

CITY OF MAGNOLIA, 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	\$7.96708	\$35,567	\$0	\$35,567	
2026-27	\$5.00036	\$36,279	\$1,727	\$38,006	6.9%
2027-28	\$5.15926	\$38,766	\$1,782	\$40,548	6.7%
2028-29	\$5.03119	\$41,359	\$1,738	\$43,097	6.3%
2029-30	\$5.17821	\$43,958	\$1,788	\$45,747	6.1%
2030-31	\$5.04380	\$46,662	\$1,742	\$48,404	5.8%
2031-32	\$5.18615	\$49,372	\$1,791	\$51,163	5.7%
2032-33	\$5.05214	\$52,186	\$1,745	\$53,931	5.4%
2033-34	\$5.19050	\$55,010	\$1,793	\$56,803	5.3%
2034-35	\$5.05701	\$57,939	\$1,747	\$59,685	5.1%
2035-36	\$5.19191	\$60,879	\$1,793	\$62,672	5.0%

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	\$10,078,036	\$4,464,304	\$0	\$4,464,304
2026-27	\$8,154,640	\$7,600,615	\$0	\$7,600,615
2027-28	\$8,413,269	\$7,859,244	\$0	\$7,859,244
2028-29	\$9,119,891	\$8,565,866	\$0	\$8,565,866
2029-30	\$9,388,520	\$8,834,495	\$0	\$8,834,495
2030-31	\$10,150,725	\$9,596,700	\$0	\$9,596,700
2031-32	\$10,419,354	\$9,865,329	\$0	\$9,865,329
2032-33	\$11,228,966	\$10,674,941	\$0	\$10,674,941
2033-34	\$11,497,595	\$10,943,570	\$0	\$10,943,570
2034-35	\$12,356,512	\$11,802,487	\$0	\$11,802,487
2035-36	\$12,625,141	\$12,071,116	\$0	\$12,071,116

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	101.65%	-3.66%	97.99%	0.61%	0.00%	1.40%
2026-27	141.75%	-45.49%	96.26%	0.85%	0.00%	0.82%
2027-28	141.48%	-45.08%	96.40%	0.82%	0.00%	0.80%
2028-29	139.03%	-42.26%	96.78%	0.79%	0.00%	0.73%
2029-30	138.72%	-41.82%	96.89%	0.77%	0.00%	0.71%
2030-31	136.40%	-39.21%	97.20%	0.74%	0.00%	0.65%
2031-32	136.19%	-38.91%	97.28%	0.72%	0.00%	0.63%
2032-33	134.13%	-36.60%	97.53%	0.70%	0.00%	0.59%
2033-34	134.00%	-36.40%	97.60%	0.68%	0.00%	0.57%
2034-35	132.14%	-34.34%	97.80%	0.66%	0.00%	0.53%
2035-36	132.06%	-34.21%	97.85%	0.65%	0.00%	0.52%

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 MAGNOLIA, 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	\$4,464,304	\$7.96708	\$35,567
2026-27	\$7,600,615	\$5.00036	\$38,006
2027-28	\$7,859,244	\$5.15926	\$40,548
2028-29	\$8,565,866	\$5.03119	\$43,097
2029-30	\$8,834,495	\$5.17821	\$45,747
2030-31	\$9,596,700	\$5.04380	\$48,404
2031-32	\$9,865,329	\$5.18615	\$51,163
2032-33	\$10,674,941	\$5.05214	\$53,931
2033-34	\$10,943,570	\$5.19050	\$56,803
2034-35	\$11,802,487	\$5.05701	\$59,685
2035-36	\$12,071,116	\$5.19191	\$62,672

CITY OF MAGNOLIA, 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	\$4,464,304	\$7.96708	\$35,567
2026-27	\$4,607,025	\$7.88820	\$36,341
2027-28	\$4,861,302	\$7.73353	\$37,595
2028-29	\$5,162,491	\$7.73353	\$39,924
2029-30	\$5,430,551	\$7.73353	\$41,997
2030-31	\$5,750,639	\$7.73353	\$44,473
2031-32	\$6,033,191	\$7.73353	\$46,658
2032-33	\$6,373,199	\$7.73353	\$49,287
2033-34	\$6,671,028	\$7.73353	\$51,591
2034-35	\$7,032,043	\$7.73353	\$54,382
2035-36	\$7,345,935	\$7.73353	\$56,810

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	\$2,993,590	(\$2.88784)	\$1,665
2027-28	\$2,997,942	(\$2.57427)	\$2,953
2028-29	\$3,403,375	(\$2.70234)	\$3,172
2029-30	\$3,403,945	(\$2.55532)	\$3,750
2030-31	\$3,846,061	(\$2.68973)	\$3,931
2031-32	\$3,832,138	(\$2.54738)	\$4,505
2032-33	\$4,301,742	(\$2.68139)	\$4,644
2033-34	\$4,272,541	(\$2.54303)	\$5,212
2034-35	\$4,770,444	(\$2.67652)	\$5,303
2035-36	\$4,725,180	(\$2.54162)	\$5,862

CITY OF MAGNOLIA, 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	\$311	\$50,000	\$51,515	\$189	\$260	\$50,000	\$58,947	\$171	\$45	\$146	\$45	\$189	\$297
\$100,000	\$123,480	\$378	\$623	\$100,000	\$103,030	\$378	\$520	\$100,000	\$117,894	\$360	\$342	\$335	\$342	\$378	\$595
\$150,000	\$185,220	\$567	\$934	\$150,000	\$154,545	\$567	\$779	\$150,000	\$176,842	\$549	\$640	\$524	\$640	\$567	\$892
\$200,000	\$246,960	\$925	\$1,246	\$200,000	\$206,060	\$925	\$1,039	\$200,000	\$235,789	\$737	\$937	\$713	\$937	\$756	\$1,189
\$250,000	\$308,700	\$1,284	\$1,557	\$250,000	\$257,575	\$1,284	\$1,299	\$250,000	\$294,736	\$926	\$1,234	\$902	\$1,234	\$945	\$1,487
\$300,000	\$370,440	\$1,642	\$1,868	\$300,000	\$309,090	\$1,642	\$1,559	\$300,000	\$353,683	\$1,115	\$1,532	\$1,091	\$1,532	\$1,134	\$1,784
\$400,000	\$493,920	\$2,359	\$2,491	\$400,000	\$412,120	\$2,359	\$2,079	\$400,000	\$471,578	\$1,493	\$2,126	\$1,469	\$2,126	\$1,512	\$2,379
\$500,000	\$617,400	\$3,076	\$3,114	\$500,000	\$515,151	\$3,076	\$2,598	\$500,000	\$589,472	\$1,871	\$2,721	\$1,847	\$2,721	\$1,889	\$2,973
\$600,000	\$740,880	\$3,794	\$3,737	\$600,000	\$618,181	\$3,794	\$3,118	\$600,000	\$707,366	\$2,249	\$3,316	\$2,224	\$3,316	\$2,267	\$3,568
\$700,000	\$864,360	\$4,511	\$4,360	\$700,000	\$721,211	\$4,511	\$3,638	\$700,000	\$825,261	\$2,627	\$3,910	\$2,602	\$3,910	\$2,645	\$4,162
\$800,000	\$987,840	\$5,228	\$4,982	\$800,000	\$824,241	\$5,228	\$4,157	\$800,000	\$943,155	\$3,005	\$4,505	\$2,980	\$4,505	\$3,023	\$4,757
\$900,000	\$1,111,320	\$5,945	\$5,605	\$900,000	\$927,271	\$5,945	\$4,677	\$900,000	\$1,061,050	\$3,383	\$5,100	\$3,358	\$5,100	\$3,401	\$5,352
\$1,000,000	\$1,234,800	\$6,662	\$6,228	\$1,000,000	\$1,030,301	\$6,662	\$5,197	\$1,000,000	\$1,178,944	\$3,761	\$5,694	\$3,736	\$5,694	\$3,779	\$5,946
\$2,000,000	\$2,469,600	\$13,832	\$12,456	\$2,000,000	\$2,060,602	\$13,832	\$10,393	\$2,000,000	\$2,357,888	\$7,539	\$11,641	\$7,515	\$11,641	\$7,558	\$11,893
\$3,000,000	\$3,704,400	\$21,002	\$18,684	\$3,000,000	\$3,090,903	\$21,002	\$15,590	\$3,000,000	\$3,536,832	\$11,318	\$17,587	\$11,294	\$17,587	\$11,337	\$17,839
\$4,000,000	\$4,939,200	\$28,173	\$24,912	\$4,000,000	\$4,121,204	\$28,173	\$20,787	\$4,000,000	\$4,715,776	\$15,097	\$23,533	\$15,073	\$23,533	\$15,116	\$23,785
\$5,000,000	\$6,174,000	\$35,343	\$31,140	\$5,000,000	\$5,151,505	\$35,343	\$25,983	\$5,000,000	\$5,894,720	\$18,876	\$29,480	\$18,852	\$29,480	\$18,895	\$29,732
\$6,000,000	\$7,408,800	\$42,514	\$37,369	\$6,000,000	\$6,181,806	\$42,514	\$31,180	\$6,000,000	\$7,073,664	\$22,655	\$35,426	\$22,631	\$35,426	\$22,673	\$35,678
\$7,000,000	\$8,643,600	\$49,684	\$43,597	\$7,000,000	\$7,212,107	\$49,684	\$36,376	\$7,000,000	\$8,252,608	\$26,434	\$41,372	\$26,409	\$41,372	\$26,452	\$41,625
\$8,000,000	\$9,878,400	\$56,854	\$49,825	\$8,000,000	\$8,242,408	\$56,854	\$41,573	\$8,000,000	\$9,431,552	\$30,213	\$47,319	\$30,188	\$47,319	\$30,231	\$47,571
\$9,000,000	\$11,113,200	\$64,025	\$56,053	\$9,000,000	\$9,272,709	\$64,025	\$46,770	\$9,000,000	\$10,610,496	\$33,992	\$53,265	\$33,967	\$53,265	\$34,010	\$53,517
\$10,000,000	\$12,348,000	\$71,195	\$62,281	\$10,000,000	\$10,303,010	\$71,195	\$51,966	\$10,000,000	\$11,789,440	\$37,771	\$59,211	\$37,746	\$59,211	\$37,789	\$59,464
\$15,000,000	\$18,522,000	\$107,047	\$93,421	\$15,000,000	\$15,454,515	\$107,047	\$77,949	\$15,000,000	\$17,684,160	\$56,665	\$88,943	\$56,641	\$88,943	\$56,684	\$89,195
\$20,000,000	\$24,696,000	\$142,899	\$124,562	\$20,000,000	\$20,606,020	\$142,899	\$103,933	\$20,000,000	\$23,578,880	\$75,560	\$118,675	\$75,535	\$118,675	\$75,578	\$118,927
\$25,000,000	\$30,870,000	\$178,751	\$155,702	\$25,000,000	\$25,757,525	\$178,751	\$129,916	\$25,000,000	\$29,473,600	\$94,454	\$148,407	\$94,430	\$148,407	\$94,473	\$148,659
\$30,000,000	\$37,044,000	\$214,602	\$186,843	\$30,000,000	\$30,909,030	\$214,602	\$155,899	\$30,000,000	\$35,368,320	\$113,349	\$178,139	\$113,324	\$178,139	\$113,367	\$178,391
\$35,000,000	\$43,218,000	\$250,454	\$217,983	\$35,000,000	\$36,060,535	\$250,454	\$181,882	\$35,000,000	\$41,263,040	\$132,244	\$207,870	\$132,219	\$207,870	\$132,262	\$208,123
\$40,000,000	\$49,392,000	\$286,306	\$249,123	\$40,000,000	\$41,212,040	\$286,306	\$207,865	\$40,000,000	\$47,157,760	\$151,138	\$237,602	\$151,114	\$237,602	\$151,157	\$237,854
\$45,000,000	\$55,566,000	\$322,158	\$280,264	\$45,000,000	\$46,363,545	\$322,158	\$233,848	\$45,000,000	\$53,052,480	\$170,033	\$267,334	\$170,008	\$267,334	\$170,051	\$267,586
\$50,000,000	\$61,740,000	\$358,010	\$311,404	\$50,000,000	\$51,515,050	\$358,010	\$259,832	\$50,000,000	\$58,947,200	\$188,927	\$297,066	\$188,903	\$297,066	\$188,946	\$297,318

CITY OF MAGNOLIA, 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	\$122	64.81%	\$71	37.52%	(\$125)	(73.55%)	(\$101)	(69.10%)	\$108	57.36%
\$100,000	\$245	64.81%	\$142	37.52%	(\$17)	(4.76%)	\$7	2.22%	\$217	57.36%
\$150,000	\$367	64.81%	\$213	37.52%	\$91	16.64%	\$116	22.10%	\$325	57.36%
\$200,000	\$320	34.61%	\$114	12.32%	\$200	27.07%	\$224	31.45%	\$433	57.36%
\$250,000	\$273	21.28%	\$15	1.19%	\$308	33.25%	\$333	36.88%	\$542	57.36%
\$300,000	\$226	13.76%	(\$83)	(5.08%)	\$416	37.33%	\$441	40.42%	\$650	57.36%
\$400,000	\$132	5.59%	(\$281)	(11.90%)	\$633	42.40%	\$658	44.78%	\$867	57.36%
\$500,000	\$38	1.22%	(\$478)	(15.54%)	\$850	45.42%	\$874	47.35%	\$1,084	57.36%
\$600,000	(\$57)	(1.49%)	(\$676)	(17.81%)	\$1,067	47.43%	\$1,091	49.05%	\$1,300	57.36%
\$700,000	(\$151)	(3.35%)	(\$873)	(19.35%)	\$1,283	48.85%	\$1,308	50.26%	\$1,517	57.36%
\$800,000	(\$245)	(4.69%)	(\$1,070)	(20.47%)	\$1,500	49.92%	\$1,525	51.16%	\$1,734	57.36%
\$900,000	(\$339)	(5.71%)	(\$1,268)	(21.32%)	\$1,717	50.75%	\$1,741	51.86%	\$1,951	57.36%
\$1,000,000	(\$434)	(6.51%)	(\$1,465)	(21.99%)	\$1,934	51.42%	\$1,958	52.41%	\$2,167	57.36%
\$2,000,000	(\$1,376)	(9.95%)	(\$3,439)	(24.86%)	\$4,101	54.39%	\$4,126	54.90%	\$4,335	57.36%
\$3,000,000	(\$2,318)	(11.04%)	(\$5,412)	(25.77%)	\$6,268	55.38%	\$6,293	55.72%	\$6,502	57.36%
\$4,000,000	(\$3,260)	(11.57%)	(\$7,386)	(26.22%)	\$8,436	55.88%	\$8,460	56.13%	\$8,670	57.36%
\$5,000,000	(\$4,203)	(11.89%)	(\$9,360)	(26.48%)	\$10,603	56.17%	\$10,628	56.38%	\$10,837	57.36%
\$6,000,000	(\$5,145)	(12.10%)	(\$11,334)	(26.66%)	\$12,771	56.37%	\$12,795	56.54%	\$13,005	57.36%
\$7,000,000	(\$6,087)	(12.25%)	(\$13,307)	(26.78%)	\$14,938	56.51%	\$14,963	56.66%	\$15,172	57.36%
\$8,000,000	(\$7,030)	(12.36%)	(\$15,281)	(26.88%)	\$17,106	56.62%	\$17,130	56.74%	\$17,340	57.36%
\$9,000,000	(\$7,972)	(12.45%)	(\$17,255)	(26.95%)	\$19,273	56.70%	\$19,298	56.81%	\$19,507	57.36%
\$10,000,000	(\$8,914)	(12.52%)	(\$19,229)	(27.01%)	\$21,441	56.76%	\$21,465	56.87%	\$21,674	57.36%
\$15,000,000	(\$13,626)	(12.73%)	(\$29,097)	(27.18%)	\$32,278	56.96%	\$32,302	57.03%	\$32,512	57.36%
\$20,000,000	(\$18,337)	(12.83%)	(\$38,966)	(27.27%)	\$43,115	57.06%	\$43,140	57.11%	\$43,349	57.36%
\$25,000,000	(\$23,048)	(12.89%)	(\$48,835)	(27.32%)	\$53,952	57.12%	\$53,977	57.16%	\$54,186	57.36%
\$30,000,000	(\$27,760)	(12.94%)	(\$58,703)	(27.35%)	\$64,789	57.16%	\$64,814	57.19%	\$65,023	57.36%
\$35,000,000	(\$32,471)	(12.96%)	(\$68,572)	(27.38%)	\$75,627	57.19%	\$75,651	57.22%	\$75,861	57.36%
\$40,000,000	(\$37,183)	(12.99%)	(\$78,441)	(27.40%)	\$86,464	57.21%	\$86,488	57.23%	\$86,698	57.36%
\$45,000,000	(\$41,894)	(13.00%)	(\$88,310)	(27.41%)	\$97,301	57.22%	\$97,326	57.25%	\$97,535	57.36%
\$50,000,000	(\$46,606)	(13.02%)	(\$98,178)	(27.42%)	\$108,138	57.24%	\$108,163	57.26%	\$108,372	57.36%