

CITY OF SUMNER, 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	\$7.96689	\$536,656	\$0	\$536,656	
2026-27	\$4.48267	\$547,389	\$2,590	\$549,980	2.5%
2027-28	\$4.51333	\$552,729	\$2,608	\$555,338	1.0%
2028-29	\$4.39357	\$566,444	\$2,539	\$568,983	2.5%
2029-30	\$4.41950	\$571,827	\$2,554	\$574,381	0.9%
2030-31	\$4.29986	\$585,869	\$2,485	\$588,354	2.4%
2031-32	\$4.32503	\$591,295	\$2,499	\$593,795	0.9%
2032-33	\$4.20924	\$605,671	\$2,432	\$608,103	2.4%
2033-34	\$4.23369	\$611,144	\$2,447	\$613,590	0.9%
2034-35	\$4.12153	\$625,862	\$2,382	\$628,243	2.4%
2035-36	\$4.14530	\$631,385	\$2,395	\$633,781	0.9%

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	\$142,756,567	\$67,360,784	\$4,300,556	\$71,661,340
2026-27	\$128,896,666	\$122,690,095	\$4,824,359	\$127,514,454
2027-28	\$129,254,296	\$123,043,857	\$4,828,227	\$127,872,084
2028-29	\$135,959,011	\$129,503,486	\$5,073,313	\$134,576,799
2029-30	\$136,424,641	\$129,965,248	\$5,077,181	\$135,042,429
2030-31	\$143,547,809	\$136,830,883	\$5,334,714	\$142,165,597
2031-32	\$144,013,439	\$137,292,645	\$5,338,582	\$142,631,227
2032-33	\$151,460,039	\$144,468,641	\$5,609,186	\$150,077,827
2033-34	\$151,925,669	\$144,930,403	\$5,613,054	\$150,543,457
2034-35	\$159,709,224	\$152,429,630	\$5,897,381	\$158,327,012
2035-36	\$160,174,854	\$152,891,392	\$5,901,249	\$158,792,642

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.40%	-2.27%	77.13%	17.07%	5.68%	0.12%
2026-27	102.95%	-22.93%	80.03%	16.07%	3.73%	0.07%
2027-28	103.07%	-23.04%	80.03%	16.07%	3.72%	0.07%
2028-29	102.24%	-22.05%	80.19%	16.08%	3.57%	0.07%
2029-30	102.28%	-22.06%	80.21%	16.06%	3.56%	0.07%
2030-31	101.41%	-21.04%	80.37%	16.06%	3.42%	0.06%
2031-32	101.44%	-21.05%	80.39%	16.05%	3.40%	0.06%
2032-33	100.61%	-20.08%	80.54%	16.06%	3.27%	0.06%
2033-34	100.65%	-20.09%	80.56%	16.05%	3.26%	0.06%
2034-35	99.86%	-19.17%	80.68%	16.06%	3.13%	0.06%
2035-36	99.90%	-19.19%	80.70%	16.05%	3.12%	0.06%

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 SUMNER, 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	\$67,360,784	\$7.96689	\$536,656
2026-27	\$122,690,095	\$4.48267	\$549,980
2027-28	\$123,043,857	\$4.51333	\$555,338
2028-29	\$129,503,486	\$4.39357	\$568,983
2029-30	\$129,965,248	\$4.41950	\$574,381
2030-31	\$136,830,883	\$4.29986	\$588,354
2031-32	\$137,292,645	\$4.32503	\$593,795
2032-33	\$144,468,641	\$4.20924	\$608,103
2033-34	\$144,930,403	\$4.23369	\$613,590
2034-35	\$152,429,630	\$4.12153	\$628,243
2035-36	\$152,891,392	\$4.14530	\$633,781

CITY OF SUMNER, 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	\$67,360,784	\$7.96689	\$536,656
2026-27	\$68,484,280	\$7.96689	\$545,607
2027-28	\$69,979,802	\$7.96689	\$557,522
2028-29	\$72,487,727	\$7.96689	\$577,502
2029-30	\$74,064,396	\$7.96689	\$590,063
2030-31	\$76,707,169	\$7.96689	\$611,118
2031-32	\$78,364,979	\$7.96689	\$624,325
2032-33	\$81,149,565	\$7.96689	\$646,510
2033-34	\$82,893,014	\$7.96689	\$660,400
2034-35	\$85,826,899	\$7.96689	\$683,774
2035-36	\$87,660,264	\$7.96689	\$698,380

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	\$54,205,815	(\$3.48422)	\$4,373
2027-28	\$53,064,055	(\$3.45356)	-\$2,184
2028-29	\$57,015,759	(\$3.57332)	-\$8,519
2029-30	\$55,900,852	(\$3.54739)	-\$15,682
2030-31	\$60,123,714	(\$3.66703)	-\$22,764
2031-32	\$58,927,666	(\$3.64186)	-\$30,531
2032-33	\$63,319,076	(\$3.75765)	-\$38,407
2033-34	\$62,037,389	(\$3.73320)	-\$46,809
2034-35	\$66,602,731	(\$3.84536)	-\$55,530
2035-36	\$65,231,128	(\$3.82159)	-\$64,599

CITY OF SUMNER, 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	\$189	\$265	\$50,000	\$51,515	\$189	\$222	\$50,000	\$58,947	\$171	\$38	\$146	\$38	\$189	\$253
\$100,000	\$123,480	\$378	\$531	\$100,000	\$103,030	\$378	\$443	\$100,000	\$117,894	\$360	\$292	\$335	\$292	\$378	\$507
\$150,000	\$185,220	\$567	\$796	\$150,000	\$154,545	\$567	\$665	\$150,000	\$176,842	\$548	\$545	\$524	\$545	\$567	\$760
\$200,000	\$246,960	\$925	\$1,062	\$200,000	\$206,060	\$925	\$886	\$200,000	\$235,789	\$737	\$799	\$713	\$799	\$756	\$1,014
\$250,000	\$308,700	\$1,284	\$1,327	\$250,000	\$257,575	\$1,284	\$1,108	\$250,000	\$294,736	\$926	\$1,052	\$902	\$1,052	\$945	\$1,267
\$300,000	\$370,440	\$1,642	\$1,593	\$300,000	\$309,090	\$1,642	\$1,329	\$300,000	\$353,683	\$1,115	\$1,306	\$1,091	\$1,306	\$1,134	\$1,521
\$400,000	\$493,920	\$2,359	\$2,124	\$400,000	\$412,120	\$2,359	\$1,772	\$400,000	\$471,578	\$1,493	\$1,813	\$1,469	\$1,813	\$1,512	\$2,028
\$500,000	\$617,400	\$3,076	\$2,655	\$500,000	\$515,151	\$3,076	\$2,215	\$500,000	\$589,472	\$1,871	\$2,320	\$1,847	\$2,320	\$1,889	\$2,535
\$600,000	\$740,880	\$3,793	\$3,186	\$600,000	\$618,181	\$3,793	\$2,658	\$600,000	\$707,366	\$2,249	\$2,827	\$2,224	\$2,827	\$2,267	\$3,042
\$700,000	\$864,360	\$4,510	\$3,717	\$700,000	\$721,211	\$4,510	\$3,101	\$700,000	\$825,261	\$2,627	\$3,334	\$2,602	\$3,334	\$2,645	\$3,549
\$800,000	\$987,840	\$5,227	\$4,248	\$800,000	\$824,241	\$5,227	\$3,544	\$800,000	\$943,155	\$3,005	\$3,840	\$2,980	\$3,840	\$3,023	\$4,055
\$900,000	\$1,111,320	\$5,944	\$4,779	\$900,000	\$927,271	\$5,944	\$3,987	\$900,000	\$1,061,050	\$3,383	\$4,347	\$3,358	\$4,347	\$3,401	\$4,562
\$1,000,000	\$1,234,800	\$6,661	\$5,309	\$1,000,000	\$1,030,301	\$6,661	\$4,430	\$1,000,000	\$1,178,944	\$3,760	\$4,854	\$3,736	\$4,854	\$3,779	\$5,069
\$2,000,000	\$2,469,600	\$13,832	\$10,619	\$2,000,000	\$2,060,602	\$13,832	\$8,860	\$2,000,000	\$2,357,888	\$7,539	\$9,924	\$7,515	\$9,924	\$7,558	\$10,139
\$3,000,000	\$3,704,400	\$21,002	\$15,928	\$3,000,000	\$3,090,903	\$21,002	\$13,290	\$3,000,000	\$3,536,832	\$11,318	\$14,993	\$11,294	\$14,993	\$11,336	\$15,208
\$4,000,000	\$4,939,200	\$28,172	\$21,238	\$4,000,000	\$4,121,204	\$28,172	\$17,721	\$4,000,000	\$4,715,776	\$15,097	\$20,062	\$15,072	\$20,062	\$15,115	\$20,277
\$5,000,000	\$6,174,000	\$35,342	\$26,547	\$5,000,000	\$5,151,505	\$35,342	\$22,151	\$5,000,000	\$5,894,720	\$18,876	\$25,131	\$18,851	\$25,131	\$18,894	\$25,346
\$6,000,000	\$7,408,800	\$42,513	\$31,857	\$6,000,000	\$6,181,806	\$42,513	\$26,581	\$6,000,000	\$7,073,664	\$22,655	\$30,201	\$22,630	\$30,201	\$22,673	\$30,416
\$7,000,000	\$8,643,600	\$49,683	\$37,166	\$7,000,000	\$7,212,107	\$49,683	\$31,011	\$7,000,000	\$8,252,608	\$26,433	\$35,270	\$26,409	\$35,270	\$26,452	\$35,485
\$8,000,000	\$9,878,400	\$56,853	\$42,476	\$8,000,000	\$8,242,408	\$56,853	\$35,441	\$8,000,000	\$9,431,552	\$30,212	\$40,339	\$30,188	\$40,339	\$30,231	\$40,554
\$9,000,000	\$11,113,200	\$64,023	\$47,785	\$9,000,000	\$9,272,709	\$64,023	\$39,871	\$9,000,000	\$10,610,496	\$33,991	\$45,409	\$33,967	\$45,409	\$34,009	\$45,624
\$10,000,000	\$12,348,000	\$71,193	\$53,095	\$10,000,000	\$10,303,010	\$71,193	\$44,302	\$10,000,000	\$11,789,440	\$37,770	\$50,478	\$37,745	\$50,478	\$37,788	\$50,693
\$15,000,000	\$18,522,000	\$107,044	\$79,642	\$15,000,000	\$15,454,515	\$107,044	\$66,452	\$15,000,000	\$17,684,160	\$56,664	\$75,824	\$56,639	\$75,824	\$56,682	\$76,039
\$20,000,000	\$24,696,000	\$142,895	\$106,189	\$20,000,000	\$20,606,020	\$142,895	\$88,603	\$20,000,000	\$23,578,880	\$75,558	\$101,171	\$75,534	\$101,171	\$75,576	\$101,386
\$25,000,000	\$30,870,000	\$178,746	\$132,737	\$25,000,000	\$25,757,525	\$178,746	\$110,754	\$25,000,000	\$29,473,600	\$94,452	\$126,517	\$94,428	\$126,517	\$94,471	\$126,732
\$30,000,000	\$37,044,000	\$214,597	\$159,284	\$30,000,000	\$30,909,030	\$214,597	\$132,905	\$30,000,000	\$35,368,320	\$113,346	\$151,864	\$113,322	\$151,864	\$113,365	\$152,079
\$35,000,000	\$43,218,000	\$250,448	\$185,831	\$35,000,000	\$36,060,535	\$250,448	\$155,055	\$35,000,000	\$41,263,040	\$132,241	\$177,210	\$132,216	\$177,210	\$132,259	\$177,425
\$40,000,000	\$49,392,000	\$286,299	\$212,379	\$40,000,000	\$41,212,040	\$286,299	\$177,206	\$40,000,000	\$47,157,760	\$151,135	\$202,557	\$151,110	\$202,557	\$151,153	\$202,772
\$45,000,000	\$55,566,000	\$322,150	\$238,926	\$45,000,000	\$46,363,545	\$322,150	\$199,357	\$45,000,000	\$53,052,480	\$170,029	\$227,903	\$170,004	\$227,903	\$170,047	\$228,118
\$50,000,000	\$61,740,000	\$358,001	\$265,473	\$50,000,000	\$51,515,050	\$358,001	\$221,508	\$50,000,000	\$58,947,200	\$188,923	\$253,250	\$188,898	\$253,250	\$188,941	\$253,465

CITY OF SUMNER, 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	\$77	40.51%	\$33	17.24%	(\$132)	(77.45%)	(\$108)	(73.66%)	\$65	34.15%
\$100,000	\$153	40.51%	\$65	17.24%	(\$68)	(18.81%)	(\$43)	(12.85%)	\$129	34.15%
\$150,000	\$230	40.51%	\$98	17.24%	(\$3)	(0.56%)	\$21	4.10%	\$194	34.15%
\$200,000	\$137	14.76%	(\$39)	(4.25%)	\$61	8.33%	\$86	12.06%	\$258	34.15%
\$250,000	\$44	3.39%	(\$176)	(13.73%)	\$126	13.60%	\$151	16.69%	\$323	34.15%
\$300,000	(\$50)	(3.01%)	(\$313)	(19.08%)	\$190	17.08%	\$215	19.71%	\$387	34.15%
\$400,000	(\$236)	(9.99%)	(\$587)	(24.89%)	\$320	21.40%	\$344	23.43%	\$516	34.15%
\$500,000	(\$422)	(13.71%)	(\$861)	(28.00%)	\$449	23.97%	\$473	25.62%	\$645	34.15%
\$600,000	(\$608)	(16.02%)	(\$1,135)	(29.93%)	\$578	25.68%	\$602	27.07%	\$774	34.15%
\$700,000	(\$794)	(17.60%)	(\$1,409)	(31.25%)	\$707	26.90%	\$731	28.10%	\$903	34.15%
\$800,000	(\$980)	(18.74%)	(\$1,683)	(32.20%)	\$836	27.81%	\$860	28.87%	\$1,032	34.15%
\$900,000	(\$1,166)	(19.61%)	(\$1,957)	(32.93%)	\$965	28.52%	\$989	29.46%	\$1,161	34.15%
\$1,000,000	(\$1,352)	(20.30%)	(\$2,231)	(33.50%)	\$1,094	29.09%	\$1,118	29.94%	\$1,290	34.15%
\$2,000,000	(\$3,213)	(23.23%)	(\$4,971)	(35.94%)	\$2,384	31.62%	\$2,409	32.05%	\$2,581	34.15%
\$3,000,000	(\$5,074)	(24.16%)	(\$7,711)	(36.72%)	\$3,675	32.47%	\$3,699	32.76%	\$3,871	34.15%
\$4,000,000	(\$6,934)	(24.61%)	(\$10,452)	(37.10%)	\$4,965	32.89%	\$4,990	33.11%	\$5,162	34.15%
\$5,000,000	(\$8,795)	(24.89%)	(\$13,192)	(37.33%)	\$6,256	33.14%	\$6,280	33.31%	\$6,452	34.15%
\$6,000,000	(\$10,656)	(25.06%)	(\$15,932)	(37.48%)	\$7,546	33.31%	\$7,571	33.45%	\$7,743	34.15%
\$7,000,000	(\$12,516)	(25.19%)	(\$18,672)	(37.58%)	\$8,837	33.43%	\$8,861	33.55%	\$9,033	34.15%
\$8,000,000	(\$14,377)	(25.29%)	(\$21,412)	(37.66%)	\$10,127	33.52%	\$10,152	33.63%	\$10,324	34.15%
\$9,000,000	(\$16,238)	(25.36%)	(\$24,152)	(37.72%)	\$11,418	33.59%	\$11,442	33.69%	\$11,614	34.15%
\$10,000,000	(\$18,099)	(25.42%)	(\$26,892)	(37.77%)	\$12,708	33.65%	\$12,733	33.73%	\$12,905	34.15%
\$15,000,000	(\$27,402)	(25.60%)	(\$40,592)	(37.92%)	\$19,160	33.81%	\$19,185	33.87%	\$19,357	34.15%
\$20,000,000	(\$36,706)	(25.69%)	(\$54,292)	(37.99%)	\$25,613	33.90%	\$25,637	33.94%	\$25,809	34.15%
\$25,000,000	(\$46,010)	(25.74%)	(\$67,993)	(38.04%)	\$32,065	33.95%	\$32,090	33.98%	\$32,262	34.15%
\$30,000,000	(\$55,313)	(25.78%)	(\$81,693)	(38.07%)	\$38,517	33.98%	\$38,542	34.01%	\$38,714	34.15%
\$35,000,000	(\$64,617)	(25.80%)	(\$95,393)	(38.09%)	\$44,970	34.01%	\$44,994	34.03%	\$45,166	34.15%
\$40,000,000	(\$73,921)	(25.82%)	(\$109,093)	(38.10%)	\$51,422	34.02%	\$51,447	34.05%	\$51,619	34.15%
\$45,000,000	(\$83,224)	(25.83%)	(\$122,794)	(38.12%)	\$57,874	34.04%	\$57,899	34.06%	\$58,071	34.15%
\$50,000,000	(\$92,528)	(25.85%)	(\$136,494)	(38.13%)	\$64,327	34.05%	\$64,351	34.07%	\$64,523	34.15%