

CITY OF MALCOM, 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	\$7.86416	\$101,140	\$0	\$101,140	
2026-27	\$5.50697	\$103,162	\$242	\$103,404	2.2%
2027-28	\$5.54270	\$103,921	\$243	\$104,164	0.7%
2028-29	\$5.40326	\$106,248	\$237	\$106,485	2.2%
2029-30	\$5.43297	\$107,017	\$238	\$107,256	0.7%
2030-31	\$5.29219	\$109,401	\$232	\$109,633	2.2%
2031-32	\$5.32116	\$110,182	\$234	\$110,415	0.7%
2032-33	\$5.18418	\$112,623	\$228	\$112,851	2.2%
2033-34	\$5.21244	\$113,415	\$229	\$113,644	0.7%
2034-35	\$5.07909	\$115,917	\$223	\$116,140	2.2%
2035-36	\$5.10666	\$116,721	\$224	\$116,945	0.7%

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	\$22,934,965	\$12,860,828	\$0	\$12,860,828
2026-27	\$20,392,455	\$18,776,952	\$0	\$18,776,952
2027-28	\$20,408,591	\$18,793,088	\$0	\$18,793,088
2028-29	\$21,323,042	\$19,707,539	\$0	\$19,707,539
2029-30	\$21,357,178	\$19,741,675	\$0	\$19,741,675
2030-31	\$22,331,553	\$20,716,050	\$0	\$20,716,050
2031-32	\$22,365,690	\$20,750,187	\$0	\$20,750,187
2032-33	\$23,383,827	\$21,768,324	\$0	\$21,768,324
2033-34	\$23,417,963	\$21,802,460	\$0	\$21,802,460
2034-35	\$24,481,781	\$22,866,278	\$0	\$22,866,278
2035-36	\$24,515,918	\$22,900,415	\$0	\$22,900,415

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	44.52%	-1.72%	42.80%	35.66%	18.33%	1.00%
2026-27	70.31%	-24.82%	45.49%	36.04%	16.03%	0.68%
2027-28	70.48%	-24.95%	45.54%	36.01%	16.01%	0.68%
2028-29	70.12%	-23.93%	46.20%	36.06%	15.42%	0.65%
2029-30	70.23%	-23.93%	46.29%	35.99%	15.40%	0.65%
2030-31	69.81%	-22.85%	46.96%	36.02%	14.82%	0.62%
2031-32	69.91%	-22.86%	47.05%	35.96%	14.79%	0.62%
2032-33	69.51%	-21.84%	47.67%	35.99%	14.24%	0.59%
2033-34	69.60%	-21.85%	47.75%	35.93%	14.22%	0.59%
2034-35	69.21%	-20.87%	48.34%	35.97%	13.70%	0.56%
2035-36	69.29%	-20.88%	48.41%	35.92%	13.68%	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 MALCOM, 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	\$12,860,828	\$7.86416	\$101,140
2026-27	\$18,776,952	\$5.50697	\$103,404
2027-28	\$18,793,088	\$5.54270	\$104,164
2028-29	\$19,707,539	\$5.40326	\$106,485
2029-30	\$19,741,675	\$5.43297	\$107,256
2030-31	\$20,716,050	\$5.29219	\$109,633
2031-32	\$20,750,187	\$5.32116	\$110,415
2032-33	\$21,768,324	\$5.18418	\$112,851
2033-34	\$21,802,460	\$5.21244	\$113,644
2034-35	\$22,866,278	\$5.07909	\$116,140
2035-36	\$22,900,415	\$5.10666	\$116,945

## CITY OF MALCOM, 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	\$12,860,828	\$7.86416	\$101,140
2026-27	\$13,443,188	\$7.70996	\$103,646
2027-28	\$13,586,530	\$7.70996	\$104,752
2028-29	\$14,062,686	\$7.70996	\$108,423
2029-30	\$14,213,588	\$7.70996	\$109,586
2030-31	\$14,713,447	\$7.70996	\$113,440
2031-32	\$14,872,284	\$7.70996	\$114,665
2032-33	\$15,397,044	\$7.70996	\$118,711
2033-34	\$15,564,257	\$7.70996	\$120,000
2034-35	\$16,115,193	\$7.70996	\$124,248
2035-36	\$16,291,201	\$7.70996	\$125,605

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	\$5,333,764	(\$2.20299)	-\$242
2027-28	\$5,206,558	(\$2.16726)	-\$587
2028-29	\$5,644,852	(\$2.30670)	-\$1,938
2029-30	\$5,528,087	(\$2.27699)	-\$2,330
2030-31	\$6,002,603	(\$2.41777)	-\$3,807
2031-32	\$5,877,903	(\$2.38880)	-\$4,250
2032-33	\$6,371,280	(\$2.52578)	-\$5,860
2033-34	\$6,238,203	(\$2.49752)	-\$6,356
2034-35	\$6,751,085	(\$2.63087)	-\$8,108
2035-36	\$6,609,214	(\$2.60330)	-\$8,660

CITY OF MALCOM, 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	\$187	\$327	\$50,000	\$51,515	\$187	\$273	\$50,000	\$58,947	\$168	\$47	\$144	\$47	\$187	\$312
\$100,000	\$123,480	\$373	\$653	\$100,000	\$103,030	\$373	\$545	\$100,000	\$117,894	\$355	\$359	\$331	\$359	\$373	\$624
\$150,000	\$185,220	\$560	\$980	\$150,000	\$154,545	\$560	\$818	\$150,000	\$176,842	\$541	\$671	\$517	\$671	\$560	\$936
\$200,000	\$246,960	\$913	\$1,307	\$200,000	\$206,060	\$913	\$1,091	\$200,000	\$235,789	\$728	\$983	\$704	\$983	\$746	\$1,248
\$250,000	\$308,700	\$1,267	\$1,634	\$250,000	\$257,575	\$1,267	\$1,363	\$250,000	\$294,736	\$914	\$1,295	\$890	\$1,295	\$933	\$1,560
\$300,000	\$370,440	\$1,621	\$1,960	\$300,000	\$309,090	\$1,621	\$1,636	\$300,000	\$353,683	\$1,101	\$1,607	\$1,077	\$1,607	\$1,119	\$1,872
\$400,000	\$493,920	\$2,329	\$2,614	\$400,000	\$412,120	\$2,329	\$2,181	\$400,000	\$471,578	\$1,474	\$2,231	\$1,450	\$2,231	\$1,492	\$2,496
\$500,000	\$617,400	\$3,037	\$3,267	\$500,000	\$515,151	\$3,037	\$2,726	\$500,000	\$589,472	\$1,847	\$2,855	\$1,823	\$2,855	\$1,865	\$3,120
\$600,000	\$740,880	\$3,744	\$3,921	\$600,000	\$618,181	\$3,744	\$3,272	\$600,000	\$707,366	\$2,220	\$3,479	\$2,196	\$3,479	\$2,238	\$3,744
\$700,000	\$864,360	\$4,452	\$4,574	\$700,000	\$721,211	\$4,452	\$3,817	\$700,000	\$825,261	\$2,593	\$4,103	\$2,569	\$4,103	\$2,611	\$4,367
\$800,000	\$987,840	\$5,160	\$5,228	\$800,000	\$824,241	\$5,160	\$4,362	\$800,000	\$943,155	\$2,966	\$4,727	\$2,942	\$4,727	\$2,984	\$4,991
\$900,000	\$1,111,320	\$5,868	\$5,881	\$900,000	\$927,271	\$5,868	\$4,907	\$900,000	\$1,061,050	\$3,339	\$5,351	\$3,315	\$5,351	\$3,357	\$5,615
\$1,000,000	\$1,234,800	\$6,576	\$6,535	\$1,000,000	\$1,030,301	\$6,576	\$5,453	\$1,000,000	\$1,178,944	\$3,712	\$5,975	\$3,688	\$5,975	\$3,730	\$6,239
\$2,000,000	\$2,469,600	\$13,653	\$13,070	\$2,000,000	\$2,060,602	\$13,653	\$10,905	\$2,000,000	\$2,357,888	\$7,442	\$12,214	\$7,418	\$12,214	\$7,460	\$12,478
\$3,000,000	\$3,704,400	\$20,731	\$19,604	\$3,000,000	\$3,090,903	\$20,731	\$16,358	\$3,000,000	\$3,536,832	\$11,172	\$18,453	\$11,148	\$18,453	\$11,190	\$18,718
\$4,000,000	\$4,939,200	\$27,809	\$26,139	\$4,000,000	\$4,121,204	\$27,809	\$21,810	\$4,000,000	\$4,715,776	\$14,902	\$24,692	\$14,878	\$24,692	\$14,920	\$24,957
\$5,000,000	\$6,174,000	\$34,887	\$32,674	\$5,000,000	\$5,151,505	\$34,887	\$27,263	\$5,000,000	\$5,894,720	\$18,632	\$30,931	\$18,608	\$30,931	\$18,650	\$31,196
\$6,000,000	\$7,408,800	\$41,964	\$39,209	\$6,000,000	\$6,181,806	\$41,964	\$32,715	\$6,000,000	\$7,073,664	\$22,362	\$37,171	\$22,338	\$37,171	\$22,381	\$37,435
\$7,000,000	\$8,643,600	\$49,042	\$45,744	\$7,000,000	\$7,212,107	\$49,042	\$38,168	\$7,000,000	\$8,252,608	\$26,093	\$43,410	\$26,068	\$43,410	\$26,111	\$43,674
\$8,000,000	\$9,878,400	\$56,120	\$52,278	\$8,000,000	\$8,242,408	\$56,120	\$43,620	\$8,000,000	\$9,431,552	\$29,823	\$49,649	\$29,798	\$49,649	\$29,841	\$49,914
\$9,000,000	\$11,113,200	\$63,198	\$58,813	\$9,000,000	\$9,272,709	\$63,198	\$49,073	\$9,000,000	\$10,610,496	\$33,553	\$55,888	\$33,529	\$55,888	\$33,571	\$56,153
\$10,000,000	\$12,348,000	\$70,275	\$65,348	\$10,000,000	\$10,303,010	\$70,275	\$54,525	\$10,000,000	\$11,789,440	\$37,283	\$62,127	\$37,259	\$62,127	\$37,301	\$62,392
\$15,000,000	\$18,522,000	\$105,664	\$98,022	\$15,000,000	\$15,454,515	\$105,664	\$81,788	\$15,000,000	\$17,684,160	\$55,933	\$93,323	\$55,909	\$93,323	\$55,951	\$93,588
\$20,000,000	\$24,696,000	\$141,053	\$130,696	\$20,000,000	\$20,606,020	\$141,053	\$109,051	\$20,000,000	\$23,578,880	\$74,584	\$124,519	\$74,560	\$124,519	\$74,602	\$124,784
\$25,000,000	\$30,870,000	\$176,441	\$163,370	\$25,000,000	\$25,757,525	\$176,441	\$136,314	\$25,000,000	\$29,473,600	\$93,234	\$155,715	\$93,210	\$155,715	\$93,252	\$155,980
\$30,000,000	\$37,044,000	\$211,830	\$196,044	\$30,000,000	\$30,909,030	\$211,830	\$163,576	\$30,000,000	\$35,368,320	\$111,885	\$186,911	\$111,861	\$186,911	\$111,903	\$187,176
\$35,000,000	\$43,218,000	\$247,219	\$228,718	\$35,000,000	\$36,060,535	\$247,219	\$190,839	\$35,000,000	\$41,263,040	\$130,535	\$218,107	\$130,511	\$218,107	\$130,553	\$218,372
\$40,000,000	\$49,392,000	\$282,608	\$261,392	\$40,000,000	\$41,212,040	\$282,608	\$218,102	\$40,000,000	\$47,157,760	\$149,186	\$249,303	\$149,162	\$249,303	\$149,204	\$249,568
\$45,000,000	\$55,566,000	\$317,996	\$294,066	\$45,000,000	\$46,363,545	\$317,996	\$245,365	\$45,000,000	\$53,052,480	\$167,836	\$280,499	\$167,812	\$280,499	\$167,854	\$280,764
\$50,000,000	\$61,740,000	\$353,385	\$326,740	\$50,000,000	\$51,515,050	\$353,385	\$272,627	\$50,000,000	\$58,947,200	\$186,487	\$311,695	\$186,463	\$311,695	\$186,505	\$311,960

CITY OF MALCOM, 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	\$140	75.19%	\$86	46.18%	(\$121)	(71.88%)	(\$97)	(67.16%)	\$125	67.27%
\$100,000	\$280	75.19%	\$172	46.18%	\$4	1.24%	\$29	8.66%	\$251	67.27%
\$150,000	\$421	75.19%	\$258	46.18%	\$130	23.98%	\$154	29.79%	\$376	67.27%
\$200,000	\$394	43.09%	\$177	19.39%	\$255	35.07%	\$280	39.73%	\$502	67.27%
\$250,000	\$366	28.91%	\$96	7.56%	\$381	41.64%	\$405	45.50%	\$627	67.27%
\$300,000	\$339	20.93%	\$15	0.90%	\$506	45.98%	\$530	49.27%	\$753	67.27%
\$400,000	\$285	12.24%	(\$148)	(6.35%)	\$757	51.37%	\$781	53.90%	\$1,004	67.27%
\$500,000	\$231	7.60%	(\$310)	(10.22%)	\$1,008	54.58%	\$1,032	56.63%	\$1,255	67.27%
\$600,000	\$176	4.71%	(\$473)	(12.63%)	\$1,259	56.71%	\$1,283	58.44%	\$1,505	67.27%
\$700,000	\$122	2.74%	(\$635)	(14.27%)	\$1,510	58.23%	\$1,534	59.72%	\$1,756	67.27%
\$800,000	\$68	1.31%	(\$798)	(15.47%)	\$1,761	59.37%	\$1,785	60.68%	\$2,007	67.27%
\$900,000	\$13	0.23%	(\$961)	(16.37%)	\$2,012	60.25%	\$2,036	61.42%	\$2,258	67.27%
\$1,000,000	(\$41)	(0.62%)	(\$1,123)	(17.08%)	\$2,263	60.95%	\$2,287	62.01%	\$2,509	67.27%
\$2,000,000	(\$584)	(4.28%)	(\$2,748)	(20.13%)	\$4,772	64.12%	\$4,796	64.65%	\$5,018	67.27%
\$3,000,000	(\$1,127)	(5.43%)	(\$4,373)	(21.10%)	\$7,281	65.17%	\$7,305	65.53%	\$7,527	67.27%
\$4,000,000	(\$1,670)	(6.00%)	(\$5,999)	(21.57%)	\$9,790	65.69%	\$9,814	65.96%	\$10,036	67.27%
\$5,000,000	(\$2,213)	(6.34%)	(\$7,624)	(21.85%)	\$12,299	66.01%	\$12,323	66.22%	\$12,545	67.27%
\$6,000,000	(\$2,756)	(6.57%)	(\$9,249)	(22.04%)	\$14,808	66.22%	\$14,832	66.40%	\$15,055	67.27%
\$7,000,000	(\$3,298)	(6.73%)	(\$10,874)	(22.17%)	\$17,317	66.37%	\$17,341	66.52%	\$17,564	67.27%
\$8,000,000	(\$3,841)	(6.85%)	(\$12,499)	(22.27%)	\$19,826	66.48%	\$19,851	66.62%	\$20,073	67.27%
\$9,000,000	(\$4,384)	(6.94%)	(\$14,125)	(22.35%)	\$22,335	66.57%	\$22,360	66.69%	\$22,582	67.27%
\$10,000,000	(\$4,927)	(7.01%)	(\$15,750)	(22.41%)	\$24,844	66.64%	\$24,869	66.75%	\$25,091	67.27%
\$15,000,000	(\$7,642)	(7.23%)	(\$23,876)	(22.60%)	\$37,390	66.85%	\$37,414	66.92%	\$37,636	67.27%
\$20,000,000	(\$10,357)	(7.34%)	(\$32,002)	(22.69%)	\$49,935	66.95%	\$49,960	67.01%	\$50,182	67.27%
\$25,000,000	(\$13,072)	(7.41%)	(\$40,128)	(22.74%)	\$62,481	67.01%	\$62,505	67.06%	\$62,727	67.27%
\$30,000,000	(\$15,786)	(7.45%)	(\$48,254)	(22.78%)	\$75,026	67.06%	\$75,051	67.09%	\$75,273	67.27%
\$35,000,000	(\$18,501)	(7.48%)	(\$56,380)	(22.81%)	\$87,572	67.09%	\$87,596	67.12%	\$87,818	67.27%
\$40,000,000	(\$21,216)	(7.51%)	(\$64,506)	(22.83%)	\$100,117	67.11%	\$100,142	67.14%	\$100,364	67.27%
\$45,000,000	(\$23,931)	(7.53%)	(\$72,632)	(22.84%)	\$112,663	67.13%	\$112,687	67.15%	\$112,909	67.27%
\$50,000,000	(\$26,645)	(7.54%)	(\$80,758)	(22.85%)	\$125,208	67.14%	\$125,233	67.16%	\$125,455	67.27%