

CITY OF MACKSBURG, 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	\$6.35799	\$25,262	\$0	\$25,262	
2026-27	\$3.74168	\$25,767	\$1,974	\$27,741	9.8%
2027-28	\$3.83867	\$28,296	\$2,026	\$30,322	9.3%
2028-29	\$3.75724	\$30,928	\$1,983	\$32,911	8.5%
2029-30	\$3.84988	\$33,569	\$2,032	\$35,601	8.2%
2030-31	\$3.76370	\$36,313	\$1,986	\$38,299	7.6%
2031-32	\$3.85405	\$39,065	\$2,034	\$41,099	7.3%
2032-33	\$3.76543	\$41,921	\$1,987	\$43,908	6.8%
2033-34	\$3.85389	\$44,786	\$2,034	\$46,820	6.6%
2034-35	\$3.76345	\$47,756	\$1,986	\$49,742	6.2%
2035-36	\$3.85031	\$50,737	\$2,032	\$52,769	6.1%

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	\$9,291,765	\$3,973,233	\$223,800	\$4,197,033
2026-27	\$9,380,124	\$7,414,182	\$250,656	\$7,664,838
2027-28	\$9,865,024	\$7,899,082	\$250,656	\$8,149,738
2028-29	\$10,737,857	\$8,759,382	\$263,189	\$9,022,571
2029-30	\$11,225,757	\$9,247,282	\$263,189	\$9,510,471
2030-31	\$12,167,535	\$10,175,901	\$276,348	\$10,452,249
2031-32	\$12,655,435	\$10,663,801	\$276,348	\$10,940,149
2032-33	\$13,666,212	\$11,660,761	\$290,166	\$11,950,926
2033-34	\$14,154,112	\$12,148,661	\$290,166	\$12,438,826
2034-35	\$15,237,083	\$13,217,123	\$304,674	\$13,521,797
2035-36	\$15,724,983	\$13,705,023	\$304,674	\$14,009,697

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	61.22%	-0.52%	60.70%	31.86%	5.57%	1.88%
2026-27	79.37%	-16.32%	63.05%	30.44%	4.36%	1.03%
2027-28	76.84%	-15.84%	61.00%	32.91%	4.10%	0.97%
2028-29	74.17%	-14.72%	59.45%	35.07%	3.74%	0.87%
2029-30	72.25%	-14.36%	57.89%	36.94%	3.55%	0.83%
2030-31	70.08%	-13.40%	56.68%	38.63%	3.26%	0.75%
2031-32	68.59%	-13.15%	55.44%	40.09%	3.11%	0.72%
2032-33	66.80%	-12.34%	54.47%	41.45%	2.88%	0.66%
2033-34	65.62%	-12.17%	53.46%	42.63%	2.77%	0.63%
2034-35	64.11%	-11.46%	52.65%	43.75%	2.57%	0.58%
2035-36	63.15%	-11.34%	51.81%	44.72%	2.48%	0.56%

**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 MACKSBURG, 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	\$3,973,233	\$6.35799	\$25,262
2026-27	\$7,414,182	\$3.74168	\$27,741
2027-28	\$7,899,082	\$3.83867	\$30,322
2028-29	\$8,759,382	\$3.75724	\$32,911
2029-30	\$9,247,282	\$3.84988	\$35,601
2030-31	\$10,175,901	\$3.76370	\$38,299
2031-32	\$10,663,801	\$3.85405	\$41,099
2032-33	\$11,660,761	\$3.76543	\$43,908
2033-34	\$12,148,661	\$3.85389	\$46,820
2034-35	\$13,217,123	\$3.76345	\$49,742
2035-36	\$13,705,023	\$3.85031	\$52,769

CITY OF MACKSBURG, 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	\$3,973,233	\$6.35799	\$25,262
2026-27	\$4,443,992	\$6.17281	\$27,432
2027-28	\$4,843,534	\$5.99302	\$29,027
2028-29	\$5,359,560	\$5.99302	\$32,120
2029-30	\$5,766,492	\$5.99302	\$34,559
2030-31	\$6,323,383	\$5.99302	\$37,896
2031-32	\$6,738,086	\$5.99302	\$40,381
2032-33	\$7,337,923	\$5.99302	\$43,976
2033-34	\$7,760,818	\$5.99302	\$46,511
2034-35	\$8,405,796	\$5.99302	\$50,376
2035-36	\$8,837,305	\$5.99302	\$52,962

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	\$2,970,190	(\$2.43113)	\$310
2027-28	\$3,055,548	(\$2.15435)	\$1,295
2028-29	\$3,399,822	(\$2.23578)	\$791
2029-30	\$3,480,789	(\$2.14314)	\$1,042
2030-31	\$3,852,518	(\$2.22932)	\$403
2031-32	\$3,925,715	(\$2.13897)	\$717
2032-33	\$4,322,838	(\$2.22759)	-\$69
2033-34	\$4,387,842	(\$2.13913)	\$309
2034-35	\$4,811,327	(\$2.22957)	-\$634
2035-36	\$4,867,718	(\$2.14271)	-\$194

CITY OF MACKSBURG, 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	\$151	\$232	\$50,000	\$51,515	\$151	\$194	\$50,000	\$58,947	\$136	\$34	\$117	\$34	\$151	\$222
\$100,000	\$123,480	\$302	\$465	\$100,000	\$103,030	\$302	\$388	\$100,000	\$117,894	\$287	\$256	\$267	\$256	\$302	\$444
\$150,000	\$185,220	\$452	\$697	\$150,000	\$154,545	\$452	\$582	\$150,000	\$176,842	\$438	\$477	\$418	\$477	\$452	\$666
\$200,000	\$246,960	\$738	\$929	\$200,000	\$206,060	\$738	\$776	\$200,000	\$235,789	\$589	\$699	\$569	\$699	\$603	\$887
\$250,000	\$308,700	\$1,025	\$1,162	\$250,000	\$257,575	\$1,025	\$969	\$250,000	\$294,736	\$739	\$921	\$720	\$921	\$754	\$1,109
\$300,000	\$370,440	\$1,311	\$1,394	\$300,000	\$309,090	\$1,311	\$1,163	\$300,000	\$353,683	\$890	\$1,143	\$870	\$1,143	\$905	\$1,331
\$400,000	\$493,920	\$1,883	\$1,859	\$400,000	\$412,120	\$1,883	\$1,551	\$400,000	\$471,578	\$1,192	\$1,587	\$1,172	\$1,587	\$1,206	\$1,775
\$500,000	\$617,400	\$2,455	\$2,324	\$500,000	\$515,151	\$2,455	\$1,939	\$500,000	\$589,472	\$1,493	\$2,030	\$1,474	\$2,030	\$1,508	\$2,219
\$600,000	\$740,880	\$3,027	\$2,788	\$600,000	\$618,181	\$3,027	\$2,327	\$600,000	\$707,366	\$1,795	\$2,474	\$1,775	\$2,474	\$1,809	\$2,662
\$700,000	\$864,360	\$3,600	\$3,253	\$700,000	\$721,211	\$3,600	\$2,714	\$700,000	\$825,261	\$2,096	\$2,918	\$2,077	\$2,918	\$2,111	\$3,106
\$800,000	\$987,840	\$4,172	\$3,718	\$800,000	\$824,241	\$4,172	\$3,102	\$800,000	\$943,155	\$2,398	\$3,362	\$2,378	\$3,362	\$2,413	\$3,550
\$900,000	\$1,111,320	\$4,744	\$4,183	\$900,000	\$927,271	\$4,744	\$3,490	\$900,000	\$1,061,050	\$2,700	\$3,805	\$2,680	\$3,805	\$2,714	\$3,993
\$1,000,000	\$1,234,800	\$5,316	\$4,647	\$1,000,000	\$1,030,301	\$5,316	\$3,878	\$1,000,000	\$1,178,944	\$3,001	\$4,249	\$2,981	\$4,249	\$3,016	\$4,437
\$2,000,000	\$2,469,600	\$11,038	\$9,295	\$2,000,000	\$2,060,602	\$11,038	\$7,755	\$2,000,000	\$2,357,888	\$6,017	\$8,686	\$5,997	\$8,686	\$6,031	\$8,874
\$3,000,000	\$3,704,400	\$16,761	\$13,942	\$3,000,000	\$3,090,903	\$16,761	\$11,633	\$3,000,000	\$3,536,832	\$9,032	\$13,123	\$9,013	\$13,123	\$9,047	\$13,312
\$4,000,000	\$4,939,200	\$22,483	\$18,590	\$4,000,000	\$4,121,204	\$22,483	\$15,511	\$4,000,000	\$4,715,776	\$12,048	\$17,561	\$12,029	\$17,561	\$12,063	\$17,749
\$5,000,000	\$6,174,000	\$28,205	\$23,237	\$5,000,000	\$5,151,505	\$28,205	\$19,389	\$5,000,000	\$5,894,720	\$15,064	\$21,998	\$15,044	\$21,998	\$15,078	\$22,186
\$6,000,000	\$7,408,800	\$33,927	\$27,885	\$6,000,000	\$6,181,806	\$33,927	\$23,266	\$6,000,000	\$7,073,664	\$18,080	\$26,435	\$18,060	\$26,435	\$18,094	\$26,623
\$7,000,000	\$8,643,600	\$39,649	\$32,532	\$7,000,000	\$7,212,107	\$39,649	\$27,144	\$7,000,000	\$8,252,608	\$21,095	\$30,872	\$21,076	\$30,872	\$21,110	\$31,060
\$8,000,000	\$9,878,400	\$45,372	\$37,179	\$8,000,000	\$8,242,408	\$45,372	\$31,022	\$8,000,000	\$9,431,552	\$24,111	\$35,309	\$24,091	\$35,309	\$24,126	\$35,498
\$9,000,000	\$11,113,200	\$51,094	\$41,827	\$9,000,000	\$9,272,709	\$51,094	\$34,900	\$9,000,000	\$10,610,496	\$27,127	\$39,747	\$27,107	\$39,747	\$27,141	\$39,935
\$10,000,000	\$12,348,000	\$56,816	\$46,474	\$10,000,000	\$10,303,010	\$56,816	\$38,777	\$10,000,000	\$11,789,440	\$30,142	\$44,184	\$30,123	\$44,184	\$30,157	\$44,372
\$15,000,000	\$18,522,000	\$85,427	\$69,711	\$15,000,000	\$15,454,515	\$85,427	\$58,166	\$15,000,000	\$17,684,160	\$45,221	\$66,370	\$45,201	\$66,370	\$45,235	\$66,558
\$20,000,000	\$24,696,000	\$114,038	\$92,948	\$20,000,000	\$20,606,020	\$114,038	\$77,555	\$20,000,000	\$23,578,880	\$60,299	\$88,556	\$60,280	\$88,556	\$60,314	\$88,744
\$25,000,000	\$30,870,000	\$142,649	\$116,185	\$25,000,000	\$25,757,525	\$142,649	\$96,944	\$25,000,000	\$29,473,600	\$75,378	\$110,742	\$75,358	\$110,742	\$75,392	\$110,930
\$30,000,000	\$37,044,000	\$171,260	\$139,423	\$30,000,000	\$30,909,030	\$171,260	\$116,332	\$30,000,000	\$35,368,320	\$90,456	\$132,928	\$90,437	\$132,928	\$90,471	\$133,116
\$35,000,000	\$43,218,000	\$199,871	\$162,660	\$35,000,000	\$36,060,535	\$199,871	\$135,721	\$35,000,000	\$41,263,040	\$105,535	\$155,114	\$105,515	\$155,114	\$105,549	\$155,302
\$40,000,000	\$49,392,000	\$228,482	\$185,897	\$40,000,000	\$41,212,040	\$228,482	\$155,110	\$40,000,000	\$47,157,760	\$120,613	\$177,299	\$120,594	\$177,299	\$120,628	\$177,488
\$45,000,000	\$55,566,000	\$257,093	\$209,134	\$45,000,000	\$46,363,545	\$257,093	\$174,498	\$45,000,000	\$53,052,480	\$135,692	\$199,485	\$135,672	\$199,485	\$135,706	\$199,674
\$50,000,000	\$61,740,000	\$285,704	\$232,371	\$50,000,000	\$51,515,050	\$285,704	\$193,887	\$50,000,000	\$58,947,200	\$150,770	\$221,671	\$150,751	\$221,671	\$150,785	\$221,860

CITY OF            MACKSBURG, 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	\$82	54.11%	\$43	28.59%	(\$102)	(75.27%)	(\$83)	(71.11%)	\$71	47.14%
\$100,000	\$163	54.11%	\$86	28.59%	(\$31)	(10.95%)	(\$12)	(4.42%)	\$142	47.14%
\$150,000	\$245	54.11%	\$129	28.59%	\$40	9.06%	\$59	14.17%	\$213	47.14%
\$200,000	\$191	25.87%	\$37	5.02%	\$111	18.82%	\$130	22.91%	\$284	47.14%
\$250,000	\$137	13.40%	(\$55)	(5.38%)	\$182	24.59%	\$201	27.99%	\$355	47.14%
\$300,000	\$84	6.37%	(\$147)	(11.24%)	\$253	28.41%	\$272	31.30%	\$426	47.14%
\$400,000	(\$24)	(1.27%)	(\$332)	(17.62%)	\$395	33.15%	\$415	35.38%	\$569	47.14%
\$500,000	(\$131)	(5.35%)	(\$516)	(21.03%)	\$537	35.98%	\$557	37.78%	\$711	47.14%
\$600,000	(\$239)	(7.89%)	(\$701)	(23.15%)	\$679	37.85%	\$699	39.37%	\$853	47.14%
\$700,000	(\$346)	(9.62%)	(\$885)	(24.59%)	\$821	39.19%	\$841	40.50%	\$995	47.14%
\$800,000	(\$454)	(10.88%)	(\$1,070)	(25.64%)	\$964	40.19%	\$983	41.34%	\$1,137	47.14%
\$900,000	(\$561)	(11.83%)	(\$1,254)	(26.43%)	\$1,106	40.96%	\$1,125	41.99%	\$1,279	47.14%
\$1,000,000	(\$669)	(12.58%)	(\$1,438)	(27.06%)	\$1,248	41.58%	\$1,268	42.51%	\$1,421	47.14%
\$2,000,000	(\$1,744)	(15.80%)	(\$3,283)	(29.74%)	\$2,669	44.37%	\$2,689	44.84%	\$2,843	47.14%
\$3,000,000	(\$2,818)	(16.82%)	(\$5,127)	(30.59%)	\$4,091	45.29%	\$4,111	45.61%	\$4,264	47.14%
\$4,000,000	(\$3,893)	(17.32%)	(\$6,972)	(31.01%)	\$5,512	45.75%	\$5,532	45.99%	\$5,686	47.14%
\$5,000,000	(\$4,968)	(17.61%)	(\$8,816)	(31.26%)	\$6,934	46.03%	\$6,954	46.22%	\$7,107	47.14%
\$6,000,000	(\$6,043)	(17.81%)	(\$10,661)	(31.42%)	\$8,355	46.21%	\$8,375	46.37%	\$8,529	47.14%
\$7,000,000	(\$7,117)	(17.95%)	(\$12,505)	(31.54%)	\$9,777	46.35%	\$9,797	46.48%	\$9,950	47.14%
\$8,000,000	(\$8,192)	(18.06%)	(\$14,350)	(31.63%)	\$11,198	46.45%	\$11,218	46.56%	\$11,372	47.14%
\$9,000,000	(\$9,267)	(18.14%)	(\$16,194)	(31.69%)	\$12,620	46.52%	\$12,639	46.63%	\$12,793	47.14%
\$10,000,000	(\$10,342)	(18.20%)	(\$18,038)	(31.75%)	\$14,041	46.58%	\$14,061	46.68%	\$14,215	47.14%
\$15,000,000	(\$15,716)	(18.40%)	(\$27,261)	(31.91%)	\$21,149	46.77%	\$21,168	46.83%	\$21,322	47.14%
\$20,000,000	(\$21,090)	(18.49%)	(\$36,483)	(31.99%)	\$28,256	46.86%	\$28,276	46.91%	\$28,430	47.14%
\$25,000,000	(\$26,463)	(18.55%)	(\$45,705)	(32.04%)	\$35,364	46.92%	\$35,383	46.95%	\$35,537	47.14%
\$30,000,000	(\$31,837)	(18.59%)	(\$54,927)	(32.07%)	\$42,471	46.95%	\$42,491	46.98%	\$42,645	47.14%
\$35,000,000	(\$37,211)	(18.62%)	(\$64,150)	(32.10%)	\$49,579	46.98%	\$49,598	47.01%	\$49,752	47.14%
\$40,000,000	(\$42,585)	(18.64%)	(\$73,372)	(32.11%)	\$56,686	47.00%	\$56,706	47.02%	\$56,860	47.14%
\$45,000,000	(\$47,959)	(18.65%)	(\$82,594)	(32.13%)	\$63,794	47.01%	\$63,813	47.03%	\$63,967	47.14%
\$50,000,000	(\$53,333)	(18.67%)	(\$91,816)	(32.14%)	\$70,901	47.03%	\$70,921	47.05%	\$71,075	47.14%