

CITY OF MANCHESTER, 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	\$7.96687	\$1,955,008	\$0	\$1,955,008	
2026-27	\$4.66362	\$1,994,108	\$40,412	\$2,034,520	4.1%
2027-28	\$4.75813	\$2,066,216	\$41,231	\$2,107,447	3.6%
2028-29	\$4.65377	\$2,149,598	\$40,327	\$2,189,924	3.9%
2029-30	\$4.74108	\$2,222,654	\$41,083	\$2,263,737	3.4%
2030-31	\$4.63387	\$2,309,012	\$40,154	\$2,349,166	3.8%
2031-32	\$4.71445	\$2,381,708	\$40,852	\$2,422,560	3.1%
2032-33	\$4.60728	\$2,471,013	\$39,924	\$2,510,937	3.6%
2033-34	\$4.68172	\$2,543,255	\$40,569	\$2,583,824	2.9%
2034-35	\$4.57483	\$2,635,501	\$39,643	\$2,675,143	3.5%
2035-36	\$4.64364	\$2,707,196	\$40,239	\$2,747,435	2.7%

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	\$515,956,346	\$245,392,189	\$22,066,490	\$267,458,679
2026-27	\$497,278,785	\$436,253,485	\$27,327,715	\$463,581,200
2027-28	\$505,246,838	\$442,914,915	\$28,634,338	\$471,549,253
2028-29	\$535,574,892	\$470,569,960	\$31,307,347	\$501,877,307
2029-30	\$543,784,514	\$477,472,959	\$32,613,970	\$510,086,929
2030-31	\$576,139,058	\$506,955,513	\$35,485,960	\$542,441,473
2031-32	\$584,348,680	\$513,858,512	\$36,792,583	\$550,651,095
2032-33	\$618,564,414	\$544,993,325	\$39,873,504	\$584,866,829
2033-34	\$626,774,036	\$551,896,324	\$41,180,127	\$593,076,451
2034-35	\$662,930,524	\$584,752,514	\$44,480,425	\$629,232,939
2035-36	\$671,140,146	\$591,655,513	\$45,787,048	\$637,442,561

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	64.08%	-1.65%	62.43%	28.99%	6.16%	2.00%
2026-27	86.67%	-17.13%	69.54%	24.48%	4.19%	1.15%
2027-28	86.89%	-17.27%	69.62%	24.50%	4.12%	1.14%
2028-29	86.48%	-16.61%	69.87%	24.58%	3.91%	1.07%
2029-30	86.65%	-16.69%	69.96%	24.58%	3.85%	1.05%
2030-31	86.20%	-16.01%	70.19%	24.65%	3.65%	0.99%
2031-32	86.36%	-16.09%	70.26%	24.65%	3.60%	0.97%
2032-33	85.91%	-15.44%	70.47%	24.72%	3.42%	0.92%
2033-34	86.06%	-15.53%	70.53%	24.72%	3.38%	0.90%
2034-35	85.62%	-14.90%	70.72%	24.79%	3.21%	0.85%
2035-36	85.76%	-14.99%	70.77%	24.79%	3.17%	0.84%

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 MANCHESTER, 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	\$245,392,189	\$7.96687	\$1,955,008
2026-27	\$436,253,485	\$4.66362	\$2,034,520
2027-28	\$442,914,915	\$4.75813	\$2,107,447
2028-29	\$470,569,960	\$4.65377	\$2,189,924
2029-30	\$477,472,959	\$4.74108	\$2,263,737
2030-31	\$506,955,513	\$4.63387	\$2,349,166
2031-32	\$513,858,512	\$4.71445	\$2,422,560
2032-33	\$544,993,325	\$4.60728	\$2,510,937
2033-34	\$551,896,324	\$4.68172	\$2,583,824
2034-35	\$584,752,514	\$4.57483	\$2,675,143
2035-36	\$591,655,513	\$4.64364	\$2,747,435

CITY OF MANCHESTER, 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	\$245,392,189	\$7.96687	\$1,955,008
2026-27	\$255,548,017	\$7.81066	\$1,995,999
2027-28	\$261,812,727	\$7.81066	\$2,044,930
2028-29	\$274,332,511	\$7.81066	\$2,142,718
2029-30	\$282,296,098	\$7.81066	\$2,204,919
2030-31	\$295,542,282	\$7.81066	\$2,308,380
2031-32	\$303,918,159	\$7.81066	\$2,373,801
2032-33	\$317,928,862	\$7.81066	\$2,483,234
2033-34	\$326,739,516	\$7.81066	\$2,552,051
2034-35	\$341,555,382	\$7.81066	\$2,667,773
2035-36	\$350,822,985	\$7.81066	\$2,740,159

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	\$180,705,468	(\$3.14704)	\$38,522
2027-28	\$181,102,188	(\$3.05253)	\$62,517
2028-29	\$196,237,449	(\$3.15689)	\$47,207
2029-30	\$195,176,861	(\$3.06958)	\$58,819
2030-31	\$211,413,231	(\$3.17679)	\$40,786
2031-32	\$209,940,354	(\$3.09621)	\$48,759
2032-33	\$227,064,463	(\$3.20338)	\$27,703
2033-34	\$225,156,809	(\$3.12894)	\$31,773
2034-35	\$243,197,132	(\$3.23583)	\$7,371
2035-36	\$240,832,528	(\$3.16702)	\$7,276

CITY OF MANCHESTER, 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	\$286	\$50,000	\$51,515	\$189	\$239	\$50,000	\$58,947	\$171	\$41	\$146	\$41	\$189	\$273
\$100,000	\$123,480	\$378	\$572	\$100,000	\$103,030	\$378	\$477	\$100,000	\$117,894	\$360	\$315	\$335	\$315	\$378	\$546
\$150,000	\$185,220	\$567	\$858	\$150,000	\$154,545	\$567	\$716	\$150,000	\$176,842	\$548	\$588	\$524	\$588	\$567	\$819
\$200,000	\$246,960	\$925	\$1,144	\$200,000	\$206,060	\$925	\$955	\$200,000	\$235,789	\$737	\$861	\$713	\$861	\$756	\$1,093
\$250,000	\$308,700	\$1,284	\$1,430	\$250,000	\$257,575	\$1,284	\$1,194	\$250,000	\$294,736	\$926	\$1,134	\$902	\$1,134	\$945	\$1,366
\$300,000	\$370,440	\$1,642	\$1,717	\$300,000	\$309,090	\$1,642	\$1,432	\$300,000	\$353,683	\$1,115	\$1,407	\$1,091	\$1,407	\$1,134	\$1,639
\$400,000	\$493,920	\$2,359	\$2,289	\$400,000	\$412,120	\$2,359	\$1,910	\$400,000	\$471,578	\$1,493	\$1,954	\$1,469	\$1,954	\$1,512	\$2,185
\$500,000	\$617,400	\$3,076	\$2,861	\$500,000	\$515,151	\$3,076	\$2,387	\$500,000	\$589,472	\$1,871	\$2,500	\$1,847	\$2,500	\$1,889	\$2,732
\$600,000	\$740,880	\$3,793	\$3,433	\$600,000	\$618,181	\$3,793	\$2,865	\$600,000	\$707,366	\$2,249	\$3,046	\$2,224	\$3,046	\$2,267	\$3,278
\$700,000	\$864,360	\$4,510	\$4,005	\$700,000	\$721,211	\$4,510	\$3,342	\$700,000	\$825,261	\$2,627	\$3,592	\$2,602	\$3,592	\$2,645	\$3,824
\$800,000	\$987,840	\$5,227	\$4,578	\$800,000	\$824,241	\$5,227	\$3,819	\$800,000	\$943,155	\$3,005	\$4,139	\$2,980	\$4,139	\$3,023	\$4,370
\$900,000	\$1,111,320	\$5,944	\$5,150	\$900,000	\$927,271	\$5,944	\$4,297	\$900,000	\$1,061,050	\$3,383	\$4,685	\$3,358	\$4,685	\$3,401	\$4,917
\$1,000,000	\$1,234,800	\$6,661	\$5,722	\$1,000,000	\$1,030,301	\$6,661	\$4,774	\$1,000,000	\$1,178,944	\$3,760	\$5,231	\$3,736	\$5,231	\$3,779	\$5,463
\$2,000,000	\$2,469,600	\$13,832	\$11,444	\$2,000,000	\$2,060,602	\$13,832	\$9,549	\$2,000,000	\$2,357,888	\$7,539	\$10,694	\$7,515	\$10,694	\$7,558	\$10,926
\$3,000,000	\$3,704,400	\$21,002	\$17,166	\$3,000,000	\$3,090,903	\$21,002	\$14,323	\$3,000,000	\$3,536,832	\$11,318	\$16,158	\$11,294	\$16,158	\$11,336	\$16,389
\$4,000,000	\$4,939,200	\$28,172	\$22,888	\$4,000,000	\$4,121,204	\$28,172	\$19,097	\$4,000,000	\$4,715,776	\$15,097	\$21,621	\$15,072	\$21,621	\$15,115	\$21,852
\$5,000,000	\$6,174,000	\$35,342	\$28,610	\$5,000,000	\$5,151,505	\$35,342	\$23,871	\$5,000,000	\$5,894,720	\$18,876	\$27,084	\$18,851	\$27,084	\$18,894	\$27,315
\$6,000,000	\$7,408,800	\$42,512	\$34,331	\$6,000,000	\$6,181,806	\$42,512	\$28,646	\$6,000,000	\$7,073,664	\$22,655	\$32,547	\$22,630	\$32,547	\$22,673	\$32,778
\$7,000,000	\$8,643,600	\$49,683	\$40,053	\$7,000,000	\$7,212,107	\$49,683	\$33,420	\$7,000,000	\$8,252,608	\$26,433	\$38,010	\$26,409	\$38,010	\$26,452	\$38,242
\$8,000,000	\$9,878,400	\$56,853	\$45,775	\$8,000,000	\$8,242,408	\$56,853	\$38,194	\$8,000,000	\$9,431,552	\$30,212	\$43,473	\$30,188	\$43,473	\$30,231	\$43,705
\$9,000,000	\$11,113,200	\$64,023	\$51,497	\$9,000,000	\$9,272,709	\$64,023	\$42,969	\$9,000,000	\$10,610,496	\$33,991	\$48,936	\$33,966	\$48,936	\$34,009	\$49,168
\$10,000,000	\$12,348,000	\$71,193	\$57,219	\$10,000,000	\$10,303,010	\$71,193	\$47,743	\$10,000,000	\$11,789,440	\$37,770	\$54,399	\$37,745	\$54,399	\$37,788	\$54,631
\$15,000,000	\$18,522,000	\$107,044	\$85,829	\$15,000,000	\$15,454,515	\$107,044	\$71,614	\$15,000,000	\$17,684,160	\$56,664	\$81,714	\$56,639	\$81,714	\$56,682	\$81,946
\$20,000,000	\$24,696,000	\$142,895	\$114,438	\$20,000,000	\$20,606,020	\$142,895	\$95,486	\$20,000,000	\$23,578,880	\$75,558	\$109,030	\$75,533	\$109,030	\$75,576	\$109,261
\$25,000,000	\$30,870,000	\$178,746	\$143,048	\$25,000,000	\$25,757,525	\$178,746	\$119,357	\$25,000,000	\$29,473,600	\$94,452	\$136,345	\$94,427	\$136,345	\$94,470	\$136,577
\$30,000,000	\$37,044,000	\$214,597	\$171,657	\$30,000,000	\$30,909,030	\$214,597	\$143,228	\$30,000,000	\$35,368,320	\$113,346	\$163,661	\$113,322	\$163,661	\$113,364	\$163,892
\$35,000,000	\$43,218,000	\$250,448	\$200,267	\$35,000,000	\$36,060,535	\$250,448	\$167,100	\$35,000,000	\$41,263,040	\$132,240	\$190,976	\$132,216	\$190,976	\$132,259	\$191,208
\$40,000,000	\$49,392,000	\$286,299	\$228,876	\$40,000,000	\$41,212,040	\$286,299	\$190,971	\$40,000,000	\$47,157,760	\$151,134	\$218,291	\$151,110	\$218,291	\$151,153	\$218,523
\$45,000,000	\$55,566,000	\$322,150	\$257,486	\$45,000,000	\$46,363,545	\$322,150	\$214,843	\$45,000,000	\$53,052,480	\$170,028	\$245,607	\$170,004	\$245,607	\$170,047	\$245,838
\$50,000,000	\$61,740,000	\$358,001	\$286,095	\$50,000,000	\$51,515,050	\$358,001	\$238,714	\$50,000,000	\$58,947,200	\$188,922	\$272,922	\$188,898	\$272,922	\$188,941	\$273,154

CITY OF MANCHESTER, 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	51.42%	\$50	26.34%	(\$129)	(75.70%)	(\$105)	(71.61%)	\$84	44.57%
\$100,000	\$194	51.42%	\$100	26.34%	(\$45)	(12.50%)	(\$20)	(6.08%)	\$168	44.57%
\$150,000	\$291	51.42%	\$149	26.34%	\$39	7.16%	\$64	12.18%	\$253	44.57%
\$200,000	\$219	23.67%	\$30	3.19%	\$123	16.75%	\$148	20.77%	\$337	44.57%
\$250,000	\$147	11.42%	(\$90)	(7.03%)	\$208	22.42%	\$232	25.75%	\$421	44.57%
\$300,000	\$74	4.52%	(\$210)	(12.79%)	\$292	26.17%	\$316	29.01%	\$505	44.57%
\$400,000	(\$71)	(2.99%)	(\$450)	(19.06%)	\$460	30.83%	\$485	33.02%	\$674	44.57%
\$500,000	(\$215)	(7.00%)	(\$689)	(22.40%)	\$629	33.60%	\$653	35.38%	\$842	44.57%
\$600,000	(\$360)	(9.50%)	(\$929)	(24.49%)	\$797	35.45%	\$822	36.94%	\$1,011	44.57%
\$700,000	(\$505)	(11.20%)	(\$1,168)	(25.91%)	\$966	36.76%	\$990	38.05%	\$1,179	44.57%
\$800,000	(\$650)	(12.43%)	(\$1,408)	(26.94%)	\$1,134	37.74%	\$1,159	38.88%	\$1,347	44.57%
\$900,000	(\$795)	(13.37%)	(\$1,648)	(27.72%)	\$1,302	38.50%	\$1,327	39.52%	\$1,516	44.57%
\$1,000,000	(\$940)	(14.10%)	(\$1,887)	(28.33%)	\$1,471	39.11%	\$1,495	40.03%	\$1,684	44.57%
\$2,000,000	(\$2,388)	(17.26%)	(\$4,283)	(30.97%)	\$3,155	41.85%	\$3,180	42.31%	\$3,369	44.57%
\$3,000,000	(\$3,836)	(18.27%)	(\$6,679)	(31.80%)	\$4,839	42.76%	\$4,864	43.07%	\$5,053	44.57%
\$4,000,000	(\$5,284)	(18.76%)	(\$9,075)	(32.21%)	\$6,524	43.21%	\$6,548	43.45%	\$6,737	44.57%
\$5,000,000	(\$6,733)	(19.05%)	(\$11,471)	(32.46%)	\$8,208	43.48%	\$8,232	43.67%	\$8,421	44.57%
\$6,000,000	(\$8,181)	(19.24%)	(\$13,867)	(32.62%)	\$9,892	43.67%	\$9,917	43.82%	\$10,106	44.57%
\$7,000,000	(\$9,629)	(19.38%)	(\$16,263)	(32.73%)	\$11,576	43.79%	\$11,601	43.93%	\$11,790	44.57%
\$8,000,000	(\$11,078)	(19.48%)	(\$18,659)	(32.82%)	\$13,261	43.89%	\$13,285	44.01%	\$13,474	44.57%
\$9,000,000	(\$12,526)	(19.56%)	(\$21,054)	(32.89%)	\$14,945	43.97%	\$14,970	44.07%	\$15,158	44.57%
\$10,000,000	(\$13,974)	(19.63%)	(\$23,450)	(32.94%)	\$16,629	44.03%	\$16,654	44.12%	\$16,843	44.57%
\$15,000,000	(\$21,216)	(19.82%)	(\$35,430)	(33.10%)	\$25,051	44.21%	\$25,075	44.27%	\$25,264	44.57%
\$20,000,000	(\$28,457)	(19.91%)	(\$47,409)	(33.18%)	\$33,472	44.30%	\$33,496	44.35%	\$33,685	44.57%
\$25,000,000	(\$35,698)	(19.97%)	(\$59,389)	(33.23%)	\$41,893	44.35%	\$41,918	44.39%	\$42,106	44.57%
\$30,000,000	(\$42,940)	(20.01%)	(\$71,368)	(33.26%)	\$50,314	44.39%	\$50,339	44.42%	\$50,528	44.57%
\$35,000,000	(\$50,181)	(20.04%)	(\$83,348)	(33.28%)	\$58,736	44.42%	\$58,760	44.44%	\$58,949	44.57%
\$40,000,000	(\$57,423)	(20.06%)	(\$95,327)	(33.30%)	\$67,157	44.44%	\$67,182	44.46%	\$67,370	44.57%
\$45,000,000	(\$64,664)	(20.07%)	(\$107,307)	(33.31%)	\$75,578	44.45%	\$75,603	44.47%	\$75,792	44.57%
\$50,000,000	(\$71,905)	(20.09%)	(\$119,287)	(33.32%)	\$84,000	44.46%	\$84,024	44.48%	\$84,213	44.57%