

CITY OF MARSHALLTOWN, 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	\$8.41805	\$8,726,113	\$0	\$8,726,113	
2026-27	\$4.73580	\$8,900,635	\$222,506	\$9,123,141	4.5%
2027-28	\$4.84654	\$9,305,606	\$227,709	\$9,533,314	4.5%
2028-29	\$4.77265	\$9,723,978	\$224,237	\$9,948,215	4.4%
2029-30	\$4.88271	\$10,146,525	\$229,408	\$10,375,933	4.3%
2030-31	\$4.80457	\$10,583,448	\$225,737	\$10,809,185	4.2%
2031-32	\$4.90705	\$11,008,485	\$230,552	\$11,239,037	4.0%
2032-33	\$4.82523	\$11,463,822	\$226,707	\$11,690,529	4.0%
2033-34	\$4.92065	\$11,890,370	\$231,191	\$12,121,560	3.7%
2034-35	\$4.83566	\$12,363,987	\$227,197	\$12,591,184	3.9%
2035-36	\$4.92452	\$12,791,192	\$231,372	\$13,022,565	3.4%

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	\$2,179,345,717	\$1,036,595,601	\$42,206,701	\$1,078,802,302
2026-27	\$2,396,592,978	\$1,926,420,977	\$94,410,721	\$2,020,831,698
2027-28	\$2,460,776,712	\$1,967,035,102	\$117,980,329	\$2,085,015,432
2028-29	\$2,606,453,344	\$2,084,421,591	\$146,270,473	\$2,230,692,064
2029-30	\$2,670,637,078	\$2,125,035,716	\$169,840,081	\$2,294,875,798
2030-31	\$2,826,256,003	\$2,249,771,510	\$200,723,213	\$2,450,494,723
2031-32	\$2,890,439,736	\$2,290,385,635	\$224,292,821	\$2,514,678,456
2032-33	\$3,056,452,025	\$2,422,792,155	\$257,898,589	\$2,680,690,745
2033-34	\$3,120,635,758	\$2,463,406,280	\$281,468,197	\$2,744,874,478
2034-35	\$3,297,513,208	\$2,603,819,193	\$317,932,735	\$2,921,751,928
2035-36	\$3,361,696,941	\$2,644,433,318	\$341,502,343	\$2,985,935,661

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	54.73%	-0.90%	53.83%	26.23%	9.81%	9.57%
2026-27	68.56%	-1.48%	67.08%	21.39%	6.04%	5.11%
2027-28	67.82%	-1.75%	66.07%	22.74%	5.85%	4.95%
2028-29	67.21%	-1.92%	65.29%	24.20%	5.52%	4.63%
2029-30	66.58%	-2.15%	64.43%	25.35%	5.37%	4.50%
2030-31	66.02%	-2.28%	63.74%	26.63%	5.08%	4.21%
2031-32	65.47%	-2.48%	62.99%	27.62%	4.95%	4.11%
2032-33	64.94%	-2.57%	62.38%	28.77%	4.69%	3.85%
2033-34	64.47%	-2.74%	61.72%	29.62%	4.58%	3.76%
2034-35	63.97%	-2.80%	61.17%	30.65%	4.35%	3.53%
2035-36	63.55%	-2.95%	60.60%	31.40%	4.25%	3.46%

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 MARSHALLTOWN, 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	\$1,036,595,601	\$8.41805	\$8,726,113
2026-27	\$1,926,420,977	\$4.73580	\$9,123,141
2027-28	\$1,967,035,102	\$4.84654	\$9,533,314
2028-29	\$2,084,421,591	\$4.77265	\$9,948,215
2029-30	\$2,125,035,716	\$4.88271	\$10,375,933
2030-31	\$2,249,771,510	\$4.80457	\$10,809,185
2031-32	\$2,290,385,635	\$4.90705	\$11,239,037
2032-33	\$2,422,792,155	\$4.82523	\$11,690,529
2033-34	\$2,463,406,280	\$4.92065	\$12,121,560
2034-35	\$2,603,819,193	\$4.83566	\$12,591,184
2035-36	\$2,644,433,318	\$4.92452	\$13,022,565

CITY OF MARSHALLTOWN, 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	\$1,036,595,601	\$8.41805	\$8,726,113
2026-27	\$1,077,327,799	\$8.33470	\$8,979,207
2027-28	\$1,089,906,287	\$8.33470	\$9,084,045
2028-29	\$1,147,344,411	\$8.10000	\$9,293,490
2029-30	\$1,184,877,425	\$8.10000	\$9,597,507
2030-31	\$1,246,000,144	\$8.10000	\$10,092,601
2031-32	\$1,284,988,863	\$8.10000	\$10,408,410
2032-33	\$1,349,986,652	\$8.10000	\$10,934,892
2033-34	\$1,390,510,432	\$8.10000	\$11,263,134
2034-35	\$1,459,585,433	\$8.10000	\$11,822,642
2035-36	\$1,501,722,615	\$8.10000	\$12,163,953

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	\$849,093,179	(\$3.59890)	\$143,934
2027-28	\$877,128,815	(\$3.48816)	\$449,270
2028-29	\$937,077,180	(\$3.32735)	\$654,725
2029-30	\$940,158,292	(\$3.21729)	\$778,426
2030-31	\$1,003,771,366	(\$3.29543)	\$716,584
2031-32	\$1,005,396,772	(\$3.19295)	\$830,627
2032-33	\$1,072,805,503	(\$3.27477)	\$755,638
2033-34	\$1,072,895,849	(\$3.17935)	\$858,426
2034-35	\$1,144,233,759	(\$3.26434)	\$768,542
2035-36	\$1,142,710,703	(\$3.17548)	\$858,612

CITY OF MARSHALLTOWN, 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	\$200	\$297	\$50,000	\$51,515	\$200	\$248	\$50,000	\$58,947	\$180	\$43	\$154	\$43	\$200	\$283
\$100,000	\$123,480	\$399	\$593	\$100,000	\$103,030	\$399	\$495	\$100,000	\$117,894	\$380	\$326	\$354	\$326	\$399	\$566
\$150,000	\$185,220	\$599	\$890	\$150,000	\$154,545	\$599	\$743	\$150,000	\$176,842	\$580	\$609	\$554	\$609	\$599	\$850
\$200,000	\$246,960	\$978	\$1,187	\$200,000	\$206,060	\$978	\$990	\$200,000	\$235,789	\$779	\$893	\$753	\$893	\$799	\$1,133
\$250,000	\$308,700	\$1,357	\$1,483	\$250,000	\$257,575	\$1,357	\$1,238	\$250,000	\$294,736	\$979	\$1,176	\$953	\$1,176	\$998	\$1,416
\$300,000	\$370,440	\$1,735	\$1,780	\$300,000	\$309,090	\$1,735	\$1,485	\$300,000	\$353,683	\$1,178	\$1,459	\$1,153	\$1,459	\$1,198	\$1,699
\$400,000	\$493,920	\$2,493	\$2,373	\$400,000	\$412,120	\$2,493	\$1,980	\$400,000	\$471,578	\$1,578	\$2,025	\$1,552	\$2,025	\$1,597	\$2,266
\$500,000	\$617,400	\$3,251	\$2,966	\$500,000	\$515,151	\$3,251	\$2,475	\$500,000	\$589,472	\$1,977	\$2,592	\$1,951	\$2,592	\$1,996	\$2,832
\$600,000	\$740,880	\$4,008	\$3,560	\$600,000	\$618,181	\$4,008	\$2,970	\$600,000	\$707,366	\$2,376	\$3,158	\$2,350	\$3,158	\$2,396	\$3,399
\$700,000	\$864,360	\$4,766	\$4,153	\$700,000	\$721,211	\$4,766	\$3,465	\$700,000	\$825,261	\$2,776	\$3,725	\$2,750	\$3,725	\$2,795	\$3,965
\$800,000	\$987,840	\$5,523	\$4,746	\$800,000	\$824,241	\$5,523	\$3,960	\$800,000	\$943,155	\$3,175	\$4,291	\$3,149	\$4,291	\$3,194	\$4,531
\$900,000	\$1,111,320	\$6,281	\$5,339	\$900,000	\$927,271	\$6,281	\$4,455	\$900,000	\$1,061,050	\$3,574	\$4,858	\$3,548	\$4,858	\$3,594	\$5,098
\$1,000,000	\$1,234,800	\$7,039	\$5,933	\$1,000,000	\$1,030,301	\$7,039	\$4,950	\$1,000,000	\$1,178,944	\$3,973	\$5,424	\$3,947	\$5,424	\$3,993	\$5,664
\$2,000,000	\$2,469,600	\$14,615	\$11,865	\$2,000,000	\$2,060,602	\$14,615	\$9,900	\$2,000,000	\$2,357,888	\$7,966	\$11,088	\$7,940	\$11,088	\$7,986	\$11,329
\$3,000,000	\$3,704,400	\$22,191	\$17,798	\$3,000,000	\$3,090,903	\$22,191	\$14,850	\$3,000,000	\$3,536,832	\$11,959	\$16,753	\$11,933	\$16,753	\$11,978	\$16,993
\$4,000,000	\$4,939,200	\$29,767	\$23,731	\$4,000,000	\$4,121,204	\$29,767	\$19,801	\$4,000,000	\$4,715,776	\$15,952	\$22,417	\$15,926	\$22,417	\$15,971	\$22,657
\$5,000,000	\$6,174,000	\$37,344	\$29,663	\$5,000,000	\$5,151,505	\$37,344	\$24,751	\$5,000,000	\$5,894,720	\$19,945	\$28,081	\$19,919	\$28,081	\$19,964	\$28,322
\$6,000,000	\$7,408,800	\$44,920	\$35,596	\$6,000,000	\$6,181,806	\$44,920	\$29,701	\$6,000,000	\$7,073,664	\$23,938	\$33,746	\$23,912	\$33,746	\$23,957	\$33,986
\$7,000,000	\$8,643,600	\$52,496	\$41,529	\$7,000,000	\$7,212,107	\$52,496	\$34,651	\$7,000,000	\$8,252,608	\$27,930	\$39,410	\$27,904	\$39,410	\$27,950	\$39,650
\$8,000,000	\$9,878,400	\$60,072	\$47,461	\$8,000,000	\$8,242,408	\$60,072	\$39,601	\$8,000,000	\$9,431,552	\$31,923	\$45,074	\$31,897	\$45,074	\$31,943	\$45,315
\$9,000,000	\$11,113,200	\$67,649	\$53,394	\$9,000,000	\$9,272,709	\$67,649	\$44,551	\$9,000,000	\$10,610,496	\$35,916	\$50,739	\$35,890	\$50,739	\$35,935	\$50,979
\$10,000,000	\$12,348,000	\$75,225	\$59,327	\$10,000,000	\$10,303,010	\$75,225	\$49,502	\$10,000,000	\$11,789,440	\$39,909	\$56,403	\$39,883	\$56,403	\$39,928	\$56,643
\$15,000,000	\$18,522,000	\$113,106	\$88,990	\$15,000,000	\$15,454,515	\$113,106	\$74,252	\$15,000,000	\$17,684,160	\$59,873	\$84,725	\$59,847	\$84,725	\$59,892	\$84,965
\$20,000,000	\$24,696,000	\$150,987	\$118,654	\$20,000,000	\$20,606,020	\$150,987	\$99,003	\$20,000,000	\$23,578,880	\$79,837	\$113,046	\$79,811	\$113,046	\$79,856	\$113,286
\$25,000,000	\$30,870,000	\$188,869	\$148,317	\$25,000,000	\$25,757,525	\$188,869	\$123,754	\$25,000,000	\$29,473,600	\$99,801	\$141,368	\$99,775	\$141,368	\$99,820	\$141,608
\$30,000,000	\$37,044,000	\$226,750	\$177,980	\$30,000,000	\$30,909,030	\$226,750	\$148,505	\$30,000,000	\$35,368,320	\$119,765	\$169,689	\$119,739	\$169,689	\$119,784	\$169,930
\$35,000,000	\$43,218,000	\$264,631	\$207,644	\$35,000,000	\$36,060,535	\$264,631	\$173,255	\$35,000,000	\$41,263,040	\$139,729	\$198,011	\$139,703	\$198,011	\$139,749	\$198,251
\$40,000,000	\$49,392,000	\$302,512	\$237,307	\$40,000,000	\$41,212,040	\$302,512	\$198,006	\$40,000,000	\$47,157,760	\$159,693	\$226,333	\$159,667	\$226,333	\$159,713	\$226,573
\$45,000,000	\$55,566,000	\$340,393	\$266,971	\$45,000,000	\$46,363,545	\$340,393	\$222,757	\$45,000,000	\$53,052,480	\$179,657	\$254,654	\$179,631	\$254,654	\$179,677	\$254,894
\$50,000,000	\$61,740,000	\$378,275	\$296,634	\$50,000,000	\$51,515,050	\$378,275	\$247,508	\$50,000,000	\$58,947,200	\$199,621	\$282,976	\$199,595	\$282,976	\$199,641	\$283,216

CITY OF MARSHALLTOWN, 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	\$97	48.58%	\$48	23.98%	(\$137)	(76.15%)	(\$111)	(72.14%)	\$84	41.86%
\$100,000	\$194	48.58%	\$96	23.98%	(\$54)	(14.14%)	(\$28)	(7.84%)	\$167	41.86%
\$150,000	\$291	48.58%	\$144	23.98%	\$30	5.15%	\$56	10.08%	\$251	41.86%
\$200,000	\$209	21.36%	\$12	1.26%	\$113	14.56%	\$139	18.51%	\$334	41.86%
\$250,000	\$127	9.33%	(\$119)	(8.77%)	\$197	20.13%	\$223	23.40%	\$418	41.86%
\$300,000	\$44	2.56%	(\$250)	(14.42%)	\$281	23.81%	\$307	26.60%	\$501	41.86%
\$400,000	(\$120)	(4.81%)	(\$513)	(20.57%)	\$448	28.38%	\$474	30.53%	\$669	41.86%
\$500,000	(\$284)	(8.75%)	(\$776)	(23.86%)	\$615	31.10%	\$641	32.85%	\$836	41.86%
\$600,000	(\$449)	(11.19%)	(\$1,038)	(25.90%)	\$782	32.91%	\$808	34.38%	\$1,003	41.86%
\$700,000	(\$613)	(12.86%)	(\$1,301)	(27.29%)	\$949	34.20%	\$975	35.46%	\$1,170	41.86%
\$800,000	(\$777)	(14.07%)	(\$1,563)	(28.30%)	\$1,116	35.16%	\$1,142	36.28%	\$1,337	41.86%
\$900,000	(\$942)	(14.99%)	(\$1,826)	(29.07%)	\$1,283	35.91%	\$1,309	36.90%	\$1,504	41.86%
\$1,000,000	(\$1,106)	(15.71%)	(\$2,089)	(29.67%)	\$1,451	36.51%	\$1,477	37.41%	\$1,672	41.86%
\$2,000,000	(\$2,750)	(18.81%)	(\$4,715)	(32.26%)	\$3,122	39.19%	\$3,148	39.65%	\$3,343	41.86%
\$3,000,000	(\$4,393)	(19.80%)	(\$7,341)	(33.08%)	\$4,794	40.08%	\$4,820	40.39%	\$5,015	41.86%
\$4,000,000	(\$6,037)	(20.28%)	(\$9,967)	(33.48%)	\$6,465	40.53%	\$6,491	40.76%	\$6,686	41.86%
\$5,000,000	(\$7,680)	(20.57%)	(\$12,593)	(33.72%)	\$8,137	40.80%	\$8,163	40.98%	\$8,358	41.86%
\$6,000,000	(\$9,324)	(20.76%)	(\$15,219)	(33.88%)	\$9,808	40.97%	\$9,834	41.13%	\$10,029	41.86%
\$7,000,000	(\$10,967)	(20.89%)	(\$17,845)	(33.99%)	\$11,480	41.10%	\$11,506	41.23%	\$11,701	41.86%
\$8,000,000	(\$12,611)	(20.99%)	(\$20,471)	(34.08%)	\$13,151	41.20%	\$13,177	41.31%	\$13,372	41.86%
\$9,000,000	(\$14,255)	(21.07%)	(\$23,097)	(34.14%)	\$14,823	41.27%	\$14,849	41.37%	\$15,044	41.86%
\$10,000,000	(\$15,898)	(21.13%)	(\$25,723)	(34.20%)	\$16,494	41.33%	\$16,520	41.42%	\$16,715	41.86%
\$15,000,000	(\$24,116)	(21.32%)	(\$38,854)	(34.35%)	\$24,852	41.51%	\$24,878	41.57%	\$25,073	41.86%
\$20,000,000	(\$32,334)	(21.41%)	(\$51,984)	(34.43%)	\$33,209	41.60%	\$33,235	41.64%	\$33,430	41.86%
\$25,000,000	(\$40,552)	(21.47%)	(\$65,115)	(34.48%)	\$41,567	41.65%	\$41,593	41.69%	\$41,788	41.86%
\$30,000,000	(\$48,769)	(21.51%)	(\$78,245)	(34.51%)	\$49,924	41.69%	\$49,950	41.72%	\$50,145	41.86%
\$35,000,000	(\$56,987)	(21.53%)	(\$91,376)	(34.53%)	\$58,282	41.71%	\$58,308	41.74%	\$58,503	41.86%
\$40,000,000	(\$65,205)	(21.55%)	(\$104,506)	(34.55%)	\$66,639	41.73%	\$66,665	41.75%	\$66,860	41.86%
\$45,000,000	(\$73,423)	(21.57%)	(\$117,637)	(34.56%)	\$74,997	41.74%	\$75,023	41.76%	\$75,218	41.86%
\$50,000,000	(\$81,641)	(21.58%)	(\$130,767)	(34.57%)	\$83,354	41.76%	\$83,380	41.77%	\$83,575	41.86%