

CITY OF MALVERN, 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	\$7.76000	\$336,375	\$0	\$336,375	
2026-27	\$3.95972	\$343,102	\$1,197	\$344,299	2.4%
2027-28	\$3.99175	\$346,020	\$1,206	\$347,227	0.9%
2028-29	\$3.90683	\$354,171	\$1,181	\$355,352	2.3%
2029-30	\$3.93595	\$357,129	\$1,189	\$358,318	0.8%
2030-31	\$3.85053	\$365,484	\$1,164	\$366,648	2.3%
2031-32	\$3.87880	\$368,481	\$1,172	\$369,653	0.8%
2032-33	\$3.79494	\$377,047	\$1,147	\$378,193	2.3%
2033-34	\$3.82241	\$380,085	\$1,155	\$381,240	0.8%
2034-35	\$3.74009	\$388,864	\$1,130	\$389,995	2.3%
2035-36	\$3.76679	\$391,945	\$1,138	\$393,083	0.8%

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	\$99,506,779	\$43,347,236	\$4,523,826	\$47,871,062
2026-27	\$96,371,300	\$86,950,275	\$6,455,229	\$93,405,505
2027-28	\$97,101,344	\$86,986,048	\$7,149,501	\$94,135,549
2028-29	\$102,088,823	\$90,956,494	\$8,166,535	\$99,123,028
2029-30	\$102,863,868	\$91,037,266	\$8,860,807	\$99,898,073
2030-31	\$108,149,363	\$95,220,162	\$9,963,405	\$105,183,568
2031-32	\$108,924,407	\$95,300,935	\$10,657,677	\$105,958,612
2032-33	\$114,473,206	\$99,657,292	\$11,850,120	\$111,507,411
2033-34	\$115,248,251	\$99,738,064	\$12,544,392	\$112,282,456
2034-35	\$121,071,063	\$104,274,099	\$13,831,170	\$118,105,268
2035-36	\$121,846,108	\$104,354,871	\$14,525,442	\$118,880,313

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.73%	-0.87%	85.86%	8.20%	2.58%	1.40%
2026-27	103.22%	-14.25%	88.96%	7.41%	1.64%	0.72%
2027-28	103.47%	-14.43%	89.05%	7.35%	1.63%	0.71%
2028-29	103.20%	-13.97%	89.24%	7.33%	1.56%	0.67%
2029-30	103.40%	-14.08%	89.32%	7.27%	1.55%	0.67%
2030-31	103.08%	-13.58%	89.50%	7.25%	1.48%	0.64%
2031-32	103.27%	-13.69%	89.58%	7.20%	1.47%	0.63%
2032-33	102.95%	-13.20%	89.75%	7.18%	1.41%	0.60%
2033-34	103.12%	-13.31%	89.82%	7.13%	1.40%	0.60%
2034-35	102.81%	-12.84%	89.97%	7.12%	1.35%	0.57%
2035-36	102.97%	-12.94%	90.03%	7.07%	1.34%	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 MALVERN, 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	\$43,347,236	\$7.76000	\$336,375
2026-27	\$86,950,275	\$3.95972	\$344,299
2027-28	\$86,986,048	\$3.99175	\$347,227
2028-29	\$90,956,494	\$3.90683	\$355,352
2029-30	\$91,037,266	\$3.93595	\$358,318
2030-31	\$95,220,162	\$3.85053	\$366,648
2031-32	\$95,300,935	\$3.87880	\$369,653
2032-33	\$99,657,292	\$3.79494	\$378,193
2033-34	\$99,738,064	\$3.82241	\$381,240
2034-35	\$104,274,099	\$3.74009	\$389,995
2035-36	\$104,354,871	\$3.76679	\$393,083

CITY OF MALVERN, 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	\$43,347,236	\$7.76000	\$336,375
2026-27	\$42,944,234	\$7.76000	\$333,247
2027-28	\$42,902,277	\$7.76000	\$332,922
2028-29	\$43,851,228	\$7.76000	\$340,286
2029-30	\$44,575,367	\$7.76000	\$345,905
2030-31	\$45,549,619	\$7.76000	\$353,465
2031-32	\$46,349,214	\$7.76000	\$359,670
2032-33	\$47,350,313	\$7.76000	\$367,438
2033-34	\$48,229,510	\$7.76000	\$374,261
2034-35	\$49,259,215	\$7.76000	\$382,252
2035-36	\$50,222,035	\$7.76000	\$389,723

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	\$44,006,041	(\$3.80028)	\$11,051
2027-28	\$44,083,771	(\$3.76825)	\$14,305
2028-29	\$47,105,266	(\$3.85317)	\$15,066
2029-30	\$46,461,900	(\$3.82405)	\$12,413
2030-31	\$49,670,543	(\$3.90947)	\$13,183
2031-32	\$48,951,721	(\$3.88120)	\$9,983
2032-33	\$52,306,978	(\$3.96506)	\$10,755
2033-34	\$51,508,554	(\$3.93759)	\$6,979
2034-35	\$55,014,884	(\$4.01991)	\$7,743
2035-36	\$54,132,836	(\$3.99321)	\$3,360

CITY OF MALVERN, 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	\$184	\$238	\$50,000	\$51,515	\$184	\$198	\$50,000	\$58,947	\$166	\$34	\$142	\$34	\$184	\$227
\$100,000	\$123,480	\$368	\$475	\$100,000	\$103,030	\$368	\$397	\$100,000	\$117,894	\$350	\$261	\$326	\$261	\$368	\$454
\$150,000	\$185,220	\$552	\$713	\$150,000	\$154,545	\$552	\$595	\$150,000	\$176,842	\$534	\$488	\$510	\$488	\$552	\$681
\$200,000	\$246,960	\$901	\$951	\$200,000	\$206,060	\$901	\$793	\$200,000	\$235,789	\$718	\$715	\$694	\$715	\$736	\$908
\$250,000	\$308,700	\$1,251	\$1,189	\$250,000	\$257,575	\$1,251	\$992	\$250,000	\$294,736	\$902	\$942	\$878	\$942	\$920	\$1,135
\$300,000	\$370,440	\$1,600	\$1,426	\$300,000	\$309,090	\$1,600	\$1,190	\$300,000	\$353,683	\$1,086	\$1,169	\$1,062	\$1,169	\$1,104	\$1,362
\$400,000	\$493,920	\$2,298	\$1,902	\$400,000	\$412,120	\$2,298	\$1,587	\$400,000	\$471,578	\$1,454	\$1,623	\$1,431	\$1,623	\$1,472	\$1,816
\$500,000	\$617,400	\$2,997	\$2,377	\$500,000	\$515,151	\$2,997	\$1,984	\$500,000	\$589,472	\$1,822	\$2,077	\$1,799	\$2,077	\$1,840	\$2,270
\$600,000	\$740,880	\$3,695	\$2,853	\$600,000	\$618,181	\$3,695	\$2,380	\$600,000	\$707,366	\$2,191	\$2,531	\$2,167	\$2,531	\$2,208	\$2,724
\$700,000	\$864,360	\$4,393	\$3,328	\$700,000	\$721,211	\$4,393	\$2,777	\$700,000	\$825,261	\$2,559	\$2,985	\$2,535	\$2,985	\$2,576	\$3,178
\$800,000	\$987,840	\$5,092	\$3,804	\$800,000	\$824,241	\$5,092	\$3,174	\$800,000	\$943,155	\$2,927	\$3,439	\$2,903	\$3,439	\$2,945	\$3,632
\$900,000	\$1,111,320	\$5,790	\$4,279	\$900,000	\$927,271	\$5,790	\$3,570	\$900,000	\$1,061,050	\$3,295	\$3,893	\$3,271	\$3,893	\$3,313	\$4,086
\$1,000,000	\$1,234,800	\$6,489	\$4,755	\$1,000,000	\$1,030,301	\$6,489	\$3,967	\$1,000,000	\$1,178,944	\$3,663	\$4,347	\$3,639	\$4,347	\$3,681	\$4,540
\$2,000,000	\$2,469,600	\$13,473	\$9,509	\$2,000,000	\$2,060,602	\$13,473	\$7,934	\$2,000,000	\$2,357,888	\$7,344	\$8,887	\$7,320	\$8,887	\$7,361	\$9,079
\$3,000,000	\$3,704,400	\$20,457	\$14,264	\$3,000,000	\$3,090,903	\$20,457	\$11,902	\$3,000,000	\$3,536,832	\$11,024	\$13,426	\$11,000	\$13,426	\$11,042	\$13,619
\$4,000,000	\$4,939,200	\$27,441	\$19,019	\$4,000,000	\$4,121,204	\$27,441	\$15,869	\$4,000,000	\$4,715,776	\$14,705	\$17,966	\$14,681	\$17,966	\$14,723	\$18,158
\$5,000,000	\$6,174,000	\$34,425	\$23,773	\$5,000,000	\$5,151,505	\$34,425	\$19,836	\$5,000,000	\$5,894,720	\$18,386	\$22,505	\$18,362	\$22,505	\$18,403	\$22,698
\$6,000,000	\$7,408,800	\$41,409	\$28,528	\$6,000,000	\$6,181,806	\$41,409	\$23,803	\$6,000,000	\$7,073,664	\$22,066	\$27,045	\$22,042	\$27,045	\$22,084	\$27,237
\$7,000,000	\$8,643,600	\$48,393	\$33,282	\$7,000,000	\$7,212,107	\$48,393	\$27,770	\$7,000,000	\$8,252,608	\$25,747	\$31,584	\$25,723	\$31,584	\$25,765	\$31,777
\$8,000,000	\$9,878,400	\$55,377	\$38,037	\$8,000,000	\$8,242,408	\$55,377	\$31,738	\$8,000,000	\$9,431,552	\$29,428	\$36,124	\$29,404	\$36,124	\$29,446	\$36,316
\$9,000,000	\$11,113,200	\$62,361	\$42,792	\$9,000,000	\$9,272,709	\$62,361	\$35,705	\$9,000,000	\$10,610,496	\$33,108	\$40,664	\$33,084	\$40,664	\$33,126	\$40,856
\$10,000,000	\$12,348,000	\$69,345	\$47,546	\$10,000,000	\$10,303,010	\$69,345	\$39,672	\$10,000,000	\$11,789,440	\$36,789	\$45,203	\$36,765	\$45,203	\$36,807	\$45,396
\$15,000,000	\$18,522,000	\$104,265	\$71,320	\$15,000,000	\$15,454,515	\$104,265	\$59,508	\$15,000,000	\$17,684,160	\$55,193	\$67,901	\$55,169	\$67,901	\$55,210	\$68,093
\$20,000,000	\$24,696,000	\$139,185	\$95,093	\$20,000,000	\$20,606,020	\$139,185	\$79,344	\$20,000,000	\$23,578,880	\$73,596	\$90,599	\$73,572	\$90,599	\$73,614	\$90,791
\$25,000,000	\$30,870,000	\$174,105	\$118,866	\$25,000,000	\$25,757,525	\$174,105	\$99,180	\$25,000,000	\$29,473,600	\$91,999	\$113,296	\$91,976	\$113,296	\$92,017	\$113,489
\$30,000,000	\$37,044,000	\$209,025	\$142,639	\$30,000,000	\$30,909,030	\$209,025	\$119,016	\$30,000,000	\$35,368,320	\$110,403	\$135,994	\$110,379	\$135,994	\$110,421	\$136,187
\$35,000,000	\$43,218,000	\$243,945	\$166,412	\$35,000,000	\$36,060,535	\$243,945	\$138,852	\$35,000,000	\$41,263,040	\$128,806	\$158,692	\$128,782	\$158,692	\$128,824	\$158,885
\$40,000,000	\$49,392,000	\$278,865	\$190,185	\$40,000,000	\$41,212,040	\$278,865	\$158,688	\$40,000,000	\$47,157,760	\$147,210	\$181,390	\$147,186	\$181,390	\$147,228	\$181,582
\$45,000,000	\$55,566,000	\$313,785	\$213,959	\$45,000,000	\$46,363,545	\$313,785	\$178,524	\$45,000,000	\$53,052,480	\$165,613	\$204,088	\$165,589	\$204,088	\$165,631	\$204,280
\$50,000,000	\$61,740,000	\$348,705	\$237,732	\$50,000,000	\$51,515,050	\$348,705	\$198,360	\$50,000,000	\$58,947,200	\$184,017	\$226,785	\$183,993	\$226,785	\$184,035	\$226,978

CITY OF MALVERN, 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	\$54	29.18%	\$14	7.78%	(\$132)	(79.27%)	(\$108)	(75.78%)	\$43	23.33%
\$100,000	\$107	29.18%	\$29	7.78%	(\$89)	(25.35%)	(\$65)	(19.88%)	\$86	23.33%
\$150,000	\$161	29.18%	\$43	7.78%	(\$46)	(8.58%)	(\$22)	(4.30%)	\$129	23.33%
\$200,000	\$50	5.51%	(\$108)	(11.97%)	(\$3)	(0.40%)	\$21	3.03%	\$172	23.33%
\$250,000	(\$62)	(4.95%)	(\$259)	(20.69%)	\$40	4.44%	\$64	7.28%	\$215	23.33%
\$300,000	(\$173)	(10.83%)	(\$410)	(25.60%)	\$83	7.64%	\$107	10.06%	\$258	23.33%
\$400,000	(\$396)	(17.24%)	(\$711)	(30.95%)	\$169	11.61%	\$193	13.48%	\$344	23.33%
\$500,000	(\$619)	(20.66%)	(\$1,013)	(33.80%)	\$255	13.98%	\$279	15.49%	\$429	23.33%
\$600,000	(\$842)	(22.79%)	(\$1,315)	(35.58%)	\$341	15.55%	\$365	16.83%	\$515	23.33%
\$700,000	(\$1,065)	(24.24%)	(\$1,616)	(36.79%)	\$427	16.67%	\$450	17.77%	\$601	23.33%
\$800,000	(\$1,288)	(25.30%)	(\$1,918)	(37.67%)	\$512	17.51%	\$536	18.48%	\$687	23.33%
\$900,000	(\$1,511)	(26.10%)	(\$2,220)	(38.33%)	\$598	18.16%	\$622	19.02%	\$773	23.33%
\$1,000,000	(\$1,734)	(26.72%)	(\$2,521)	(38.86%)	\$684	18.68%	\$708	19.46%	\$859	23.33%
\$2,000,000	(\$3,963)	(29.42%)	(\$5,538)	(41.11%)	\$1,543	21.01%	\$1,567	21.41%	\$1,718	23.33%
\$3,000,000	(\$6,193)	(30.27%)	(\$8,555)	(41.82%)	\$2,402	21.79%	\$2,426	22.05%	\$2,577	23.33%
\$4,000,000	(\$8,422)	(30.69%)	(\$11,572)	(42.17%)	\$3,261	22.17%	\$3,285	22.37%	\$3,435	23.33%
\$5,000,000	(\$10,651)	(30.94%)	(\$14,588)	(42.38%)	\$4,120	22.41%	\$4,144	22.57%	\$4,294	23.33%
\$6,000,000	(\$12,881)	(31.11%)	(\$17,605)	(42.52%)	\$4,979	22.56%	\$5,002	22.69%	\$5,153	23.33%
\$7,000,000	(\$15,110)	(31.22%)	(\$20,622)	(42.61%)	\$5,837	22.67%	\$5,861	22.79%	\$6,012	23.33%
\$8,000,000	(\$17,339)	(31.31%)	(\$23,639)	(42.69%)	\$6,696	22.75%	\$6,720	22.85%	\$6,871	23.33%
\$9,000,000	(\$19,569)	(31.38%)	(\$26,656)	(42.74%)	\$7,555	22.82%	\$7,579	22.91%	\$7,730	23.33%
\$10,000,000	(\$21,798)	(31.43%)	(\$29,672)	(42.79%)	\$8,414	22.87%	\$8,438	22.95%	\$8,589	23.33%
\$15,000,000	(\$32,945)	(31.60%)	(\$44,756)	(42.93%)	\$12,708	23.03%	\$12,732	23.08%	\$12,883	23.33%
\$20,000,000	(\$44,092)	(31.68%)	(\$59,840)	(42.99%)	\$17,003	23.10%	\$17,027	23.14%	\$17,177	23.33%
\$25,000,000	(\$55,239)	(31.73%)	(\$74,924)	(43.03%)	\$21,297	23.15%	\$21,321	23.18%	\$21,472	23.33%
\$30,000,000	(\$66,385)	(31.76%)	(\$90,008)	(43.06%)	\$25,591	23.18%	\$25,615	23.21%	\$25,766	23.33%
\$35,000,000	(\$77,532)	(31.78%)	(\$105,092)	(43.08%)	\$29,886	23.20%	\$29,910	23.22%	\$30,060	23.33%
\$40,000,000	(\$88,679)	(31.80%)	(\$120,176)	(43.09%)	\$34,180	23.22%	\$34,204	23.24%	\$34,355	23.33%
\$45,000,000	(\$99,826)	(31.81%)	(\$135,260)	(43.11%)	\$38,474	23.23%	\$38,498	23.25%	\$38,649	23.33%
\$50,000,000	(\$110,973)	(31.82%)	(\$150,344)	(43.12%)	\$42,769	23.24%	\$42,793	23.26%	\$42,943	23.33%