

CITY OF STANLEY, 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	\$8.50500	\$11,018	\$0	\$11,018	
2026-27	\$6.81310	\$11,239	\$275	\$11,514	4.5%
2027-28	\$6.98000	\$11,705	\$282	\$11,987	4.1%
2028-29	\$6.67236	\$12,227	\$270	\$12,497	4.2%
2029-30	\$6.81950	\$12,711	\$276	\$12,987	3.9%
2030-31	\$6.51892	\$13,246	\$263	\$13,510	4.0%
2031-32	\$6.64856	\$13,719	\$269	\$13,987	3.5%
2032-33	\$6.36824	\$14,267	\$257	\$14,525	3.8%
2033-34	\$6.48311	\$14,728	\$262	\$14,990	3.2%
2034-35	\$6.22057	\$15,290	\$251	\$15,542	3.7%
2035-36	\$6.32284	\$15,740	\$256	\$15,996	2.9%

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	\$3,148,596	\$1,295,497	\$0	\$1,295,497
2026-27	\$2,085,170	\$1,689,963	\$0	\$1,689,963
2027-28	\$2,112,600	\$1,717,393	\$0	\$1,717,393
2028-29	\$2,268,125	\$1,872,918	\$0	\$1,872,918
2029-30	\$2,299,555	\$1,904,348	\$0	\$1,904,348
2030-31	\$2,467,615	\$2,072,408	\$0	\$2,072,408
2031-32	\$2,499,045	\$2,103,838	\$0	\$2,103,838
2032-33	\$2,675,990	\$2,280,783	\$0	\$2,280,783
2033-34	\$2,707,420	\$2,312,213	\$0	\$2,312,213
2034-35	\$2,893,614	\$2,498,407	\$0	\$2,498,407
2035-36	\$2,925,044	\$2,529,837	\$0	\$2,529,837

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.89%	-5.25%	84.64%	11.65%	0.00%	3.71%
2026-27	160.74%	-86.75%	73.99%	21.09%	0.00%	2.84%
2027-28	160.53%	-86.10%	74.42%	20.75%	0.00%	2.80%
2028-29	155.24%	-79.51%	75.74%	19.98%	0.00%	2.57%
2029-30	154.80%	-78.65%	76.16%	19.65%	0.00%	2.52%
2030-31	149.89%	-72.58%	77.31%	18.96%	0.00%	2.32%
2031-32	149.57%	-71.91%	77.66%	18.67%	0.00%	2.28%
2032-33	145.26%	-66.63%	78.62%	18.09%	0.00%	2.11%
2033-34	145.03%	-66.11%	78.92%	17.84%	0.00%	2.08%
2034-35	141.21%	-61.47%	79.74%	17.34%	0.00%	1.92%
2035-36	141.05%	-61.05%	80.00%	17.12%	0.00%	1.90%

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 STANLEY, 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	\$1,295,497	\$8.50500	\$11,018
2026-27	\$1,689,963	\$6.81310	\$11,514
2027-28	\$1,717,393	\$6.98000	\$11,987
2028-29	\$1,872,918	\$6.67236	\$12,497
2029-30	\$1,904,348	\$6.81950	\$12,987
2030-31	\$2,072,408	\$6.51892	\$13,510
2031-32	\$2,103,838	\$6.64856	\$13,987
2032-33	\$2,280,783	\$6.36824	\$14,525
2033-34	\$2,312,213	\$6.48311	\$14,990
2034-35	\$2,498,407	\$6.22057	\$15,542
2035-36	\$2,529,837	\$6.32284	\$15,996

CITY OF STANLEY, 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	\$1,295,497	\$8.50500	\$11,018
2026-27	\$1,328,459	\$8.50500	\$11,299
2027-28	\$1,371,871	\$8.42079	\$11,552
2028-29	\$1,434,755	\$8.10000	\$11,622
2029-30	\$1,480,494	\$8.10000	\$11,992
2030-31	\$1,547,016	\$8.10000	\$12,531
2031-32	\$1,595,201	\$8.10000	\$12,921
2032-33	\$1,665,553	\$8.10000	\$13,491
2033-34	\$1,716,317	\$8.10000	\$13,902
2034-35	\$1,790,705	\$8.10000	\$14,505
2035-36	\$1,844,179	\$8.10000	\$14,938

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	\$361,505	(\$1.69190)	\$215
2027-28	\$345,523	(\$1.44079)	\$435
2028-29	\$438,163	(\$1.42764)	\$875
2029-30	\$423,854	(\$1.28050)	\$995
2030-31	\$525,392	(\$1.58108)	\$979
2031-32	\$508,637	(\$1.45144)	\$1,066
2032-33	\$615,230	(\$1.73176)	\$1,034
2033-34	\$595,896	(\$1.61689)	\$1,088
2034-35	\$707,703	(\$1.87943)	\$1,037
2035-36	\$685,659	(\$1.77716)	\$1,058

CITY OF STANLEY, 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	\$202	\$402	\$50,000	\$51,515	\$202	\$336	\$50,000	\$58,947	\$182	\$58	\$156	\$58	\$202	\$384
\$100,000	\$123,480	\$403	\$805	\$100,000	\$103,030	\$403	\$672	\$100,000	\$117,894	\$384	\$443	\$358	\$443	\$403	\$769
\$150,000	\$185,220	\$605	\$1,207	\$150,000	\$154,545	\$605	\$1,007	\$150,000	\$176,842	\$586	\$827	\$559	\$827	\$605	\$1,153
\$200,000	\$246,960	\$988	\$1,610	\$200,000	\$206,060	\$988	\$1,343	\$200,000	\$235,789	\$787	\$1,211	\$761	\$1,211	\$807	\$1,537
\$250,000	\$308,700	\$1,371	\$2,012	\$250,000	\$257,575	\$1,371	\$1,679	\$250,000	\$294,736	\$989	\$1,595	\$963	\$1,595	\$1,009	\$1,921
\$300,000	\$370,440	\$1,753	\$2,415	\$300,000	\$309,090	\$1,753	\$2,015	\$300,000	\$353,683	\$1,191	\$1,980	\$1,164	\$1,980	\$1,210	\$2,306
\$400,000	\$493,920	\$2,519	\$3,220	\$400,000	\$412,120	\$2,519	\$2,687	\$400,000	\$471,578	\$1,594	\$2,748	\$1,568	\$2,748	\$1,614	\$3,074
\$500,000	\$617,400	\$3,284	\$4,025	\$500,000	\$515,151	\$3,284	\$3,358	\$500,000	\$589,472	\$1,997	\$3,517	\$1,971	\$3,517	\$2,017	\$3,843
\$600,000	\$740,880	\$4,050	\$4,830	\$600,000	\$618,181	\$4,050	\$4,030	\$600,000	\$707,366	\$2,401	\$4,285	\$2,375	\$4,285	\$2,420	\$4,611
\$700,000	\$864,360	\$4,815	\$5,635	\$700,000	\$721,211	\$4,815	\$4,702	\$700,000	\$825,261	\$2,804	\$5,054	\$2,778	\$5,054	\$2,824	\$5,380
\$800,000	\$987,840	\$5,581	\$6,440	\$800,000	\$824,241	\$5,581	\$5,373	\$800,000	\$943,155	\$3,208	\$5,822	\$3,181	\$5,822	\$3,227	\$6,148
\$900,000	\$1,111,320	\$6,346	\$7,245	\$900,000	\$927,271	\$6,346	\$6,045	\$900,000	\$1,061,050	\$3,611	\$6,591	\$3,585	\$6,591	\$3,631	\$6,917
\$1,000,000	\$1,234,800	\$7,111	\$8,050	\$1,000,000	\$1,030,301	\$7,111	\$6,716	\$1,000,000	\$1,178,944	\$4,014	\$7,359	\$3,988	\$7,359	\$4,034	\$7,685
\$2,000,000	\$2,469,600	\$14,766	\$16,099	\$2,000,000	\$2,060,602	\$14,766	\$13,433	\$2,000,000	\$2,357,888	\$8,049	\$15,045	\$8,022	\$15,045	\$8,068	\$15,371
\$3,000,000	\$3,704,400	\$22,420	\$24,149	\$3,000,000	\$3,090,903	\$22,420	\$20,149	\$3,000,000	\$3,536,832	\$12,083	\$22,730	\$12,056	\$22,730	\$12,102	\$23,056
\$4,000,000	\$4,939,200	\$30,075	\$32,198	\$4,000,000	\$4,121,204	\$30,075	\$26,866	\$4,000,000	\$4,715,776	\$16,117	\$30,416	\$16,090	\$30,416	\$16,136	\$30,742
\$5,000,000	\$6,174,000	\$37,729	\$40,248	\$5,000,000	\$5,151,505	\$37,729	\$33,582	\$5,000,000	\$5,894,720	\$20,151	\$38,101	\$20,125	\$38,101	\$20,170	\$38,427
\$6,000,000	\$7,408,800	\$45,384	\$48,297	\$6,000,000	\$6,181,806	\$45,384	\$40,299	\$6,000,000	\$7,073,664	\$24,185	\$45,787	\$24,159	\$45,787	\$24,204	\$46,113
\$7,000,000	\$8,643,600	\$53,038	\$56,347	\$7,000,000	\$7,212,107	\$53,038	\$47,015	\$7,000,000	\$8,252,608	\$28,219	\$53,472	\$28,193	\$53,472	\$28,238	\$53,798
\$8,000,000	\$9,878,400	\$60,693	\$64,396	\$8,000,000	\$8,242,408	\$60,693	\$53,732	\$8,000,000	\$9,431,552	\$32,253	\$61,158	\$32,227	\$61,158	\$32,272	\$61,484
\$9,000,000	\$11,113,200	\$68,347	\$72,446	\$9,000,000	\$9,272,709	\$68,347	\$60,448	\$9,000,000	\$10,610,496	\$36,287	\$68,843	\$36,261	\$68,843	\$36,307	\$69,169
\$10,000,000	\$12,348,000	\$76,002	\$80,496	\$10,000,000	\$10,303,010	\$76,002	\$67,164	\$10,000,000	\$11,789,440	\$40,321	\$76,528	\$40,295	\$76,528	\$40,341	\$76,854
\$15,000,000	\$18,522,000	\$114,274	\$120,743	\$15,000,000	\$15,454,515	\$114,274	\$100,747	\$15,000,000	\$17,684,160	\$60,491	\$114,956	\$60,465	\$114,956	\$60,511	\$115,282
\$20,000,000	\$24,696,000	\$152,547	\$160,991	\$20,000,000	\$20,606,020	\$152,547	\$134,329	\$20,000,000	\$23,578,880	\$80,662	\$153,383	\$80,635	\$153,383	\$80,681	\$153,709
\$25,000,000	\$30,870,000	\$190,819	\$201,239	\$25,000,000	\$25,757,525	\$190,819	\$167,911	\$25,000,000	\$29,473,600	\$100,832	\$191,810	\$100,806	\$191,810	\$100,851	\$192,136
\$30,000,000	\$37,044,000	\$229,092	\$241,487	\$30,000,000	\$30,909,030	\$229,092	\$201,493	\$30,000,000	\$35,368,320	\$121,002	\$230,237	\$120,976	\$230,237	\$121,022	\$230,563
\$35,000,000	\$43,218,000	\$267,364	\$281,735	\$35,000,000	\$36,060,535	\$267,364	\$235,076	\$35,000,000	\$41,263,040	\$141,172	\$268,665	\$141,146	\$268,665	\$141,192	\$268,990
\$40,000,000	\$49,392,000	\$305,637	\$321,982	\$40,000,000	\$41,212,040	\$305,637	\$268,658	\$40,000,000	\$47,157,760	\$161,343	\$307,092	\$161,317	\$307,092	\$161,362	\$307,418
\$45,000,000	\$55,566,000	\$343,909	\$362,230	\$45,000,000	\$46,363,545	\$343,909	\$302,240	\$45,000,000	\$53,052,480	\$181,513	\$345,519	\$181,487	\$345,519	\$181,533	\$345,845
\$50,000,000	\$61,740,000	\$382,182	\$402,478	\$50,000,000	\$51,515,050	\$382,182	\$335,822	\$50,000,000	\$58,947,200	\$201,683	\$383,946	\$201,657	\$383,946	\$201,703	\$384,272

CITY OF STANLEY, 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	\$201	99.54%	\$134	66.49%	(\$124)	(67.98%)	(\$98)	(62.59%)	\$183	90.51%
\$100,000	\$402	99.54%	\$268	66.49%	\$59	15.31%	\$85	23.76%	\$365	90.51%
\$150,000	\$602	99.54%	\$402	66.49%	\$241	41.21%	\$268	47.83%	\$548	90.51%
\$200,000	\$622	62.97%	\$355	35.98%	\$424	53.85%	\$450	59.15%	\$730	90.51%
\$250,000	\$642	46.83%	\$309	22.51%	\$606	61.32%	\$633	65.72%	\$913	90.51%
\$300,000	\$662	37.73%	\$262	14.92%	\$789	66.27%	\$815	70.01%	\$1,095	90.51%
\$400,000	\$701	27.84%	\$168	6.66%	\$1,154	72.40%	\$1,180	75.29%	\$1,461	90.51%
\$500,000	\$741	22.55%	\$74	2.25%	\$1,519	76.06%	\$1,546	78.40%	\$1,826	90.51%
\$600,000	\$780	19.26%	(\$20)	(0.49%)	\$1,884	78.49%	\$1,911	80.46%	\$2,191	90.51%
\$700,000	\$820	17.02%	(\$114)	(2.36%)	\$2,250	80.22%	\$2,276	81.92%	\$2,556	90.51%
\$800,000	\$859	15.39%	(\$207)	(3.72%)	\$2,615	81.51%	\$2,641	83.01%	\$2,921	90.51%
\$900,000	\$899	14.16%	(\$301)	(4.75%)	\$2,980	82.52%	\$3,006	83.85%	\$3,286	90.51%
\$1,000,000	\$938	13.19%	(\$395)	(5.55%)	\$3,345	83.32%	\$3,371	84.53%	\$3,651	90.51%
\$2,000,000	\$1,333	9.03%	(\$1,333)	(9.03%)	\$6,996	86.93%	\$7,023	87.54%	\$7,303	90.51%
\$3,000,000	\$1,728	7.71%	(\$2,271)	(10.13%)	\$10,648	88.12%	\$10,674	88.53%	\$10,954	90.51%
\$4,000,000	\$2,123	7.06%	(\$3,209)	(10.67%)	\$14,299	88.72%	\$14,325	89.03%	\$14,606	90.51%
\$5,000,000	\$2,518	6.67%	(\$4,147)	(10.99%)	\$17,951	89.08%	\$17,977	89.33%	\$18,257	90.51%
\$6,000,000	\$2,913	6.42%	(\$5,085)	(11.20%)	\$21,602	89.32%	\$21,628	89.53%	\$21,908	90.51%
\$7,000,000	\$3,309	6.24%	(\$6,023)	(11.36%)	\$25,253	89.49%	\$25,280	89.67%	\$25,560	90.51%
\$8,000,000	\$3,704	6.10%	(\$6,961)	(11.47%)	\$28,905	89.62%	\$28,931	89.77%	\$29,211	90.51%
\$9,000,000	\$4,099	6.00%	(\$7,899)	(11.56%)	\$32,556	89.72%	\$32,582	89.86%	\$32,862	90.51%
\$10,000,000	\$4,494	5.91%	(\$8,837)	(11.63%)	\$36,207	89.80%	\$36,234	89.92%	\$36,514	90.51%
\$15,000,000	\$6,469	5.66%	(\$13,528)	(11.84%)	\$54,464	90.04%	\$54,491	90.12%	\$54,771	90.51%
\$20,000,000	\$8,444	5.54%	(\$18,218)	(11.94%)	\$72,721	90.16%	\$72,748	90.22%	\$73,028	90.51%
\$25,000,000	\$10,420	5.46%	(\$22,908)	(12.01%)	\$90,978	90.23%	\$91,004	90.28%	\$91,285	90.51%
\$30,000,000	\$12,395	5.41%	(\$27,598)	(12.05%)	\$109,235	90.28%	\$109,261	90.32%	\$109,542	90.51%
\$35,000,000	\$14,370	5.37%	(\$32,289)	(12.08%)	\$127,492	90.31%	\$127,518	90.34%	\$127,798	90.51%
\$40,000,000	\$16,346	5.35%	(\$36,979)	(12.10%)	\$145,749	90.34%	\$145,775	90.37%	\$146,055	90.51%
\$45,000,000	\$18,321	5.33%	(\$41,669)	(12.12%)	\$164,006	90.35%	\$164,032	90.38%	\$164,312	90.51%
\$50,000,000	\$20,296	5.31%	(\$46,359)	(12.13%)	\$182,263	90.37%	\$182,289	90.40%	\$182,569	90.51%