

CITY OF MASON CITY, 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	\$8.51000	\$10,894,286	\$0	\$10,894,286	
2026-27	\$5.17508	\$11,112,172	\$68,989	\$11,181,161	2.6%
2027-28	\$5.20721	\$11,239,502	\$69,417	\$11,308,920	1.1%
2028-29	\$5.08174	\$11,535,098	\$67,745	\$11,602,843	2.6%
2029-30	\$5.11158	\$11,665,879	\$68,143	\$11,734,021	1.1%
2030-31	\$4.98805	\$11,968,706	\$66,496	\$12,035,202	2.6%
2031-32	\$5.01576	\$12,097,060	\$66,865	\$12,163,926	1.1%
2032-33	\$4.89654	\$12,407,198	\$65,276	\$12,472,474	2.5%
2033-34	\$4.92295	\$12,534,838	\$65,628	\$12,600,466	1.0%
2034-35	\$4.80773	\$12,852,468	\$64,092	\$12,916,560	2.5%
2035-36	\$4.83356	\$12,981,137	\$64,436	\$13,045,573	1.0%

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	\$2,563,404,759	\$1,280,174,595	\$92,459,940	\$1,372,634,535
2026-27	\$2,453,910,602	\$2,160,576,962	\$113,977,559	\$2,274,554,521
2027-28	\$2,470,325,887	\$2,171,781,035	\$119,188,772	\$2,290,969,806
2028-29	\$2,592,697,045	\$2,283,242,101	\$130,098,863	\$2,413,340,964
2029-30	\$2,610,242,331	\$2,295,576,174	\$135,310,076	\$2,430,886,250
2030-31	\$2,739,189,326	\$2,412,807,013	\$147,026,232	\$2,559,833,245
2031-32	\$2,756,734,611	\$2,425,141,086	\$152,237,445	\$2,577,378,530
2032-33	\$2,891,357,572	\$2,547,201,522	\$164,799,969	\$2,712,001,491
2033-34	\$2,908,902,858	\$2,559,535,595	\$170,011,182	\$2,729,546,777
2034-35	\$3,049,441,994	\$2,686,623,519	\$183,462,394	\$2,870,085,913
2035-36	\$3,066,987,280	\$2,698,957,592	\$188,673,607	\$2,887,631,199

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.92%	-1.75%	57.17%	30.99%	8.63%	2.15%
2026-27	81.91%	-16.38%	65.52%	25.94%	6.39%	1.30%
2027-28	81.52%	-16.36%	65.16%	25.93%	6.79%	1.29%
2028-29	80.66%	-15.61%	65.05%	26.01%	6.93%	1.22%
2029-30	80.27%	-15.54%	64.73%	25.98%	7.29%	1.22%
2030-31	79.45%	-14.79%	64.66%	26.06%	7.39%	1.15%
2031-32	79.08%	-14.73%	64.35%	26.04%	7.73%	1.15%
2032-33	78.33%	-14.03%	64.30%	26.13%	7.79%	1.09%
2033-34	77.99%	-13.97%	64.01%	26.11%	8.11%	1.08%
2034-35	77.29%	-13.32%	63.97%	26.21%	8.14%	1.03%
2035-36	76.98%	-13.27%	63.70%	26.19%	8.44%	1.02%

**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 MASON CITY, 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	\$1,280,174,595	\$8.51000	\$10,894,286
2026-27	\$2,160,576,962	\$5.17508	\$11,181,161
2027-28	\$2,171,781,035	\$5.20721	\$11,308,920
2028-29	\$2,283,242,101	\$5.08174	\$11,602,843
2029-30	\$2,295,576,174	\$5.11158	\$11,734,021
2030-31	\$2,412,807,013	\$4.98805	\$12,035,202
2031-32	\$2,425,141,086	\$5.01576	\$12,163,926
2032-33	\$2,547,201,522	\$4.89654	\$12,472,474
2033-34	\$2,559,535,595	\$4.92295	\$12,600,466
2034-35	\$2,686,623,519	\$4.80773	\$12,916,560
2035-36	\$2,698,957,592	\$4.83356	\$13,045,573

CITY OF MASON CITY, 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	\$1,280,174,595	\$8.51000	\$10,894,286
2026-27	\$1,328,342,698	\$8.42574	\$11,192,274
2027-28	\$1,349,534,183	\$8.42574	\$11,370,828
2028-29	\$1,403,102,263	\$8.10000	\$11,365,128
2029-30	\$1,430,529,608	\$8.10000	\$11,587,290
2030-31	\$1,486,456,348	\$8.10000	\$12,040,296
2031-32	\$1,514,959,338	\$8.10000	\$12,271,171
2032-33	\$1,573,357,832	\$8.10000	\$12,744,198
2033-34	\$1,602,996,260	\$8.10000	\$12,984,270
2034-35	\$1,663,987,631	\$8.10000	\$13,478,300
2035-36	\$1,694,818,009	\$8.10000	\$13,728,026

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	\$832,234,264	(\$3.25066)	-\$11,113
2027-28	\$822,246,852	(\$3.21853)	-\$61,908
2028-29	\$880,139,838	(\$3.01826)	\$237,714
2029-30	\$865,046,565	(\$2.98842)	\$146,731
2030-31	\$926,350,665	(\$3.11195)	-\$5,094
2031-32	\$910,181,747	(\$3.08424)	-\$107,245
2032-33	\$973,843,690	(\$3.20346)	-\$271,724
2033-34	\$956,539,334	(\$3.17705)	-\$383,804
2034-35	\$1,022,635,888	(\$3.29227)	-\$561,739
2035-36	\$1,004,139,583	(\$3.26644)	-\$682,452

CITY OF MASON CITY, 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	\$202	\$308	\$50,000	\$51,515	\$202	\$257	\$50,000	\$58,947	\$182	\$45	\$156	\$45	\$202	\$294
\$100,000	\$123,480	\$404	\$616	\$100,000	\$103,030	\$404	\$514	\$100,000	\$117,894	\$384	\$339	\$358	\$339	\$404	\$588
\$150,000	\$185,220	\$605	\$924	\$150,000	\$154,545	\$605	\$771	\$150,000	\$176,842	\$586	\$633	\$560	\$633	\$605	\$882
\$200,000	\$246,960	\$988	\$1,232	\$200,000	\$206,060	\$988	\$1,028	\$200,000	\$235,789	\$788	\$927	\$761	\$927	\$807	\$1,176
\$250,000	\$308,700	\$1,371	\$1,540	\$250,000	\$257,575	\$1,371	\$1,285	\$250,000	\$294,736	\$990	\$1,221	\$963	\$1,221	\$1,009	\$1,470
\$300,000	\$370,440	\$1,754	\$1,848	\$300,000	\$309,090	\$1,754	\$1,542	\$300,000	\$353,683	\$1,191	\$1,515	\$1,165	\$1,515	\$1,211	\$1,764
\$400,000	\$493,920	\$2,520	\$2,464	\$400,000	\$412,120	\$2,520	\$2,056	\$400,000	\$471,578	\$1,595	\$2,103	\$1,569	\$2,103	\$1,615	\$2,352
\$500,000	\$617,400	\$3,286	\$3,080	\$500,000	\$515,151	\$3,286	\$2,570	\$500,000	\$589,472	\$1,999	\$2,691	\$1,972	\$2,691	\$2,018	\$2,940
\$600,000	\$740,880	\$4,052	\$3,696	\$600,000	\$618,181	\$4,052	\$3,084	\$600,000	\$707,366	\$2,402	\$3,279	\$2,376	\$3,279	\$2,422	\$3,528
\$700,000	\$864,360	\$4,818	\$4,311	\$700,000	\$721,211	\$4,818	\$3,597	\$700,000	\$825,261	\$2,806	\$3,867	\$2,780	\$3,867	\$2,826	\$4,116
\$800,000	\$987,840	\$5,584	\$4,927	\$800,000	\$824,241	\$5,584	\$4,111	\$800,000	\$943,155	\$3,210	\$4,455	\$3,183	\$4,455	\$3,229	\$4,705
\$900,000	\$1,111,320	\$6,350	\$5,543	\$900,000	\$927,271	\$6,350	\$4,625	\$900,000	\$1,061,050	\$3,613	\$5,043	\$3,587	\$5,043	\$3,633	\$5,293
\$1,000,000	\$1,234,800	\$7,116	\$6,159	\$1,000,000	\$1,030,301	\$7,116	\$5,139	\$1,000,000	\$1,178,944	\$4,017	\$5,631	\$3,991	\$5,631	\$4,036	\$5,881
\$2,000,000	\$2,469,600	\$14,775	\$12,318	\$2,000,000	\$2,060,602	\$14,775	\$10,278	\$2,000,000	\$2,357,888	\$8,053	\$11,512	\$8,027	\$11,512	\$8,073	\$11,761
\$3,000,000	\$3,704,400	\$22,434	\$18,478	\$3,000,000	\$3,090,903	\$22,434	\$15,418	\$3,000,000	\$3,536,832	\$12,090	\$17,392	\$12,063	\$17,392	\$12,109	\$17,642
\$4,000,000	\$4,939,200	\$30,093	\$24,637	\$4,000,000	\$4,121,204	\$30,093	\$20,557	\$4,000,000	\$4,715,776	\$16,126	\$23,273	\$16,100	\$23,273	\$16,146	\$23,523
\$5,000,000	\$6,174,000	\$37,752	\$30,796	\$5,000,000	\$5,151,505	\$37,752	\$25,696	\$5,000,000	\$5,894,720	\$20,163	\$29,154	\$20,136	\$29,154	\$20,182	\$29,403
\$6,000,000	\$7,408,800	\$45,411	\$36,955	\$6,000,000	\$6,181,806	\$45,411	\$30,835	\$6,000,000	\$7,073,664	\$24,199	\$35,034	\$24,173	\$35,034	\$24,219	\$35,284
\$7,000,000	\$8,643,600	\$53,070	\$43,115	\$7,000,000	\$7,212,107	\$53,070	\$35,974	\$7,000,000	\$8,252,608	\$28,235	\$40,915	\$28,209	\$40,915	\$28,255	\$41,164
\$8,000,000	\$9,878,400	\$60,729	\$49,274	\$8,000,000	\$8,242,408	\$60,729	\$41,114	\$8,000,000	\$9,431,552	\$32,272	\$46,796	\$32,246	\$46,796	\$32,291	\$47,045
\$9,000,000	\$11,113,200	\$68,388	\$55,433	\$9,000,000	\$9,272,709	\$68,388	\$46,253	\$9,000,000	\$10,610,496	\$36,308	\$52,676	\$36,282	\$52,676	\$36,328	\$52,926
\$10,000,000	\$12,348,000	\$76,047	\$61,592	\$10,000,000	\$10,303,010	\$76,047	\$51,392	\$10,000,000	\$11,789,440	\$40,345	\$58,557	\$40,318	\$58,557	\$40,364	\$58,806
\$15,000,000	\$18,522,000	\$114,342	\$92,389	\$15,000,000	\$15,454,515	\$114,342	\$77,088	\$15,000,000	\$17,684,160	\$60,527	\$87,960	\$60,501	\$87,960	\$60,546	\$88,209
\$20,000,000	\$24,696,000	\$152,637	\$123,185	\$20,000,000	\$20,606,020	\$152,637	\$102,784	\$20,000,000	\$23,578,880	\$80,709	\$117,363	\$80,683	\$117,363	\$80,729	\$117,613
\$25,000,000	\$30,870,000	\$190,932	\$153,981	\$25,000,000	\$25,757,525	\$190,932	\$128,480	\$25,000,000	\$29,473,600	\$100,891	\$146,766	\$100,865	\$146,766	\$100,911	\$147,016
\$30,000,000	\$37,044,000	\$229,227	\$184,777	\$30,000,000	\$30,909,030	\$229,227	\$154,176	\$30,000,000	\$35,368,320	\$121,073	\$176,170	\$121,047	\$176,170	\$121,093	\$176,419
\$35,000,000	\$43,218,000	\$267,522	\$215,574	\$35,000,000	\$36,060,535	\$267,522	\$179,872	\$35,000,000	\$41,263,040	\$141,255	\$205,573	\$141,229	\$205,573	\$141,275	\$205,822
\$40,000,000	\$49,392,000	\$305,817	\$246,370	\$40,000,000	\$41,212,040	\$305,817	\$205,568	\$40,000,000	\$47,157,760	\$161,438	\$234,976	\$161,411	\$234,976	\$161,457	\$235,225
\$45,000,000	\$55,566,000	\$344,112	\$277,166	\$45,000,000	\$46,363,545	\$344,112	\$231,264	\$45,000,000	\$53,052,480	\$181,620	\$264,379	\$181,593	\$264,379	\$181,639	\$264,628
\$50,000,000	\$61,740,000	\$382,407	\$307,962	\$50,000,000	\$51,515,050	\$382,407	\$256,960	\$50,000,000	\$58,947,200	\$201,802	\$293,782	\$201,776	\$293,782	\$201,821	\$294,032

CITY OF MASON CITY, 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	\$106	52.59%	\$55	27.32%	(\$138)	(75.51%)	(\$111)	(71.39%)	\$92	45.69%
\$100,000	\$212	52.59%	\$110	27.32%	(\$45)	(11.82%)	(\$19)	(5.36%)	\$184	45.69%
\$150,000	\$318	52.59%	\$165	27.32%	\$47	7.99%	\$73	13.05%	\$277	45.69%
\$200,000	\$243	24.63%	\$39	3.99%	\$139	17.65%	\$165	21.70%	\$369	45.69%
\$250,000	\$168	12.28%	(\$87)	(6.31%)	\$231	23.37%	\$257	26.73%	\$461	45.69%
\$300,000	\$93	5.33%	(\$213)	(12.12%)	\$323	27.15%	\$350	30.01%	\$553	45.69%
\$400,000	(\$57)	(2.24%)	(\$465)	(18.43%)	\$508	31.84%	\$534	34.05%	\$738	45.69%
\$500,000	(\$206)	(6.28%)	(\$717)	(21.80%)	\$692	34.64%	\$719	36.43%	\$922	45.69%
\$600,000	(\$356)	(8.80%)	(\$968)	(23.90%)	\$877	36.49%	\$903	38.00%	\$1,107	45.69%
\$700,000	(\$506)	(10.51%)	(\$1,220)	(25.33%)	\$1,061	37.82%	\$1,087	39.12%	\$1,291	45.69%
\$800,000	(\$656)	(11.76%)	(\$1,472)	(26.37%)	\$1,246	38.81%	\$1,272	39.95%	\$1,475	45.69%
\$900,000	(\$806)	(12.70%)	(\$1,724)	(27.16%)	\$1,430	39.58%	\$1,456	40.60%	\$1,660	45.69%
\$1,000,000	(\$956)	(13.44%)	(\$1,976)	(27.78%)	\$1,614	40.19%	\$1,641	41.11%	\$1,844	45.69%
\$2,000,000	(\$2,456)	(16.62%)	(\$4,496)	(30.43%)	\$3,459	42.95%	\$3,485	43.41%	\$3,688	45.69%
\$3,000,000	(\$3,956)	(17.63%)	(\$7,016)	(31.27%)	\$5,303	43.86%	\$5,329	44.17%	\$5,533	45.69%
\$4,000,000	(\$5,456)	(18.13%)	(\$9,536)	(31.69%)	\$7,147	44.32%	\$7,173	44.55%	\$7,377	45.69%
\$5,000,000	(\$6,955)	(18.42%)	(\$12,056)	(31.93%)	\$8,991	44.59%	\$9,017	44.78%	\$9,221	45.69%
\$6,000,000	(\$8,455)	(18.62%)	(\$14,575)	(32.10%)	\$10,835	44.78%	\$10,862	44.93%	\$11,065	45.69%
\$7,000,000	(\$9,955)	(18.76%)	(\$17,095)	(32.21%)	\$12,680	44.91%	\$12,706	45.04%	\$12,909	45.69%
\$8,000,000	(\$11,455)	(18.86%)	(\$19,615)	(32.30%)	\$14,524	45.00%	\$14,550	45.12%	\$14,754	45.69%
\$9,000,000	(\$12,954)	(18.94%)	(\$22,135)	(32.37%)	\$16,368	45.08%	\$16,394	45.19%	\$16,598	45.69%
\$10,000,000	(\$14,454)	(19.01%)	(\$24,655)	(32.42%)	\$18,212	45.14%	\$18,238	45.24%	\$18,442	45.69%
\$15,000,000	(\$21,953)	(19.20%)	(\$37,254)	(32.58%)	\$27,433	45.32%	\$27,459	45.39%	\$27,663	45.69%
\$20,000,000	(\$29,452)	(19.30%)	(\$49,853)	(32.66%)	\$36,654	45.42%	\$36,680	45.46%	\$36,884	45.69%
\$25,000,000	(\$36,951)	(19.35%)	(\$62,452)	(32.71%)	\$45,875	45.47%	\$45,901	45.51%	\$46,105	45.69%
\$30,000,000	(\$44,449)	(19.39%)	(\$75,051)	(32.74%)	\$55,096	45.51%	\$55,122	45.54%	\$55,326	45.69%
\$35,000,000	(\$51,948)	(19.42%)	(\$87,650)	(32.76%)	\$64,317	45.53%	\$64,343	45.56%	\$64,547	45.69%
\$40,000,000	(\$59,447)	(19.44%)	(\$100,249)	(32.78%)	\$73,538	45.55%	\$73,565	45.58%	\$73,768	45.69%
\$45,000,000	(\$66,946)	(19.45%)	(\$112,848)	(32.79%)	\$82,759	45.57%	\$82,786	45.59%	\$82,989	45.69%
\$50,000,000	(\$74,444)	(19.47%)	(\$125,447)	(32.80%)	\$91,980	45.58%	\$92,007	45.60%	\$92,210	45.69%