

CITY OF MELVIN, 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	\$7.86411	\$53,806	\$0	\$53,806	
2026-27	\$5.91940	\$54,882	\$0	\$54,882	2.0%
2027-28	\$5.95607	\$55,157	\$0	\$55,157	0.5%
2028-29	\$5.72299	\$56,260	\$0	\$56,260	2.0%
2029-30	\$5.75160	\$56,541	\$0	\$56,541	0.5%
2030-31	\$5.52563	\$57,672	\$0	\$57,672	2.0%
2031-32	\$5.55326	\$57,960	\$0	\$57,960	0.5%
2032-33	\$5.34015	\$59,119	\$0	\$59,119	2.0%
2033-34	\$5.36685	\$59,415	\$0	\$59,415	0.5%
2034-35	\$5.16544	\$60,603	\$0	\$60,603	2.0%
2035-36	\$5.19127	\$60,906	\$0	\$60,906	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	\$12,791,981	\$6,841,971	\$0	\$6,841,971
2026-27	\$10,149,934	\$9,271,566	\$0	\$9,271,566
2027-28	\$10,138,934	\$9,260,566	\$0	\$9,260,566
2028-29	\$10,708,841	\$9,830,473	\$0	\$9,830,473
2029-30	\$10,708,841	\$9,830,473	\$0	\$9,830,473
2030-31	\$11,315,506	\$10,437,138	\$0	\$10,437,138
2031-32	\$11,315,506	\$10,437,138	\$0	\$10,437,138
2032-33	\$11,949,086	\$11,070,718	\$0	\$11,070,718
2033-34	\$11,949,086	\$11,070,718	\$0	\$11,070,718
2034-35	\$12,610,791	\$11,732,423	\$0	\$11,732,423
2035-36	\$12,610,791	\$11,732,423	\$0	\$11,732,423

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	52.26%	-3.97%	48.29%	49.62%	0.00%	2.08%
2026-27	88.63%	-44.57%	44.06%	54.41%	0.00%	1.54%
2027-28	88.73%	-44.74%	43.99%	54.47%	0.00%	1.54%
2028-29	86.93%	-42.26%	44.67%	53.88%	0.00%	1.45%
2029-30	86.93%	-42.26%	44.67%	53.88%	0.00%	1.45%
2030-31	85.15%	-39.80%	45.35%	53.29%	0.00%	1.37%
2031-32	85.15%	-39.80%	45.35%	53.29%	0.00%	1.37%
2032-33	83.49%	-37.53%	45.96%	52.75%	0.00%	1.29%
2033-34	83.49%	-37.53%	45.96%	52.75%	0.00%	1.29%
2034-35	81.93%	-35.41%	46.52%	52.26%	0.00%	1.21%
2035-36	81.93%	-35.41%	46.52%	52.26%	0.00%	1.21%

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 MELVIN, 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	\$6,841,971	\$7.86411	\$53,806
2026-27	\$9,271,566	\$5.91940	\$54,882
2027-28	\$9,260,566	\$5.95607	\$55,157
2028-29	\$9,830,473	\$5.72299	\$56,260
2029-30	\$9,830,473	\$5.75160	\$56,541
2030-31	\$10,437,138	\$5.52563	\$57,672
2031-32	\$10,437,138	\$5.55326	\$57,960
2032-33	\$11,070,718	\$5.34015	\$59,119
2033-34	\$11,070,718	\$5.36685	\$59,415
2034-35	\$11,732,423	\$5.16544	\$60,603
2035-36	\$11,732,423	\$5.19127	\$60,906

CITY OF MELVIN, 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	\$6,841,971	\$7.86411	\$53,806
2026-27	\$7,241,135	\$7.70991	\$55,829
2027-28	\$7,318,236	\$7.70991	\$56,423
2028-29	\$7,617,705	\$7.70991	\$58,732
2029-30	\$7,698,838	\$7.70991	\$59,357
2030-31	\$8,013,530	\$7.70991	\$61,784
2031-32	\$8,098,895	\$7.70991	\$62,442
2032-33	\$8,429,580	\$7.70991	\$64,991
2033-34	\$8,519,414	\$7.70991	\$65,684
2034-35	\$8,866,911	\$7.70991	\$68,363
2035-36	\$8,961,434	\$7.70991	\$69,092

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	\$2,030,431	(\$1.79051)	-\$946
2027-28	\$1,942,330	(\$1.75384)	-\$1,266
2028-29	\$2,212,768	(\$1.98692)	-\$2,472
2029-30	\$2,131,635	(\$1.95831)	-\$2,816
2030-31	\$2,423,609	(\$2.18428)	-\$4,112
2031-32	\$2,338,243	(\$2.15665)	-\$4,482
2032-33	\$2,641,138	(\$2.36976)	-\$5,872
2033-34	\$2,551,305	(\$2.34306)	-\$6,269
2034-35	\$2,865,511	(\$2.54447)	-\$7,760
2035-36	\$2,770,988	(\$2.51864)	-\$8,186

CITY OF MELVIN, 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	\$341	\$50,000	\$51,515	\$187	\$285	\$50,000	\$58,947	\$168	\$49	\$144	\$49	\$187	\$326
\$100,000	\$123,480	\$373	\$682	\$100,000	\$103,030	\$373	\$569	\$100,000	\$117,894	\$355	\$375	\$331	\$375	\$373	\$651
\$150,000	\$185,220	\$560	\$1,023	\$150,000	\$154,545	\$560	\$854	\$150,000	\$176,842	\$541	\$701	\$517	\$701	\$560	\$977
\$200,000	\$246,960	\$913	\$1,365	\$200,000	\$206,060	\$913	\$1,139	\$200,000	\$235,789	\$728	\$1,027	\$704	\$1,027	\$746	\$1,303
\$250,000	\$308,700	\$1,267	\$1,706	\$250,000	\$257,575	\$1,267	\$1,423	\$250,000	\$294,736	\$914	\$1,352	\$890	\$1,352	\$933	\$1,629
\$300,000	\$370,440	\$1,621	\$2,047	\$300,000	\$309,090	\$1,621	\$1,708	\$300,000	\$353,683	\$1,101	\$1,678	\$1,077	\$1,678	\$1,119	\$1,954
\$400,000	\$493,920	\$2,329	\$2,729	\$400,000	\$412,120	\$2,329	\$2,277	\$400,000	\$471,578	\$1,474	\$2,329	\$1,450	\$2,329	\$1,492	\$2,606
\$500,000	\$617,400	\$3,037	\$3,412	\$500,000	\$515,151	\$3,037	\$2,847	\$500,000	\$589,472	\$1,847	\$2,981	\$1,823	\$2,981	\$1,865	\$3,257
\$600,000	\$740,880	\$3,744	\$4,094	\$600,000	\$618,181	\$3,744	\$3,416	\$600,000	\$707,366	\$2,220	\$3,632	\$2,196	\$3,632	\$2,238	\$3,909
\$700,000	\$864,360	\$4,452	\$4,776	\$700,000	\$721,211	\$4,452	\$3,985	\$700,000	\$825,261	\$2,593	\$4,284	\$2,569	\$4,284	\$2,611	\$4,560
\$800,000	\$987,840	\$5,160	\$5,458	\$800,000	\$824,241	\$5,160	\$4,554	\$800,000	\$943,155	\$2,966	\$4,935	\$2,942	\$4,935	\$2,984	\$5,212
\$900,000	\$1,111,320	\$5,868	\$6,141	\$900,000	\$927,271	\$5,868	\$5,124	\$900,000	\$1,061,050	\$3,339	\$5,587	\$3,315	\$5,587	\$3,357	\$5,863
\$1,000,000	\$1,234,800	\$6,576	\$6,823	\$1,000,000	\$1,030,301	\$6,576	\$5,693	\$1,000,000	\$1,178,944	\$3,712	\$6,238	\$3,688	\$6,238	\$3,730	\$6,514
\$2,000,000	\$2,469,600	\$13,653	\$13,646	\$2,000,000	\$2,060,602	\$13,653	\$11,386	\$2,000,000	\$2,357,888	\$7,442	\$12,753	\$7,418	\$12,753	\$7,460	\$13,029
\$3,000,000	\$3,704,400	\$20,731	\$20,469	\$3,000,000	\$3,090,903	\$20,731	\$17,079	\$3,000,000	\$3,536,832	\$11,172	\$19,267	\$11,148	\$19,267	\$11,190	\$19,543
\$4,000,000	\$4,939,200	\$27,809	\$27,292	\$4,000,000	\$4,121,204	\$27,809	\$22,772	\$4,000,000	\$4,715,776	\$14,902	\$25,781	\$14,878	\$25,781	\$14,920	\$26,058
\$5,000,000	\$6,174,000	\$34,886	\$34,115	\$5,000,000	\$5,151,505	\$34,886	\$28,465	\$5,000,000	\$5,894,720	\$18,632	\$32,296	\$18,608	\$32,296	\$18,650	\$32,572
\$6,000,000	\$7,408,800	\$41,964	\$40,938	\$6,000,000	\$6,181,806	\$41,964	\$34,158	\$6,000,000	\$7,073,664	\$22,362	\$38,810	\$22,338	\$38,810	\$22,380	\$39,086
\$7,000,000	\$8,643,600	\$49,042	\$47,761	\$7,000,000	\$7,212,107	\$49,042	\$39,851	\$7,000,000	\$8,252,608	\$26,092	\$45,325	\$26,068	\$45,325	\$26,111	\$45,601
\$8,000,000	\$9,878,400	\$56,119	\$54,584	\$8,000,000	\$8,242,408	\$56,119	\$45,544	\$8,000,000	\$9,431,552	\$29,822	\$51,839	\$29,798	\$51,839	\$29,841	\$52,115
\$9,000,000	\$11,113,200	\$63,197	\$61,407	\$9,000,000	\$9,272,709	\$63,197	\$51,238	\$9,000,000	\$10,610,496	\$33,553	\$58,353	\$33,528	\$58,353	\$33,571	\$58,630
\$10,000,000	\$12,348,000	\$70,275	\$68,230	\$10,000,000	\$10,303,010	\$70,275	\$56,931	\$10,000,000	\$11,789,440	\$37,283	\$64,868	\$37,258	\$64,868	\$37,301	\$65,144
\$15,000,000	\$18,522,000	\$105,663	\$102,346	\$15,000,000	\$15,454,515	\$105,663	\$85,396	\$15,000,000	\$17,684,160	\$55,933	\$97,440	\$55,909	\$97,440	\$55,951	\$97,716
\$20,000,000	\$24,696,000	\$141,052	\$136,461	\$20,000,000	\$20,606,020	\$141,052	\$113,861	\$20,000,000	\$23,578,880	\$74,583	\$130,012	\$74,559	\$130,012	\$74,601	\$130,288
\$25,000,000	\$30,870,000	\$176,440	\$170,576	\$25,000,000	\$25,757,525	\$176,440	\$142,327	\$25,000,000	\$29,473,600	\$93,234	\$162,584	\$93,209	\$162,584	\$93,252	\$162,860
\$30,000,000	\$37,044,000	\$211,829	\$204,691	\$30,000,000	\$30,909,030	\$211,829	\$170,792	\$30,000,000	\$35,368,320	\$111,884	\$195,156	\$111,860	\$195,156	\$111,902	\$195,432
\$35,000,000	\$43,218,000	\$247,217	\$238,807	\$35,000,000	\$36,060,535	\$247,217	\$199,257	\$35,000,000	\$41,263,040	\$130,534	\$227,728	\$130,510	\$227,728	\$130,553	\$228,004
\$40,000,000	\$49,392,000	\$282,606	\$272,922	\$40,000,000	\$41,212,040	\$282,606	\$227,722	\$40,000,000	\$47,157,760	\$149,185	\$260,300	\$149,161	\$260,300	\$149,203	\$260,576
\$45,000,000	\$55,566,000	\$317,994	\$307,037	\$45,000,000	\$46,363,545	\$317,994	\$256,188	\$45,000,000	\$53,052,480	\$167,835	\$292,872	\$167,811	\$292,872	\$167,853	\$293,148
\$50,000,000	\$61,740,000	\$353,383	\$341,152	\$50,000,000	\$51,515,050	\$353,383	\$284,653	\$50,000,000	\$58,947,200	\$186,486	\$325,444	\$186,461	\$325,444	\$186,504	\$325,720

CITY OF MELVIN, 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	\$155	82.92%	\$98	52.63%	(\$119)	(70.64%)	(\$95)	(65.71%)	\$139	74.65%
\$100,000	\$309	82.92%	\$196	52.63%	\$20	5.70%	\$44	13.45%	\$278	74.65%
\$150,000	\$464	82.92%	\$294	52.63%	\$159	29.45%	\$184	35.52%	\$418	74.65%
\$200,000	\$451	49.40%	\$225	24.66%	\$299	41.03%	\$323	45.89%	\$557	74.65%
\$250,000	\$438	34.60%	\$156	12.31%	\$438	47.89%	\$462	51.92%	\$696	74.65%
\$300,000	\$426	26.26%	\$87	5.35%	\$577	52.42%	\$601	55.85%	\$835	74.65%
\$400,000	\$400	17.19%	(\$52)	(2.22%)	\$856	58.04%	\$880	60.69%	\$1,114	74.65%
\$500,000	\$375	12.34%	(\$190)	(6.26%)	\$1,134	61.40%	\$1,158	63.54%	\$1,392	74.65%
\$600,000	\$349	9.33%	(\$329)	(8.78%)	\$1,412	63.62%	\$1,437	65.43%	\$1,671	74.65%
\$700,000	\$324	7.27%	(\$467)	(10.49%)	\$1,691	65.21%	\$1,715	66.77%	\$1,949	74.65%
\$800,000	\$298	5.78%	(\$606)	(11.74%)	\$1,969	66.40%	\$1,994	67.77%	\$2,227	74.65%
\$900,000	\$273	4.65%	(\$744)	(12.68%)	\$2,248	67.32%	\$2,272	68.54%	\$2,506	74.65%
\$1,000,000	\$247	3.76%	(\$882)	(13.42%)	\$2,526	68.05%	\$2,550	69.16%	\$2,784	74.65%
\$2,000,000	(\$7)	(0.05%)	(\$2,267)	(16.61%)	\$5,310	71.36%	\$5,335	71.92%	\$5,569	74.65%
\$3,000,000	(\$262)	(1.26%)	(\$3,652)	(17.62%)	\$8,095	72.46%	\$8,119	72.83%	\$8,353	74.65%
\$4,000,000	(\$516)	(1.86%)	(\$5,036)	(18.11%)	\$10,879	73.00%	\$10,903	73.29%	\$11,137	74.65%
\$5,000,000	(\$771)	(2.21%)	(\$6,421)	(18.41%)	\$13,663	73.33%	\$13,688	73.56%	\$13,922	74.65%
\$6,000,000	(\$1,026)	(2.44%)	(\$7,806)	(18.60%)	\$16,448	73.55%	\$16,472	73.74%	\$16,706	74.65%
\$7,000,000	(\$1,280)	(2.61%)	(\$9,190)	(18.74%)	\$19,232	73.71%	\$19,256	73.87%	\$19,490	74.65%
\$8,000,000	(\$1,535)	(2.74%)	(\$10,575)	(18.84%)	\$22,016	73.83%	\$22,041	73.97%	\$22,275	74.65%
\$9,000,000	(\$1,790)	(2.83%)	(\$11,960)	(18.92%)	\$24,801	73.92%	\$24,825	74.04%	\$25,059	74.65%
\$10,000,000	(\$2,044)	(2.91%)	(\$13,344)	(18.99%)	\$27,585	73.99%	\$27,609	74.10%	\$27,843	74.65%
\$15,000,000	(\$3,318)	(3.14%)	(\$20,267)	(19.18%)	\$41,507	74.21%	\$41,531	74.28%	\$41,765	74.65%
\$20,000,000	(\$4,591)	(3.25%)	(\$27,191)	(19.28%)	\$55,429	74.32%	\$55,453	74.37%	\$55,687	74.65%
\$25,000,000	(\$5,864)	(3.32%)	(\$34,114)	(19.33%)	\$69,350	74.38%	\$69,374	74.43%	\$69,608	74.65%
\$30,000,000	(\$7,137)	(3.37%)	(\$41,037)	(19.37%)	\$83,272	74.43%	\$83,296	74.46%	\$83,530	74.65%
\$35,000,000	(\$8,411)	(3.40%)	(\$47,960)	(19.40%)	\$97,194	74.46%	\$97,218	74.49%	\$97,452	74.65%
\$40,000,000	(\$9,684)	(3.43%)	(\$54,883)	(19.42%)	\$111,115	74.48%	\$111,139	74.51%	\$111,373	74.65%
\$45,000,000	(\$10,957)	(3.45%)	(\$61,807)	(19.44%)	\$125,037	74.50%	\$125,061	74.53%	\$125,295	74.65%
\$50,000,000	(\$12,230)	(3.46%)	(\$68,730)	(19.45%)	\$138,959	74.51%	\$138,983	74.54%	\$139,217	74.65%