

CITY OF MCINTIRE, 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	\$7.86565	\$1,950	\$0	\$1,950	
2026-27	\$1.88373	\$1,989	\$0	\$1,989	2.0%
2027-28	\$1.89854	\$1,999	\$0	\$1,999	0.5%
2028-29	\$1.79559	\$2,039	\$0	\$2,039	2.0%
2029-30	\$1.80457	\$2,049	\$0	\$2,049	0.5%
2030-31	\$1.70803	\$2,090	\$0	\$2,090	2.0%
2031-32	\$1.71657	\$2,101	\$0	\$2,101	0.5%
2032-33	\$1.62998	\$2,143	\$0	\$2,143	2.0%
2033-34	\$1.63813	\$2,154	\$0	\$2,154	0.5%
2034-35	\$1.55999	\$2,197	\$0	\$2,197	2.0%
2035-36	\$1.56779	\$2,208	\$0	\$2,208	0.5%

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	\$5,311,598	\$247,958	\$1,999,270	\$2,247,228
2026-27	\$4,065,886	\$1,056,075	\$2,239,182	\$3,295,257
2027-28	\$4,062,886	\$1,053,075	\$2,239,182	\$3,292,257
2028-29	\$4,257,495	\$1,135,725	\$2,351,142	\$3,486,866
2029-30	\$4,257,495	\$1,135,725	\$2,351,142	\$3,486,866
2030-31	\$4,463,245	\$1,223,917	\$2,468,699	\$3,692,616
2031-32	\$4,463,245	\$1,223,917	\$2,468,699	\$3,692,616
2032-33	\$4,677,476	\$1,314,714	\$2,592,134	\$3,906,847
2033-34	\$4,677,476	\$1,314,714	\$2,592,134	\$3,906,847
2034-35	\$4,900,545	\$1,408,175	\$2,721,740	\$4,129,916
2035-36	\$4,900,545	\$1,408,175	\$2,721,740	\$4,129,916

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.50%	-4.58%	73.92%	14.90%	8.88%	2.30%
2026-27	123.03%	-53.29%	69.74%	19.72%	8.97%	1.57%
2027-28	123.14%	-53.43%	69.71%	19.74%	8.98%	1.57%
2028-29	120.92%	-50.53%	70.38%	19.57%	8.56%	1.48%
2029-30	120.92%	-50.53%	70.38%	19.57%	8.56%	1.48%
2030-31	118.75%	-47.72%	71.03%	19.40%	8.17%	1.40%
2031-32	118.75%	-47.72%	71.03%	19.40%	8.17%	1.40%
2032-33	116.72%	-45.10%	71.62%	19.26%	7.80%	1.32%
2033-34	116.72%	-45.10%	71.62%	19.26%	7.80%	1.32%
2034-35	114.84%	-42.66%	72.17%	19.13%	7.45%	1.25%
2035-36	114.84%	-42.66%	72.17%	19.13%	7.45%	1.25%

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 MCINTIRE, 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	\$247,958	\$7.86565	\$1,950
2026-27	\$1,056,075	\$1.88373	\$1,989
2027-28	\$1,053,075	\$1.89854	\$1,999
2028-29	\$1,135,725	\$1.79559	\$2,039
2029-30	\$1,135,725	\$1.80457	\$2,049
2030-31	\$1,223,917	\$1.70803	\$2,090
2031-32	\$1,223,917	\$1.71657	\$2,101
2032-33	\$1,314,714	\$1.62998	\$2,143
2033-34	\$1,314,714	\$1.63813	\$2,154
2034-35	\$1,408,175	\$1.55999	\$2,197
2035-36	\$1,408,175	\$1.56779	\$2,208

CITY OF MCINTIRE, 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	\$247,958	\$7.86565	\$1,950
2026-27	\$46,134	\$7.86565	\$363
2027-28	\$84,173	\$7.63655	\$643
2028-29	\$46,918	\$7.63655	\$358
2029-30	\$86,946	\$7.63655	\$664
2030-31	\$47,870	\$7.63655	\$366
2031-32	\$89,986	\$7.63655	\$687
2032-33	\$49,003	\$7.63655	\$374
2033-34	\$93,324	\$7.63655	\$713
2034-35	\$50,346	\$7.63655	\$384
2035-36	\$96,980	\$7.63655	\$741

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	\$1,009,940	(\$5.98192)	\$1,626
2027-28	\$968,902	(\$5.73801)	\$1,357
2028-29	\$1,088,807	(\$5.84096)	\$1,681
2029-30	\$1,048,779	(\$5.83198)	\$1,386
2030-31	\$1,176,047	(\$5.92852)	\$1,725
2031-32	\$1,133,931	(\$5.91998)	\$1,414
2032-33	\$1,265,711	(\$6.00657)	\$1,769
2033-34	\$1,221,390	(\$5.99842)	\$1,441
2034-35	\$1,357,829	(\$6.07656)	\$1,812
2035-36	\$1,311,195	(\$6.06876)	\$1,467

CITY OF MCINTIRE, 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	\$187	\$105	\$50,000	\$51,515	\$187	\$88	\$50,000	\$58,947	\$168	\$15	\$144	\$15	\$187	\$101
\$100,000	\$123,480	\$373	\$211	\$100,000	\$103,030	\$373	\$176	\$100,000	\$117,894	\$355	\$116	\$331	\$116	\$373	\$201
\$150,000	\$185,220	\$560	\$316	\$150,000	\$154,545	\$560	\$264	\$150,000	\$176,842	\$542	\$217	\$517	\$217	\$560	\$302
\$200,000	\$246,960	\$914	\$422	\$200,000	\$206,060	\$914	\$352	\$200,000	\$235,789	\$728	\$317	\$704	\$317	\$746	\$403
\$250,000	\$308,700	\$1,268	\$527	\$250,000	\$257,575	\$1,268	\$440	\$250,000	\$294,736	\$915	\$418	\$890	\$418	\$933	\$503
\$300,000	\$370,440	\$1,621	\$633	\$300,000	\$309,090	\$1,621	\$528	\$300,000	\$353,683	\$1,101	\$519	\$1,077	\$519	\$1,119	\$604
\$400,000	\$493,920	\$2,329	\$844	\$400,000	\$412,120	\$2,329	\$704	\$400,000	\$471,578	\$1,474	\$720	\$1,450	\$720	\$1,492	\$805
\$500,000	\$617,400	\$3,037	\$1,055	\$500,000	\$515,151	\$3,037	\$880	\$500,000	\$589,472	\$1,847	\$921	\$1,823	\$921	\$1,865	\$1,007
\$600,000	\$740,880	\$3,745	\$1,265	\$600,000	\$618,181	\$3,745	\$1,056	\$600,000	\$707,366	\$2,220	\$1,123	\$2,196	\$1,123	\$2,238	\$1,208
\$700,000	\$864,360	\$4,453	\$1,476	\$700,000	\$721,211	\$4,453	\$1,232	\$700,000	\$825,261	\$2,593	\$1,324	\$2,569	\$1,324	\$2,612	\$1,410
\$800,000	\$987,840	\$5,161	\$1,687	\$800,000	\$824,241	\$5,161	\$1,408	\$800,000	\$943,155	\$2,967	\$1,526	\$2,942	\$1,526	\$2,985	\$1,611
\$900,000	\$1,111,320	\$5,869	\$1,898	\$900,000	\$927,271	\$5,869	\$1,584	\$900,000	\$1,061,050	\$3,340	\$1,727	\$3,315	\$1,727	\$3,358	\$1,812
\$1,000,000	\$1,234,800	\$6,577	\$2,109	\$1,000,000	\$1,030,301	\$6,577	\$1,760	\$1,000,000	\$1,178,944	\$3,713	\$1,928	\$3,688	\$1,928	\$3,731	\$2,014
\$2,000,000	\$2,469,600	\$13,656	\$4,218	\$2,000,000	\$2,060,602	\$13,656	\$3,520	\$2,000,000	\$2,357,888	\$7,444	\$3,942	\$7,419	\$3,942	\$7,462	\$4,027
\$3,000,000	\$3,704,400	\$20,735	\$6,327	\$3,000,000	\$3,090,903	\$20,735	\$5,279	\$3,000,000	\$3,536,832	\$11,174	\$5,956	\$11,150	\$5,956	\$11,192	\$6,041
\$4,000,000	\$4,939,200	\$27,814	\$8,436	\$4,000,000	\$4,121,204	\$27,814	\$7,039	\$4,000,000	\$4,715,776	\$14,905	\$7,969	\$14,881	\$7,969	\$14,923	\$8,055
\$5,000,000	\$6,174,000	\$34,893	\$10,545	\$5,000,000	\$5,151,505	\$34,893	\$8,799	\$5,000,000	\$5,894,720	\$18,636	\$9,983	\$18,612	\$9,983	\$18,654	\$10,068
\$6,000,000	\$7,408,800	\$41,972	\$12,654	\$6,000,000	\$6,181,806	\$41,972	\$10,559	\$6,000,000	\$7,073,664	\$22,367	\$11,997	\$22,342	\$11,997	\$22,385	\$12,082
\$7,000,000	\$8,643,600	\$49,051	\$14,764	\$7,000,000	\$7,212,107	\$49,051	\$12,318	\$7,000,000	\$8,252,608	\$26,098	\$14,010	\$26,073	\$14,010	\$26,116	\$14,096
\$8,000,000	\$9,878,400	\$56,130	\$16,873	\$8,000,000	\$8,242,408	\$56,130	\$14,078	\$8,000,000	\$9,431,552	\$29,828	\$16,024	\$29,804	\$16,024	\$29,846	\$16,109
\$9,000,000	\$11,113,200	\$63,210	\$18,982	\$9,000,000	\$9,272,709	\$63,210	\$15,838	\$9,000,000	\$10,610,496	\$33,559	\$18,038	\$33,535	\$18,038	\$33,577	\$18,123
\$10,000,000	\$12,348,000	\$70,289	\$21,091	\$10,000,000	\$10,303,010	\$70,289	\$17,598	\$10,000,000	\$11,789,440	\$37,290	\$20,051	\$37,266	\$20,051	\$37,308	\$20,137
\$15,000,000	\$18,522,000	\$105,684	\$31,636	\$15,000,000	\$15,454,515	\$105,684	\$26,397	\$15,000,000	\$17,684,160	\$55,944	\$30,120	\$55,920	\$30,120	\$55,962	\$30,205
\$20,000,000	\$24,696,000	\$141,079	\$42,182	\$20,000,000	\$20,606,020	\$141,079	\$35,196	\$20,000,000	\$23,578,880	\$74,598	\$40,188	\$74,574	\$40,188	\$74,616	\$40,273
\$25,000,000	\$30,870,000	\$176,475	\$52,727	\$25,000,000	\$25,757,525	\$176,475	\$43,995	\$25,000,000	\$29,473,600	\$93,252	\$50,256	\$93,228	\$50,256	\$93,270	\$50,342
\$30,000,000	\$37,044,000	\$211,870	\$63,272	\$30,000,000	\$30,909,030	\$211,870	\$52,794	\$30,000,000	\$35,368,320	\$111,906	\$60,325	\$111,882	\$60,325	\$111,924	\$60,410
\$35,000,000	\$43,218,000	\$247,266	\$73,818	\$35,000,000	\$36,060,535	\$247,266	\$61,592	\$35,000,000	\$41,263,040	\$130,560	\$70,393	\$130,536	\$70,393	\$130,578	\$70,479
\$40,000,000	\$49,392,000	\$282,661	\$84,363	\$40,000,000	\$41,212,040	\$282,661	\$70,391	\$40,000,000	\$47,157,760	\$149,214	\$80,461	\$149,190	\$80,461	\$149,232	\$80,547
\$45,000,000	\$55,566,000	\$318,057	\$94,908	\$45,000,000	\$46,363,545	\$318,057	\$79,190	\$45,000,000	\$53,052,480	\$167,868	\$90,530	\$167,844	\$90,530	\$167,886	\$90,615
\$50,000,000	\$61,740,000	\$353,452	\$105,454	\$50,000,000	\$51,515,050	\$353,452	\$87,989	\$50,000,000	\$58,947,200	\$186,522	\$100,598	\$186,498	\$100,598	\$186,540	\$100,684

CITY OF MCINTIRE, 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	(\$81)	(43.47%)	(\$99)	(52.83%)	(\$153)	(90.93%)	(\$129)	(89.40%)	(\$86)	(46.03%)
\$100,000	(\$162)	(43.47%)	(\$197)	(52.83%)	(\$239)	(67.33%)	(\$215)	(64.94%)	(\$172)	(46.03%)
\$150,000	(\$243)	(43.47%)	(\$296)	(52.83%)	(\$325)	(59.99%)	(\$301)	(58.12%)	(\$258)	(46.03%)
\$200,000	(\$492)	(53.83%)	(\$562)	(61.47%)	(\$411)	(56.41%)	(\$386)	(54.91%)	(\$343)	(46.03%)
\$250,000	(\$740)	(58.40%)	(\$828)	(65.29%)	(\$497)	(54.30%)	(\$472)	(53.05%)	(\$429)	(46.03%)
\$300,000	(\$989)	(60.98%)	(\$1,094)	(67.44%)	(\$582)	(52.89%)	(\$558)	(51.83%)	(\$515)	(46.03%)
\$400,000	(\$1,486)	(63.78%)	(\$1,625)	(69.78%)	(\$754)	(51.16%)	(\$730)	(50.34%)	(\$687)	(46.03%)
\$500,000	(\$1,983)	(65.28%)	(\$2,157)	(71.03%)	(\$926)	(50.12%)	(\$902)	(49.46%)	(\$859)	(46.03%)
\$600,000	(\$2,480)	(66.21%)	(\$2,689)	(71.81%)	(\$1,098)	(49.43%)	(\$1,073)	(48.87%)	(\$1,030)	(46.03%)
\$700,000	(\$2,977)	(66.85%)	(\$3,221)	(72.34%)	(\$1,269)	(48.94%)	(\$1,245)	(48.46%)	(\$1,202)	(46.03%)
\$800,000	(\$3,474)	(67.31%)	(\$3,753)	(72.72%)	(\$1,441)	(48.58%)	(\$1,417)	(48.15%)	(\$1,374)	(46.03%)
\$900,000	(\$3,971)	(67.66%)	(\$4,285)	(73.01%)	(\$1,613)	(48.29%)	(\$1,588)	(47.91%)	(\$1,545)	(46.03%)
\$1,000,000	(\$4,468)	(67.93%)	(\$4,817)	(73.24%)	(\$1,784)	(48.06%)	(\$1,760)	(47.72%)	(\$1,717)	(46.03%)
\$2,000,000	(\$9,438)	(69.11%)	(\$10,136)	(74.23%)	(\$3,502)	(47.04%)	(\$3,477)	(46.87%)	(\$3,434)	(46.03%)
\$3,000,000	(\$14,408)	(69.49%)	(\$15,456)	(74.54%)	(\$5,219)	(46.70%)	(\$5,194)	(46.59%)	(\$5,151)	(46.03%)
\$4,000,000	(\$19,378)	(69.67%)	(\$20,775)	(74.69%)	(\$6,936)	(46.53%)	(\$6,912)	(46.45%)	(\$6,869)	(46.03%)
\$5,000,000	(\$24,348)	(69.78%)	(\$26,094)	(74.78%)	(\$8,653)	(46.43%)	(\$8,629)	(46.36%)	(\$8,586)	(46.03%)
\$6,000,000	(\$29,318)	(69.85%)	(\$31,414)	(74.84%)	(\$10,370)	(46.36%)	(\$10,346)	(46.31%)	(\$10,303)	(46.03%)
\$7,000,000	(\$34,288)	(69.90%)	(\$36,733)	(74.89%)	(\$12,087)	(46.32%)	(\$12,063)	(46.27%)	(\$12,020)	(46.03%)
\$8,000,000	(\$39,258)	(69.94%)	(\$42,052)	(74.92%)	(\$13,804)	(46.28%)	(\$13,780)	(46.24%)	(\$13,737)	(46.03%)
\$9,000,000	(\$44,228)	(69.97%)	(\$47,371)	(74.94%)	(\$15,521)	(46.25%)	(\$15,497)	(46.21%)	(\$15,454)	(46.03%)
\$10,000,000	(\$49,198)	(69.99%)	(\$52,691)	(74.96%)	(\$17,239)	(46.23%)	(\$17,214)	(46.19%)	(\$17,171)	(46.03%)
\$15,000,000	(\$74,048)	(70.07%)	(\$79,287)	(75.02%)	(\$25,824)	(46.16%)	(\$25,800)	(46.14%)	(\$25,757)	(46.03%)
\$20,000,000	(\$98,898)	(70.10%)	(\$105,884)	(75.05%)	(\$34,410)	(46.13%)	(\$34,386)	(46.11%)	(\$34,343)	(46.03%)
\$25,000,000	(\$123,748)	(70.12%)	(\$132,480)	(75.07%)	(\$42,996)	(46.11%)	(\$42,971)	(46.09%)	(\$42,928)	(46.03%)
\$30,000,000	(\$148,598)	(70.14%)	(\$159,077)	(75.08%)	(\$51,581)	(46.09%)	(\$51,557)	(46.08%)	(\$51,514)	(46.03%)
\$35,000,000	(\$173,448)	(70.15%)	(\$185,673)	(75.09%)	(\$60,167)	(46.08%)	(\$60,143)	(46.07%)	(\$60,100)	(46.03%)
\$40,000,000	(\$198,298)	(70.15%)	(\$212,270)	(75.10%)	(\$68,753)	(46.08%)	(\$68,728)	(46.07%)	(\$68,685)	(46.03%)
\$45,000,000	(\$223,148)	(70.16%)	(\$238,866)	(75.10%)	(\$77,338)	(46.07%)	(\$77,314)	(46.06%)	(\$77,271)	(46.03%)
\$50,000,000	(\$247,998)	(70.16%)	(\$265,463)	(75.11%)	(\$85,924)	(46.07%)	(\$85,900)	(46.06%)	(\$85,857)	(46.03%)