

CITY OF MERRILL, 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	\$7.76232	\$237,088	\$0	\$237,088	
2026-27	\$4.28497	\$241,829	\$159	\$241,988	2.1%
2027-28	\$4.30979	\$243,198	\$160	\$243,357	0.6%
2028-29	\$4.19763	\$248,224	\$155	\$248,380	2.1%
2029-30	\$4.21915	\$249,622	\$156	\$249,778	0.6%
2030-31	\$4.10787	\$254,774	\$152	\$254,926	2.1%
2031-32	\$4.12891	\$256,201	\$153	\$256,354	0.6%
2032-33	\$4.02113	\$261,481	\$149	\$261,630	2.1%
2033-34	\$4.04170	\$262,938	\$150	\$263,088	0.6%
2034-35	\$3.93723	\$268,350	\$146	\$268,496	2.1%
2035-36	\$3.95735	\$269,838	\$147	\$269,985	0.6%

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	\$62,519,949	\$30,543,381	\$0	\$30,543,381
2026-27	\$57,372,050	\$56,473,636	\$0	\$56,473,636
2027-28	\$57,364,618	\$56,466,204	\$0	\$56,466,204
2028-29	\$60,069,883	\$59,171,469	\$0	\$59,171,469
2029-30	\$60,099,451	\$59,201,037	\$0	\$59,201,037
2030-31	\$62,956,353	\$62,057,939	\$0	\$62,057,939
2031-32	\$62,985,921	\$62,087,507	\$0	\$62,087,507
2032-33	\$65,962,216	\$65,063,802	\$0	\$65,063,802
2033-34	\$65,991,784	\$65,093,370	\$0	\$65,093,370
2034-35	\$69,092,426	\$68,194,012	\$0	\$68,194,012
2035-36	\$69,121,994	\$68,223,580	\$0	\$68,223,580

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.11%	-1.97%	82.13%	12.02%	2.63%	0.83%
2026-27	104.59%	-20.20%	84.40%	12.00%	1.72%	0.45%
2027-28	104.67%	-20.28%	84.39%	12.01%	1.72%	0.45%
2028-29	103.93%	-19.42%	84.51%	12.04%	1.66%	0.43%
2029-30	103.94%	-19.43%	84.51%	12.04%	1.66%	0.43%
2030-31	103.17%	-18.54%	84.63%	12.06%	1.60%	0.41%
2031-32	103.18%	-18.55%	84.63%	12.06%	1.60%	0.41%
2032-33	102.45%	-17.71%	84.74%	12.09%	1.54%	0.39%
2033-34	102.45%	-17.71%	84.74%	12.09%	1.54%	0.39%
2034-35	101.76%	-16.92%	84.84%	12.12%	1.48%	0.37%
2035-36	101.76%	-16.92%	84.84%	12.12%	1.48%	0.37%

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 MERRILL, 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	\$30,543,381	\$7.76232	\$237,088
2026-27	\$56,473,636	\$4.28497	\$241,988
2027-28	\$56,466,204	\$4.30979	\$243,357
2028-29	\$59,171,469	\$4.19763	\$248,380
2029-30	\$59,201,037	\$4.21915	\$249,778
2030-31	\$62,057,939	\$4.10787	\$254,926
2031-32	\$62,087,507	\$4.12891	\$256,354
2032-33	\$65,063,802	\$4.02113	\$261,630
2033-34	\$65,093,370	\$4.04170	\$263,088
2034-35	\$68,194,012	\$3.93723	\$268,496
2035-36	\$68,223,580	\$3.95735	\$269,985

CITY OF MERRILL, 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	\$30,543,381	\$7.76232	\$237,088
2026-27	\$30,951,286	\$7.76232	\$240,254
2027-28	\$31,522,500	\$7.76232	\$244,688
2028-29	\$32,539,646	\$7.76232	\$252,583
2029-30	\$33,140,674	\$7.76232	\$257,249
2030-31	\$34,210,594	\$7.76232	\$265,554
2031-32	\$34,842,912	\$7.76232	\$270,462
2032-33	\$35,968,313	\$7.76232	\$279,198
2033-34	\$36,633,666	\$7.76232	\$284,362
2034-35	\$37,817,466	\$7.76232	\$293,551
2035-36	\$38,517,490	\$7.76232	\$298,985

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	\$25,522,350	(\$3.47735)	\$1,734
2027-28	\$24,943,704	(\$3.45253)	-\$1,330
2028-29	\$26,631,823	(\$3.56469)	-\$4,203
2029-30	\$26,060,363	(\$3.54317)	-\$7,470
2030-31	\$27,847,345	(\$3.65445)	-\$10,628
2031-32	\$27,244,595	(\$3.63341)	-\$14,108
2032-33	\$29,095,489	(\$3.74119)	-\$17,568
2033-34	\$28,459,704	(\$3.72062)	-\$21,274
2034-35	\$30,376,546	(\$3.82509)	-\$25,056
2035-36	\$29,706,090	(\$3.80497)	-\$29,001

CITY OF MERRILL, 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	\$254	\$50,000	\$51,515	\$184	\$212	\$50,000	\$58,947	\$166	\$37	\$142	\$37	\$184	\$242
\$100,000	\$123,480	\$368	\$507	\$100,000	\$103,030	\$368	\$423	\$100,000	\$117,894	\$350	\$279	\$326	\$279	\$368	\$484
\$150,000	\$185,220	\$552	\$761	\$150,000	\$154,545	\$552	\$635	\$150,000	\$176,842	\$534	\$521	\$510	\$521	\$552	\$726
\$200,000	\$246,960	\$902	\$1,014	\$200,000	\$206,060	\$902	\$846	\$200,000	\$235,789	\$719	\$763	\$695	\$763	\$736	\$969
\$250,000	\$308,700	\$1,251	\$1,268	\$250,000	\$257,575	\$1,251	\$1,058	\$250,000	\$294,736	\$903	\$1,005	\$879	\$1,005	\$920	\$1,211
\$300,000	\$370,440	\$1,600	\$1,522	\$300,000	\$309,090	\$1,600	\$1,270	\$300,000	\$353,683	\$1,087	\$1,247	\$1,063	\$1,247	\$1,105	\$1,453
\$400,000	\$493,920	\$2,299	\$2,029	\$400,000	\$412,120	\$2,299	\$1,693	\$400,000	\$471,578	\$1,455	\$1,732	\$1,431	\$1,732	\$1,473	\$1,937
\$500,000	\$617,400	\$2,997	\$2,536	\$500,000	\$515,151	\$2,997	\$2,116	\$500,000	\$589,472	\$1,823	\$2,216	\$1,799	\$2,216	\$1,841	\$2,421
\$600,000	\$740,880	\$3,696	\$3,043	\$600,000	\$618,181	\$3,696	\$2,539	\$600,000	\$707,366	\$2,191	\$2,700	\$2,167	\$2,700	\$2,209	\$2,906
\$700,000	\$864,360	\$4,395	\$3,551	\$700,000	\$721,211	\$4,395	\$2,963	\$700,000	\$825,261	\$2,559	\$3,185	\$2,535	\$3,185	\$2,577	\$3,390
\$800,000	\$987,840	\$5,093	\$4,058	\$800,000	\$824,241	\$5,093	\$3,386	\$800,000	\$943,155	\$2,928	\$3,669	\$2,904	\$3,669	\$2,945	\$3,874
\$900,000	\$1,111,320	\$5,792	\$4,565	\$900,000	\$927,271	\$5,792	\$3,809	\$900,000	\$1,061,050	\$3,296	\$4,153	\$3,272	\$4,153	\$3,314	\$4,359
\$1,000,000	\$1,234,800	\$6,490	\$5,072	\$1,000,000	\$1,030,301	\$6,490	\$4,232	\$1,000,000	\$1,178,944	\$3,664	\$4,638	\$3,640	\$4,638	\$3,682	\$4,843
\$2,000,000	\$2,469,600	\$13,477	\$10,145	\$2,000,000	\$2,060,602	\$13,477	\$8,465	\$2,000,000	\$2,357,888	\$7,346	\$9,481	\$7,322	\$9,481	\$7,364	\$9,686
\$3,000,000	\$3,704,400	\$20,463	\$15,217	\$3,000,000	\$3,090,903	\$20,463	\$12,697	\$3,000,000	\$3,536,832	\$11,028	\$14,323	\$11,004	\$14,323	\$11,045	\$14,529
\$4,000,000	\$4,939,200	\$27,449	\$20,290	\$4,000,000	\$4,121,204	\$27,449	\$16,929	\$4,000,000	\$4,715,776	\$14,709	\$19,166	\$14,685	\$19,166	\$14,727	\$19,372
\$5,000,000	\$6,174,000	\$34,435	\$25,362	\$5,000,000	\$5,151,505	\$34,435	\$21,162	\$5,000,000	\$5,894,720	\$18,391	\$24,009	\$18,367	\$24,009	\$18,409	\$24,215
\$6,000,000	\$7,408,800	\$41,421	\$30,434	\$6,000,000	\$6,181,806	\$41,421	\$25,394	\$6,000,000	\$7,073,664	\$22,073	\$28,852	\$22,049	\$28,852	\$22,091	\$29,058
\$7,000,000	\$8,643,600	\$48,407	\$35,507	\$7,000,000	\$7,212,107	\$48,407	\$29,626	\$7,000,000	\$8,252,608	\$25,755	\$33,695	\$25,731	\$33,695	\$25,773	\$33,901
\$8,000,000	\$9,878,400	\$55,393	\$40,579	\$8,000,000	\$8,242,408	\$55,393	\$33,859	\$8,000,000	\$9,431,552	\$29,436	\$38,538	\$29,413	\$38,538	\$29,454	\$38,744
\$9,000,000	\$11,113,200	\$62,379	\$45,652	\$9,000,000	\$9,272,709	\$62,379	\$38,091	\$9,000,000	\$10,610,496	\$33,118	\$43,381	\$33,094	\$43,381	\$33,136	\$43,587
\$10,000,000	\$12,348,000	\$69,365	\$50,724	\$10,000,000	\$10,303,010	\$69,365	\$42,323	\$10,000,000	\$11,789,440	\$36,800	\$48,224	\$36,776	\$48,224	\$36,818	\$48,429
\$15,000,000	\$18,522,000	\$104,296	\$76,086	\$15,000,000	\$15,454,515	\$104,296	\$63,485	\$15,000,000	\$17,684,160	\$55,209	\$72,439	\$55,185	\$72,439	\$55,227	\$72,644
\$20,000,000	\$24,696,000	\$139,226	\$101,448	\$20,000,000	\$20,606,020	\$139,226	\$84,647	\$20,000,000	\$23,578,880	\$73,618	\$96,654	\$73,594	\$96,654	\$73,636	\$96,859
\$25,000,000	\$30,870,000	\$174,157	\$126,810	\$25,000,000	\$25,757,525	\$174,157	\$105,809	\$25,000,000	\$29,473,600	\$92,027	\$120,868	\$92,003	\$120,868	\$92,045	\$121,074
\$30,000,000	\$37,044,000	\$209,087	\$152,172	\$30,000,000	\$30,909,030	\$209,087	\$126,970	\$30,000,000	\$35,368,320	\$110,436	\$145,083	\$110,412	\$145,083	\$110,454	\$145,288
\$35,000,000	\$43,218,000	\$244,017	\$177,534	\$35,000,000	\$36,060,535	\$244,017	\$148,132	\$35,000,000	\$41,263,040	\$128,845	\$169,298	\$128,821	\$169,298	\$128,863	\$169,503
\$40,000,000	\$49,392,000	\$278,948	\$202,896	\$40,000,000	\$41,212,040	\$278,948	\$169,294	\$40,000,000	\$47,157,760	\$147,254	\$193,513	\$147,230	\$193,513	\$147,272	\$193,718
\$45,000,000	\$55,566,000	\$313,878	\$228,258	\$45,000,000	\$46,363,545	\$313,878	\$190,455	\$45,000,000	\$53,052,480	\$165,663	\$217,727	\$165,639	\$217,727	\$165,681	\$217,933
\$50,000,000	\$61,740,000	\$348,809	\$253,620	\$50,000,000	\$51,515,050	\$348,809	\$211,617	\$50,000,000	\$58,947,200	\$184,072	\$241,942	\$184,048	\$241,942	\$184,090	\$242,147

CITY OF MERRILL, 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	\$70	37.77%	\$28	14.95%	(\$129)	(77.89%)	(\$106)	(74.17%)	\$58	31.54%
\$100,000	\$139	37.77%	\$55	14.95%	(\$71)	(20.39%)	(\$47)	(14.55%)	\$116	31.54%
\$150,000	\$209	37.77%	\$83	14.95%	(\$13)	(2.50%)	\$11	2.07%	\$174	31.54%
\$200,000	\$113	12.52%	(\$55)	(6.11%)	\$45	6.22%	\$69	9.88%	\$232	31.54%
\$250,000	\$17	1.38%	(\$193)	(15.41%)	\$103	11.38%	\$127	14.42%	\$290	31.54%
\$300,000	(\$78)	(4.90%)	(\$330)	(20.65%)	\$161	14.80%	\$185	17.38%	\$348	31.54%
\$400,000	(\$270)	(11.74%)	(\$606)	(26.36%)	\$277	19.03%	\$301	21.03%	\$464	31.54%
\$500,000	(\$461)	(15.39%)	(\$881)	(29.40%)	\$393	21.56%	\$417	23.18%	\$581	31.54%
\$600,000	(\$653)	(17.66%)	(\$1,157)	(31.29%)	\$509	23.24%	\$533	24.60%	\$697	31.54%
\$700,000	(\$844)	(19.20%)	(\$1,432)	(32.58%)	\$625	24.43%	\$649	25.60%	\$813	31.54%
\$800,000	(\$1,035)	(20.33%)	(\$1,707)	(33.52%)	\$741	25.32%	\$765	26.36%	\$929	31.54%
\$900,000	(\$1,227)	(21.18%)	(\$1,983)	(34.23%)	\$858	26.02%	\$881	26.94%	\$1,045	31.54%
\$1,000,000	(\$1,418)	(21.85%)	(\$2,258)	(34.79%)	\$974	26.57%	\$998	27.41%	\$1,161	31.54%
\$2,000,000	(\$3,332)	(24.72%)	(\$5,012)	(37.19%)	\$2,135	29.06%	\$2,159	29.48%	\$2,322	31.54%
\$3,000,000	(\$5,245)	(25.63%)	(\$7,766)	(37.95%)	\$3,296	29.89%	\$3,320	30.17%	\$3,483	31.54%
\$4,000,000	(\$7,159)	(26.08%)	(\$10,519)	(38.32%)	\$4,457	30.30%	\$4,481	30.51%	\$4,645	31.54%
\$5,000,000	(\$9,073)	(26.35%)	(\$13,273)	(38.55%)	\$5,618	30.55%	\$5,642	30.72%	\$5,806	31.54%
\$6,000,000	(\$10,986)	(26.52%)	(\$16,027)	(38.69%)	\$6,779	30.71%	\$6,803	30.86%	\$6,967	31.54%
\$7,000,000	(\$12,900)	(26.65%)	(\$18,781)	(38.80%)	\$7,941	30.83%	\$7,964	30.95%	\$8,128	31.54%
\$8,000,000	(\$14,814)	(26.74%)	(\$21,534)	(38.88%)	\$9,102	30.92%	\$9,126	31.03%	\$9,289	31.54%
\$9,000,000	(\$16,728)	(26.82%)	(\$24,288)	(38.94%)	\$10,263	30.99%	\$10,287	31.08%	\$10,450	31.54%
\$10,000,000	(\$18,641)	(26.87%)	(\$27,042)	(38.98%)	\$11,424	31.04%	\$11,448	31.13%	\$11,612	31.54%
\$15,000,000	(\$28,210)	(27.05%)	(\$40,811)	(39.13%)	\$17,230	31.21%	\$17,254	31.27%	\$17,417	31.54%
\$20,000,000	(\$37,778)	(27.13%)	(\$54,579)	(39.20%)	\$23,036	31.29%	\$23,060	31.33%	\$23,223	31.54%
\$25,000,000	(\$47,347)	(27.19%)	(\$68,348)	(39.25%)	\$28,841	31.34%	\$28,865	31.37%	\$29,029	31.54%
\$30,000,000	(\$56,915)	(27.22%)	(\$82,117)	(39.27%)	\$34,647	31.37%	\$34,671	31.40%	\$34,835	31.54%
\$35,000,000	(\$66,484)	(27.25%)	(\$95,885)	(39.29%)	\$40,453	31.40%	\$40,477	31.42%	\$40,640	31.54%
\$40,000,000	(\$76,052)	(27.26%)	(\$109,654)	(39.31%)	\$46,259	31.41%	\$46,283	31.44%	\$46,446	31.54%
\$45,000,000	(\$85,620)	(27.28%)	(\$123,423)	(39.32%)	\$52,064	31.43%	\$52,088	31.45%	\$52,252	31.54%
\$50,000,000	(\$95,189)	(27.29%)	(\$137,192)	(39.33%)	\$57,870	31.44%	\$57,894	31.46%	\$58,058	31.54%