

CITY OF STORY CITY, 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	\$7.32091	\$1,368,281	\$0	\$1,368,281	
2026-27	\$4.05020	\$1,395,647	\$14,643	\$1,410,290	3.1%
2027-28	\$4.09269	\$1,422,744	\$14,796	\$1,437,541	1.9%
2028-29	\$4.02453	\$1,466,291	\$14,550	\$1,480,841	3.0%
2029-30	\$4.06447	\$1,493,732	\$14,694	\$1,508,426	1.9%
2030-31	\$3.99564	\$1,538,594	\$14,446	\$1,553,039	3.0%
2031-32	\$4.03315	\$1,565,828	\$14,581	\$1,580,409	1.8%
2032-33	\$3.96513	\$1,612,018	\$14,335	\$1,626,353	2.9%
2033-34	\$4.00039	\$1,639,039	\$14,463	\$1,653,501	1.7%
2034-35	\$3.93316	\$1,686,571	\$14,220	\$1,700,791	2.9%
2035-36	\$3.96632	\$1,713,369	\$14,340	\$1,727,708	1.6%

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	\$419,603,676	\$186,900,442	\$53,795,763	\$240,696,205
2026-27	\$413,202,755	\$348,202,743	\$60,547,621	\$408,750,364
2027-28	\$416,394,121	\$351,245,927	\$60,695,804	\$411,941,730
2028-29	\$436,277,538	\$367,953,780	\$63,871,368	\$431,825,147
2029-30	\$439,596,905	\$371,124,963	\$64,019,551	\$435,144,514
2030-31	\$460,497,223	\$388,683,530	\$67,361,302	\$456,044,832
2031-32	\$463,816,590	\$391,854,714	\$67,509,485	\$459,364,199
2032-33	\$485,641,939	\$410,163,815	\$71,025,733	\$481,189,548
2033-34	\$488,961,305	\$413,334,998	\$71,173,916	\$484,508,914
2034-35	\$511,749,333	\$432,423,556	\$74,873,386	\$507,296,942
2035-36	\$515,068,700	\$435,594,740	\$75,021,569	\$510,616,309

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	57.98%	-1.18%	56.80%	17.05%	25.16%	0.35%
2026-27	78.95%	-11.48%	67.47%	14.54%	17.26%	0.20%
2027-28	78.82%	-11.53%	67.29%	14.48%	17.50%	0.20%
2028-29	78.67%	-11.13%	67.53%	14.56%	17.22%	0.19%
2029-30	78.52%	-11.15%	67.38%	14.50%	17.45%	0.19%
2030-31	78.36%	-10.73%	67.63%	14.57%	17.15%	0.18%
2031-32	78.23%	-10.75%	67.48%	14.52%	17.36%	0.18%
2032-33	78.08%	-10.35%	67.73%	14.60%	17.06%	0.17%
2033-34	77.96%	-10.37%	67.59%	14.54%	17.26%	0.17%
2034-35	77.83%	-9.99%	67.84%	14.63%	16.96%	0.16%
2035-36	77.72%	-10.01%	67.70%	14.58%	17.15%	0.16%

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 STORY CITY, 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	\$186,900,442	\$7.32091	\$1,368,281
2026-27	\$348,202,743	\$4.05020	\$1,410,290
2027-28	\$351,245,927	\$4.09269	\$1,437,541
2028-29	\$367,953,780	\$4.02453	\$1,480,841
2029-30	\$371,124,963	\$4.06447	\$1,508,426
2030-31	\$388,683,530	\$3.99564	\$1,553,039
2031-32	\$391,854,714	\$4.03315	\$1,580,409
2032-33	\$410,163,815	\$3.96513	\$1,626,353
2033-34	\$413,334,998	\$4.00039	\$1,653,501
2034-35	\$432,423,556	\$3.93316	\$1,700,791
2035-36	\$435,594,740	\$3.96632	\$1,727,708

CITY OF STORY CITY, 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	\$186,900,442	\$7.32091	\$1,368,281
2026-27	\$187,912,717	\$7.32091	\$1,375,692
2027-28	\$193,070,023	\$7.32091	\$1,413,448
2028-29	\$199,586,737	\$7.32091	\$1,461,157
2029-30	\$205,099,759	\$7.32091	\$1,501,517
2030-31	\$211,907,156	\$7.32091	\$1,551,353
2031-32	\$217,638,128	\$7.32091	\$1,593,309
2032-33	\$224,750,106	\$7.32091	\$1,645,375
2033-34	\$230,711,069	\$7.32091	\$1,689,015
2034-35	\$238,142,649	\$7.32091	\$1,743,421
2035-36	\$244,345,143	\$7.32091	\$1,788,829

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	\$160,290,026	(\$3.27071)	\$34,598
2027-28	\$158,175,904	(\$3.22822)	\$24,092
2028-29	\$168,367,042	(\$3.29638)	\$19,684
2029-30	\$166,025,205	(\$3.25644)	\$6,909
2030-31	\$176,776,374	(\$3.32527)	\$1,686
2031-32	\$174,216,586	(\$3.28776)	-\$12,900
2032-33	\$185,413,708	(\$3.35578)	-\$19,022
2033-34	\$182,623,929	(\$3.32052)	-\$35,514
2034-35	\$194,280,907	(\$3.38775)	-\$42,630
2035-36	\$191,249,596	(\$3.35459)	-\$61,121

CITY OF STORY CITY, 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	\$174	\$247	\$50,000	\$51,515	\$174	\$206	\$50,000	\$58,947	\$157	\$36	\$134	\$36	\$174	\$236
\$100,000	\$123,480	\$347	\$493	\$100,000	\$103,030	\$347	\$412	\$100,000	\$117,894	\$330	\$271	\$308	\$271	\$347	\$471
\$150,000	\$185,220	\$521	\$740	\$150,000	\$154,545	\$521	\$618	\$150,000	\$176,842	\$504	\$507	\$481	\$507	\$521	\$707
\$200,000	\$246,960	\$850	\$987	\$200,000	\$206,060	\$850	\$823	\$200,000	\$235,789	\$678	\$742	\$655	\$742	\$694	\$942
\$250,000	\$308,700	\$1,180	\$1,233	\$250,000	\$257,575	\$1,180	\$1,029	\$250,000	\$294,736	\$851	\$978	\$829	\$978	\$868	\$1,178
\$300,000	\$370,440	\$1,509	\$1,480	\$300,000	\$309,090	\$1,509	\$1,235	\$300,000	\$353,683	\$1,025	\$1,213	\$1,002	\$1,213	\$1,042	\$1,413
\$400,000	\$493,920	\$2,168	\$1,974	\$400,000	\$412,120	\$2,168	\$1,647	\$400,000	\$471,578	\$1,372	\$1,684	\$1,350	\$1,684	\$1,389	\$1,884
\$500,000	\$617,400	\$2,827	\$2,467	\$500,000	\$515,151	\$2,827	\$2,058	\$500,000	\$589,472	\$1,719	\$2,156	\$1,697	\$2,156	\$1,736	\$2,355
\$600,000	\$740,880	\$3,486	\$2,960	\$600,000	\$618,181	\$3,486	\$2,470	\$600,000	\$707,366	\$2,067	\$2,627	\$2,044	\$2,627	\$2,083	\$2,826
\$700,000	\$864,360	\$4,145	\$3,454	\$700,000	\$721,211	\$4,145	\$2,882	\$700,000	\$825,261	\$2,414	\$3,098	\$2,391	\$3,098	\$2,431	\$3,297
\$800,000	\$987,840	\$4,804	\$3,947	\$800,000	\$824,241	\$4,804	\$3,293	\$800,000	\$943,155	\$2,761	\$3,569	\$2,739	\$3,569	\$2,778	\$3,769
\$900,000	\$1,111,320	\$5,462	\$4,440	\$900,000	\$927,271	\$5,462	\$3,705	\$900,000	\$1,061,050	\$3,108	\$4,040	\$3,086	\$4,040	\$3,125	\$4,240
\$1,000,000	\$1,234,800	\$6,121	\$4,934	\$1,000,000	\$1,030,301	\$6,121	\$4,117	\$1,000,000	\$1,178,944	\$3,456	\$4,511	\$3,433	\$4,511	\$3,472	\$4,711
\$2,000,000	\$2,469,600	\$12,710	\$9,868	\$2,000,000	\$2,060,602	\$12,710	\$8,233	\$2,000,000	\$2,357,888	\$6,928	\$9,221	\$6,905	\$9,221	\$6,945	\$9,421
\$3,000,000	\$3,704,400	\$19,299	\$14,801	\$3,000,000	\$3,090,903	\$19,299	\$12,350	\$3,000,000	\$3,536,832	\$10,400	\$13,932	\$10,378	\$13,932	\$10,417	\$14,132
\$4,000,000	\$4,939,200	\$25,888	\$19,735	\$4,000,000	\$4,121,204	\$25,888	\$16,467	\$4,000,000	\$4,715,776	\$13,873	\$18,643	\$13,850	\$18,643	\$13,890	\$18,843
\$5,000,000	\$6,174,000	\$32,477	\$24,669	\$5,000,000	\$5,151,505	\$32,477	\$20,584	\$5,000,000	\$5,894,720	\$17,345	\$23,353	\$17,323	\$23,353	\$17,362	\$23,553
\$6,000,000	\$7,408,800	\$39,065	\$29,603	\$6,000,000	\$6,181,806	\$39,065	\$24,700	\$6,000,000	\$7,073,664	\$20,818	\$28,064	\$20,795	\$28,064	\$20,835	\$28,264
\$7,000,000	\$8,643,600	\$45,654	\$34,537	\$7,000,000	\$7,212,107	\$45,654	\$28,817	\$7,000,000	\$8,252,608	\$24,290	\$32,775	\$24,268	\$32,775	\$24,307	\$32,974
\$8,000,000	\$9,878,400	\$52,243	\$39,471	\$8,000,000	\$8,242,408	\$52,243	\$32,934	\$8,000,000	\$9,431,552	\$27,763	\$37,485	\$27,740	\$37,485	\$27,779	\$37,685
\$9,000,000	\$11,113,200	\$58,832	\$44,404	\$9,000,000	\$9,272,709	\$58,832	\$37,050	\$9,000,000	\$10,610,496	\$31,235	\$42,196	\$31,212	\$42,196	\$31,252	\$42,396
\$10,000,000	\$12,348,000	\$65,421	\$49,338	\$10,000,000	\$10,303,010	\$65,421	\$41,167	\$10,000,000	\$11,789,440	\$34,707	\$46,907	\$34,685	\$46,907	\$34,724	\$47,106
\$15,000,000	\$18,522,000	\$98,365	\$74,007	\$15,000,000	\$15,454,515	\$98,365	\$61,751	\$15,000,000	\$17,684,160	\$52,070	\$70,460	\$52,047	\$70,460	\$52,086	\$70,660
\$20,000,000	\$24,696,000	\$131,309	\$98,676	\$20,000,000	\$20,606,020	\$131,309	\$82,334	\$20,000,000	\$23,578,880	\$69,432	\$94,013	\$69,409	\$94,013	\$69,448	\$94,213
\$25,000,000	\$30,870,000	\$164,253	\$123,345	\$25,000,000	\$25,757,525	\$164,253	\$102,918	\$25,000,000	\$29,473,600	\$86,794	\$117,566	\$86,771	\$117,566	\$86,811	\$117,766
\$30,000,000	\$37,044,000	\$197,197	\$148,014	\$30,000,000	\$30,909,030	\$197,197	\$123,501	\$30,000,000	\$35,368,320	\$104,156	\$141,119	\$104,133	\$141,119	\$104,173	\$141,319
\$35,000,000	\$43,218,000	\$230,141	\$172,684	\$35,000,000	\$36,060,535	\$230,141	\$144,085	\$35,000,000	\$41,263,040	\$121,518	\$164,672	\$121,495	\$164,672	\$121,535	\$164,872
\$40,000,000	\$49,392,000	\$263,085	\$197,353	\$40,000,000	\$41,212,040	\$263,085	\$164,668	\$40,000,000	\$47,157,760	\$138,880	\$188,226	\$138,858	\$188,226	\$138,897	\$188,425
\$45,000,000	\$55,566,000	\$296,029	\$222,022	\$45,000,000	\$46,363,545	\$296,029	\$185,252	\$45,000,000	\$53,052,480	\$156,242	\$211,779	\$156,220	\$211,779	\$156,259	\$211,979
\$50,000,000	\$61,740,000	\$328,973	\$246,691	\$50,000,000	\$51,515,050	\$328,973	\$205,836	\$50,000,000	\$58,947,200	\$173,604	\$235,332	\$173,582	\$235,332	\$173,621	\$235,532

CITY OF STORY CITY, 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	\$73	42.09%	\$32	18.55%	(\$121)	(77.20%)	(\$98)	(73.36%)	\$62	35.66%
\$100,000	\$146	42.09%	\$64	18.55%	(\$59)	(17.89%)	(\$37)	(11.87%)	\$124	35.66%
\$150,000	\$219	42.09%	\$97	18.55%	\$3	0.55%	\$25	5.27%	\$186	35.66%
\$200,000	\$136	16.05%	(\$27)	(3.17%)	\$65	9.55%	\$87	13.32%	\$248	35.66%
\$250,000	\$54	4.55%	(\$151)	(12.76%)	\$127	14.87%	\$149	18.00%	\$310	35.66%
\$300,000	(\$29)	(1.92%)	(\$274)	(18.17%)	\$189	18.39%	\$211	21.06%	\$371	35.66%
\$400,000	(\$195)	(8.97%)	(\$521)	(24.05%)	\$312	22.76%	\$335	24.82%	\$495	35.66%
\$500,000	(\$360)	(12.74%)	(\$769)	(27.19%)	\$436	25.37%	\$459	27.04%	\$619	35.66%
\$600,000	(\$526)	(15.08%)	(\$1,016)	(29.14%)	\$560	27.10%	\$583	28.50%	\$743	35.66%
\$700,000	(\$691)	(16.67%)	(\$1,263)	(30.47%)	\$684	28.33%	\$706	29.54%	\$867	35.66%
\$800,000	(\$857)	(17.83%)	(\$1,510)	(31.44%)	\$808	29.25%	\$830	30.32%	\$991	35.66%
\$900,000	(\$1,022)	(18.71%)	(\$1,757)	(32.17%)	\$931	29.97%	\$954	30.92%	\$1,114	35.66%
\$1,000,000	(\$1,188)	(19.40%)	(\$2,005)	(32.75%)	\$1,055	30.54%	\$1,078	31.40%	\$1,238	35.66%
\$2,000,000	(\$2,843)	(22.36%)	(\$4,477)	(35.22%)	\$2,293	33.10%	\$2,316	33.54%	\$2,476	35.66%
\$3,000,000	(\$4,498)	(23.30%)	(\$6,949)	(36.01%)	\$3,532	33.96%	\$3,554	34.25%	\$3,715	35.66%
\$4,000,000	(\$6,153)	(23.77%)	(\$9,421)	(36.39%)	\$4,770	34.38%	\$4,792	34.60%	\$4,953	35.66%
\$5,000,000	(\$7,808)	(24.04%)	(\$11,893)	(36.62%)	\$6,008	34.64%	\$6,031	34.81%	\$6,191	35.66%
\$6,000,000	(\$9,463)	(24.22%)	(\$14,365)	(36.77%)	\$7,246	34.81%	\$7,269	34.95%	\$7,429	35.66%
\$7,000,000	(\$11,118)	(24.35%)	(\$16,837)	(36.88%)	\$8,485	34.93%	\$8,507	35.06%	\$8,667	35.66%
\$8,000,000	(\$12,773)	(24.45%)	(\$19,309)	(36.96%)	\$9,723	35.02%	\$9,745	35.13%	\$9,906	35.66%
\$9,000,000	(\$14,428)	(24.52%)	(\$21,782)	(37.02%)	\$10,961	35.09%	\$10,984	35.19%	\$11,144	35.66%
\$10,000,000	(\$16,083)	(24.58%)	(\$24,254)	(37.07%)	\$12,199	35.15%	\$12,222	35.24%	\$12,382	35.66%
\$15,000,000	(\$24,358)	(24.76%)	(\$36,614)	(37.22%)	\$18,390	35.32%	\$18,413	35.38%	\$18,573	35.66%
\$20,000,000	(\$32,633)	(24.85%)	(\$48,975)	(37.30%)	\$24,581	35.40%	\$24,604	35.45%	\$24,764	35.66%
\$25,000,000	(\$40,908)	(24.91%)	(\$61,335)	(37.34%)	\$30,772	35.45%	\$30,795	35.49%	\$30,955	35.66%
\$30,000,000	(\$49,183)	(24.94%)	(\$73,696)	(37.37%)	\$36,963	35.49%	\$36,986	35.52%	\$37,146	35.66%
\$35,000,000	(\$57,458)	(24.97%)	(\$86,056)	(37.39%)	\$43,154	35.51%	\$43,177	35.54%	\$43,337	35.66%
\$40,000,000	(\$65,733)	(24.99%)	(\$98,417)	(37.41%)	\$49,346	35.53%	\$49,368	35.55%	\$49,528	35.66%
\$45,000,000	(\$74,008)	(25.00%)	(\$110,777)	(37.42%)	\$55,537	35.55%	\$55,559	35.56%	\$55,719	35.66%
\$50,000,000	(\$82,283)	(25.01%)	(\$123,138)	(37.43%)	\$61,728	35.56%	\$61,750	35.57%	\$61,911	35.66%