

CITY OF ST MARYS, 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	\$8.20588	\$30,395	\$0	\$30,395	
2026-27	\$4.43080	\$31,002	\$774	\$31,777	4.5%
2027-28	\$4.54143	\$32,380	\$793	\$33,173	4.4%
2028-29	\$4.44505	\$33,837	\$777	\$34,613	4.3%
2029-30	\$4.54706	\$35,231	\$794	\$36,026	4.1%
2030-31	\$4.44780	\$36,746	\$777	\$37,523	4.2%
2031-32	\$4.54185	\$38,140	\$793	\$38,934	3.8%
2032-33	\$4.44195	\$39,712	\$776	\$40,488	4.0%
2033-34	\$4.52875	\$41,104	\$791	\$41,895	3.5%
2034-35	\$4.42852	\$42,733	\$774	\$43,506	3.8%
2035-36	\$4.50870	\$44,119	\$788	\$44,907	3.2%

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	\$8,163,840	\$3,703,996	\$0	\$3,703,996
2026-27	\$7,640,839	\$7,171,727	\$0	\$7,171,727
2027-28	\$7,773,716	\$7,304,604	\$0	\$7,304,604
2028-29	\$8,256,059	\$7,786,947	\$0	\$7,786,947
2029-30	\$8,391,937	\$7,922,825	\$0	\$7,922,825
2030-31	\$8,905,437	\$8,436,325	\$0	\$8,436,325
2031-32	\$9,041,315	\$8,572,203	\$0	\$8,572,203
2032-33	\$9,584,110	\$9,114,998	\$0	\$9,114,998
2033-34	\$9,719,987	\$9,250,875	\$0	\$9,250,875
2034-35	\$10,293,259	\$9,824,147	\$0	\$9,824,147
2035-36	\$10,429,137	\$9,960,025	\$0	\$9,960,025

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.57%	-1.73%	90.84%	4.65%	0.00%	4.51%
2026-27	112.30%	-20.81%	91.49%	5.67%	0.00%	2.33%
2027-28	112.65%	-21.01%	91.64%	5.56%	0.00%	2.29%
2028-29	112.14%	-20.22%	91.92%	5.48%	0.00%	2.15%
2029-30	112.42%	-20.37%	92.05%	5.39%	0.00%	2.11%
2030-31	111.88%	-19.57%	92.30%	5.31%	0.00%	1.98%
2031-32	112.14%	-19.72%	92.42%	5.23%	0.00%	1.95%
2032-33	111.60%	-18.96%	92.64%	5.16%	0.00%	1.83%
2033-34	111.85%	-19.10%	92.75%	5.09%	0.00%	1.81%
2034-35	111.31%	-18.37%	92.94%	5.03%	0.00%	1.70%
2035-36	111.55%	-18.51%	93.04%	4.96%	0.00%	1.68%

**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 ST MARYS, 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	\$3,703,996	\$8.20588	\$30,395
2026-27	\$7,171,727	\$4.43080	\$31,777
2027-28	\$7,304,604	\$4.54143	\$33,173
2028-29	\$7,786,947	\$4.44505	\$34,613
2029-30	\$7,922,825	\$4.54706	\$36,026
2030-31	\$8,436,325	\$4.44780	\$37,523
2031-32	\$8,572,203	\$4.54185	\$38,934
2032-33	\$9,114,998	\$4.44195	\$40,488
2033-34	\$9,250,875	\$4.52875	\$41,895
2034-35	\$9,824,147	\$4.42852	\$43,506
2035-36	\$9,960,025	\$4.50870	\$44,907

CITY OF ST MARYS, 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	\$3,703,996	\$8.20588	\$30,395
2026-27	\$3,792,561	\$8.20588	\$31,121
2027-28	\$3,945,616	\$8.04498	\$31,742
2028-29	\$4,141,479	\$8.04498	\$33,318
2029-30	\$4,302,783	\$8.04498	\$34,616
2030-31	\$4,510,462	\$8.04498	\$36,287
2031-32	\$4,680,437	\$8.04498	\$37,654
2032-33	\$4,900,561	\$8.04498	\$39,425
2033-34	\$5,079,681	\$8.04498	\$40,866
2034-35	\$5,312,926	\$8.04498	\$42,742
2035-36	\$5,501,657	\$8.04498	\$44,261

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	\$3,379,165	(\$3.77508)	\$655
2027-28	\$3,358,989	(\$3.50355)	\$1,431
2028-29	\$3,645,468	(\$3.59993)	\$1,295
2029-30	\$3,620,042	(\$3.49792)	\$1,410
2030-31	\$3,925,864	(\$3.59718)	\$1,237
2031-32	\$3,891,766	(\$3.50313)	\$1,280
2032-33	\$4,214,436	(\$3.60303)	\$1,063
2033-34	\$4,171,195	(\$3.51623)	\$1,029
2034-35	\$4,511,221	(\$3.61646)	\$764
2035-36	\$4,458,368	(\$3.53628)	\$646

CITY OF ST MARYS, 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	\$195	\$275	\$50,000	\$51,515	\$195	\$229	\$50,000	\$58,947	\$176	\$40	\$150	\$40	\$195	\$262
\$100,000	\$123,480	\$389	\$549	\$100,000	\$103,030	\$389	\$458	\$100,000	\$117,894	\$370	\$302	\$345	\$302	\$389	\$524
\$150,000	\$185,220	\$584	\$824	\$150,000	\$154,545	\$584	\$687	\$150,000	\$176,842	\$565	\$564	\$540	\$564	\$584	\$787
\$200,000	\$246,960	\$953	\$1,098	\$200,000	\$206,060	\$953	\$917	\$200,000	\$235,789	\$760	\$826	\$734	\$826	\$778	\$1,049
\$250,000	\$308,700	\$1,322	\$1,373	\$250,000	\$257,575	\$1,322	\$1,146	\$250,000	\$294,736	\$954	\$1,089	\$929	\$1,089	\$973	\$1,311
\$300,000	\$370,440	\$1,692	\$1,648	\$300,000	\$309,090	\$1,692	\$1,375	\$300,000	\$353,683	\$1,149	\$1,351	\$1,123	\$1,351	\$1,168	\$1,573
\$400,000	\$493,920	\$2,430	\$2,197	\$400,000	\$412,120	\$2,430	\$1,833	\$400,000	\$471,578	\$1,538	\$1,875	\$1,513	\$1,875	\$1,557	\$2,097
\$500,000	\$617,400	\$3,169	\$2,746	\$500,000	\$515,151	\$3,169	\$2,291	\$500,000	\$589,472	\$1,927	\$2,399	\$1,902	\$2,399	\$1,946	\$2,622
\$600,000	\$740,880	\$3,907	\$3,295	\$600,000	\$618,181	\$3,907	\$2,750	\$600,000	\$707,366	\$2,316	\$2,924	\$2,291	\$2,924	\$2,335	\$3,146
\$700,000	\$864,360	\$4,646	\$3,845	\$700,000	\$721,211	\$4,646	\$3,208	\$700,000	\$825,261	\$2,706	\$3,448	\$2,680	\$3,448	\$2,725	\$3,671
\$800,000	\$987,840	\$5,384	\$4,394	\$800,000	\$824,241	\$5,384	\$3,666	\$800,000	\$943,155	\$3,095	\$3,973	\$3,070	\$3,973	\$3,114	\$4,195
\$900,000	\$1,111,320	\$6,123	\$4,943	\$900,000	\$927,271	\$6,123	\$4,124	\$900,000	\$1,061,050	\$3,484	\$4,497	\$3,459	\$4,497	\$3,503	\$4,719
\$1,000,000	\$1,234,800	\$6,861	\$5,492	\$1,000,000	\$1,030,301	\$6,861	\$4,583	\$1,000,000	\$1,178,944	\$3,873	\$5,021	\$3,848	\$5,021	\$3,892	\$5,244
\$2,000,000	\$2,469,600	\$14,247	\$10,984	\$2,000,000	\$2,060,602	\$14,247	\$9,165	\$2,000,000	\$2,357,888	\$7,765	\$10,265	\$7,740	\$10,265	\$7,784	\$10,487
\$3,000,000	\$3,704,400	\$21,632	\$16,476	\$3,000,000	\$3,090,903	\$21,632	\$13,748	\$3,000,000	\$3,536,832	\$11,658	\$15,509	\$11,632	\$15,509	\$11,677	\$15,731
\$4,000,000	\$4,939,200	\$29,017	\$21,969	\$4,000,000	\$4,121,204	\$29,017	\$18,330	\$4,000,000	\$4,715,776	\$15,550	\$20,752	\$15,525	\$20,752	\$15,569	\$20,975
\$5,000,000	\$6,174,000	\$36,403	\$27,461	\$5,000,000	\$5,151,505	\$36,403	\$22,913	\$5,000,000	\$5,894,720	\$19,442	\$25,996	\$19,417	\$25,996	\$19,461	\$26,219
\$6,000,000	\$7,408,800	\$43,788	\$32,953	\$6,000,000	\$6,181,806	\$43,788	\$27,495	\$6,000,000	\$7,073,664	\$23,334	\$31,240	\$23,309	\$31,240	\$23,353	\$31,462
\$7,000,000	\$8,643,600	\$51,173	\$38,445	\$7,000,000	\$7,212,107	\$51,173	\$32,078	\$7,000,000	\$8,252,608	\$27,226	\$36,484	\$27,201	\$36,484	\$27,245	\$36,706
\$8,000,000	\$9,878,400	\$58,558	\$43,937	\$8,000,000	\$8,242,408	\$58,558	\$36,661	\$8,000,000	\$9,431,552	\$31,119	\$41,727	\$31,093	\$41,727	\$31,137	\$41,950
\$9,000,000	\$11,113,200	\$65,944	\$49,429	\$9,000,000	\$9,272,709	\$65,944	\$41,243	\$9,000,000	\$10,610,496	\$35,011	\$46,971	\$34,985	\$46,971	\$35,030	\$47,193
\$10,000,000	\$12,348,000	\$73,329	\$54,921	\$10,000,000	\$10,303,010	\$73,329	\$45,826	\$10,000,000	\$11,789,440	\$38,903	\$52,215	\$38,878	\$52,215	\$38,922	\$52,437
\$15,000,000	\$18,522,000	\$110,255	\$82,382	\$15,000,000	\$15,454,515	\$110,255	\$68,739	\$15,000,000	\$17,684,160	\$58,364	\$78,433	\$58,339	\$78,433	\$58,383	\$78,656
\$20,000,000	\$24,696,000	\$147,182	\$109,843	\$20,000,000	\$20,606,020	\$147,182	\$91,651	\$20,000,000	\$23,578,880	\$77,825	\$104,652	\$77,799	\$104,652	\$77,844	\$104,874
\$25,000,000	\$30,870,000	\$184,108	\$137,304	\$25,000,000	\$25,757,525	\$184,108	\$114,564	\$25,000,000	\$29,473,600	\$97,286	\$130,870	\$97,260	\$130,870	\$97,305	\$131,093
\$30,000,000	\$37,044,000	\$221,035	\$164,764	\$30,000,000	\$30,909,030	\$221,035	\$137,477	\$30,000,000	\$35,368,320	\$116,747	\$157,089	\$116,721	\$157,089	\$116,765	\$157,311
\$35,000,000	\$43,218,000	\$257,961	\$192,225	\$35,000,000	\$36,060,535	\$257,961	\$160,390	\$35,000,000	\$41,263,040	\$136,207	\$183,307	\$136,182	\$183,307	\$136,226	\$183,530
\$40,000,000	\$49,392,000	\$294,888	\$219,686	\$40,000,000	\$41,212,040	\$294,888	\$183,303	\$40,000,000	\$47,157,760	\$155,668	\$209,526	\$155,643	\$209,526	\$155,687	\$209,748
\$45,000,000	\$55,566,000	\$331,814	\$247,146	\$45,000,000	\$46,363,545	\$331,814	\$206,216	\$45,000,000	\$53,052,480	\$175,129	\$235,744	\$175,104	\$235,744	\$175,148	\$235,967
\$50,000,000	\$61,740,000	\$368,741	\$274,607	\$50,000,000	\$51,515,050	\$368,741	\$229,129	\$50,000,000	\$58,947,200	\$194,590	\$261,963	\$194,565	\$261,963	\$194,609	\$262,185

CITY OF ST MARYS, 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	\$80	41.11%	\$35	17.74%	(\$136)	(77.35%)	(\$111)	(73.55%)	\$68	34.72%
\$100,000	\$160	41.11%	\$69	17.74%	(\$68)	(18.46%)	(\$43)	(12.48%)	\$135	34.72%
\$150,000	\$240	41.11%	\$104	17.74%	(\$1)	(0.14%)	\$25	4.54%	\$203	34.72%
\$200,000	\$145	15.25%	(\$37)	(3.84%)	\$67	8.79%	\$92	12.54%	\$270	34.72%
\$250,000	\$51	3.83%	(\$177)	(13.36%)	\$134	14.08%	\$160	17.19%	\$338	34.72%
\$300,000	(\$44)	(2.60%)	(\$317)	(18.73%)	\$202	17.58%	\$227	20.23%	\$405	34.72%
\$400,000	(\$233)	(9.60%)	(\$597)	(24.57%)	\$337	21.92%	\$362	23.96%	\$541	34.72%
\$500,000	(\$423)	(13.34%)	(\$877)	(27.69%)	\$472	24.50%	\$498	26.16%	\$676	34.72%
\$600,000	(\$612)	(15.66%)	(\$1,158)	(29.63%)	\$607	26.22%	\$633	27.62%	\$811	34.72%
\$700,000	(\$801)	(17.25%)	(\$1,438)	(30.95%)	\$743	27.44%	\$768	28.65%	\$946	34.72%
\$800,000	(\$991)	(18.40%)	(\$1,718)	(31.91%)	\$878	28.36%	\$903	29.42%	\$1,081	34.72%
\$900,000	(\$1,180)	(19.27%)	(\$1,998)	(32.64%)	\$1,013	29.07%	\$1,038	30.02%	\$1,216	34.72%
\$1,000,000	(\$1,369)	(19.96%)	(\$2,279)	(33.21%)	\$1,148	29.64%	\$1,173	30.49%	\$1,352	34.72%
\$2,000,000	(\$3,262)	(22.90%)	(\$5,081)	(35.67%)	\$2,500	32.19%	\$2,525	32.62%	\$2,703	34.72%
\$3,000,000	(\$5,155)	(23.83%)	(\$7,884)	(36.45%)	\$3,851	33.03%	\$3,876	33.32%	\$4,055	34.72%
\$4,000,000	(\$7,049)	(24.29%)	(\$10,687)	(36.83%)	\$5,203	33.46%	\$5,228	33.67%	\$5,406	34.72%
\$5,000,000	(\$8,942)	(24.56%)	(\$13,490)	(37.06%)	\$6,554	33.71%	\$6,579	33.89%	\$6,758	34.72%
\$6,000,000	(\$10,835)	(24.74%)	(\$16,292)	(37.21%)	\$7,906	33.88%	\$7,931	34.03%	\$8,109	34.72%
\$7,000,000	(\$12,728)	(24.87%)	(\$19,095)	(37.31%)	\$9,257	34.00%	\$9,282	34.13%	\$9,461	34.72%
\$8,000,000	(\$14,621)	(24.97%)	(\$21,898)	(37.39%)	\$10,609	34.09%	\$10,634	34.20%	\$10,812	34.72%
\$9,000,000	(\$16,514)	(25.04%)	(\$24,701)	(37.46%)	\$11,960	34.16%	\$11,986	34.26%	\$12,164	34.72%
\$10,000,000	(\$18,408)	(25.10%)	(\$27,503)	(37.51%)	\$13,312	34.22%	\$13,337	34.31%	\$13,515	34.72%
\$15,000,000	(\$27,873)	(25.28%)	(\$41,517)	(37.66%)	\$20,069	34.39%	\$20,095	34.44%	\$20,273	34.72%
\$20,000,000	(\$37,339)	(25.37%)	(\$55,530)	(37.73%)	\$26,827	34.47%	\$26,852	34.51%	\$27,031	34.72%
\$25,000,000	(\$46,805)	(25.42%)	(\$69,544)	(37.77%)	\$33,585	34.52%	\$33,610	34.56%	\$33,788	34.72%
\$30,000,000	(\$56,271)	(25.46%)	(\$83,558)	(37.80%)	\$40,342	34.56%	\$40,368	34.58%	\$40,546	34.72%
\$35,000,000	(\$65,736)	(25.48%)	(\$97,571)	(37.82%)	\$47,100	34.58%	\$47,125	34.60%	\$47,303	34.72%
\$40,000,000	(\$75,202)	(25.50%)	(\$111,585)	(37.84%)	\$53,858	34.60%	\$53,883	34.62%	\$54,061	34.72%
\$45,000,000	(\$84,668)	(25.52%)	(\$125,598)	(37.85%)	\$60,615	34.61%	\$60,640	34.63%	\$60,819	34.72%
\$50,000,000	(\$94,134)	(25.53%)	(\$139,612)	(37.86%)	\$67,373	34.62%	\$67,398	34.64%	\$67,576	34.72%