

CITY OF MASSENA, 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	\$8.25728	\$78,596	\$0	\$78,596	
2026-27	\$5.03910	\$80,168	\$1,265	\$81,433	3.6%
2027-28	\$5.11861	\$82,356	\$1,285	\$83,641	2.7%
2028-29	\$4.96177	\$85,314	\$1,246	\$86,559	3.5%
2029-30	\$5.03421	\$87,542	\$1,264	\$88,806	2.6%
2030-31	\$4.87861	\$90,582	\$1,225	\$91,807	3.4%
2031-32	\$4.94457	\$92,772	\$1,241	\$94,013	2.4%
2032-33	\$4.79455	\$95,894	\$1,204	\$97,097	3.3%
2033-34	\$4.85472	\$98,045	\$1,219	\$99,263	2.2%
2034-35	\$4.70995	\$101,249	\$1,182	\$102,431	3.2%
2035-36	\$4.76495	\$103,361	\$1,196	\$104,557	2.1%

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	\$21,547,755	\$9,518,447	\$0	\$9,518,447
2026-27	\$17,602,476	\$16,160,286	\$0	\$16,160,286
2027-28	\$17,782,713	\$16,340,523	\$0	\$16,340,523
2028-29	\$18,887,408	\$17,445,218	\$0	\$17,445,218
2029-30	\$19,082,646	\$17,640,456	\$0	\$17,640,456
2030-31	\$20,260,373	\$18,818,183	\$0	\$18,818,183
2031-32	\$20,455,611	\$19,013,421	\$0	\$19,013,421
2032-33	\$21,693,742	\$20,251,552	\$0	\$20,251,552
2033-34	\$21,888,979	\$20,446,789	\$0	\$20,446,789
2034-35	\$23,189,981	\$21,747,791	\$0	\$21,747,791
2035-36	\$23,385,218	\$21,943,028	\$0	\$21,943,028

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.24%	-3.36%	88.88%	9.26%	0.00%	1.86%
2026-27	126.40%	-40.17%	86.23%	12.05%	0.00%	1.10%
2027-28	126.55%	-40.16%	86.39%	11.91%	0.00%	1.09%
2028-29	124.71%	-37.99%	86.72%	11.72%	0.00%	1.02%
2029-30	124.76%	-37.89%	86.87%	11.59%	0.00%	1.01%
2030-31	122.96%	-35.78%	87.18%	11.40%	0.00%	0.94%
2031-32	123.02%	-35.71%	87.31%	11.29%	0.00%	0.93%
2032-33	121.36%	-33.78%	87.58%	11.13%	0.00%	0.88%
2033-34	121.42%	-33.73%	87.70%	11.02%	0.00%	0.87%
2034-35	119.88%	-31.94%	87.94%	10.88%	0.00%	0.82%
2035-36	119.96%	-31.91%	88.04%	10.78%	0.00%	0.81%

**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 MASSENA, 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	\$9,518,447	\$8.25728	\$78,596
2026-27	\$16,160,286	\$5.03910	\$81,433
2027-28	\$16,340,523	\$5.11861	\$83,641
2028-29	\$17,445,218	\$4.96177	\$86,559
2029-30	\$17,640,456	\$5.03421	\$88,806
2030-31	\$18,818,183	\$4.87861	\$91,807
2031-32	\$19,013,421	\$4.94457	\$94,013
2032-33	\$20,251,552	\$4.79455	\$97,097
2033-34	\$20,446,789	\$4.85472	\$99,263
2034-35	\$21,747,791	\$4.70995	\$102,431
2035-36	\$21,943,028	\$4.76495	\$104,557

## CITY OF MASSENA, 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	\$9,518,447	\$8.25728	\$78,596
2026-27	\$9,712,884	\$8.25728	\$80,202
2027-28	\$10,015,887	\$8.17553	\$81,885
2028-29	\$10,450,646	\$8.10000	\$84,650
2029-30	\$10,769,848	\$8.10000	\$87,236
2030-31	\$11,229,519	\$8.10000	\$90,959
2031-32	\$11,565,741	\$8.10000	\$93,683
2032-33	\$12,051,637	\$8.10000	\$97,618
2033-34	\$12,405,813	\$8.10000	\$100,487
2034-35	\$12,919,343	\$8.10000	\$104,647
2035-36	\$13,292,382	\$8.10000	\$107,668

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	\$6,447,401	(\$3.21818)	\$1,231
2027-28	\$6,324,636	(\$3.05692)	\$1,756
2028-29	\$6,994,572	(\$3.13823)	\$1,909
2029-30	\$6,870,607	(\$3.06579)	\$1,570
2030-31	\$7,588,664	(\$3.22139)	\$847
2031-32	\$7,447,680	(\$3.15543)	\$331
2032-33	\$8,199,915	(\$3.30545)	-\$521
2033-34	\$8,040,976	(\$3.24528)	-\$1,224
2034-35	\$8,828,448	(\$3.39005)	-\$2,216
2035-36	\$8,650,647	(\$3.33505)	-\$3,111

CITY OF MASSENA, 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	\$301	\$50,000	\$51,515	\$196	\$251	\$50,000	\$58,947	\$177	\$44	\$151	\$44	\$196	\$288
\$100,000	\$123,480	\$392	\$602	\$100,000	\$103,030	\$392	\$503	\$100,000	\$117,894	\$373	\$331	\$347	\$331	\$392	\$575
\$150,000	\$185,220	\$587	\$904	\$150,000	\$154,545	\$587	\$754	\$150,000	\$176,842	\$568	\$619	\$543	\$619	\$587	\$863
\$200,000	\$246,960	\$959	\$1,205	\$200,000	\$206,060	\$959	\$1,005	\$200,000	\$235,789	\$764	\$906	\$739	\$906	\$783	\$1,150
\$250,000	\$308,700	\$1,331	\$1,506	\$250,000	\$257,575	\$1,331	\$1,257	\$250,000	\$294,736	\$960	\$1,194	\$935	\$1,194	\$979	\$1,438
\$300,000	\$370,440	\$1,702	\$1,807	\$300,000	\$309,090	\$1,702	\$1,508	\$300,000	\$353,683	\$1,156	\$1,482	\$1,131	\$1,482	\$1,175	\$1,725
\$400,000	\$493,920	\$2,445	\$2,410	\$400,000	\$412,120	\$2,445	\$2,011	\$400,000	\$471,578	\$1,548	\$2,057	\$1,522	\$2,057	\$1,567	\$2,301
\$500,000	\$617,400	\$3,189	\$3,012	\$500,000	\$515,151	\$3,189	\$2,513	\$500,000	\$589,472	\$1,939	\$2,632	\$1,914	\$2,632	\$1,958	\$2,876
\$600,000	\$740,880	\$3,932	\$3,614	\$600,000	\$618,181	\$3,932	\$3,016	\$600,000	\$707,366	\$2,331	\$3,207	\$2,305	\$3,207	\$2,350	\$3,451
\$700,000	\$864,360	\$4,675	\$4,217	\$700,000	\$721,211	\$4,675	\$3,519	\$700,000	\$825,261	\$2,723	\$3,782	\$2,697	\$3,782	\$2,742	\$4,026
\$800,000	\$987,840	\$5,418	\$4,819	\$800,000	\$824,241	\$5,418	\$4,021	\$800,000	\$943,155	\$3,114	\$4,357	\$3,089	\$4,357	\$3,133	\$4,601
\$900,000	\$1,111,320	\$6,161	\$5,422	\$900,000	\$927,271	\$6,161	\$4,524	\$900,000	\$1,061,050	\$3,506	\$4,933	\$3,480	\$4,933	\$3,525	\$5,176
\$1,000,000	\$1,234,800	\$6,904	\$6,024	\$1,000,000	\$1,030,301	\$6,904	\$5,026	\$1,000,000	\$1,178,944	\$3,898	\$5,508	\$3,872	\$5,508	\$3,917	\$5,752
\$2,000,000	\$2,469,600	\$14,336	\$12,048	\$2,000,000	\$2,060,602	\$14,336	\$10,053	\$2,000,000	\$2,357,888	\$7,814	\$11,259	\$7,789	\$11,259	\$7,833	\$11,503
\$3,000,000	\$3,704,400	\$21,767	\$18,072	\$3,000,000	\$3,090,903	\$21,767	\$15,079	\$3,000,000	\$3,536,832	\$11,731	\$17,011	\$11,705	\$17,011	\$11,750	\$17,255
\$4,000,000	\$4,939,200	\$29,199	\$24,096	\$4,000,000	\$4,121,204	\$29,199	\$20,106	\$4,000,000	\$4,715,776	\$15,647	\$22,763	\$15,622	\$22,763	\$15,666	\$23,006
\$5,000,000	\$6,174,000	\$36,631	\$30,121	\$5,000,000	\$5,151,505	\$36,631	\$25,132	\$5,000,000	\$5,894,720	\$19,564	\$28,514	\$19,538	\$28,514	\$19,583	\$28,758
\$6,000,000	\$7,408,800	\$44,062	\$36,145	\$6,000,000	\$6,181,806	\$44,062	\$30,159	\$6,000,000	\$7,073,664	\$23,480	\$34,266	\$23,455	\$34,266	\$23,499	\$34,510
\$7,000,000	\$8,643,600	\$51,494	\$42,169	\$7,000,000	\$7,212,107	\$51,494	\$35,185	\$7,000,000	\$8,252,608	\$27,397	\$40,017	\$27,371	\$40,017	\$27,416	\$40,261
\$8,000,000	\$9,878,400	\$58,925	\$48,193	\$8,000,000	\$8,242,408	\$58,925	\$40,211	\$8,000,000	\$9,431,552	\$31,313	\$45,769	\$31,288	\$45,769	\$31,332	\$46,013
\$9,000,000	\$11,113,200	\$66,357	\$54,217	\$9,000,000	\$9,272,709	\$66,357	\$45,238	\$9,000,000	\$10,610,496	\$35,230	\$51,521	\$35,205	\$51,521	\$35,249	\$51,764
\$10,000,000	\$12,348,000	\$73,788	\$60,241	\$10,000,000	\$10,303,010	\$73,788	\$50,264	\$10,000,000	\$11,789,440	\$39,147	\$57,272	\$39,121	\$57,272	\$39,166	\$57,516
\$15,000,000	\$18,522,000	\$110,946	\$90,362	\$15,000,000	\$15,454,515	\$110,946	\$75,397	\$15,000,000	\$17,684,160	\$58,729	\$86,030	\$58,704	\$86,030	\$58,748	\$86,274
\$20,000,000	\$24,696,000	\$148,104	\$120,482	\$20,000,000	\$20,606,020	\$148,104	\$100,529	\$20,000,000	\$23,578,880	\$78,312	\$114,788	\$78,287	\$114,788	\$78,331	\$115,032
\$25,000,000	\$30,870,000	\$185,262	\$150,603	\$25,000,000	\$25,757,525	\$185,262	\$125,661	\$25,000,000	\$29,473,600	\$97,895	\$143,546	\$97,870	\$143,546	\$97,914	\$143,790
\$30,000,000	\$37,044,000	\$222,419	\$180,723	\$30,000,000	\$30,909,030	\$222,419	\$150,793	\$30,000,000	\$35,368,320	\$117,478	\$172,304	\$117,452	\$172,304	\$117,497	\$172,548
\$35,000,000	\$43,218,000	\$259,577	\$210,844	\$35,000,000	\$36,060,535	\$259,577	\$175,925	\$35,000,000	\$41,263,040	\$137,061	\$201,062	\$137,035	\$201,062	\$137,080	\$201,306
\$40,000,000	\$49,392,000	\$296,735	\$240,964	\$40,000,000	\$41,212,040	\$296,735	\$201,057	\$40,000,000	\$47,157,760	\$156,643	\$229,820	\$156,618	\$229,820	\$156,662	\$230,064
\$45,000,000	\$55,566,000	\$333,893	\$271,085	\$45,000,000	\$46,363,545	\$333,893	\$226,190	\$45,000,000	\$53,052,480	\$176,226	\$258,578	\$176,201	\$258,578	\$176,245	\$258,822
\$50,000,000	\$61,740,000	\$371,050	\$301,205	\$50,000,000	\$51,515,050	\$371,050	\$251,322	\$50,000,000	\$58,947,200	\$195,809	\$287,336	\$195,784	\$287,336	\$195,828	\$287,580

CITY OF            MASSENA, 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	\$105	53.81%	\$55	28.34%	(\$133)	(75.32%)	(\$108)	(71.16%)	\$92	46.85%
\$100,000	\$211	53.81%	\$111	28.34%	(\$41)	(11.12%)	(\$16)	(4.60%)	\$184	46.85%
\$150,000	\$316	53.81%	\$166	28.34%	\$50	8.85%	\$76	13.95%	\$275	46.85%
\$200,000	\$246	25.63%	\$46	4.82%	\$142	18.59%	\$168	22.67%	\$367	46.85%
\$250,000	\$175	13.18%	(\$74)	(5.56%)	\$234	24.35%	\$259	27.74%	\$459	46.85%
\$300,000	\$105	6.17%	(\$194)	(11.41%)	\$326	28.16%	\$351	31.05%	\$551	46.85%
\$400,000	(\$36)	(1.46%)	(\$435)	(17.78%)	\$509	32.89%	\$535	35.12%	\$734	46.85%
\$500,000	(\$176)	(5.53%)	(\$675)	(21.18%)	\$693	35.71%	\$718	37.52%	\$918	46.85%
\$600,000	(\$317)	(8.07%)	(\$916)	(23.29%)	\$876	37.59%	\$902	39.10%	\$1,101	46.85%
\$700,000	(\$458)	(9.80%)	(\$1,156)	(24.74%)	\$1,060	38.92%	\$1,085	40.23%	\$1,285	46.85%
\$800,000	(\$599)	(11.05%)	(\$1,397)	(25.78%)	\$1,243	39.92%	\$1,269	41.07%	\$1,468	46.85%
\$900,000	(\$739)	(12.00%)	(\$1,637)	(26.58%)	\$1,427	40.69%	\$1,452	41.72%	\$1,652	46.85%
\$1,000,000	(\$880)	(12.75%)	(\$1,878)	(27.20%)	\$1,610	41.31%	\$1,636	42.24%	\$1,835	46.85%
\$2,000,000	(\$2,288)	(15.96%)	(\$4,283)	(29.88%)	\$3,445	44.09%	\$3,471	44.56%	\$3,670	46.85%
\$3,000,000	(\$3,695)	(16.98%)	(\$6,688)	(30.73%)	\$5,280	45.01%	\$5,306	45.33%	\$5,505	46.85%
\$4,000,000	(\$5,103)	(17.48%)	(\$9,093)	(31.14%)	\$7,115	45.47%	\$7,141	45.71%	\$7,340	46.85%
\$5,000,000	(\$6,510)	(17.77%)	(\$11,498)	(31.39%)	\$8,950	45.75%	\$8,976	45.94%	\$9,175	46.85%
\$6,000,000	(\$7,917)	(17.97%)	(\$13,903)	(31.55%)	\$10,785	45.93%	\$10,811	46.09%	\$11,010	46.85%
\$7,000,000	(\$9,325)	(18.11%)	(\$16,309)	(31.67%)	\$12,620	46.06%	\$12,646	46.20%	\$12,845	46.85%
\$8,000,000	(\$10,732)	(18.21%)	(\$18,714)	(31.76%)	\$14,455	46.16%	\$14,481	46.28%	\$14,680	46.85%
\$9,000,000	(\$12,140)	(18.29%)	(\$21,119)	(31.83%)	\$16,290	46.24%	\$16,316	46.35%	\$16,515	46.85%
\$10,000,000	(\$13,547)	(18.36%)	(\$23,524)	(31.88%)	\$18,126	46.30%	\$18,151	46.40%	\$18,350	46.85%
\$15,000,000	(\$20,584)	(18.55%)	(\$35,550)	(32.04%)	\$27,301	46.49%	\$27,326	46.55%	\$27,526	46.85%
\$20,000,000	(\$27,622)	(18.65%)	(\$47,575)	(32.12%)	\$36,476	46.58%	\$36,501	46.63%	\$36,701	46.85%
\$25,000,000	(\$34,659)	(18.71%)	(\$59,601)	(32.17%)	\$45,651	46.63%	\$45,677	46.67%	\$45,876	46.85%
\$30,000,000	(\$41,696)	(18.75%)	(\$71,626)	(32.20%)	\$54,826	46.67%	\$54,852	46.70%	\$55,051	46.85%
\$35,000,000	(\$48,733)	(18.77%)	(\$83,652)	(32.23%)	\$64,002	46.70%	\$64,027	46.72%	\$64,227	46.85%
\$40,000,000	(\$55,771)	(18.79%)	(\$95,677)	(32.24%)	\$73,177	46.72%	\$73,202	46.74%	\$73,402	46.85%
\$45,000,000	(\$62,808)	(18.81%)	(\$107,703)	(32.26%)	\$82,352	46.73%	\$82,378	46.75%	\$82,577	46.85%
\$50,000,000	(\$69,845)	(18.82%)	(\$119,729)	(32.27%)	\$91,527	46.74%	\$91,553	46.76%	\$91,752	46.85%