,407	\$10,000,000	\$11,789,440	\$37,283	\$52,877	\$37,258	\$52,877	\$37,301	\$53,103
\$15,000,000	\$18,522,000	\$105,663	\$83,428	\$15,000,000	\$15,454,515	\$105,663	\$69,611	\$15,000,000	\$17,684,160	\$55,933	\$79,429	\$55,909	\$79,429	\$55,951	\$79,654
\$20,000,000	\$24,696,000	\$141,052	\$111,237	\$20,000,000	\$20,606,020	\$141,052	\$92,815	\$20,000,000	\$23,578,880	\$74,583	\$105,980	\$74,559	\$105,980	\$74,601	\$106,205
\$25,000,000	\$30,870,000	\$176,440	\$139,046	\$25,000,000	\$25,757,525	\$176,440	\$116,018	\$25,000,000	\$29,473,600	\$93,234	\$132,531	\$93,209	\$132,531	\$93,252	\$132,756
\$30,000,000	\$37,044,000	\$211,829	\$166,855	\$30,000,000	\$30,909,030	\$211,829	\$139,222	\$30,000,000	\$35,368,320	\$111,884	\$159,083	\$111,860	\$159,083	\$111,902	\$159,308
\$35,000,000	\$43,218,000	\$247,217	\$194,665	\$35,000,000	\$36,060,535	\$247,217	\$162,426	\$35,000,000	\$41,263,040	\$130,534	\$185,634	\$130,510	\$185,634	\$130,553	\$185,859
\$40,000,000	\$49,392,000	\$282,606	\$222,474	\$40,000,000	\$41,212,040	\$282,606	\$185,629	\$40,000,000	\$47,157,760	\$149,185	\$212,185	\$149,161	\$212,185	\$149,203	\$212,410
\$45,000,000	\$55,566,000	\$317,994	\$250,283	\$45,000,000	\$46,363,545	\$317,994	\$208,833	\$45,000,000	\$53,052,480	\$167,835	\$238,736	\$167,811	\$238,736	\$167,853	\$238,962
\$50,000,000	\$61,740,000	\$353,383	\$278,092	\$50,000,000	\$51,515,050	\$353,383	\$232,037	\$50,000,000	\$58,947,200	\$186,486	\$265,288	\$186,461	\$265,288	\$186,504	\$265,513

CITY OF STACYVILLE, 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	\$92	49.11%	\$46	24.41%	(\$128)	(76.07%)	(\$104)	(72.05%)	\$79	42.36%
\$100,000	\$183	49.11%	\$91	24.41%	(\$49)	(13.84%)	(\$25)	(7.52%)	\$158	42.36%
\$150,000	\$275	49.11%	\$137	24.41%	\$30	5.52%	\$54	10.47%	\$237	42.36%
\$200,000	\$199	21.78%	\$15	1.61%	\$109	14.96%	\$133	18.92%	\$316	42.36%
\$250,000	\$123	9.72%	(\$107)	(8.45%)	\$188	20.55%	\$212	23.83%	\$395	42.36%
\$300,000	\$47	2.92%	(\$229)	(14.12%)	\$267	24.25%	\$291	27.04%	\$474	42.36%
\$400,000	(\$104)	(4.47%)	(\$473)	(20.29%)	\$425	28.83%	\$449	30.99%	\$632	42.36%
\$500,000	(\$256)	(8.42%)	(\$716)	(23.59%)	\$583	31.56%	\$607	33.31%	\$790	42.36%
\$600,000	(\$407)	(10.88%)	(\$960)	(25.64%)	\$741	33.38%	\$765	34.85%	\$948	42.36%
\$700,000	(\$559)	(12.55%)	(\$1,204)	(27.04%)	\$899	34.67%	\$923	35.94%	\$1,106	42.36%
\$800,000	(\$711)	(13.77%)	(\$1,447)	(28.05%)	\$1,057	35.64%	\$1,081	36.76%	\$1,264	42.36%
\$900,000	(\$862)	(14.69%)	(\$1,691)	(28.82%)	\$1,215	36.39%	\$1,239	37.39%	\$1,422	42.36%
\$1,000,000	(\$1,014)	(15.42%)	(\$1,935)	(29.42%)	\$1,373	36.99%	\$1,397	37.89%	\$1,580	42.36%
\$2,000,000	(\$2,530)	(18.53%)	(\$4,372)	(32.02%)	\$2,953	39.68%	\$2,977	40.14%	\$3,160	42.36%
\$3,000,000	(\$4,045)	(19.51%)	(\$6,809)	(32.84%)	\$4,533	40.58%	\$4,558	40.88%	\$4,741	42.36%
\$4,000,000	(\$5,561)	(20.00%)	(\$9,246)	(33.25%)	\$6,114	41.02%	\$6,138	41.25%	\$6,321	42.36%
\$5,000,000	(\$7,077)	(20.29%)	(\$11,683)	(33.49%)	\$7,694	41.29%	\$7,718	41.48%	\$7,901	42.36%
\$6,000,000	(\$8,593)	(20.48%)	(\$14,120)	(33.65%)	\$9,274	41.47%	\$9,298	41.63%	\$9,481	42.36%
\$7,000,000	(\$10,109)	(20.61%)	(\$16,557)	(33.76%)	\$10,854	41.60%	\$10,878	41.73%	\$11,061	42.36%
\$8,000,000	(\$11,625)	(20.71%)	(\$18,994)	(33.84%)	\$12,434	41.69%	\$12,459	41.81%	\$12,641	42.36%
\$9,000,000	(\$13,141)	(20.79%)	(\$21,431)	(33.91%)	\$14,015	41.77%	\$14,039	41.87%	\$14,222	42.36%
\$10,000,000	(\$14,656)	(20.86%)	(\$23,868)	(33.96%)	\$15,595	41.83%	\$15,619	41.92%	\$15,802	42.36%
\$15,000,000	(\$22,236)	(21.04%)	(\$36,052)	(34.12%)	\$23,496	42.01%	\$23,520	42.07%	\$23,703	42.36%
\$20,000,000	(\$29,815)	(21.14%)	(\$48,237)	(34.20%)	\$31,397	42.10%	\$31,421	42.14%	\$31,604	42.36%
\$25,000,000	(\$37,394)	(21.19%)	(\$60,422)	(34.25%)	\$39,298	42.15%	\$39,322	42.19%	\$39,505	42.36%
\$30,000,000	(\$44,973)	(21.23%)	(\$72,607)	(34.28%)	\$47,198	42.19%	\$47,223	42.22%	\$47,406	42.36%
\$35,000,000	(\$52,553)	(21.26%)	(\$84,792)	(34.30%)	\$55,099	42.21%	\$55,124	42.24%	\$55,306	42.36%
\$40,000,000	(\$60,132)	(21.28%)	(\$96,976)	(34.32%)	\$63,000	42.23%	\$63,025	42.25%	\$63,207	42.36%
\$45,000,000	(\$67,711)	(21.29%)	(\$109,161)	(34.33%)	\$70,901	42.24%	\$70,925	42.27%	\$71,108	42.36%
\$50,000,000	(\$75,290)	(21.31%)	(\$121,346)	(34.34%)	\$78,802	42.26%	\$78,826	42.27%	\$79,009	42.36%