

CITY OF MARION, 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	\$7.95444	\$16,795,098	\$0	\$16,795,098	
2026-27	\$4.19696	\$17,131,000	\$261,361	\$17,392,361	3.6%
2027-28	\$4.26099	\$17,600,306	\$265,348	\$17,865,655	2.7%
2028-29	\$4.16743	\$18,222,966	\$259,522	\$18,482,488	3.5%
2029-30	\$4.22678	\$18,695,076	\$263,218	\$18,958,294	2.6%
2030-31	\$4.13219	\$19,337,467	\$257,328	\$19,594,795	3.4%
2031-32	\$4.18718	\$19,805,402	\$260,752	\$20,066,154	2.4%
2032-33	\$4.09323	\$20,467,492	\$254,901	\$20,722,393	3.3%
2033-34	\$4.14421	\$20,930,845	\$258,076	\$21,188,922	2.3%
2034-35	\$4.05103	\$21,612,715	\$252,273	\$21,864,988	3.2%
2035-36	\$4.09832	\$22,071,141	\$255,218	\$22,326,360	2.1%

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	\$4,503,754,667	\$2,111,412,906	\$164,906,843	\$2,276,319,749
2026-27	\$4,442,921,735	\$4,144,039,634	\$195,787,570	\$4,339,827,204
2027-28	\$4,497,269,293	\$4,192,841,239	\$201,333,523	\$4,394,174,762
2028-29	\$4,754,747,946	\$4,434,984,561	\$216,668,855	\$4,651,653,415
2029-30	\$4,810,589,803	\$4,485,280,465	\$222,214,808	\$4,707,495,272
2030-31	\$5,083,676,533	\$4,741,987,798	\$238,594,203	\$4,980,582,002
2031-32	\$5,139,518,390	\$4,792,283,703	\$244,140,156	\$5,036,423,859
2032-33	\$5,427,312,083	\$5,062,601,732	\$261,615,820	\$5,324,217,552
2033-34	\$5,483,153,940	\$5,112,897,636	\$267,161,773	\$5,380,059,409
2034-35	\$5,786,272,948	\$5,397,389,900	\$285,788,517	\$5,683,178,417
2035-36	\$5,842,114,805	\$5,447,685,804	\$291,334,470	\$5,739,020,274

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.64%	-1.25%	79.39%	18.50%	1.51%	0.60%
2026-27	98.44%	-13.26%	85.18%	13.36%	0.94%	0.31%
2027-28	98.45%	-13.40%	85.05%	13.51%	0.93%	0.31%
2028-29	97.88%	-12.95%	84.93%	13.70%	0.89%	0.29%
2029-30	97.86%	-13.05%	84.82%	13.83%	0.88%	0.29%
2030-31	97.28%	-12.57%	84.71%	14.01%	0.84%	0.27%
2031-32	97.27%	-12.67%	84.61%	14.13%	0.83%	0.27%
2032-33	96.71%	-12.20%	84.51%	14.29%	0.79%	0.26%
2033-34	96.70%	-12.30%	84.41%	14.40%	0.78%	0.25%
2034-35	96.16%	-11.85%	84.31%	14.56%	0.75%	0.24%
2035-36	96.16%	-11.94%	84.22%	14.66%	0.74%	0.24%

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 MARION, 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	\$2,111,412,906	\$7.95444	\$16,795,098
2026-27	\$4,144,039,634	\$4.19696	\$17,392,361
2027-28	\$4,192,841,239	\$4.26099	\$17,865,655
2028-29	\$4,434,984,561	\$4.16743	\$18,482,488
2029-30	\$4,485,280,465	\$4.22678	\$18,958,294
2030-31	\$4,741,987,798	\$4.13219	\$19,594,795
2031-32	\$4,792,283,703	\$4.18718	\$20,066,154
2032-33	\$5,062,601,732	\$4.09323	\$20,722,393
2033-34	\$5,112,897,636	\$4.14421	\$21,188,922
2034-35	\$5,397,389,900	\$4.05103	\$21,864,988
2035-36	\$5,447,685,804	\$4.09832	\$22,326,360

CITY OF MARION, 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	\$2,111,412,906	\$7.95444	\$16,795,098
2026-27	\$2,167,714,718	\$7.95444	\$17,242,947
2027-28	\$2,232,219,349	\$7.87568	\$17,580,243
2028-29	\$2,334,817,474	\$7.87568	\$18,388,273
2029-30	\$2,408,290,461	\$7.87568	\$18,966,922
2030-31	\$2,516,985,585	\$7.87568	\$19,822,970
2031-32	\$2,594,054,511	\$7.87568	\$20,429,940
2032-33	\$2,709,165,716	\$7.87568	\$21,336,519
2033-34	\$2,790,027,778	\$7.87568	\$21,973,363
2034-35	\$2,911,896,284	\$7.87568	\$22,933,160
2035-36	\$2,996,743,612	\$7.87568	\$23,601,390

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	\$1,976,324,916	(\$3.75748)	\$149,414
2027-28	\$1,960,621,889	(\$3.61469)	\$285,412
2028-29	\$2,100,167,086	(\$3.70825)	\$94,215
2029-30	\$2,076,990,004	(\$3.64890)	-\$8,628
2030-31	\$2,225,002,214	(\$3.74349)	-\$228,176
2031-32	\$2,198,229,192	(\$3.68850)	-\$363,786
2032-33	\$2,353,436,016	(\$3.78245)	-\$614,126
2033-34	\$2,322,869,858	(\$3.73147)	-\$784,441
2034-35	\$2,485,493,616	(\$3.82465)	-\$1,068,172
2035-36	\$2,450,942,192	(\$3.77736)	-\$1,275,031

CITY OF MARION, 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	\$255	\$50,000	\$51,515	\$189	\$213	\$50,000	\$58,947	\$170	\$37	\$146	\$37	\$189	\$244
\$100,000	\$123,480	\$377	\$510	\$100,000	\$103,030	\$377	\$426	\$100,000	\$117,894	\$359	\$281	\$334	\$281	\$377	\$487
\$150,000	\$185,220	\$566	\$765	\$150,000	\$154,545	\$566	\$639	\$150,000	\$176,842	\$548	\$524	\$523	\$524	\$566	\$731
\$200,000	\$246,960	\$924	\$1,020	\$200,000	\$206,060	\$924	\$851	\$200,000	\$235,789	\$736	\$768	\$712	\$768	\$755	\$974
\$250,000	\$308,700	\$1,282	\$1,276	\$250,000	\$257,575	\$1,282	\$1,064	\$250,000	\$294,736	\$925	\$1,011	\$900	\$1,011	\$943	\$1,218
\$300,000	\$370,440	\$1,640	\$1,531	\$300,000	\$309,090	\$1,640	\$1,277	\$300,000	\$353,683	\$1,114	\$1,255	\$1,089	\$1,255	\$1,132	\$1,461
\$400,000	\$493,920	\$2,356	\$2,041	\$400,000	\$412,120	\$2,356	\$1,703	\$400,000	\$471,578	\$1,491	\$1,742	\$1,466	\$1,742	\$1,509	\$1,949
\$500,000	\$617,400	\$3,072	\$2,551	\$500,000	\$515,151	\$3,072	\$2,129	\$500,000	\$589,472	\$1,868	\$2,229	\$1,844	\$2,229	\$1,886	\$2,436
\$600,000	\$740,880	\$3,787	\$3,061	\$600,000	\$618,181	\$3,787	\$2,554	\$600,000	\$707,366	\$2,245	\$2,716	\$2,221	\$2,716	\$2,264	\$2,923
\$700,000	\$864,360	\$4,503	\$3,572	\$700,000	\$721,211	\$4,503	\$2,980	\$700,000	\$825,261	\$2,623	\$3,204	\$2,598	\$3,204	\$2,641	\$3,410
\$800,000	\$987,840	\$5,219	\$4,082	\$800,000	\$824,241	\$5,219	\$3,406	\$800,000	\$943,155	\$3,000	\$3,691	\$2,976	\$3,691	\$3,018	\$3,897
\$900,000	\$1,111,320	\$5,935	\$4,592	\$900,000	\$927,271	\$5,935	\$3,832	\$900,000	\$1,061,050	\$3,377	\$4,178	\$3,353	\$4,178	\$3,396	\$4,384
\$1,000,000	\$1,234,800	\$6,651	\$5,102	\$1,000,000	\$1,030,301	\$6,651	\$4,257	\$1,000,000	\$1,178,944	\$3,755	\$4,665	\$3,730	\$4,665	\$3,773	\$4,872
\$2,000,000	\$2,469,600	\$13,810	\$10,205	\$2,000,000	\$2,060,602	\$13,810	\$8,515	\$2,000,000	\$2,357,888	\$7,528	\$9,537	\$7,503	\$9,537	\$7,546	\$9,743
\$3,000,000	\$3,704,400	\$20,969	\$15,307	\$3,000,000	\$3,090,903	\$20,969	\$12,772	\$3,000,000	\$3,536,832	\$11,300	\$14,408	\$11,276	\$14,408	\$11,319	\$14,615
\$4,000,000	\$4,939,200	\$28,128	\$20,410	\$4,000,000	\$4,121,204	\$28,128	\$17,030	\$4,000,000	\$4,715,776	\$15,073	\$19,280	\$15,049	\$19,280	\$15,092	\$19,486
\$5,000,000	\$6,174,000	\$35,287	\$25,512	\$5,000,000	\$5,151,505	\$35,287	\$21,287	\$5,000,000	\$5,894,720	\$18,846	\$24,151	\$18,822	\$24,151	\$18,865	\$24,358
\$6,000,000	\$7,408,800	\$42,446	\$30,615	\$6,000,000	\$6,181,806	\$42,446	\$25,544	\$6,000,000	\$7,073,664	\$22,619	\$29,023	\$22,595	\$29,023	\$22,637	\$29,230
\$7,000,000	\$8,643,600	\$49,605	\$35,717	\$7,000,000	\$7,212,107	\$49,605	\$29,802	\$7,000,000	\$8,252,608	\$26,392	\$33,895	\$26,368	\$33,895	\$26,410	\$34,101
\$8,000,000	\$9,878,400	\$56,764	\$40,819	\$8,000,000	\$8,242,408	\$56,764	\$34,059	\$8,000,000	\$9,431,552	\$30,165	\$38,766	\$30,141	\$38,766	\$30,183	\$38,973
\$9,000,000	\$11,113,200	\$63,923	\$45,922	\$9,000,000	\$9,272,709	\$63,923	\$38,317	\$9,000,000	\$10,610,496	\$33,938	\$43,638	\$33,913	\$43,638	\$33,956	\$43,845
\$10,000,000	\$12,348,000	\$71,082	\$51,024	\$10,000,000	\$10,303,010	\$71,082	\$42,574	\$10,000,000	\$11,789,440	\$37,711	\$48,510	\$37,686	\$48,510	\$37,729	\$48,716
\$15,000,000	\$18,522,000	\$106,877	\$76,536	\$15,000,000	\$15,454,515	\$106,877	\$63,861	\$15,000,000	\$17,684,160	\$56,575	\$72,868	\$56,551	\$72,868	\$56,594	\$73,074
\$20,000,000	\$24,696,000	\$142,672	\$102,049	\$20,000,000	\$20,606,020	\$142,672	\$85,148	\$20,000,000	\$23,578,880	\$75,440	\$97,226	\$75,415	\$97,226	\$75,458	\$97,432
\$25,000,000	\$30,870,000	\$178,467	\$127,561	\$25,000,000	\$25,757,525	\$178,467	\$106,435	\$25,000,000	\$29,473,600	\$94,305	\$121,584	\$94,280	\$121,584	\$94,323	\$121,791
\$30,000,000	\$37,044,000	\$214,262	\$153,073	\$30,000,000	\$30,909,030	\$214,262	\$127,722	\$30,000,000	\$35,368,320	\$113,169	\$145,942	\$113,145	\$145,942	\$113,187	\$146,149
\$35,000,000	\$43,218,000	\$250,057	\$178,585	\$35,000,000	\$36,060,535	\$250,057	\$149,009	\$35,000,000	\$41,263,040	\$132,034	\$170,300	\$132,009	\$170,300	\$132,052	\$170,507
\$40,000,000	\$49,392,000	\$285,852	\$204,097	\$40,000,000	\$41,212,040	\$285,852	\$170,296	\$40,000,000	\$47,157,760	\$150,898	\$194,658	\$150,874	\$194,658	\$150,917	\$194,865
\$45,000,000	\$55,566,000	\$321,647	\$229,609	\$45,000,000	\$46,363,545	\$321,647	\$191,583	\$45,000,000	\$53,052,480	\$169,763	\$219,016	\$169,738	\$219,016	\$169,781	\$219,223
\$50,000,000	\$61,740,000	\$357,442	\$255,121	\$50,000,000	\$51,515,050	\$357,442	\$212,870	\$50,000,000	\$58,947,200	\$188,628	\$243,374	\$188,603	\$243,374	\$188,646	\$243,581

CITY OF MARION, 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	\$66	35.24%	\$24	12.84%	(\$133)	(78.30%)	(\$109)	(74.65%)	\$55	29.12%
\$100,000	\$133	35.24%	\$48	12.84%	(\$78)	(21.85%)	(\$54)	(16.12%)	\$110	29.12%
\$150,000	\$199	35.24%	\$73	12.84%	(\$24)	(4.29%)	\$1	0.19%	\$165	29.12%
\$200,000	\$97	10.46%	(\$72)	(7.84%)	\$31	4.27%	\$56	7.86%	\$220	29.12%
\$250,000	(\$6)	(0.49%)	(\$217)	(16.97%)	\$86	9.34%	\$111	12.32%	\$275	29.12%
\$300,000	(\$109)	(6.65%)	(\$363)	(22.11%)	\$141	12.69%	\$166	15.23%	\$330	29.12%
\$400,000	(\$315)	(13.36%)	(\$653)	(27.71%)	\$251	16.85%	\$276	18.80%	\$439	29.12%
\$500,000	(\$520)	(16.94%)	(\$943)	(30.70%)	\$361	19.33%	\$386	20.91%	\$549	29.12%
\$600,000	(\$726)	(19.17%)	(\$1,233)	(32.56%)	\$471	20.97%	\$495	22.31%	\$659	29.12%
\$700,000	(\$932)	(20.69%)	(\$1,523)	(33.82%)	\$581	22.14%	\$605	23.30%	\$769	29.12%
\$800,000	(\$1,137)	(21.79%)	(\$1,813)	(34.74%)	\$691	23.02%	\$715	24.04%	\$879	29.12%
\$900,000	(\$1,343)	(22.63%)	(\$2,104)	(35.44%)	\$801	23.70%	\$825	24.61%	\$989	29.12%
\$1,000,000	(\$1,549)	(23.28%)	(\$2,394)	(35.99%)	\$910	24.25%	\$935	25.06%	\$1,099	29.12%
\$2,000,000	(\$3,605)	(26.11%)	(\$5,295)	(38.34%)	\$2,009	26.69%	\$2,034	27.10%	\$2,197	29.12%
\$3,000,000	(\$5,662)	(27.00%)	(\$8,197)	(39.09%)	\$3,108	27.50%	\$3,132	27.78%	\$3,296	29.12%
\$4,000,000	(\$7,718)	(27.44%)	(\$11,098)	(39.46%)	\$4,207	27.91%	\$4,231	28.12%	\$4,395	29.12%
\$5,000,000	(\$9,775)	(27.70%)	(\$14,000)	(39.67%)	\$5,305	28.15%	\$5,330	28.32%	\$5,494	29.12%
\$6,000,000	(\$11,831)	(27.87%)	(\$16,902)	(39.82%)	\$6,404	28.31%	\$6,428	28.45%	\$6,592	29.12%
\$7,000,000	(\$13,888)	(28.00%)	(\$19,803)	(39.92%)	\$7,503	28.43%	\$7,527	28.55%	\$7,691	29.12%
\$8,000,000	(\$15,945)	(28.09%)	(\$22,705)	(40.00%)	\$8,601	28.51%	\$8,626	28.62%	\$8,790	29.12%
\$9,000,000	(\$18,001)	(28.16%)	(\$25,606)	(40.06%)	\$9,700	28.58%	\$9,725	28.67%	\$9,888	29.12%
\$10,000,000	(\$20,058)	(28.22%)	(\$28,508)	(40.11%)	\$10,799	28.64%	\$10,823	28.72%	\$10,987	29.12%
\$15,000,000	(\$30,341)	(28.39%)	(\$43,016)	(40.25%)	\$16,292	28.80%	\$16,317	28.85%	\$16,481	29.12%
\$20,000,000	(\$40,623)	(28.47%)	(\$57,524)	(40.32%)	\$21,786	28.88%	\$21,810	28.92%	\$21,974	29.12%
\$25,000,000	(\$50,906)	(28.52%)	(\$72,032)	(40.36%)	\$27,279	28.93%	\$27,304	28.96%	\$27,468	29.12%
\$30,000,000	(\$61,189)	(28.56%)	(\$86,540)	(40.39%)	\$32,773	28.96%	\$32,797	28.99%	\$32,961	29.12%
\$35,000,000	(\$71,472)	(28.58%)	(\$101,048)	(40.41%)	\$38,266	28.98%	\$38,291	29.01%	\$38,455	29.12%
\$40,000,000	(\$81,755)	(28.60%)	(\$115,556)	(40.43%)	\$43,760	29.00%	\$43,784	29.02%	\$43,948	29.12%
\$45,000,000	(\$92,037)	(28.61%)	(\$130,064)	(40.44%)	\$49,253	29.01%	\$49,278	29.03%	\$49,442	29.12%
\$50,000,000	(\$102,320)	(28.63%)	(\$144,572)	(40.45%)	\$54,747	29.02%	\$54,771	29.04%	\$54,935	29.12%