

CITY OF SULLY, 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	\$7.63503	\$290,928	\$0	\$290,928	
2026-27	\$4.06139	\$296,747	\$354	\$297,101	2.1%
2027-28	\$4.08380	\$298,587	\$356	\$298,943	0.6%
2028-29	\$3.97792	\$304,922	\$347	\$305,269	2.1%
2029-30	\$3.99889	\$306,795	\$349	\$307,144	0.6%
2030-31	\$3.89520	\$313,287	\$340	\$313,627	2.1%
2031-32	\$3.91568	\$315,195	\$342	\$315,537	0.6%
2032-33	\$3.81498	\$321,848	\$333	\$322,180	2.1%
2033-34	\$3.83499	\$323,791	\$334	\$324,126	0.6%
2034-35	\$3.73713	\$330,608	\$326	\$330,934	2.1%
2035-36	\$3.75669	\$332,588	\$328	\$332,916	0.6%

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	\$82,310,918	\$38,104,406	\$3,696,407	\$41,800,813
2026-27	\$79,651,365	\$73,152,548	\$4,151,468	\$77,304,016
2027-28	\$79,706,667	\$73,202,104	\$4,157,214	\$77,359,318
2028-29	\$83,458,685	\$76,740,802	\$4,370,533	\$81,111,336
2029-30	\$83,530,987	\$76,807,359	\$4,376,279	\$81,183,638
2030-31	\$87,464,169	\$80,516,268	\$4,600,552	\$85,116,820
2031-32	\$87,536,471	\$80,582,824	\$4,606,298	\$85,189,122
2032-33	\$91,640,826	\$84,451,405	\$4,842,071	\$89,293,477
2033-34	\$91,713,128	\$84,517,962	\$4,847,817	\$89,365,779
2034-35	\$95,995,969	\$88,552,953	\$5,095,667	\$93,648,620
2035-36	\$96,068,271	\$88,619,509	\$5,101,413	\$93,720,922

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.96%	-1.44%	71.52%	27.41%	0.00%	1.07%
2026-27	90.78%	-14.30%	76.49%	22.92%	0.00%	0.58%
2027-28	90.84%	-14.34%	76.50%	22.90%	0.00%	0.58%
2028-29	90.22%	-13.72%	76.50%	22.94%	0.00%	0.55%
2029-30	90.25%	-13.73%	76.52%	22.91%	0.00%	0.55%
2030-31	89.63%	-13.12%	76.51%	22.95%	0.00%	0.53%
2031-32	89.66%	-13.13%	76.53%	22.93%	0.00%	0.52%
2032-33	89.07%	-12.55%	76.52%	22.97%	0.00%	0.50%
2033-34	89.10%	-12.57%	76.54%	22.95%	0.00%	0.50%
2034-35	88.53%	-12.01%	76.51%	23.00%	0.00%	0.48%
2035-36	88.56%	-12.02%	76.53%	22.98%	0.00%	0.48%

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 SULLY, 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	\$38,104,406	\$7.63503	\$290,928
2026-27	\$73,152,548	\$4.06139	\$297,101
2027-28	\$73,202,104	\$4.08380	\$298,943
2028-29	\$76,740,802	\$3.97792	\$305,269
2029-30	\$76,807,359	\$3.99889	\$307,144
2030-31	\$80,516,268	\$3.89520	\$313,627
2031-32	\$80,582,824	\$3.91568	\$315,537
2032-33	\$84,451,405	\$3.81498	\$322,180
2033-34	\$84,517,962	\$3.83499	\$324,126
2034-35	\$88,552,953	\$3.73713	\$330,934
2035-36	\$88,619,509	\$3.75669	\$332,916

CITY OF SULLY, 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	\$38,104,406	\$7.63503	\$290,928
2026-27	\$38,999,697	\$7.63503	\$297,764
2027-28	\$39,687,919	\$7.63503	\$303,018
2028-29	\$41,092,019	\$7.63503	\$313,739
2029-30	\$41,822,714	\$7.63503	\$319,318
2030-31	\$43,299,810	\$7.63503	\$330,595
2031-32	\$44,069,054	\$7.63503	\$336,469
2032-33	\$45,622,890	\$7.63503	\$348,332
2033-34	\$46,432,832	\$7.63503	\$354,516
2034-35	\$48,067,428	\$7.63503	\$366,996
2035-36	\$48,920,087	\$7.63503	\$373,506

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	\$34,152,851	(\$3.57364)	-\$663
2027-28	\$33,514,185	(\$3.55123)	-\$4,076
2028-29	\$35,648,784	(\$3.65711)	-\$8,470
2029-30	\$34,984,645	(\$3.63614)	-\$12,173
2030-31	\$37,216,458	(\$3.73983)	-\$16,968
2031-32	\$36,513,769	(\$3.71935)	-\$20,932
2032-33	\$38,828,516	(\$3.82005)	-\$26,152
2033-34	\$38,085,130	(\$3.80004)	-\$30,390
2034-35	\$40,485,525	(\$3.89790)	-\$36,062
2035-36	\$39,699,422	(\$3.87834)	-\$40,590

CITY OF SULLY, 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	\$181	\$240	\$50,000	\$51,515	\$181	\$201	\$50,000	\$58,947	\$164	\$35	\$140	\$35	\$181	\$230
\$100,000	\$123,480	\$362	\$481	\$100,000	\$103,030	\$362	\$401	\$100,000	\$117,894	\$345	\$264	\$321	\$264	\$362	\$459
\$150,000	\$185,220	\$543	\$721	\$150,000	\$154,545	\$543	\$602	\$150,000	\$176,842	\$526	\$494	\$502	\$494	\$543	\$689
\$200,000	\$246,960	\$887	\$962	\$200,000	\$206,060	\$887	\$803	\$200,000	\$235,789	\$707	\$724	\$683	\$724	\$724	\$918
\$250,000	\$308,700	\$1,230	\$1,202	\$250,000	\$257,575	\$1,230	\$1,003	\$250,000	\$294,736	\$888	\$953	\$864	\$953	\$905	\$1,148
\$300,000	\$370,440	\$1,574	\$1,443	\$300,000	\$309,090	\$1,574	\$1,204	\$300,000	\$353,683	\$1,069	\$1,183	\$1,045	\$1,183	\$1,086	\$1,378
\$400,000	\$493,920	\$2,261	\$1,924	\$400,000	\$412,120	\$2,261	\$1,605	\$400,000	\$471,578	\$1,431	\$1,642	\$1,407	\$1,642	\$1,449	\$1,837
\$500,000	\$617,400	\$2,948	\$2,405	\$500,000	\$515,151	\$2,948	\$2,007	\$500,000	\$589,472	\$1,793	\$2,101	\$1,770	\$2,101	\$1,811	\$2,296
\$600,000	\$740,880	\$3,635	\$2,886	\$600,000	\$618,181	\$3,635	\$2,408	\$600,000	\$707,366	\$2,155	\$2,561	\$2,132	\$2,561	\$2,173	\$2,755
\$700,000	\$864,360	\$4,323	\$3,367	\$700,000	\$721,211	\$4,323	\$2,809	\$700,000	\$825,261	\$2,517	\$3,020	\$2,494	\$3,020	\$2,535	\$3,215
\$800,000	\$987,840	\$5,010	\$3,848	\$800,000	\$824,241	\$5,010	\$3,211	\$800,000	\$943,155	\$2,880	\$3,479	\$2,856	\$3,479	\$2,897	\$3,674
\$900,000	\$1,111,320	\$5,697	\$4,329	\$900,000	\$927,271	\$5,697	\$3,612	\$900,000	\$1,061,050	\$3,242	\$3,938	\$3,218	\$3,938	\$3,259	\$4,133
\$1,000,000	\$1,234,800	\$6,384	\$4,810	\$1,000,000	\$1,030,301	\$6,384	\$4,013	\$1,000,000	\$1,178,944	\$3,604	\$4,397	\$3,580	\$4,397	\$3,621	\$4,592
\$2,000,000	\$2,469,600	\$13,256	\$9,620	\$2,000,000	\$2,060,602	\$13,256	\$8,026	\$2,000,000	\$2,357,888	\$7,225	\$8,990	\$7,202	\$8,990	\$7,243	\$9,184
\$3,000,000	\$3,704,400	\$20,127	\$14,429	\$3,000,000	\$3,090,903	\$20,127	\$12,040	\$3,000,000	\$3,536,832	\$10,847	\$13,582	\$10,823	\$13,582	\$10,864	\$13,777
\$4,000,000	\$4,939,200	\$26,999	\$19,239	\$4,000,000	\$4,121,204	\$26,999	\$16,053	\$4,000,000	\$4,715,776	\$14,468	\$18,174	\$14,445	\$18,174	\$14,486	\$18,369
\$5,000,000	\$6,174,000	\$33,870	\$24,049	\$5,000,000	\$5,151,505	\$33,870	\$20,066	\$5,000,000	\$5,894,720	\$18,090	\$22,766	\$18,066	\$22,766	\$18,107	\$22,961
\$6,000,000	\$7,408,800	\$40,742	\$28,859	\$6,000,000	\$6,181,806	\$40,742	\$24,079	\$6,000,000	\$7,073,664	\$21,711	\$27,359	\$21,687	\$27,359	\$21,728	\$27,553
\$7,000,000	\$8,643,600	\$47,613	\$33,669	\$7,000,000	\$7,212,107	\$47,613	\$28,093	\$7,000,000	\$8,252,608	\$25,332	\$31,951	\$25,309	\$31,951	\$25,350	\$32,146
\$8,000,000	\$9,878,400	\$54,485	\$38,478	\$8,000,000	\$8,242,408	\$54,485	\$32,106	\$8,000,000	\$9,431,552	\$28,954	\$36,543	\$28,930	\$36,543	\$28,971	\$36,738
\$9,000,000	\$11,113,200	\$61,356	\$43,288	\$9,000,000	\$9,272,709	\$61,356	\$36,119	\$9,000,000	\$10,610,496	\$32,575	\$41,135	\$32,552	\$41,135	\$32,593	\$41,330
\$10,000,000	\$12,348,000	\$68,228	\$48,098	\$10,000,000	\$10,303,010	\$68,228	\$40,132	\$10,000,000	\$11,789,440	\$36,197	\$45,727	\$36,173	\$45,727	\$36,214	\$45,922
\$15,000,000	\$18,522,000	\$102,585	\$72,147	\$15,000,000	\$15,454,515	\$102,585	\$60,198	\$15,000,000	\$17,684,160	\$54,304	\$68,689	\$54,280	\$68,689	\$54,321	\$68,883
\$20,000,000	\$24,696,000	\$136,943	\$96,196	\$20,000,000	\$20,606,020	\$136,943	\$80,265	\$20,000,000	\$23,578,880	\$72,411	\$91,650	\$72,387	\$91,650	\$72,428	\$91,844
\$25,000,000	\$30,870,000	\$171,301	\$120,245	\$25,000,000	\$25,757,525	\$171,301	\$100,331	\$25,000,000	\$29,473,600	\$90,518	\$114,611	\$90,494	\$114,611	\$90,535	\$114,806
\$30,000,000	\$37,044,000	\$205,658	\$144,294	\$30,000,000	\$30,909,030	\$205,658	\$120,397	\$30,000,000	\$35,368,320	\$108,625	\$137,572	\$108,601	\$137,572	\$108,642	\$137,767
\$35,000,000	\$43,218,000	\$240,016	\$168,343	\$35,000,000	\$36,060,535	\$240,016	\$140,463	\$35,000,000	\$41,263,040	\$126,732	\$160,533	\$126,708	\$160,533	\$126,750	\$160,728
\$40,000,000	\$49,392,000	\$274,374	\$192,392	\$40,000,000	\$41,212,040	\$274,374	\$160,529	\$40,000,000	\$47,157,760	\$144,839	\$183,494	\$144,816	\$183,494	\$144,857	\$183,689
\$45,000,000	\$55,566,000	\$308,731	\$216,441	\$45,000,000	\$46,363,545	\$308,731	\$180,595	\$45,000,000	\$53,052,480	\$162,946	\$206,455	\$162,923	\$206,455	\$162,964	\$206,650
\$50,000,000	\$61,740,000	\$343,089	\$240,490	\$50,000,000	\$51,515,050	\$343,089	\$200,661	\$50,000,000	\$58,947,200	\$181,053	\$229,416	\$181,030	\$229,416	\$181,071	\$229,611

CITY OF SULLY, 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	\$59	32.82%	\$20	10.82%	(\$129)	(78.69%)	(\$105)	(75.10%)	\$49	26.81%
\$100,000	\$119	32.82%	\$39	10.82%	(\$80)	(23.25%)	(\$57)	(17.62%)	\$97	26.81%
\$150,000	\$178	32.82%	\$59	10.82%	(\$32)	(6.01%)	(\$8)	(1.60%)	\$146	26.81%
\$200,000	\$75	8.48%	(\$84)	(9.49%)	\$17	2.40%	\$41	5.93%	\$194	26.81%
\$250,000	(\$28)	(2.27%)	(\$227)	(18.45%)	\$66	7.38%	\$89	10.30%	\$243	26.81%
\$300,000	(\$131)	(8.32%)	(\$370)	(23.51%)	\$114	10.67%	\$138	13.16%	\$291	26.81%
\$400,000	(\$337)	(14.91%)	(\$656)	(29.00%)	\$211	14.75%	\$235	16.67%	\$388	26.81%
\$500,000	(\$543)	(18.43%)	(\$942)	(31.94%)	\$308	17.19%	\$332	18.75%	\$485	26.81%
\$600,000	(\$750)	(20.62%)	(\$1,227)	(33.76%)	\$405	18.80%	\$429	20.12%	\$582	26.81%
\$700,000	(\$956)	(22.11%)	(\$1,513)	(35.01%)	\$502	19.96%	\$526	21.09%	\$680	26.81%
\$800,000	(\$1,162)	(23.19%)	(\$1,799)	(35.91%)	\$599	20.82%	\$623	21.81%	\$777	26.81%
\$900,000	(\$1,368)	(24.01%)	(\$2,085)	(36.60%)	\$697	21.49%	\$720	22.38%	\$874	26.81%
\$1,000,000	(\$1,574)	(24.66%)	(\$2,371)	(37.14%)	\$794	22.02%	\$817	22.82%	\$971	26.81%
\$2,000,000	(\$3,636)	(27.43%)	(\$5,229)	(39.45%)	\$1,764	24.42%	\$1,788	24.83%	\$1,942	26.81%
\$3,000,000	(\$5,698)	(28.31%)	(\$8,087)	(40.18%)	\$2,735	25.22%	\$2,759	25.49%	\$2,912	26.81%
\$4,000,000	(\$7,759)	(28.74%)	(\$10,946)	(40.54%)	\$3,706	25.62%	\$3,730	25.82%	\$3,883	26.81%
\$5,000,000	(\$9,821)	(29.00%)	(\$13,804)	(40.76%)	\$4,677	25.85%	\$4,700	26.02%	\$4,854	26.81%
\$6,000,000	(\$11,883)	(29.17%)	(\$16,662)	(40.90%)	\$5,648	26.01%	\$5,671	26.15%	\$5,825	26.81%
\$7,000,000	(\$13,945)	(29.29%)	(\$19,521)	(41.00%)	\$6,618	26.13%	\$6,642	26.24%	\$6,796	26.81%
\$8,000,000	(\$16,006)	(29.38%)	(\$22,379)	(41.07%)	\$7,589	26.21%	\$7,613	26.31%	\$7,766	26.81%
\$9,000,000	(\$18,068)	(29.45%)	(\$25,237)	(41.13%)	\$8,560	26.28%	\$8,584	26.37%	\$8,737	26.81%
\$10,000,000	(\$20,130)	(29.50%)	(\$28,095)	(41.18%)	\$9,531	26.33%	\$9,554	26.41%	\$9,708	26.81%
\$15,000,000	(\$30,438)	(29.67%)	(\$42,387)	(41.32%)	\$14,385	26.49%	\$14,408	26.54%	\$14,562	26.81%
\$20,000,000	(\$40,747)	(29.75%)	(\$56,678)	(41.39%)	\$19,239	26.57%	\$19,262	26.61%	\$19,416	26.81%
\$25,000,000	(\$51,056)	(29.80%)	(\$70,970)	(41.43%)	\$24,093	26.62%	\$24,116	26.65%	\$24,270	26.81%
\$30,000,000	(\$61,364)	(29.84%)	(\$85,261)	(41.46%)	\$28,947	26.65%	\$28,971	26.68%	\$29,124	26.81%
\$35,000,000	(\$71,673)	(29.86%)	(\$99,553)	(41.48%)	\$33,801	26.67%	\$33,825	26.69%	\$33,978	26.81%
\$40,000,000	(\$81,982)	(29.88%)	(\$113,844)	(41.49%)	\$38,655	26.69%	\$38,679	26.71%	\$38,832	26.81%
\$45,000,000	(\$92,290)	(29.89%)	(\$128,136)	(41.50%)	\$43,509	26.70%	\$43,533	26.72%	\$43,686	26.81%
\$50,000,000	(\$102,599)	(29.90%)	(\$142,427)	(41.51%)	\$48,363	26.71%	\$48,387	26.73%	\$48,540	26.81%