

CITY OF FORT MADISON, 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	\$2,623,337	\$0	\$2,623,337	
2026-27	\$5.39455	\$2,675,804	\$14,823	\$2,690,627	2.6%
2027-28	\$5.42935	\$2,704,080	\$14,919	\$2,718,999	1.1%
2028-29	\$5.29638	\$2,773,377	\$14,554	\$2,787,930	2.5%
2029-30	\$5.32554	\$2,801,869	\$14,634	\$2,816,503	1.0%
2030-31	\$5.19172	\$2,872,836	\$14,266	\$2,887,102	2.5%
2031-32	\$5.22016	\$2,901,535	\$14,344	\$2,915,879	1.0%
2032-33	\$5.09017	\$2,974,195	\$13,987	\$2,988,182	2.5%
2033-34	\$5.11793	\$3,003,123	\$14,063	\$3,017,186	1.0%
2034-35	\$4.99157	\$3,077,532	\$13,716	\$3,091,248	2.5%
2035-36	\$5.01867	\$3,106,702	\$13,790	\$3,120,492	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	\$615,047,246	\$319,689,909	\$2,311,743	\$322,001,652
2026-27	\$545,432,205	\$498,767,419	\$2,639,036	\$501,406,455
2027-28	\$547,486,162	\$500,796,433	\$2,663,978	\$503,460,412
2028-29	\$573,230,755	\$526,384,133	\$2,820,872	\$529,205,005
2029-30	\$575,738,712	\$528,867,148	\$2,845,814	\$531,712,962
2030-31	\$603,134,863	\$556,097,314	\$3,011,800	\$559,109,113
2031-32	\$605,642,820	\$558,580,328	\$3,036,742	\$561,617,070
2032-33	\$634,287,590	\$587,049,566	\$3,212,274	\$590,261,840
2033-34	\$636,795,546	\$589,532,580	\$3,237,216	\$592,769,796
2034-35	\$666,742,213	\$619,293,692	\$3,422,771	\$622,716,463
2035-36	\$669,250,169	\$621,776,706	\$3,447,713	\$625,224,419

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	61.16%	-2.11%	59.05%	19.72%	15.04%	2.37%
2026-27	90.50%	-25.55%	64.95%	19.41%	11.24%	1.52%
2027-28	90.37%	-25.59%	64.78%	19.56%	11.28%	1.52%
2028-29	89.64%	-24.48%	65.16%	19.75%	10.92%	1.44%
2029-30	89.44%	-24.41%	65.03%	19.87%	10.96%	1.44%
2030-31	88.67%	-23.26%	65.41%	20.05%	10.60%	1.37%
2031-32	88.49%	-23.20%	65.29%	20.16%	10.64%	1.36%
2032-33	87.76%	-22.11%	65.65%	20.33%	10.30%	1.29%
2033-34	87.59%	-22.06%	65.53%	20.44%	10.33%	1.29%
2034-35	86.91%	-21.04%	65.87%	20.61%	10.00%	1.23%
2035-36	86.75%	-21.00%	65.75%	20.71%	10.03%	1.22%

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 FORT MADISON, 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	\$319,689,909	\$8.20588	\$2,623,337
2026-27	\$498,767,419	\$5.39455	\$2,690,627
2027-28	\$500,796,433	\$5.42935	\$2,718,999
2028-29	\$526,384,133	\$5.29638	\$2,787,930
2029-30	\$528,867,148	\$5.32554	\$2,816,503
2030-31	\$556,097,314	\$5.19172	\$2,887,102
2031-32	\$558,580,328	\$5.22016	\$2,915,879
2032-33	\$587,049,566	\$5.09017	\$2,988,182
2033-34	\$589,532,580	\$5.11793	\$3,017,186
2034-35	\$619,293,692	\$4.99157	\$3,091,248
2035-36	\$621,776,706	\$5.01867	\$3,120,492

CITY OF FORT MADISON, 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	\$319,689,909	\$8.20588	\$2,623,337
2026-27	\$329,107,564	\$8.12463	\$2,673,878
2027-28	\$335,073,390	\$8.12463	\$2,722,349
2028-29	\$346,859,923	\$8.10000	\$2,809,565
2029-30	\$353,102,698	\$8.10000	\$2,860,132
2030-31	\$365,513,573	\$8.10000	\$2,960,660
2031-32	\$372,020,905	\$8.10000	\$3,013,369
2032-33	\$385,087,538	\$8.10000	\$3,119,209
2033-34	\$391,874,127	\$8.10000	\$3,174,180
2034-35	\$405,630,100	\$8.10000	\$3,285,604
2035-36	\$412,709,852	\$8.10000	\$3,342,950

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	\$169,659,855	(\$2.73008)	\$16,749
2027-28	\$165,723,043	(\$2.69528)	-\$3,349
2028-29	\$179,524,210	(\$2.80362)	-\$21,635
2029-30	\$175,764,449	(\$2.77446)	-\$43,629
2030-31	\$190,583,741	(\$2.90828)	-\$73,558
2031-32	\$186,559,423	(\$2.87984)	-\$97,491
2032-33	\$201,962,028	(\$3.00983)	-\$131,027
2033-34	\$197,658,454	(\$2.98207)	-\$156,994
2034-35	\$213,663,592	(\$3.10843)	-\$194,356
2035-36	\$209,066,854	(\$3.08133)	-\$222,458

CITY OF FORT MADISON, 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	\$321	\$50,000	\$51,515	\$195	\$267	\$50,000	\$58,947	\$176	\$46	\$150	\$46	\$195	\$306
\$100,000	\$123,480	\$389	\$641	\$100,000	\$103,030	\$389	\$535	\$100,000	\$117,894	\$370	\$352	\$345	\$352	\$389	\$612
\$150,000	\$185,220	\$584	\$962	\$150,000	\$154,545	\$584	\$802	\$150,000	\$176,842	\$565	\$659	\$540	\$659	\$584	\$918
\$200,000	\$246,960	\$953	\$1,282	\$200,000	\$206,060	\$953	\$1,070	\$200,000	\$235,789	\$760	\$965	\$734	\$965	\$778	\$1,224
\$250,000	\$308,700	\$1,322	\$1,603	\$250,000	\$257,575	\$1,322	\$1,337	\$250,000	\$294,736	\$954	\$1,271	\$929	\$1,271	\$973	\$1,530
\$300,000	\$370,440	\$1,692	\$1,923	\$300,000	\$309,090	\$1,692	\$1,605	\$300,000	\$353,683	\$1,149	\$1,577	\$1,123	\$1,577	\$1,168	\$1,836
\$400,000	\$493,920	\$2,430	\$2,564	\$400,000	\$412,120	\$2,430	\$2,140	\$400,000	\$471,578	\$1,538	\$2,189	\$1,513	\$2,189	\$1,557	\$2,448
\$500,000	\$617,400	\$3,169	\$3,205	\$500,000	\$515,151	\$3,169	\$2,675	\$500,000	\$589,472	\$1,927	\$2,801	\$1,902	\$2,801	\$1,946	\$3,060
\$600,000	\$740,880	\$3,907	\$3,846	\$600,000	\$618,181	\$3,907	\$3,209	\$600,000	\$707,366	\$2,316	\$3,413	\$2,291	\$3,413	\$2,335	\$3,672
\$700,000	\$864,360	\$4,646	\$4,488	\$700,000	\$721,211	\$4,646	\$3,744	\$700,000	\$825,261	\$2,706	\$4,025	\$2,680	\$4,025	\$2,725	\$4,285
\$800,000	\$987,840	\$5,384	\$5,129	\$800,000	\$824,241	\$5,384	\$4,279	\$800,000	\$943,155	\$3,095	\$4,637	\$3,070	\$4,637	\$3,114	\$4,897
\$900,000	\$1,111,320	\$6,123	\$5,770	\$900,000	\$927,271	\$6,123	\$4,814	\$900,000	\$1,061,050	\$3,484	\$5,249	\$3,459	\$5,249	\$3,503	\$5,509
\$1,000,000	\$1,234,800	\$6,861	\$6,411	\$1,000,000	\$1,030,301	\$6,861	\$5,349	\$1,000,000	\$1,178,944	\$3,873	\$5,861	\$3,848	\$5,861	\$3,892	\$6,121
\$2,000,000	\$2,469,600	\$14,247	\$12,821	\$2,000,000	\$2,060,602	\$14,247	\$10,698	\$2,000,000	\$2,357,888	\$7,765	\$11,982	\$7,740	\$11,982	\$7,784	\$12,241
\$3,000,000	\$3,704,400	\$21,632	\$19,232	\$3,000,000	\$3,090,903	\$21,632	\$16,047	\$3,000,000	\$3,536,832	\$11,658	\$18,103	\$11,632	\$18,103	\$11,677	\$18,362
\$4,000,000	\$4,939,200	\$29,017	\$25,643	\$4,000,000	\$4,121,204	\$29,017	\$21,396	\$4,000,000	\$4,715,776	\$15,550	\$24,223	\$15,525	\$24,223	\$15,569	\$24,483
\$5,000,000	\$6,174,000	\$36,402	\$32,054	\$5,000,000	\$5,151,505	\$36,402	\$26,745	\$5,000,000	\$5,894,720	\$19,442	\$30,344	\$19,417	\$30,344	\$19,461	\$30,604
\$6,000,000	\$7,408,800	\$43,788	\$38,464	\$6,000,000	\$6,181,806	\$43,788	\$32,094	\$6,000,000	\$7,073,664	\$23,334	\$36,465	\$23,309	\$36,465	\$23,353	\$36,724
\$7,000,000	\$8,643,600	\$51,173	\$44,875	\$7,000,000	\$7,212,107	\$51,173	\$37,443	\$7,000,000	\$8,252,608	\$27,226	\$42,586	\$27,201	\$42,586	\$27,245	\$42,845
\$8,000,000	\$9,878,400	\$58,558	\$51,286	\$8,000,000	\$8,242,408	\$58,558	\$42,792	\$8,000,000	\$9,431,552	\$31,119	\$48,706	\$31,093	\$48,706	\$31,137	\$48,966
\$9,000,000	\$11,113,200	\$65,944	\$57,697	\$9,000,000	\$9,272,709	\$65,944	\$48,141	\$9,000,000	\$10,610,496	\$35,011	\$54,827	\$34,985	\$54,827	\$35,030	\$55,087
\$10,000,000	\$12,348,000	\$73,329	\$64,107	\$10,000,000	\$10,303,010	\$73,329	\$53,490	\$10,000,000	\$11,789,440	\$38,903	\$60,948	\$38,878	\$60,948	\$38,922	\$61,207
\$15,000,000	\$18,522,000	\$110,255	\$96,161	\$15,000,000	\$15,454,515	\$110,255	\$80,236	\$15,000,000	\$17,684,160	\$58,364	\$91,552	\$58,339	\$91,552	\$58,383	\$91,811
\$20,000,000	\$24,696,000	\$147,182	\$128,215	\$20,000,000	\$20,606,020	\$147,182	\$106,981	\$20,000,000	\$23,578,880	\$77,825	\$122,155	\$77,799	\$122,155	\$77,844	\$122,415
\$25,000,000	\$30,870,000	\$184,108	\$160,268	\$25,000,000	\$25,757,525	\$184,108	\$133,726	\$25,000,000	\$29,473,600	\$97,286	\$152,759	\$97,260	\$152,759	\$97,305	\$153,019
\$30,000,000	\$37,044,000	\$221,035	\$192,322	\$30,000,000	\$30,909,030	\$221,035	\$160,471	\$30,000,000	\$35,368,320	\$116,747	\$183,363	\$116,721	\$183,363	\$116,765	\$183,622
\$35,000,000	\$43,218,000	\$257,961	\$224,376	\$35,000,000	\$36,060,535	\$257,961	\$187,216	\$35,000,000	\$41,263,040	\$136,207	\$213,967	\$136,182	\$213,967	\$136,226	\$214,226
\$40,000,000	\$49,392,000	\$294,888	\$256,429	\$40,000,000	\$41,212,040	\$294,888	\$213,961	\$40,000,000	\$47,157,760	\$155,668	\$244,570	\$155,643	\$244,570	\$155,687	\$244,830
\$45,000,000	\$55,566,000	\$331,814	\$288,483	\$45,000,000	\$46,363,545	\$331,814	\$240,707	\$45,000,000	\$53,052,480	\$175,129	\$275,174	\$175,104	\$275,174	\$175,148	\$275,434
\$50,000,000	\$61,740,000	\$368,741	\$320,537	\$50,000,000	\$51,515,050	\$368,741	\$267,452	\$50,000,000	\$58,947,200	\$194,590	\$305,778	\$194,565	\$305,778	\$194,609	\$306,037

CITY OF FORT MADISON, 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	\$126	64.71%	\$73	37.43%	(\$129)	(73.57%)	(\$104)	(69.12%)	\$111	57.26%
\$100,000	\$252	64.71%	\$146	37.43%	(\$18)	(4.82%)	\$7	2.16%	\$223	57.26%
\$150,000	\$378	64.71%	\$219	37.43%	\$94	16.56%	\$119	22.03%	\$334	57.26%
\$200,000	\$329	34.53%	\$117	12.25%	\$205	26.99%	\$230	31.37%	\$446	57.26%
\$250,000	\$280	21.20%	\$15	1.13%	\$316	33.16%	\$342	36.79%	\$557	57.26%
\$300,000	\$232	13.69%	(\$87)	(5.14%)	\$428	37.24%	\$453	40.34%	\$669	57.26%
\$400,000	\$134	5.52%	(\$291)	(11.96%)	\$651	42.31%	\$676	44.69%	\$891	57.26%
\$500,000	\$37	1.16%	(\$494)	(15.60%)	\$874	45.33%	\$899	47.26%	\$1,114	57.26%
\$600,000	(\$61)	(1.56%)	(\$698)	(17.86%)	\$1,096	47.33%	\$1,122	48.96%	\$1,337	57.26%
\$700,000	(\$158)	(3.41%)	(\$901)	(19.40%)	\$1,319	48.76%	\$1,345	50.16%	\$1,560	57.26%
\$800,000	(\$256)	(4.75%)	(\$1,105)	(20.52%)	\$1,542	49.83%	\$1,567	51.06%	\$1,783	57.26%
\$900,000	(\$353)	(5.77%)	(\$1,309)	(21.37%)	\$1,765	50.66%	\$1,790	51.76%	\$2,006	57.26%
\$1,000,000	(\$451)	(6.57%)	(\$1,512)	(22.04%)	\$1,988	51.32%	\$2,013	52.32%	\$2,229	57.26%
\$2,000,000	(\$1,425)	(10.00%)	(\$3,549)	(24.91%)	\$4,216	54.30%	\$4,242	54.80%	\$4,457	57.26%
\$3,000,000	(\$2,400)	(11.09%)	(\$5,585)	(25.82%)	\$6,445	55.29%	\$6,470	55.62%	\$6,686	57.26%
\$4,000,000	(\$3,374)	(11.63%)	(\$7,621)	(26.26%)	\$8,674	55.78%	\$8,699	56.03%	\$8,914	57.26%
\$5,000,000	(\$4,349)	(11.95%)	(\$9,657)	(26.53%)	\$10,902	56.08%	\$10,927	56.28%	\$11,143	57.26%
\$6,000,000	(\$5,323)	(12.16%)	(\$11,694)	(26.71%)	\$13,131	56.27%	\$13,156	56.44%	\$13,371	57.26%
\$7,000,000	(\$6,298)	(12.31%)	(\$13,730)	(26.83%)	\$15,359	56.41%	\$15,385	56.56%	\$15,600	57.26%
\$8,000,000	(\$7,272)	(12.42%)	(\$15,766)	(26.92%)	\$17,588	56.52%	\$17,613	56.65%	\$17,829	57.26%
\$9,000,000	(\$8,247)	(12.51%)	(\$17,802)	(27.00%)	\$19,816	56.60%	\$19,842	56.71%	\$20,057	57.26%
\$10,000,000	(\$9,222)	(12.58%)	(\$19,839)	(27.05%)	\$22,045	56.67%	\$22,070	56.77%	\$22,286	57.26%
\$15,000,000	(\$14,094)	(12.78%)	(\$30,020)	(27.23%)	\$33,188	56.86%	\$33,213	56.93%	\$33,429	57.26%
\$20,000,000	(\$18,967)	(12.89%)	(\$40,201)	(27.31%)	\$44,331	56.96%	\$44,356	57.01%	\$44,571	57.26%
\$25,000,000	(\$23,840)	(12.95%)	(\$50,382)	(27.37%)	\$55,473	57.02%	\$55,499	57.06%	\$55,714	57.26%
\$30,000,000	(\$28,713)	(12.99%)	(\$60,564)	(27.40%)	\$66,616	57.06%	\$66,642	57.09%	\$66,857	57.26%
\$35,000,000	(\$33,585)	(13.02%)	(\$70,745)	(27.42%)	\$77,759	57.09%	\$77,784	57.12%	\$78,000	57.26%
\$40,000,000	(\$38,458)	(13.04%)	(\$80,926)	(27.44%)	\$88,902	57.11%	\$88,927	57.14%	\$89,143	57.26%
\$45,000,000	(\$43,331)	(13.06%)	(\$91,108)	(27.46%)	\$100,045	57.13%	\$100,070	57.15%	\$100,286	57.26%
\$50,000,000	(\$48,204)	(13.07%)	(\$101,289)	(27.47%)	\$111,188	57.14%	\$111,213	57.16%	\$111,428	57.26%