

CITY OF MAYNARD, 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	\$8.20601	\$112,772	\$0	\$112,772	
2026-27	\$4.90934	\$115,028	\$623	\$115,650	2.6%
2027-28	\$4.94505	\$116,229	\$627	\$116,856	1.0%
2028-29	\$4.79951	\$119,193	\$609	\$119,802	2.5%
2029-30	\$4.82896	\$120,401	\$613	\$121,013	1.0%
2030-31	\$4.68424	\$123,434	\$594	\$124,028	2.5%
2031-32	\$4.71268	\$124,648	\$598	\$125,246	1.0%
2032-33	\$4.57359	\$127,751	\$580	\$128,331	2.5%
2033-34	\$4.60108	\$128,972	\$584	\$129,556	1.0%
2034-35	\$4.46725	\$132,147	\$567	\$132,714	2.4%
2035-36	\$4.49385	\$133,377	\$570	\$133,947	0.9%

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	\$29,121,043	\$13,742,632	\$0	\$13,742,632
2026-27	\$25,232,848	\$23,557,196	\$0	\$23,557,196
2027-28	\$25,306,501	\$23,630,849	\$0	\$23,630,849
2028-29	\$26,636,886	\$24,961,234	\$0	\$24,961,234
2029-30	\$26,735,539	\$25,059,887	\$0	\$25,059,887
2030-31	\$28,153,311	\$26,477,659	\$0	\$26,477,659
2031-32	\$28,251,965	\$26,576,313	\$0	\$26,576,313
2032-33	\$29,734,718	\$28,059,066	\$0	\$28,059,066
2033-34	\$29,833,372	\$28,157,720	\$0	\$28,157,720
2034-35	\$31,383,811	\$29,708,159	\$0	\$29,708,159
2035-36	\$31,482,464	\$29,806,812	\$0	\$29,806,812

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.87%	-2.81%	80.06%	18.26%	0.23%	1.45%
2026-27	111.63%	-29.83%	81.80%	16.90%	0.29%	0.85%
2027-28	111.82%	-29.96%	81.86%	16.85%	0.29%	0.84%
2028-29	110.60%	-28.57%	82.03%	16.75%	0.27%	0.80%
2029-30	110.67%	-28.57%	82.10%	16.68%	0.27%	0.80%
2030-31	109.42%	-27.14%	82.28%	16.58%	0.26%	0.75%
2031-32	109.49%	-27.15%	82.34%	16.52%	0.26%	0.75%
2032-33	108.30%	-25.81%	82.50%	16.43%	0.25%	0.71%
2033-34	108.37%	-25.82%	82.56%	16.37%	0.25%	0.71%
2034-35	107.25%	-24.56%	82.69%	16.29%	0.24%	0.67%
2035-36	107.32%	-24.57%	82.75%	16.24%	0.24%	0.67%

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 MAYNARD, 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	\$13,742,632	\$8.20601	\$112,772
2026-27	\$23,557,196	\$4.90934	\$115,650
2027-28	\$23,630,849	\$4.94505	\$116,856
2028-29	\$24,961,234	\$4.79951	\$119,802
2029-30	\$25,059,887	\$4.82896	\$121,013
2030-31	\$26,477,659	\$4.68424	\$124,028
2031-32	\$26,576,313	\$4.71268	\$125,246
2032-33	\$28,059,066	\$4.57359	\$128,331
2033-34	\$28,157,720	\$4.60108	\$129,556
2034-35	\$29,708,159	\$4.46725	\$132,714
2035-36	\$29,806,812	\$4.49385	\$133,947

CITY OF MAYNARD, 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	\$13,742,632	\$8.20601	\$112,772
2026-27	\$14,072,761	\$8.20601	\$115,481
2027-28	\$14,375,764	\$8.20601	\$117,968
2028-29	\$14,923,902	\$8.10000	\$120,884
2029-30	\$15,242,931	\$8.10000	\$123,468
2030-31	\$15,820,551	\$8.10000	\$128,146
2031-32	\$16,156,408	\$8.10000	\$130,867
2032-33	\$16,765,038	\$8.10000	\$135,797
2033-34	\$17,118,654	\$8.10000	\$138,661
2034-35	\$17,759,930	\$8.10000	\$143,855
2035-36	\$18,132,194	\$8.10000	\$146,871

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	\$9,484,435	(\$3.29667)	\$169
2027-28	\$9,255,085	(\$3.26096)	-\$1,112
2028-29	\$10,037,333	(\$3.30049)	-\$1,082
2029-30	\$9,816,957	(\$3.27104)	-\$2,455
2030-31	\$10,657,108	(\$3.41576)	-\$4,119
2031-32	\$10,419,904	(\$3.38732)	-\$5,621
2032-33	\$11,294,029	(\$3.52641)	-\$7,466
2033-34	\$11,039,066	(\$3.49892)	-\$9,105
2034-35	\$11,948,229	(\$3.63275)	-\$11,142
2035-36	\$11,674,618	(\$3.60615)	-\$12,923

CITY OF MAYNARD, 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	\$195	\$289	\$50,000	\$51,515	\$195	\$241	\$50,000	\$58,947	\$176	\$42	\$150	\$42	\$195	\$276
\$100,000	\$123,480	\$389	\$578	\$100,000	\$103,030	\$389	\$483	\$100,000	\$117,894	\$370	\$318	\$345	\$318	\$389	\$552
\$150,000	\$185,220	\$584	\$868	\$150,000	\$154,545	\$584	\$724	\$150,000	\$176,842	\$565	\$594	\$540	\$594	\$584	\$828
\$200,000	\$246,960	\$953	\$1,157	\$200,000	\$206,060	\$953	\$965	\$200,000	\$235,789	\$760	\$870	\$734	\$870	\$778	\$1,104
\$250,000	\$308,700	\$1,322	\$1,446	\$250,000	\$257,575	\$1,322	\$1,207	\$250,000	\$294,736	\$954	\$1,146	\$929	\$1,146	\$973	\$1,381
\$300,000	\$370,440	\$1,692	\$1,735	\$300,000	\$309,090	\$1,692	\$1,448	\$300,000	\$353,683	\$1,149	\$1,423	\$1,123	\$1,423	\$1,168	\$1,657
\$400,000	\$493,920	\$2,430	\$2,314	\$400,000	\$412,120	\$2,430	\$1,930	\$400,000	\$471,578	\$1,538	\$1,975	\$1,513	\$1,975	\$1,557	\$2,209
\$500,000	\$617,400	\$3,169	\$2,892	\$500,000	\$515,151	\$3,169	\$2,413	\$500,000	\$589,472	\$1,927	\$2,527	\$1,902	\$2,527	\$1,946	\$2,761
\$600,000	\$740,880	\$3,907	\$3,470	\$600,000	\$618,181	\$3,907	\$2,896	\$600,000	\$707,366	\$2,316	\$3,079	\$2,291	\$3,079	\$2,335	\$3,313
\$700,000	\$864,360	\$4,646	\$4,049	\$700,000	\$721,211	\$4,646	\$3,378	\$700,000	\$825,261	\$2,706	\$3,632	\$2,680	\$3,632	\$2,725	\$3,866
\$800,000	\$987,840	\$5,384	\$4,627	\$800,000	\$824,241	\$5,384	\$3,861	\$800,000	\$943,155	\$3,095	\$4,184	\$3,070	\$4,184	\$3,114	\$4,418
\$900,000	\$1,111,320	\$6,123	\$5,206	\$900,000	\$927,271	\$6,123	\$4,344	\$900,000	\$1,061,050	\$3,484	\$4,736	\$3,459	\$4,736	\$3,503	\$4,970
\$1,000,000	\$1,234,800	\$6,861	\$5,784	\$1,000,000	\$1,030,301	\$6,861	\$4,826	\$1,000,000	\$1,178,944	\$3,873	\$5,288	\$3,848	\$5,288	\$3,892	\$5,522
\$2,000,000	\$2,469,600	\$14,247	\$11,568	\$2,000,000	\$2,060,602	\$14,247	\$9,652	\$2,000,000	\$2,357,888	\$7,766	\$10,811	\$7,740	\$10,811	\$7,784	\$11,045
\$3,000,000	\$3,704,400	\$21,632	\$17,352	\$3,000,000	\$3,090,903	\$21,632	\$14,479	\$3,000,000	\$3,536,832	\$11,658	\$16,333	\$11,633	\$16,333	\$11,677	\$16,567
\$4,000,000	\$4,939,200	\$29,018	\$23,136	\$4,000,000	\$4,121,204	\$29,018	\$19,305	\$4,000,000	\$4,715,776	\$15,550	\$21,856	\$15,525	\$21,856	\$15,569	\$22,090
\$5,000,000	\$6,174,000	\$36,403	\$28,920	\$5,000,000	\$5,151,505	\$36,403	\$24,131	\$5,000,000	\$5,894,720	\$19,442	\$27,378	\$19,417	\$27,378	\$19,461	\$27,612
\$6,000,000	\$7,408,800	\$43,788	\$34,705	\$6,000,000	\$6,181,806	\$43,788	\$28,957	\$6,000,000	\$7,073,664	\$23,335	\$32,901	\$23,309	\$32,901	\$23,353	\$33,135
\$7,000,000	\$8,643,600	\$51,174	\$40,489	\$7,000,000	\$7,212,107	\$51,174	\$33,783	\$7,000,000	\$8,252,608	\$27,227	\$38,423	\$27,202	\$38,423	\$27,246	\$38,657
\$8,000,000	\$9,878,400	\$58,559	\$46,273	\$8,000,000	\$8,242,408	\$58,559	\$38,609	\$8,000,000	\$9,431,552	\$31,119	\$43,945	\$31,094	\$43,945	\$31,138	\$44,180
\$9,000,000	\$11,113,200	\$65,945	\$52,057	\$9,000,000	\$9,272,709	\$65,945	\$43,436	\$9,000,000	\$10,610,496	\$35,011	\$49,468	\$34,986	\$49,468	\$35,030	\$49,702
\$10,000,000	\$12,348,000	\$73,330	\$57,841	\$10,000,000	\$10,303,010	\$73,330	\$48,262	\$10,000,000	\$11,789,440	\$38,904	\$54,990	\$38,878	\$54,990	\$38,922	\$55,225
\$15,000,000	\$18,522,000	\$110,257	\$86,761	\$15,000,000	\$15,454,515	\$110,257	\$72,393	\$15,000,000	\$17,684,160	\$58,365	\$82,603	\$58,339	\$82,603	\$58,384	\$82,837
\$20,000,000	\$24,696,000	\$147,184	\$115,682	\$20,000,000	\$20,606,020	\$147,184	\$96,524	\$20,000,000	\$23,578,880	\$77,826	\$110,215	\$77,801	\$110,215	\$77,845	\$110,449
\$25,000,000	\$30,870,000	\$184,111	\$144,602	\$25,000,000	\$25,757,525	\$184,111	\$120,654	\$25,000,000	\$29,473,600	\$97,287	\$137,827	\$97,262	\$137,827	\$97,306	\$138,061
\$30,000,000	\$37,044,000	\$221,038	\$173,523	\$30,000,000	\$30,909,030	\$221,038	\$144,785	\$30,000,000	\$35,368,320	\$116,748	\$165,439	\$116,723	\$165,439	\$116,767	\$165,674
\$35,000,000	\$43,218,000	\$257,965	\$202,443	\$35,000,000	\$36,060,535	\$257,965	\$168,916	\$35,000,000	\$41,263,040	\$136,210	\$193,052	\$136,184	\$193,052	\$136,228	\$193,286
\$40,000,000	\$49,392,000	\$294,892	\$231,364	\$40,000,000	\$41,212,040	\$294,892	\$193,047	\$40,000,000	\$47,157,760	\$155,671	\$220,664	\$155,645	\$220,664	\$155,690	\$220,898
\$45,000,000	\$55,566,000	\$331,819	\$260,284	\$45,000,000	\$46,363,545	\$331,819	\$217,178	\$45,000,000	\$53,052,480	\$175,132	\$248,276	\$175,107	\$248,276	\$175,151	\$248,511
\$50,000,000	\$61,740,000	\$368,746	\$289,205	\$50,000,000	\$51,515,050	\$368,746	\$241,309	\$50,000,000	\$58,947,200	\$194,593	\$275,889	\$194,568	\$275,889	\$194,612	\$276,123

CITY OF MAYNARD, 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	\$95	48.61%	\$47	23.99%	(\$134)	(76.15%)	(\$109)	(72.14%)	\$82	41.88%
\$100,000	\$189	48.61%	\$93	23.99%	(\$52)	(14.13%)	(\$27)	(7.83%)	\$163	41.88%
\$150,000	\$284	48.61%	\$140	23.99%	\$29	5.17%	\$54	10.10%	\$245	41.88%
\$200,000	\$204	21.37%	\$12	1.27%	\$111	14.58%	\$136	18.52%	\$326	41.88%
\$250,000	\$124	9.35%	(\$116)	(8.76%)	\$192	20.14%	\$218	23.42%	\$408	41.88%
\$300,000	\$44	2.58%	(\$244)	(14.41%)	\$274	23.83%	\$299	26.62%	\$489	41.88%
\$400,000	(\$117)	(4.80%)	(\$500)	(20.56%)	\$437	28.40%	\$462	30.54%	\$652	41.88%
\$500,000	(\$277)	(8.73%)	(\$756)	(23.85%)	\$600	31.12%	\$625	32.86%	\$815	41.88%
\$600,000	(\$437)	(11.18%)	(\$1,012)	(25.89%)	\$763	32.93%	\$788	34.40%	\$978	41.88%
\$700,000	(\$597)	(12.85%)	(\$1,267)	(27.28%)	\$926	34.22%	\$951	35.48%	\$1,141	41.88%
\$800,000	(\$757)	(14.06%)	(\$1,523)	(28.29%)	\$1,089	35.18%	\$1,114	36.30%	\$1,304	41.88%
\$900,000	(\$917)	(14.98%)	(\$1,779)	(29.06%)	\$1,252	35.93%	\$1,277	36.92%	\$1,467	41.88%
\$1,000,000	(\$1,077)	(15.70%)	(\$2,035)	(29.66%)	\$1,415	36.53%	\$1,440	37.43%	\$1,630	41.88%
\$2,000,000	(\$2,679)	(18.80%)	(\$4,594)	(32.25%)	\$3,045	39.21%	\$3,070	39.67%	\$3,260	41.88%
\$3,000,000	(\$4,280)	(19.79%)	(\$7,154)	(33.07%)	\$4,675	40.10%	\$4,701	40.41%	\$4,891	41.88%
\$4,000,000	(\$5,881)	(20.27%)	(\$9,713)	(33.47%)	\$6,306	40.55%	\$6,331	40.78%	\$6,521	41.88%
\$5,000,000	(\$7,483)	(20.55%)	(\$12,272)	(33.71%)	\$7,936	40.82%	\$7,961	41.00%	\$8,151	41.88%
\$6,000,000	(\$9,084)	(20.74%)	(\$14,831)	(33.87%)	\$9,566	40.99%	\$9,591	41.15%	\$9,781	41.88%
\$7,000,000	(\$10,685)	(20.88%)	(\$17,391)	(33.98%)	\$11,196	41.12%	\$11,221	41.25%	\$11,412	41.88%
\$8,000,000	(\$12,287)	(20.98%)	(\$19,950)	(34.07%)	\$12,826	41.22%	\$12,852	41.33%	\$13,042	41.88%
\$9,000,000	(\$13,888)	(21.06%)	(\$22,509)	(34.13%)	\$14,457	41.29%	\$14,482	41.39%	\$14,672	41.88%
\$10,000,000	(\$15,489)	(21.12%)	(\$25,068)	(34.19%)	\$16,087	41.35%	\$16,112	41.44%	\$16,302	41.88%
\$15,000,000	(\$23,496)	(21.31%)	(\$37,865)	(34.34%)	\$24,238	41.53%	\$24,263	41.59%	\$24,453	41.88%
\$20,000,000	(\$31,502)	(21.40%)	(\$50,661)	(34.42%)	\$32,389	41.62%	\$32,414	41.66%	\$32,604	41.88%
\$25,000,000	(\$39,509)	(21.46%)	(\$63,457)	(34.47%)	\$40,540	41.67%	\$40,565	41.71%	\$40,755	41.88%
\$30,000,000	(\$47,515)	(21.50%)	(\$76,253)	(34.50%)	\$48,691	41.71%	\$48,716	41.74%	\$48,906	41.88%
\$35,000,000	(\$55,522)	(21.52%)	(\$89,049)	(34.52%)	\$56,842	41.73%	\$56,867	41.76%	\$57,058	41.88%
\$40,000,000	(\$63,528)	(21.54%)	(\$101,845)	(34.54%)	\$64,993	41.75%	\$65,019	41.77%	\$65,209	41.88%
\$45,000,000	(\$71,535)	(21.56%)	(\$114,641)	(34.55%)	\$73,144	41.77%	\$73,170	41.79%	\$73,360	41.88%
\$50,000,000	(\$79,541)	(21.57%)	(\$127,438)	(34.56%)	\$81,295	41.78%	\$81,321	41.80%	\$81,511	41.88%