

CITY OF MERIDEN, 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	\$7.86415	\$27,346	\$0	\$27,346	
2026-27	\$5.20410	\$27,893	\$214	\$28,106	2.8%
2027-28	\$5.24579	\$28,247	\$215	\$28,462	1.3%
2028-29	\$5.07718	\$29,032	\$209	\$29,240	2.7%
2029-30	\$5.11365	\$29,403	\$210	\$29,613	1.3%
2030-31	\$4.94669	\$30,206	\$203	\$30,409	2.7%
2031-32	\$4.97996	\$30,568	\$205	\$30,772	1.2%
2032-33	\$4.82077	\$31,388	\$198	\$31,586	2.6%
2033-34	\$4.85163	\$31,744	\$199	\$31,943	1.1%
2034-35	\$4.69960	\$32,582	\$193	\$32,775	2.6%
2035-36	\$4.72929	\$32,939	\$194	\$33,133	1.1%

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	\$7,272,230	\$3,477,261	\$0	\$3,477,261
2026-27	\$5,579,111	\$5,400,806	\$0	\$5,400,806
2027-28	\$5,604,055	\$5,425,750	\$0	\$5,425,750
2028-29	\$5,937,424	\$5,759,119	\$0	\$5,759,119
2029-30	\$5,969,367	\$5,791,062	\$0	\$5,791,062
2030-31	\$6,325,621	\$6,147,316	\$0	\$6,147,316
2031-32	\$6,357,564	\$6,179,259	\$0	\$6,179,259
2032-33	\$6,730,351	\$6,552,046	\$0	\$6,552,046
2033-34	\$6,762,294	\$6,583,989	\$0	\$6,583,989
2034-35	\$7,152,290	\$6,973,985	\$0	\$6,973,985
2035-36	\$7,184,233	\$7,005,928	\$0	\$7,005,928

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.26%	-1.74%	85.52%	6.70%	0.00%	1.97%
2026-27	129.87%	-45.28%	84.60%	9.71%	0.00%	1.27%
2027-28	130.03%	-45.36%	84.67%	9.66%	0.00%	1.26%
2028-29	128.12%	-43.00%	85.12%	9.56%	0.00%	1.19%
2029-30	128.12%	-42.92%	85.20%	9.51%	0.00%	1.18%
2030-31	126.19%	-40.57%	85.62%	9.40%	0.00%	1.11%
2031-32	126.20%	-40.50%	85.70%	9.36%	0.00%	1.11%
2032-33	124.41%	-38.33%	86.09%	9.26%	0.00%	1.04%
2033-34	124.43%	-38.28%	86.15%	9.22%	0.00%	1.04%
2034-35	122.76%	-36.26%	86.50%	9.14%	0.00%	0.98%
2035-36	122.79%	-36.22%	86.57%	9.10%	0.00%	0.98%

**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 MERIDEN, 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	\$3,477,261	\$7.86415	\$27,346
2026-27	\$5,400,806	\$5.20410	\$28,106
2027-28	\$5,425,750	\$5.24579	\$28,462
2028-29	\$5,759,119	\$5.07718	\$29,240
2029-30	\$5,791,062	\$5.11365	\$29,613
2030-31	\$6,147,316	\$4.94669	\$30,409
2031-32	\$6,179,259	\$4.97996	\$30,772
2032-33	\$6,552,046	\$4.82077	\$31,586
2033-34	\$6,583,989	\$4.85163	\$31,943
2034-35	\$6,973,985	\$4.69960	\$32,775
2035-36	\$7,005,928	\$4.72929	\$33,133

**CITY OF MERIDEN, 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	\$3,477,261	\$7.86415	\$27,346
2026-27	\$3,517,251	\$7.86415	\$27,660
2027-28	\$3,601,281	\$7.86415	\$28,321
2028-29	\$3,726,240	\$7.86415	\$29,304
2029-30	\$3,814,722	\$7.86415	\$30,000
2030-31	\$3,946,560	\$7.86415	\$31,036
2031-32	\$4,039,718	\$7.86415	\$31,769
2032-33	\$4,178,794	\$7.86415	\$32,863
2033-34	\$4,276,886	\$7.86415	\$33,634
2034-35	\$4,423,587	\$7.86415	\$34,788
2035-36	\$4,526,861	\$7.86415	\$35,600

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	\$1,883,555	(\$2.66005)	\$446
2027-28	\$1,824,469	(\$2.61836)	\$141
2028-29	\$2,032,878	(\$2.78697)	-\$64
2029-30	\$1,976,340	(\$2.75050)	-\$386
2030-31	\$2,200,755	(\$2.91746)	-\$627
2031-32	\$2,139,541	(\$2.88419)	-\$996
2032-33	\$2,373,252	(\$3.04338)	-\$1,277
2033-34	\$2,307,103	(\$3.01252)	-\$1,691
2034-35	\$2,550,398	(\$3.16455)	-\$2,013
2035-36	\$2,479,067	(\$3.13486)	-\$2,467

CITY OF MERIDEN, 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	\$305	\$50,000	\$51,515	\$187	\$255	\$50,000	\$58,947	\$168	\$44	\$144	\$44	\$187	\$292
\$100,000	\$123,480	\$373	\$611	\$100,000	\$103,030	\$373	\$510	\$100,000	\$117,894	\$355	\$336	\$331	\$336	\$373	\$583
\$150,000	\$185,220	\$560	\$916	\$150,000	\$154,545	\$560	\$764	\$150,000	\$176,842	\$541	\$627	\$517	\$627	\$560	\$875
\$200,000	\$246,960	\$913	\$1,222	\$200,000	\$206,060	\$913	\$1,019	\$200,000	\$235,789	\$728	\$919	\$704	\$919	\$746	\$1,166
\$250,000	\$308,700	\$1,267	\$1,527	\$250,000	\$257,575	\$1,267	\$1,274	\$250,000	\$294,736	\$914	\$1,211	\$890	\$1,211	\$933	\$1,458
\$300,000	\$370,440	\$1,621	\$1,832	\$300,000	\$309,090	\$1,621	\$1,529	\$300,000	\$353,683	\$1,101	\$1,502	\$1,077	\$1,502	\$1,119	\$1,750
\$400,000	\$493,920	\$2,329	\$2,443	\$400,000	\$412,120	\$2,329	\$2,039	\$400,000	\$471,578	\$1,474	\$2,085	\$1,450	\$2,085	\$1,492	\$2,333
\$500,000	\$617,400	\$3,037	\$3,054	\$500,000	\$515,151	\$3,037	\$2,548	\$500,000	\$589,472	\$1,847	\$2,669	\$1,823	\$2,669	\$1,865	\$2,916
\$600,000	\$740,880	\$3,744	\$3,665	\$600,000	\$618,181	\$3,744	\$3,058	\$600,000	\$707,366	\$2,220	\$3,252	\$2,196	\$3,252	\$2,238	\$3,499
\$700,000	\$864,360	\$4,452	\$4,276	\$700,000	\$721,211	\$4,452	\$3,568	\$700,000	\$825,261	\$2,593	\$3,835	\$2,569	\$3,835	\$2,611	\$4,082
\$800,000	\$987,840	\$5,160	\$4,887	\$800,000	\$824,241	\$5,160	\$4,077	\$800,000	\$943,155	\$2,966	\$4,418	\$2,942	\$4,418	\$2,984	\$4,665
\$900,000	\$1,111,320	\$5,868	\$5,497	\$900,000	\$927,271	\$5,868	\$4,587	\$900,000	\$1,061,050	\$3,339	\$5,001	\$3,315	\$5,001	\$3,357	\$5,249
\$1,000,000	\$1,234,800	\$6,576	\$6,108	\$1,000,000	\$1,030,301	\$6,576	\$5,097	\$1,000,000	\$1,178,944	\$3,712	\$5,585	\$3,688	\$5,585	\$3,730	\$5,832
\$2,000,000	\$2,469,600	\$13,653	\$12,216	\$2,000,000	\$2,060,602	\$13,653	\$10,193	\$2,000,000	\$2,357,888	\$7,442	\$11,416	\$7,418	\$11,416	\$7,460	\$11,664
\$3,000,000	\$3,704,400	\$20,731	\$18,325	\$3,000,000	\$3,090,903	\$20,731	\$15,290	\$3,000,000	\$3,536,832	\$11,172	\$17,248	\$11,148	\$17,248	\$11,190	\$17,496
\$4,000,000	\$4,939,200	\$27,809	\$24,433	\$4,000,000	\$4,121,204	\$27,809	\$20,386	\$4,000,000	\$4,715,776	\$14,902	\$23,080	\$14,878	\$23,080	\$14,920	\$23,327
\$5,000,000	\$6,174,000	\$34,887	\$30,541	\$5,000,000	\$5,151,505	\$34,887	\$25,483	\$5,000,000	\$5,894,720	\$18,632	\$28,912	\$18,608	\$28,912	\$18,650	\$29,159
\$6,000,000	\$7,408,800	\$41,964	\$36,649	\$6,000,000	\$6,181,806	\$41,964	\$30,579	\$6,000,000	\$7,073,664	\$22,362	\$34,744	\$22,338	\$34,744	\$22,381	\$34,991
\$7,000,000	\$8,643,600	\$49,042	\$42,757	\$7,000,000	\$7,212,107	\$49,042	\$35,676	\$7,000,000	\$8,252,608	\$26,093	\$40,576	\$26,068	\$40,576	\$26,111	\$40,823
\$8,000,000	\$9,878,400	\$56,120	\$48,865	\$8,000,000	\$8,242,408	\$56,120	\$40,773	\$8,000,000	\$9,431,552	\$29,823	\$46,408	\$29,798	\$46,408	\$29,841	\$46,655
\$9,000,000	\$11,113,200	\$63,197	\$54,974	\$9,000,000	\$9,272,709	\$63,197	\$45,869	\$9,000,000	\$10,610,496	\$33,553	\$52,239	\$33,528	\$52,239	\$33,571	\$52,487
\$10,000,000	\$12,348,000	\$70,275	\$61,082	\$10,000,000	\$10,303,010	\$70,275	\$50,966	\$10,000,000	\$11,789,440	\$37,283	\$58,071	\$37,259	\$58,071	\$37,301	\$58,319
\$15,000,000	\$18,522,000	\$105,664	\$91,623	\$15,000,000	\$15,454,515	\$105,664	\$76,449	\$15,000,000	\$17,684,160	\$55,933	\$87,231	\$55,909	\$87,231	\$55,951	\$87,478
\$20,000,000	\$24,696,000	\$141,053	\$122,163	\$20,000,000	\$20,606,020	\$141,053	\$101,932	\$20,000,000	\$23,578,880	\$74,584	\$116,390	\$74,560	\$116,390	\$74,602	\$116,637
\$25,000,000	\$30,870,000	\$176,441	\$152,704	\$25,000,000	\$25,757,525	\$176,441	\$127,414	\$25,000,000	\$29,473,600	\$93,234	\$145,549	\$93,210	\$145,549	\$93,252	\$145,797
\$30,000,000	\$37,044,000	\$211,830	\$183,245	\$30,000,000	\$30,909,030	\$211,830	\$152,897	\$30,000,000	\$35,368,320	\$111,885	\$174,709	\$111,860	\$174,709	\$111,903	\$174,956
\$35,000,000	\$43,218,000	\$247,219	\$213,786	\$35,000,000	\$36,060,535	\$247,219	\$178,380	\$35,000,000	\$41,263,040	\$130,535	\$203,868	\$130,511	\$203,868	\$130,553	\$204,115
\$40,000,000	\$49,392,000	\$282,607	\$244,327	\$40,000,000	\$41,212,040	\$282,607	\$203,863	\$40,000,000	\$47,157,760	\$149,186	\$233,027	\$149,161	\$233,027	\$149,204	\$233,275
\$45,000,000	\$55,566,000	\$317,996	\$274,868	\$45,000,000	\$46,363,545	\$317,996	\$229,346	\$45,000,000	\$53,052,480	\$167,836	\$262,187	\$167,812	\$262,187	\$167,854	\$262,434
\$50,000,000	\$61,740,000	\$353,385	\$305,409	\$50,000,000	\$51,515,050	\$353,385	\$254,829	\$50,000,000	\$58,947,200	\$186,487	\$291,346	\$186,462	\$291,346	\$186,505	\$291,594

CITY OF           MERIDEN, 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	\$119	63.75%	\$68	36.63%	(\$124)	(73.72%)	(\$100)	(69.30%)	\$105	56.35%
\$100,000	\$238	63.75%	\$137	36.63%	(\$19)	(5.37%)	\$5	1.57%	\$210	56.35%
\$150,000	\$357	63.75%	\$205	36.63%	\$86	15.89%	\$110	21.32%	\$315	56.35%
\$200,000	\$308	33.75%	\$106	11.60%	\$191	26.25%	\$215	30.60%	\$420	56.35%
\$250,000	\$260	20.50%	\$7	0.54%	\$296	32.39%	\$320	36.00%	\$525	56.35%
\$300,000	\$211	13.03%	(\$92)	(5.69%)	\$401	36.45%	\$426	39.52%	\$631	56.35%
\$400,000	\$114	4.91%	(\$290)	(12.47%)	\$611	41.49%	\$636	43.85%	\$841	56.35%
\$500,000	\$17	0.57%	(\$488)	(16.08%)	\$822	44.49%	\$846	46.41%	\$1,051	56.35%
\$600,000	(\$80)	(2.13%)	(\$687)	(18.33%)	\$1,032	46.48%	\$1,056	48.10%	\$1,261	56.35%
\$700,000	(\$177)	(3.97%)	(\$885)	(19.87%)	\$1,242	47.90%	\$1,266	49.29%	\$1,471	56.35%
\$800,000	(\$274)	(5.30%)	(\$1,083)	(20.98%)	\$1,452	48.96%	\$1,476	50.19%	\$1,681	56.35%
\$900,000	(\$370)	(6.31%)	(\$1,281)	(21.83%)	\$1,662	49.79%	\$1,687	50.88%	\$1,892	56.35%
\$1,000,000	(\$467)	(7.11%)	(\$1,479)	(22.49%)	\$1,873	50.45%	\$1,897	51.43%	\$2,102	56.35%
\$2,000,000	(\$1,437)	(10.52%)	(\$3,460)	(25.34%)	\$3,974	53.40%	\$3,999	53.90%	\$4,204	56.35%
\$3,000,000	(\$2,407)	(11.61%)	(\$5,441)	(26.25%)	\$6,076	54.39%	\$6,100	54.72%	\$6,305	56.35%
\$4,000,000	(\$3,376)	(12.14%)	(\$7,422)	(26.69%)	\$8,178	54.88%	\$8,202	55.13%	\$8,407	56.35%
\$5,000,000	(\$4,346)	(12.46%)	(\$9,404)	(26.95%)	\$10,280	55.17%	\$10,304	55.37%	\$10,509	56.35%
\$6,000,000	(\$5,315)	(12.67%)	(\$11,385)	(27.13%)	\$12,381	55.37%	\$12,406	55.54%	\$12,611	56.35%
\$7,000,000	(\$6,285)	(12.82%)	(\$13,366)	(27.25%)	\$14,483	55.51%	\$14,507	55.65%	\$14,712	56.35%
\$8,000,000	(\$7,254)	(12.93%)	(\$15,347)	(27.35%)	\$16,585	55.61%	\$16,609	55.74%	\$16,814	56.35%
\$9,000,000	(\$8,224)	(13.01%)	(\$17,328)	(27.42%)	\$18,687	55.69%	\$18,711	55.81%	\$18,916	56.35%
\$10,000,000	(\$9,193)	(13.08%)	(\$19,309)	(27.48%)	\$20,789	55.76%	\$20,813	55.86%	\$21,018	56.35%
\$15,000,000	(\$14,041)	(13.29%)	(\$29,215)	(27.65%)	\$31,297	55.95%	\$31,322	56.02%	\$31,527	56.35%
\$20,000,000	(\$18,889)	(13.39%)	(\$39,121)	(27.74%)	\$41,806	56.05%	\$41,831	56.10%	\$42,036	56.35%
\$25,000,000	(\$23,737)	(13.45%)	(\$49,027)	(27.79%)	\$52,315	56.11%	\$52,339	56.15%	\$52,544	56.35%
\$30,000,000	(\$28,585)	(13.49%)	(\$58,933)	(27.82%)	\$62,824	56.15%	\$62,848	56.18%	\$63,053	56.35%
\$35,000,000	(\$33,433)	(13.52%)	(\$68,838)	(27.85%)	\$73,333	56.18%	\$73,357	56.21%	\$73,562	56.35%
\$40,000,000	(\$38,280)	(13.55%)	(\$78,744)	(27.86%)	\$83,842	56.20%	\$83,866	56.23%	\$84,071	56.35%
\$45,000,000	(\$43,128)	(13.56%)	(\$88,650)	(27.88%)	\$94,351	56.22%	\$94,375	56.24%	\$94,580	56.35%
\$50,000,000	(\$47,976)	(13.58%)	(\$98,556)	(27.89%)	\$104,860	56.23%	\$104,884	56.25%	\$105,089	56.35%