

CITY OF MILLERSBURG, 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	\$8.01980	\$19,111	\$0	\$19,111	
2026-27	\$5.45225	\$19,494	\$953	\$20,446	7.0%
2027-28	\$5.59897	\$20,855	\$978	\$21,834	6.8%
2028-29	\$5.41856	\$22,270	\$947	\$23,217	6.3%
2029-30	\$5.55445	\$23,681	\$970	\$24,652	6.2%
2030-31	\$5.37529	\$25,145	\$939	\$26,084	5.8%
2031-32	\$5.50689	\$26,606	\$962	\$27,568	5.7%
2032-33	\$5.33366	\$28,119	\$932	\$29,051	5.4%
2033-34	\$5.46162	\$29,632	\$954	\$30,586	5.3%
2034-35	\$5.29349	\$31,198	\$925	\$32,123	5.0%
2035-36	\$5.41832	\$32,765	\$947	\$33,712	4.9%

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	\$5,537,883	\$2,383,037	\$0	\$2,383,037
2026-27	\$4,292,916	\$3,750,070	\$0	\$3,750,070
2027-28	\$4,442,405	\$3,899,559	\$0	\$3,899,559
2028-29	\$4,827,547	\$4,284,701	\$0	\$4,284,701
2029-30	\$4,981,036	\$4,438,190	\$0	\$4,438,190
2030-31	\$5,395,401	\$4,852,555	\$0	\$4,852,555
2031-32	\$5,548,890	\$5,006,044	\$0	\$5,006,044
2032-33	\$5,989,576	\$5,446,730	\$0	\$5,446,730
2033-34	\$6,143,065	\$5,600,219	\$0	\$5,600,219
2034-35	\$6,611,223	\$6,068,377	\$0	\$6,068,377
2035-36	\$6,764,712	\$6,221,866	\$0	\$6,221,866

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.35%	-2.58%	90.77%	5.54%	0.00%	3.68%
2026-27	138.88%	-54.17%	84.71%	10.43%	0.00%	2.34%
2027-28	136.00%	-52.67%	83.33%	12.06%	0.00%	2.25%
2028-29	130.96%	-48.35%	82.61%	13.37%	0.00%	2.05%
2029-30	128.58%	-47.11%	81.47%	14.69%	0.00%	1.98%
2030-31	124.27%	-43.39%	80.89%	15.74%	0.00%	1.81%
2031-32	122.37%	-42.45%	79.92%	16.84%	0.00%	1.75%
2032-33	118.72%	-39.30%	79.42%	17.71%	0.00%	1.61%
2033-34	117.18%	-38.58%	78.59%	18.64%	0.00%	1.57%
2034-35	114.04%	-35.88%	78.16%	19.36%	0.00%	1.45%
2035-36	112.76%	-35.32%	77.44%	20.16%	0.00%	1.41%

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 MILLERSBURG, 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	\$2,383,037	\$8.01980	\$19,111
2026-27	\$3,750,070	\$5.45225	\$20,446
2027-28	\$3,899,559	\$5.59897	\$21,834
2028-29	\$4,284,701	\$5.41856	\$23,217
2029-30	\$4,438,190	\$5.55445	\$24,652
2030-31	\$4,852,555	\$5.37529	\$26,084
2031-32	\$5,006,044	\$5.50689	\$27,568
2032-33	\$5,446,730	\$5.33366	\$29,051
2033-34	\$5,600,219	\$5.46162	\$30,586
2034-35	\$6,068,377	\$5.29349	\$32,123
2035-36	\$6,221,866	\$5.41832	\$33,712

CITY OF MILLERSBURG, 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	\$2,383,037	\$8.01980	\$19,111
2026-27	\$2,472,772	\$7.94040	\$19,635
2027-28	\$2,601,569	\$7.78470	\$20,252
2028-29	\$2,762,811	\$7.78470	\$21,508
2029-30	\$2,896,514	\$7.78470	\$22,549
2030-31	\$3,068,826	\$7.78470	\$23,890
2031-32	\$3,207,685	\$7.78470	\$24,971
2032-33	\$3,391,644	\$7.78470	\$26,403
2033-34	\$3,535,940	\$7.78470	\$27,526
2034-35	\$3,732,158	\$7.78470	\$29,054
2035-36	\$3,882,169	\$7.78470	\$30,222

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	\$1,277,299	(\$2.48815)	\$812
2027-28	\$1,297,991	(\$2.18573)	\$1,581
2028-29	\$1,521,890	(\$2.36614)	\$1,709
2029-30	\$1,541,677	(\$2.23025)	\$2,103
2030-31	\$1,783,729	(\$2.40941)	\$2,194
2031-32	\$1,798,359	(\$2.27781)	\$2,597
2032-33	\$2,055,087	(\$2.45104)	\$2,648
2033-34	\$2,064,279	(\$2.32308)	\$3,060
2034-35	\$2,336,218	(\$2.49121)	\$3,069
2035-36	\$2,339,696	(\$2.36638)	\$3,491

CITY OF MILLERSBURG, 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	\$190	\$332	\$50,000	\$51,515	\$190	\$277	\$50,000	\$58,947	\$172	\$48	\$147	\$48	\$190	\$317
\$100,000	\$123,480	\$380	\$664	\$100,000	\$103,030	\$380	\$554	\$100,000	\$117,894	\$362	\$365	\$337	\$365	\$380	\$634
\$150,000	\$185,220	\$571	\$996	\$150,000	\$154,545	\$571	\$831	\$150,000	\$176,842	\$552	\$682	\$527	\$682	\$571	\$951
\$200,000	\$246,960	\$931	\$1,327	\$200,000	\$206,060	\$931	\$1,108	\$200,000	\$235,789	\$742	\$999	\$718	\$999	\$761	\$1,267
\$250,000	\$308,700	\$1,292	\$1,659	\$250,000	\$257,575	\$1,292	\$1,385	\$250,000	\$294,736	\$933	\$1,316	\$908	\$1,316	\$951	\$1,584
\$300,000	\$370,440	\$1,653	\$1,991	\$300,000	\$309,090	\$1,653	\$1,661	\$300,000	\$353,683	\$1,123	\$1,632	\$1,098	\$1,632	\$1,141	\$1,901
\$400,000	\$493,920	\$2,375	\$2,655	\$400,000	\$412,120	\$2,375	\$2,215	\$400,000	\$471,578	\$1,503	\$2,266	\$1,478	\$2,266	\$1,522	\$2,535
\$500,000	\$617,400	\$3,097	\$3,319	\$500,000	\$515,151	\$3,097	\$2,769	\$500,000	\$589,472	\$1,884	\$2,900	\$1,859	\$2,900	\$1,902	\$3,169
\$600,000	\$740,880	\$3,819	\$3,982	\$600,000	\$618,181	\$3,819	\$3,323	\$600,000	\$707,366	\$2,264	\$3,534	\$2,239	\$3,534	\$2,282	\$3,802
\$700,000	\$864,360	\$4,540	\$4,646	\$700,000	\$721,211	\$4,540	\$3,877	\$700,000	\$825,261	\$2,644	\$4,167	\$2,620	\$4,167	\$2,663	\$4,436
\$800,000	\$987,840	\$5,262	\$5,310	\$800,000	\$824,241	\$5,262	\$4,431	\$800,000	\$943,155	\$3,025	\$4,801	\$3,000	\$4,801	\$3,043	\$5,070
\$900,000	\$1,111,320	\$5,984	\$5,974	\$900,000	\$927,271	\$5,984	\$4,984	\$900,000	\$1,061,050	\$3,405	\$5,435	\$3,380	\$5,435	\$3,424	\$5,703
\$1,000,000	\$1,234,800	\$6,706	\$6,637	\$1,000,000	\$1,030,301	\$6,706	\$5,538	\$1,000,000	\$1,178,944	\$3,785	\$6,068	\$3,761	\$6,068	\$3,804	\$6,337
\$2,000,000	\$2,469,600	\$13,924	\$13,275	\$2,000,000	\$2,060,602	\$13,924	\$11,076	\$2,000,000	\$2,357,888	\$7,589	\$12,406	\$7,565	\$12,406	\$7,608	\$12,674
\$3,000,000	\$3,704,400	\$21,141	\$19,912	\$3,000,000	\$3,090,903	\$21,141	\$16,614	\$3,000,000	\$3,536,832	\$11,393	\$18,743	\$11,369	\$18,743	\$11,412	\$19,011
\$4,000,000	\$4,939,200	\$28,359	\$26,550	\$4,000,000	\$4,121,204	\$28,359	\$22,153	\$4,000,000	\$4,715,776	\$15,197	\$25,080	\$15,173	\$25,080	\$15,216	\$25,349
\$5,000,000	\$6,174,000	\$35,577	\$33,187	\$5,000,000	\$5,151,505	\$35,577	\$27,691	\$5,000,000	\$5,894,720	\$19,001	\$31,417	\$18,976	\$31,417	\$19,020	\$31,686
\$6,000,000	\$7,408,800	\$42,795	\$39,824	\$6,000,000	\$6,181,806	\$42,795	\$33,229	\$6,000,000	\$7,073,664	\$22,805	\$37,754	\$22,780	\$37,754	\$22,824	\$38,023
\$7,000,000	\$8,643,600	\$50,013	\$46,462	\$7,000,000	\$7,212,107	\$50,013	\$38,767	\$7,000,000	\$8,252,608	\$26,609	\$44,091	\$26,584	\$44,091	\$26,627	\$44,360
\$8,000,000	\$9,878,400	\$57,230	\$53,099	\$8,000,000	\$8,242,408	\$57,230	\$44,305	\$8,000,000	\$9,431,552	\$30,413	\$50,429	\$30,388	\$50,429	\$30,431	\$50,697
\$9,000,000	\$11,113,200	\$64,448	\$59,737	\$9,000,000	\$9,272,709	\$64,448	\$49,843	\$9,000,000	\$10,610,496	\$34,217	\$56,766	\$34,192	\$56,766	\$34,235	\$57,034
\$10,000,000	\$12,348,000	\$71,666	\$66,374	\$10,000,000	\$10,303,010	\$71,666	\$55,382	\$10,000,000	\$11,789,440	\$38,021	\$63,103	\$37,996	\$63,103	\$38,039	\$63,372
\$15,000,000	\$18,522,000	\$107,755	\$99,561	\$15,000,000	\$15,454,515	\$107,755	\$83,072	\$15,000,000	\$17,684,160	\$57,040	\$94,789	\$57,016	\$94,789	\$57,059	\$95,057
\$20,000,000	\$24,696,000	\$143,844	\$132,748	\$20,000,000	\$20,606,020	\$143,844	\$110,763	\$20,000,000	\$23,578,880	\$76,060	\$126,475	\$76,035	\$126,475	\$76,078	\$126,743
\$25,000,000	\$30,870,000	\$179,933	\$165,935	\$25,000,000	\$25,757,525	\$179,933	\$138,454	\$25,000,000	\$29,473,600	\$95,080	\$158,160	\$95,055	\$158,160	\$95,098	\$158,429
\$30,000,000	\$37,044,000	\$216,023	\$199,122	\$30,000,000	\$30,909,030	\$216,023	\$166,145	\$30,000,000	\$35,368,320	\$114,099	\$189,846	\$114,074	\$189,846	\$114,118	\$190,115
\$35,000,000	\$43,218,000	\$252,112	\$232,309	\$35,000,000	\$36,060,535	\$252,112	\$193,836	\$35,000,000	\$41,263,040	\$133,119	\$221,532	\$133,094	\$221,532	\$133,137	\$221,801
\$40,000,000	\$49,392,000	\$288,201	\$265,496	\$40,000,000	\$41,212,040	\$288,201	\$221,527	\$40,000,000	\$47,157,760	\$152,138	\$253,218	\$152,114	\$253,218	\$152,157	\$253,487
\$45,000,000	\$55,566,000	\$324,290	\$298,683	\$45,000,000	\$46,363,545	\$324,290	\$249,217	\$45,000,000	\$53,052,480	\$171,158	\$284,904	\$171,133	\$284,904	\$171,176	\$285,172
\$50,000,000	\$61,740,000	\$360,379	\$331,870	\$50,000,000	\$51,515,050	\$360,379	\$276,908	\$50,000,000	\$58,947,200	\$190,178	\$316,590	\$190,153	\$316,590	\$190,196	\$316,858

CITY OF MILLERSBURG, 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	\$142	74.49%	\$87	45.59%	(\$124)	(72.00%)	(\$99)	(67.29%)	\$127	66.60%
\$100,000	\$283	74.49%	\$173	45.59%	\$3	0.83%	\$28	8.22%	\$253	66.60%
\$150,000	\$425	74.49%	\$260	45.59%	\$130	23.49%	\$154	29.27%	\$380	66.60%
\$200,000	\$396	42.51%	\$176	18.91%	\$256	34.53%	\$281	39.17%	\$507	66.60%
\$250,000	\$367	28.40%	\$92	7.13%	\$383	41.07%	\$408	44.91%	\$633	66.60%
\$300,000	\$338	20.44%	\$8	0.50%	\$510	45.39%	\$534	48.67%	\$760	66.60%
\$400,000	\$280	11.79%	(\$160)	(6.73%)	\$763	50.76%	\$788	53.28%	\$1,013	66.60%
\$500,000	\$222	7.16%	(\$328)	(10.58%)	\$1,016	53.96%	\$1,041	56.01%	\$1,267	66.60%
\$600,000	\$164	4.29%	(\$496)	(12.98%)	\$1,270	56.08%	\$1,294	57.81%	\$1,520	66.60%
\$700,000	\$106	2.33%	(\$664)	(14.62%)	\$1,523	57.59%	\$1,548	59.08%	\$1,773	66.60%
\$800,000	\$48	0.91%	(\$832)	(15.80%)	\$1,776	58.73%	\$1,801	60.03%	\$2,027	66.60%
\$900,000	(\$10)	(0.17%)	(\$1,000)	(16.70%)	\$2,030	59.61%	\$2,054	60.77%	\$2,280	66.60%
\$1,000,000	(\$68)	(1.02%)	(\$1,168)	(17.41%)	\$2,283	60.31%	\$2,308	61.36%	\$2,533	66.60%
\$2,000,000	(\$649)	(4.66%)	(\$2,847)	(20.45%)	\$4,816	63.46%	\$4,841	63.99%	\$5,066	66.60%
\$3,000,000	(\$1,229)	(5.81%)	(\$4,527)	(21.41%)	\$7,349	64.51%	\$7,374	64.86%	\$7,600	66.60%
\$4,000,000	(\$1,810)	(6.38%)	(\$6,207)	(21.89%)	\$9,883	65.03%	\$9,907	65.30%	\$10,133	66.60%
\$5,000,000	(\$2,390)	(6.72%)	(\$7,886)	(22.17%)	\$12,416	65.34%	\$12,441	65.56%	\$12,666	66.60%
\$6,000,000	(\$2,970)	(6.94%)	(\$9,566)	(22.35%)	\$14,949	65.55%	\$14,974	65.73%	\$15,199	66.60%
\$7,000,000	(\$3,551)	(7.10%)	(\$11,246)	(22.49%)	\$17,482	65.70%	\$17,507	65.86%	\$17,733	66.60%
\$8,000,000	(\$4,131)	(7.22%)	(\$12,925)	(22.58%)	\$20,016	65.81%	\$20,040	65.95%	\$20,266	66.60%
\$9,000,000	(\$4,712)	(7.31%)	(\$14,605)	(22.66%)	\$22,549	65.90%	\$22,574	66.02%	\$22,799	66.60%
\$10,000,000	(\$5,292)	(7.38%)	(\$16,284)	(22.72%)	\$25,082	65.97%	\$25,107	66.08%	\$25,332	66.60%
\$15,000,000	(\$8,194)	(7.60%)	(\$24,683)	(22.91%)	\$37,748	66.18%	\$37,773	66.25%	\$37,999	66.60%
\$20,000,000	(\$11,096)	(7.71%)	(\$33,081)	(23.00%)	\$50,415	66.28%	\$50,439	66.34%	\$50,665	66.60%
\$25,000,000	(\$13,998)	(7.78%)	(\$41,479)	(23.05%)	\$63,081	66.35%	\$63,106	66.39%	\$63,331	66.60%
\$30,000,000	(\$16,900)	(7.82%)	(\$49,878)	(23.09%)	\$75,747	66.39%	\$75,772	66.42%	\$75,997	66.60%
\$35,000,000	(\$19,802)	(7.85%)	(\$58,276)	(23.12%)	\$88,413	66.42%	\$88,438	66.45%	\$88,664	66.60%
\$40,000,000	(\$22,704)	(7.88%)	(\$66,674)	(23.13%)	\$101,080	66.44%	\$101,104	66.47%	\$101,330	66.60%
\$45,000,000	(\$25,607)	(7.90%)	(\$75,072)	(23.15%)	\$113,746	66.46%	\$113,770	66.48%	\$113,996	66.60%
\$50,000,000	(\$28,509)	(7.91%)	(\$83,471)	(23.16%)	\$126,412	66.47%	\$126,437	66.49%	\$126,662	66.60%