

CITY OF MEDIAPOLIS, 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	\$8.32040	\$471,626	\$0	\$471,626	
2026-27	\$4.61402	\$481,058	\$3,241	\$484,299	2.7%
2027-28	\$4.65469	\$486,720	\$3,269	\$489,990	1.2%
2028-29	\$4.54682	\$499,789	\$3,194	\$502,983	2.7%
2029-30	\$4.58389	\$505,498	\$3,220	\$508,718	1.1%
2030-31	\$4.47593	\$518,893	\$3,144	\$522,036	2.6%
2031-32	\$4.51169	\$524,647	\$3,169	\$527,815	1.1%
2032-33	\$4.40587	\$538,371	\$3,095	\$541,466	2.6%
2033-34	\$4.44040	\$544,174	\$3,119	\$547,292	1.1%
2034-35	\$4.33671	\$558,238	\$3,046	\$561,284	2.6%
2035-36	\$4.37007	\$564,090	\$3,069	\$567,160	1.0%

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	\$123,976,584	\$56,683,080	\$5,096,964	\$61,780,044
2026-27	\$117,306,070	\$104,962,426	\$7,416,800	\$112,379,226
2027-28	\$118,465,658	\$105,267,914	\$8,270,900	\$113,538,814
2028-29	\$125,045,707	\$110,623,023	\$9,495,840	\$120,118,863
2029-30	\$126,256,294	\$110,979,511	\$10,349,940	\$121,329,450
2030-31	\$133,237,608	\$116,631,933	\$11,678,832	\$128,310,764
2031-32	\$134,448,196	\$116,988,420	\$12,532,932	\$129,521,352
2032-33	\$141,794,278	\$122,896,461	\$13,970,973	\$136,867,434
2033-34	\$143,004,866	\$123,252,949	\$14,825,073	\$138,078,022
2034-35	\$150,730,825	\$129,426,259	\$16,377,722	\$145,803,981
2035-36	\$151,941,413	\$129,782,747	\$17,231,822	\$147,014,569

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.82%	-1.59%	73.23%	20.56%	4.99%	1.22%
2026-27	95.91%	-18.21%	77.70%	17.95%	3.43%	0.67%
2027-28	96.30%	-18.38%	77.92%	17.77%	3.40%	0.67%
2028-29	95.96%	-17.69%	78.27%	17.63%	3.24%	0.63%
2029-30	96.28%	-17.80%	78.48%	17.46%	3.21%	0.62%
2030-31	95.90%	-17.09%	78.81%	17.33%	3.06%	0.59%
2031-32	96.21%	-17.20%	79.00%	17.17%	3.04%	0.58%
2032-33	95.82%	-16.52%	79.30%	17.06%	2.90%	0.55%
2033-34	96.11%	-16.63%	79.48%	16.91%	2.88%	0.55%
2034-35	95.72%	-15.98%	79.74%	16.82%	2.75%	0.52%
2035-36	95.99%	-16.08%	79.91%	16.68%	2.73%	0.51%

**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 MEDIAPOLIS, 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	\$56,683,080	\$8.32040	\$471,626
2026-27	\$104,962,426	\$4.61402	\$484,299
2027-28	\$105,267,914	\$4.65469	\$489,990
2028-29	\$110,623,023	\$4.54682	\$502,983
2029-30	\$110,979,511	\$4.58389	\$508,718
2030-31	\$116,631,933	\$4.47593	\$522,036
2031-32	\$116,988,420	\$4.51169	\$527,815
2032-33	\$122,896,461	\$4.40587	\$541,466
2033-34	\$123,252,949	\$4.44040	\$547,292
2034-35	\$129,426,259	\$4.33671	\$561,284
2035-36	\$129,782,747	\$4.37007	\$567,160

## CITY OF MEDIAPOLIS, 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	\$56,683,080	\$8.32040	\$471,626
2026-27	\$57,340,946	\$8.32040	\$477,100
2027-28	\$57,334,363	\$8.32040	\$477,045
2028-29	\$58,990,242	\$8.10000	\$477,821
2029-30	\$59,928,936	\$8.10000	\$485,424
2030-31	\$61,642,765	\$8.10000	\$499,306
2031-32	\$62,677,270	\$8.10000	\$507,686
2032-33	\$64,452,332	\$8.10000	\$522,064
2033-34	\$65,587,893	\$8.10000	\$531,262
2034-35	\$67,427,793	\$8.10000	\$546,165
2035-36	\$68,669,539	\$8.10000	\$556,223

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	\$47,621,480	(\$3.70638)	\$7,200
2027-28	\$47,933,551	(\$3.66571)	\$12,945
2028-29	\$51,632,781	(\$3.55318)	\$25,162
2029-30	\$51,050,575	(\$3.51611)	\$23,293
2030-31	\$54,989,168	(\$3.62407)	\$22,730
2031-32	\$54,311,151	(\$3.58831)	\$20,130
2032-33	\$58,444,129	(\$3.69413)	\$19,402
2033-34	\$57,665,056	(\$3.65960)	\$16,030
2034-35	\$61,998,466	(\$3.76329)	\$15,119
2035-36	\$61,113,208	(\$3.72993)	\$10,936

CITY OF MEDIAPOLIS, 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	\$197	\$276	\$50,000	\$51,515	\$197	\$231	\$50,000	\$58,947	\$178	\$40	\$153	\$40	\$197	\$264
\$100,000	\$123,480	\$395	\$553	\$100,000	\$103,030	\$395	\$461	\$100,000	\$117,894	\$376	\$304	\$350	\$304	\$395	\$528
\$150,000	\$185,220	\$592	\$829	\$150,000	\$154,545	\$592	\$692	\$150,000	\$176,842	\$573	\$568	\$547	\$568	\$592	\$792
\$200,000	\$246,960	\$966	\$1,105	\$200,000	\$206,060	\$966	\$922	\$200,000	\$235,789	\$770	\$832	\$745	\$832	\$789	\$1,055
\$250,000	\$308,700	\$1,341	\$1,382	\$250,000	\$257,575	\$1,341	\$1,153	\$250,000	\$294,736	\$967	\$1,095	\$942	\$1,095	\$987	\$1,319
\$300,000	\$370,440	\$1,715	\$1,658	\$300,000	\$309,090	\$1,715	\$1,383	\$300,000	\$353,683	\$1,165	\$1,359	\$1,139	\$1,359	\$1,184	\$1,583
\$400,000	\$493,920	\$2,464	\$2,211	\$400,000	\$412,120	\$2,464	\$1,845	\$400,000	\$471,578	\$1,559	\$1,887	\$1,534	\$1,887	\$1,579	\$2,111
\$500,000	\$617,400	\$3,213	\$2,763	\$500,000	\$515,151	\$3,213	\$2,306	\$500,000	\$589,472	\$1,954	\$2,415	\$1,928	\$2,415	\$1,973	\$2,638
\$600,000	\$740,880	\$3,962	\$3,316	\$600,000	\$618,181	\$3,962	\$2,767	\$600,000	\$707,366	\$2,349	\$2,942	\$2,323	\$2,942	\$2,368	\$3,166
\$700,000	\$864,360	\$4,711	\$3,869	\$700,000	\$721,211	\$4,711	\$3,228	\$700,000	\$825,261	\$2,743	\$3,470	\$2,718	\$3,470	\$2,763	\$3,694
\$800,000	\$987,840	\$5,459	\$4,422	\$800,000	\$824,241	\$5,459	\$3,689	\$800,000	\$943,155	\$3,138	\$3,998	\$3,112	\$3,998	\$3,157	\$4,221
\$900,000	\$1,111,320	\$6,208	\$4,974	\$900,000	\$927,271	\$6,208	\$4,150	\$900,000	\$1,061,050	\$3,533	\$4,525	\$3,507	\$4,525	\$3,552	\$4,749
\$1,000,000	\$1,234,800	\$6,957	\$5,527	\$1,000,000	\$1,030,301	\$6,957	\$4,612	\$1,000,000	\$1,178,944	\$3,927	\$5,053	\$3,902	\$5,053	\$3,946	\$5,277
\$2,000,000	\$2,469,600	\$14,445	\$11,054	\$2,000,000	\$2,060,602	\$14,445	\$9,223	\$2,000,000	\$2,357,888	\$7,874	\$10,330	\$7,848	\$10,330	\$7,893	\$10,554
\$3,000,000	\$3,704,400	\$21,934	\$16,581	\$3,000,000	\$3,090,903	\$21,934	\$13,835	\$3,000,000	\$3,536,832	\$11,820	\$15,607	\$11,795	\$15,607	\$11,839	\$15,831
\$4,000,000	\$4,939,200	\$29,422	\$22,108	\$4,000,000	\$4,121,204	\$29,422	\$18,446	\$4,000,000	\$4,715,776	\$15,767	\$20,884	\$15,741	\$20,884	\$15,786	\$21,107
\$5,000,000	\$6,174,000	\$36,911	\$27,634	\$5,000,000	\$5,151,505	\$36,911	\$23,058	\$5,000,000	\$5,894,720	\$19,713	\$26,161	\$19,688	\$26,161	\$19,732	\$26,384
\$6,000,000	\$7,408,800	\$44,399	\$33,161	\$6,000,000	\$6,181,806	\$44,399	\$27,669	\$6,000,000	\$7,073,664	\$23,660	\$31,437	\$23,634	\$31,437	\$23,679	\$31,661
\$7,000,000	\$8,643,600	\$51,887	\$38,688	\$7,000,000	\$7,212,107	\$51,887	\$32,281	\$7,000,000	\$8,252,608	\$27,606	\$36,714	\$27,581	\$36,714	\$27,625	\$36,938
\$8,000,000	\$9,878,400	\$59,376	\$44,215	\$8,000,000	\$8,242,408	\$59,376	\$36,892	\$8,000,000	\$9,431,552	\$31,553	\$41,991	\$31,527	\$41,991	\$31,572	\$42,215
\$9,000,000	\$11,113,200	\$66,864	\$49,742	\$9,000,000	\$9,272,709	\$66,864	\$41,504	\$9,000,000	\$10,610,496	\$35,499	\$47,268	\$35,474	\$47,268	\$35,518	\$47,492
\$10,000,000	\$12,348,000	\$74,352	\$55,269	\$10,000,000	\$10,303,010	\$74,352	\$46,116	\$10,000,000	\$11,789,440	\$39,446	\$52,545	\$39,420	\$52,545	\$39,465	\$52,769
\$15,000,000	\$18,522,000	\$111,794	\$82,903	\$15,000,000	\$15,454,515	\$111,794	\$69,173	\$15,000,000	\$17,684,160	\$59,178	\$78,929	\$59,153	\$78,929	\$59,197	\$79,153
\$20,000,000	\$24,696,000	\$149,236	\$110,538	\$20,000,000	\$20,606,020	\$149,236	\$92,231	\$20,000,000	\$23,578,880	\$78,911	\$105,314	\$78,885	\$105,314	\$78,930	\$105,537
\$25,000,000	\$30,870,000	\$186,678	\$138,172	\$25,000,000	\$25,757,525	\$186,678	\$115,289	\$25,000,000	\$29,473,600	\$98,643	\$131,698	\$98,618	\$131,698	\$98,662	\$131,922
\$30,000,000	\$37,044,000	\$224,120	\$165,806	\$30,000,000	\$30,909,030	\$224,120	\$138,347	\$30,000,000	\$35,368,320	\$118,376	\$158,082	\$118,350	\$158,082	\$118,395	\$158,306
\$35,000,000	\$43,218,000	\$261,561	\$193,441	\$35,000,000	\$36,060,535	\$261,561	\$161,404	\$35,000,000	\$41,263,040	\$138,108	\$184,467	\$138,083	\$184,467	\$138,127	\$184,690
\$40,000,000	\$49,392,000	\$299,003	\$221,075	\$40,000,000	\$41,212,040	\$299,003	\$184,462	\$40,000,000	\$47,157,760	\$157,841	\$210,851	\$157,815	\$210,851	\$157,860	\$211,075
\$45,000,000	\$55,566,000	\$336,445	\$248,710	\$45,000,000	\$46,363,545	\$336,445	\$207,520	\$45,000,000	\$53,052,480	\$177,573	\$237,235	\$177,548	\$237,235	\$177,592	\$237,459
\$50,000,000	\$61,740,000	\$373,887	\$276,344	\$50,000,000	\$51,515,050	\$373,887	\$230,578	\$50,000,000	\$58,947,200	\$197,306	\$263,620	\$197,280	\$263,620	\$197,325	\$263,844

CITY OF            MEDIAPOLIS, 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	\$79	40.05%	\$33	16.85%	(\$138)	(77.52%)	(\$112)	(73.75%)	\$67	33.71%
\$100,000	\$158	40.05%	\$67	16.85%	(\$72)	(19.07%)	(\$46)	(13.14%)	\$133	33.71%
\$150,000	\$237	40.05%	\$100	16.85%	(\$5)	(0.89%)	\$21	3.76%	\$200	33.71%
\$200,000	\$139	14.38%	(\$44)	(4.56%)	\$61	7.97%	\$87	11.70%	\$266	33.71%
\$250,000	\$41	3.05%	(\$188)	(14.02%)	\$128	13.22%	\$154	16.31%	\$333	33.71%
\$300,000	(\$57)	(3.33%)	(\$332)	(19.34%)	\$194	16.69%	\$220	19.32%	\$399	33.71%
\$400,000	(\$253)	(10.28%)	(\$619)	(25.14%)	\$327	21.00%	\$353	23.02%	\$532	33.71%
\$500,000	(\$449)	(13.99%)	(\$907)	(28.23%)	\$461	23.57%	\$486	25.21%	\$665	33.71%
\$600,000	(\$646)	(16.30%)	(\$1,195)	(30.16%)	\$594	25.27%	\$619	26.65%	\$798	33.71%
\$700,000	(\$842)	(17.87%)	(\$1,482)	(31.47%)	\$727	26.49%	\$752	27.68%	\$931	33.71%
\$800,000	(\$1,038)	(19.01%)	(\$1,770)	(32.42%)	\$860	27.39%	\$885	28.44%	\$1,064	33.71%
\$900,000	(\$1,234)	(19.88%)	(\$2,058)	(33.15%)	\$993	28.10%	\$1,018	29.04%	\$1,197	33.71%
\$1,000,000	(\$1,430)	(20.56%)	(\$2,346)	(33.71%)	\$1,126	28.66%	\$1,151	29.51%	\$1,330	33.71%
\$2,000,000	(\$3,392)	(23.48%)	(\$5,222)	(36.15%)	\$2,456	31.19%	\$2,482	31.62%	\$2,661	33.71%
\$3,000,000	(\$5,353)	(24.41%)	(\$8,099)	(36.93%)	\$3,786	32.03%	\$3,812	32.32%	\$3,991	33.71%
\$4,000,000	(\$7,315)	(24.86%)	(\$10,976)	(37.31%)	\$5,117	32.45%	\$5,142	32.67%	\$5,321	33.71%
\$5,000,000	(\$9,276)	(25.13%)	(\$13,853)	(37.53%)	\$6,447	32.70%	\$6,473	32.88%	\$6,652	33.71%
\$6,000,000	(\$11,238)	(25.31%)	(\$16,730)	(37.68%)	\$7,778	32.87%	\$7,803	33.02%	\$7,982	33.71%
\$7,000,000	(\$13,199)	(25.44%)	(\$19,606)	(37.79%)	\$9,108	32.99%	\$9,134	33.12%	\$9,313	33.71%
\$8,000,000	(\$15,161)	(25.53%)	(\$22,483)	(37.87%)	\$10,438	33.08%	\$10,464	33.19%	\$10,643	33.71%
\$9,000,000	(\$17,122)	(25.61%)	(\$25,360)	(37.93%)	\$11,769	33.15%	\$11,794	33.25%	\$11,973	33.71%
\$10,000,000	(\$19,084)	(25.67%)	(\$28,237)	(37.98%)	\$13,099	33.21%	\$13,125	33.29%	\$13,304	33.71%
\$15,000,000	(\$28,891)	(25.84%)	(\$42,621)	(38.12%)	\$19,751	33.38%	\$19,777	33.43%	\$19,956	33.71%
\$20,000,000	(\$38,698)	(25.93%)	(\$57,005)	(38.20%)	\$26,403	33.46%	\$26,428	33.50%	\$26,607	33.71%
\$25,000,000	(\$48,506)	(25.98%)	(\$71,389)	(38.24%)	\$33,055	33.51%	\$33,080	33.54%	\$33,259	33.71%
\$30,000,000	(\$58,313)	(26.02%)	(\$85,773)	(38.27%)	\$39,707	33.54%	\$39,732	33.57%	\$39,911	33.71%
\$35,000,000	(\$68,121)	(26.04%)	(\$100,157)	(38.29%)	\$46,358	33.57%	\$46,384	33.59%	\$46,563	33.71%
\$40,000,000	(\$77,928)	(26.06%)	(\$114,541)	(38.31%)	\$53,010	33.58%	\$53,036	33.61%	\$53,215	33.71%
\$45,000,000	(\$87,735)	(26.08%)	(\$128,925)	(38.32%)	\$59,662	33.60%	\$59,688	33.62%	\$59,867	33.71%
\$50,000,000	(\$97,543)	(26.09%)	(\$143,309)	(38.33%)	\$66,314	33.61%	\$66,340	33.63%	\$66,519	33.71%