

CITY OF MENLO, 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	\$8.25735	\$76,468	\$0	\$76,468	
2026-27	\$4.77953	\$77,997	\$0	\$77,997	2.0%
2027-28	\$4.80843	\$78,387	\$0	\$78,387	0.5%
2028-29	\$4.67033	\$79,955	\$0	\$79,955	2.0%
2029-30	\$4.69368	\$80,354	\$0	\$80,354	0.5%
2030-31	\$4.55634	\$81,962	\$0	\$81,962	2.0%
2031-32	\$4.57912	\$82,371	\$0	\$82,371	0.5%
2032-33	\$4.44718	\$84,019	\$0	\$84,019	2.0%
2033-34	\$4.46942	\$84,439	\$0	\$84,439	0.5%
2034-35	\$4.34252	\$86,128	\$0	\$86,128	2.0%
2035-36	\$4.36423	\$86,558	\$0	\$86,558	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	\$21,149,499	\$9,260,558	\$0	\$9,260,558
2026-27	\$18,310,472	\$16,318,987	\$0	\$16,318,987
2027-28	\$18,293,472	\$16,301,987	\$0	\$16,301,987
2028-29	\$19,111,198	\$17,119,713	\$0	\$17,119,713
2029-30	\$19,111,198	\$17,119,713	\$0	\$17,119,713
2030-31	\$19,979,938	\$17,988,453	\$0	\$17,988,453
2031-32	\$19,979,938	\$17,988,453	\$0	\$17,988,453
2032-33	\$20,884,084	\$18,892,599	\$0	\$18,892,599
2033-34	\$20,884,084	\$18,892,599	\$0	\$18,892,599
2034-35	\$21,825,085	\$19,833,600	\$0	\$19,833,600
2035-36	\$21,825,085	\$19,833,600	\$0	\$19,833,600

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	90.72%	-2.42%	88.30%	5.89%	0.00%	4.39%
2026-27	118.30%	-29.36%	88.94%	7.66%	0.00%	2.49%
2027-28	118.43%	-29.49%	88.93%	7.67%	0.00%	2.50%
2028-29	117.28%	-28.18%	89.10%	7.67%	0.00%	2.38%
2029-30	117.28%	-28.18%	89.10%	7.67%	0.00%	2.38%
2030-31	116.08%	-26.82%	89.26%	7.66%	0.00%	2.26%
2031-32	116.08%	-26.82%	89.26%	7.66%	0.00%	2.26%
2032-33	114.95%	-25.54%	89.41%	7.66%	0.00%	2.15%
2033-34	114.95%	-25.54%	89.41%	7.66%	0.00%	2.15%
2034-35	113.87%	-24.33%	89.55%	7.66%	0.00%	2.05%
2035-36	113.87%	-24.33%	89.55%	7.66%	0.00%	2.05%

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 MENLO, 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	\$9,260,558	\$8.25735	\$76,468
2026-27	\$16,318,987	\$4.77953	\$77,997
2027-28	\$16,301,987	\$4.80843	\$78,387
2028-29	\$17,119,713	\$4.67033	\$79,955
2029-30	\$17,119,713	\$4.69368	\$80,354
2030-31	\$17,988,453	\$4.55634	\$81,962
2031-32	\$17,988,453	\$4.57912	\$82,371
2032-33	\$18,892,599	\$4.44718	\$84,019
2033-34	\$18,892,599	\$4.46942	\$84,439
2034-35	\$19,833,600	\$4.34252	\$86,128
2035-36	\$19,833,600	\$4.36423	\$86,558

CITY OF MENLO, 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	\$9,260,558	\$8.25735	\$76,468
2026-27	\$9,308,268	\$8.25735	\$76,862
2027-28	\$9,489,414	\$8.25735	\$78,357
2028-29	\$9,776,848	\$8.10000	\$79,192
2029-30	\$9,967,468	\$8.10000	\$80,736
2030-31	\$10,269,860	\$8.10000	\$83,186
2031-32	\$10,470,423	\$8.10000	\$84,810
2032-33	\$10,788,543	\$8.10000	\$87,387
2033-34	\$10,999,604	\$8.10000	\$89,097
2034-35	\$11,334,283	\$8.10000	\$91,808
2035-36	\$11,556,361	\$8.10000	\$93,607

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	\$7,010,719	(\$3.47782)	\$1,135
2027-28	\$6,812,573	(\$3.44892)	\$30
2028-29	\$7,342,865	(\$3.42967)	\$762
2029-30	\$7,152,245	(\$3.40632)	-\$382
2030-31	\$7,718,593	(\$3.54366)	-\$1,224
2031-32	\$7,518,030	(\$3.52088)	-\$2,439
2032-33	\$8,104,056	(\$3.65282)	-\$3,368
2033-34	\$7,892,995	(\$3.63058)	-\$4,658
2034-35	\$8,499,317	(\$3.75748)	-\$5,680
2035-36	\$8,277,238	(\$3.73577)	-\$7,048

CITY OF MENLO, 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	\$196	\$281	\$50,000	\$51,515	\$196	\$235	\$50,000	\$58,947	\$177	\$41	\$151	\$41	\$196	\$269
\$100,000	\$123,480	\$392	\$563	\$100,000	\$103,030	\$392	\$469	\$100,000	\$117,894	\$373	\$309	\$347	\$309	\$392	\$537
\$150,000	\$185,220	\$587	\$844	\$150,000	\$154,545	\$587	\$704	\$150,000	\$176,842	\$568	\$578	\$543	\$578	\$587	\$806
\$200,000	\$246,960	\$959	\$1,125	\$200,000	\$206,060	\$959	\$939	\$200,000	\$235,789	\$764	\$847	\$739	\$847	\$783	\$1,074
\$250,000	\$308,700	\$1,331	\$1,407	\$250,000	\$257,575	\$1,331	\$1,174	\$250,000	\$294,736	\$960	\$1,115	\$935	\$1,115	\$979	\$1,343
\$300,000	\$370,440	\$1,702	\$1,688	\$300,000	\$309,090	\$1,702	\$1,408	\$300,000	\$353,683	\$1,156	\$1,384	\$1,131	\$1,384	\$1,175	\$1,612
\$400,000	\$493,920	\$2,445	\$2,250	\$400,000	\$412,120	\$2,445	\$1,878	\$400,000	\$471,578	\$1,548	\$1,921	\$1,522	\$1,921	\$1,567	\$2,149
\$500,000	\$617,400	\$3,189	\$2,813	\$500,000	\$515,151	\$3,189	\$2,347	\$500,000	\$589,472	\$1,939	\$2,458	\$1,914	\$2,458	\$1,958	\$2,686
\$600,000	\$740,880	\$3,932	\$3,376	\$600,000	\$618,181	\$3,932	\$2,817	\$600,000	\$707,366	\$2,331	\$2,995	\$2,306	\$2,995	\$2,350	\$3,223
\$700,000	\$864,360	\$4,675	\$3,938	\$700,000	\$721,211	\$4,675	\$3,286	\$700,000	\$825,261	\$2,723	\$3,532	\$2,697	\$3,532	\$2,742	\$3,760
\$800,000	\$987,840	\$5,418	\$4,501	\$800,000	\$824,241	\$5,418	\$3,756	\$800,000	\$943,155	\$3,114	\$4,070	\$3,089	\$4,070	\$3,133	\$4,297
\$900,000	\$1,111,320	\$6,161	\$5,064	\$900,000	\$927,271	\$6,161	\$4,225	\$900,000	\$1,061,050	\$3,506	\$4,607	\$3,480	\$4,607	\$3,525	\$4,835
\$1,000,000	\$1,234,800	\$6,904	\$5,626	\$1,000,000	\$1,030,301	\$6,904	\$4,694	\$1,000,000	\$1,178,944	\$3,898	\$5,144	\$3,872	\$5,144	\$3,917	\$5,372
\$2,000,000	\$2,469,600	\$14,336	\$11,252	\$2,000,000	\$2,060,602	\$14,336	\$9,389	\$2,000,000	\$2,357,888	\$7,814	\$10,516	\$7,789	\$10,516	\$7,833	\$10,743
\$3,000,000	\$3,704,400	\$21,768	\$16,879	\$3,000,000	\$3,090,903	\$21,768	\$14,083	\$3,000,000	\$3,536,832	\$11,731	\$15,887	\$11,705	\$15,887	\$11,750	\$16,115
\$4,000,000	\$4,939,200	\$29,199	\$22,505	\$4,000,000	\$4,121,204	\$29,199	\$18,778	\$4,000,000	\$4,715,776	\$15,647	\$21,259	\$15,622	\$21,259	\$15,666	\$21,487
\$5,000,000	\$6,174,000	\$36,631	\$28,131	\$5,000,000	\$5,151,505	\$36,631	\$23,472	\$5,000,000	\$5,894,720	\$19,564	\$26,631	\$19,539	\$26,631	\$19,583	\$26,858
\$6,000,000	\$7,408,800	\$44,062	\$33,757	\$6,000,000	\$6,181,806	\$44,062	\$28,166	\$6,000,000	\$7,073,664	\$23,481	\$32,002	\$23,455	\$32,002	\$23,500	\$32,230
\$7,000,000	\$8,643,600	\$51,494	\$39,383	\$7,000,000	\$7,212,107	\$51,494	\$32,861	\$7,000,000	\$8,252,608	\$27,397	\$37,374	\$27,372	\$37,374	\$27,416	\$37,602
\$8,000,000	\$9,878,400	\$58,926	\$45,009	\$8,000,000	\$8,242,408	\$58,926	\$37,555	\$8,000,000	\$9,431,552	\$31,314	\$42,746	\$31,288	\$42,746	\$31,333	\$42,973
\$9,000,000	\$11,113,200	\$66,357	\$50,636	\$9,000,000	\$9,272,709	\$66,357	\$42,250	\$9,000,000	\$10,610,496	\$35,230	\$48,117	\$35,205	\$48,117	\$35,249	\$48,345
\$10,000,000	\$12,348,000	\$73,789	\$56,262	\$10,000,000	\$10,303,010	\$73,789	\$46,944	\$10,000,000	\$11,789,440	\$39,147	\$53,489	\$39,121	\$53,489	\$39,166	\$53,717
\$15,000,000	\$18,522,000	\$110,947	\$84,393	\$15,000,000	\$15,454,515	\$110,947	\$70,416	\$15,000,000	\$17,684,160	\$58,730	\$80,347	\$58,704	\$80,347	\$58,749	\$80,575
\$20,000,000	\$24,696,000	\$148,105	\$112,523	\$20,000,000	\$20,606,020	\$148,105	\$93,888	\$20,000,000	\$23,578,880	\$78,313	\$107,206	\$78,287	\$107,206	\$78,332	\$107,433
\$25,000,000	\$30,870,000	\$185,263	\$140,654	\$25,000,000	\$25,757,525	\$185,263	\$117,360	\$25,000,000	\$29,473,600	\$97,896	\$134,064	\$97,870	\$134,064	\$97,915	\$134,292
\$30,000,000	\$37,044,000	\$222,421	\$168,785	\$30,000,000	\$30,909,030	\$222,421	\$140,832	\$30,000,000	\$35,368,320	\$117,479	\$160,922	\$117,453	\$160,922	\$117,498	\$161,150
\$35,000,000	\$43,218,000	\$259,579	\$196,916	\$35,000,000	\$36,060,535	\$259,579	\$164,304	\$35,000,000	\$41,263,040	\$137,062	\$187,781	\$137,036	\$187,781	\$137,081	\$188,008
\$40,000,000	\$49,392,000	\$296,737	\$225,047	\$40,000,000	\$41,212,040	\$296,737	\$187,776	\$40,000,000	\$47,157,760	\$156,645	\$214,639	\$156,619	\$214,639	\$156,664	\$214,867
\$45,000,000	\$55,566,000	\$333,895	\$253,178	\$45,000,000	\$46,363,545	\$333,895	\$211,248	\$45,000,000	\$53,052,480	\$176,228	\$241,497	\$176,202	\$241,497	\$176,247	\$241,725
\$50,000,000	\$61,740,000	\$371,053	\$281,308	\$50,000,000	\$51,515,050	\$371,053	\$234,720	\$50,000,000	\$58,947,200	\$195,811	\$268,356	\$195,785	\$268,356	\$195,830	\$268,583

CITY OF MENLO, 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	\$85	43.65%	\$39	19.86%	(\$136)	(76.95%)	(\$111)	(73.07%)	\$73	37.15%
\$100,000	\$171	43.65%	\$78	19.86%	(\$63)	(16.99%)	(\$38)	(10.90%)	\$146	37.15%
\$150,000	\$256	43.65%	\$117	19.86%	\$9	1.66%	\$35	6.43%	\$218	37.15%
\$200,000	\$166	17.33%	(\$20)	(2.11%)	\$82	10.75%	\$108	14.57%	\$291	37.15%
\$250,000	\$76	5.70%	(\$157)	(11.80%)	\$155	16.14%	\$180	19.30%	\$364	37.15%
\$300,000	(\$14)	(0.84%)	(\$294)	(17.27%)	\$228	19.70%	\$253	22.39%	\$437	37.15%
\$400,000	(\$195)	(7.97%)	(\$568)	(23.21%)	\$373	24.11%	\$399	26.19%	\$582	37.15%
\$500,000	(\$375)	(11.78%)	(\$841)	(26.39%)	\$519	26.75%	\$544	28.43%	\$728	37.15%
\$600,000	(\$556)	(14.14%)	(\$1,115)	(28.36%)	\$664	28.50%	\$690	29.91%	\$873	37.15%
\$700,000	(\$737)	(15.76%)	(\$1,389)	(29.71%)	\$810	29.74%	\$835	30.97%	\$1,019	37.15%
\$800,000	(\$917)	(16.93%)	(\$1,663)	(30.68%)	\$955	30.67%	\$981	31.75%	\$1,164	37.15%
\$900,000	(\$1,098)	(17.82%)	(\$1,936)	(31.43%)	\$1,101	31.40%	\$1,126	32.36%	\$1,310	37.15%
\$1,000,000	(\$1,278)	(18.51%)	(\$2,210)	(32.01%)	\$1,246	31.97%	\$1,272	32.84%	\$1,455	37.15%
\$2,000,000	(\$3,084)	(21.51%)	(\$4,947)	(34.51%)	\$2,701	34.57%	\$2,727	35.01%	\$2,910	37.15%
\$3,000,000	(\$4,889)	(22.46%)	(\$7,684)	(35.30%)	\$4,156	35.43%	\$4,182	35.73%	\$4,365	37.15%
\$4,000,000	(\$6,695)	(22.93%)	(\$10,422)	(35.69%)	\$5,611	35.86%	\$5,637	36.08%	\$5,820	37.15%
\$5,000,000	(\$8,500)	(23.20%)	(\$13,159)	(35.92%)	\$7,067	36.12%	\$7,092	36.30%	\$7,275	37.15%
\$6,000,000	(\$10,305)	(23.39%)	(\$15,896)	(36.08%)	\$8,522	36.29%	\$8,547	36.44%	\$8,730	37.15%
\$7,000,000	(\$12,111)	(23.52%)	(\$18,633)	(36.19%)	\$9,977	36.42%	\$10,002	36.54%	\$10,186	37.15%
\$8,000,000	(\$13,916)	(23.62%)	(\$21,370)	(36.27%)	\$11,432	36.51%	\$11,457	36.62%	\$11,641	37.15%
\$9,000,000	(\$15,722)	(23.69%)	(\$24,108)	(36.33%)	\$12,887	36.58%	\$12,912	36.68%	\$13,096	37.15%
\$10,000,000	(\$17,527)	(23.75%)	(\$26,845)	(36.38%)	\$14,342	36.64%	\$14,367	36.73%	\$14,551	37.15%
\$15,000,000	(\$26,554)	(23.93%)	(\$40,531)	(36.53%)	\$21,617	36.81%	\$21,643	36.87%	\$21,826	37.15%
\$20,000,000	(\$35,582)	(24.02%)	(\$54,217)	(36.61%)	\$28,893	36.89%	\$28,918	36.94%	\$29,102	37.15%
\$25,000,000	(\$44,609)	(24.08%)	(\$67,903)	(36.65%)	\$36,168	36.95%	\$36,194	36.98%	\$36,377	37.15%
\$30,000,000	(\$53,636)	(24.11%)	(\$81,589)	(36.68%)	\$43,443	36.98%	\$43,469	37.01%	\$43,652	37.15%
\$35,000,000	(\$62,663)	(24.14%)	(\$95,275)	(36.70%)	\$50,719	37.00%	\$50,744	37.03%	\$50,928	37.15%
\$40,000,000	(\$71,691)	(24.16%)	(\$108,961)	(36.72%)	\$57,994	37.02%	\$58,020	37.05%	\$58,203	37.15%
\$45,000,000	(\$80,718)	(24.17%)	(\$122,647)	(36.73%)	\$65,270	37.04%	\$65,295	37.06%	\$65,478	37.15%
\$50,000,000	(\$89,745)	(24.19%)	(\$136,333)	(36.74%)	\$72,545	37.05%	\$72,570	37.07%	\$72,754	37.15%