

CITY OF MAXWELL, 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	\$8.20591	\$262,793	\$0	\$262,793	
2026-27	\$4.33377	\$268,049	\$1,437	\$269,485	2.5%
2027-28	\$4.36290	\$270,832	\$1,446	\$272,279	1.0%
2028-29	\$4.25460	\$277,724	\$1,410	\$279,135	2.5%
2029-30	\$4.28068	\$280,530	\$1,419	\$281,949	1.0%
2030-31	\$4.17313	\$287,588	\$1,383	\$288,972	2.5%
2031-32	\$4.19846	\$290,416	\$1,392	\$291,808	1.0%
2032-33	\$4.09382	\$297,644	\$1,357	\$299,002	2.5%
2033-34	\$4.11844	\$300,496	\$1,365	\$301,862	1.0%
2034-35	\$4.01658	\$307,899	\$1,331	\$309,231	2.4%
2035-36	\$4.04053	\$310,777	\$1,339	\$312,116	0.9%

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	\$68,637,855	\$32,024,808	\$0	\$32,024,808
2026-27	\$64,364,532	\$62,182,577	\$0	\$62,182,577
2027-28	\$64,589,671	\$62,407,716	\$0	\$62,407,716
2028-29	\$67,789,705	\$65,607,750	\$0	\$65,607,750
2029-30	\$68,047,538	\$65,865,583	\$0	\$65,865,583
2030-31	\$71,427,747	\$69,245,792	\$0	\$69,245,792
2031-32	\$71,685,580	\$69,503,625	\$0	\$69,503,625
2032-33	\$75,219,265	\$73,037,310	\$0	\$73,037,310
2033-34	\$75,477,098	\$73,295,143	\$0	\$73,295,143
2034-35	\$79,170,503	\$76,988,548	\$0	\$76,988,548
2035-36	\$79,428,336	\$77,246,381	\$0	\$77,246,381

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.49%	-1.67%	91.82%	7.05%	0.00%	1.14%
2026-27	111.18%	-18.17%	93.00%	6.32%	0.00%	0.58%
2027-28	111.31%	-18.28%	93.03%	6.29%	0.00%	0.58%
2028-29	110.62%	-17.55%	93.07%	6.29%	0.00%	0.55%
2029-30	110.69%	-17.59%	93.10%	6.26%	0.00%	0.55%
2030-31	109.97%	-16.83%	93.14%	6.25%	0.00%	0.53%
2031-32	110.04%	-16.88%	93.17%	6.23%	0.00%	0.52%
2032-33	109.36%	-16.16%	93.20%	6.22%	0.00%	0.50%
2033-34	109.43%	-16.20%	93.23%	6.20%	0.00%	0.50%
2034-35	108.78%	-15.52%	93.26%	6.20%	0.00%	0.47%
2035-36	108.84%	-15.56%	93.28%	6.18%	0.00%	0.47%

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 MAXWELL, 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	\$32,024,808	\$8.20591	\$262,793
2026-27	\$62,182,577	\$4.33377	\$269,485
2027-28	\$62,407,716	\$4.36290	\$272,279
2028-29	\$65,607,750	\$4.25460	\$279,135
2029-30	\$65,865,583	\$4.28068	\$281,949
2030-31	\$69,245,792	\$4.17313	\$288,972
2031-32	\$69,503,625	\$4.19846	\$291,808
2032-33	\$73,037,310	\$4.09382	\$299,002
2033-34	\$73,295,143	\$4.11844	\$301,862
2034-35	\$76,988,548	\$4.01658	\$309,231
2035-36	\$77,246,381	\$4.04053	\$312,116

CITY OF MAXWELL, 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	\$32,024,808	\$8.20591	\$262,793
2026-27	\$32,370,161	\$8.20591	\$265,627
2027-28	\$33,165,853	\$8.20591	\$272,156
2028-29	\$34,362,067	\$8.10000	\$278,333
2029-30	\$35,199,840	\$8.10000	\$285,119
2030-31	\$36,461,338	\$8.10000	\$295,337
2031-32	\$37,343,298	\$8.10000	\$302,481
2032-33	\$38,673,479	\$8.10000	\$313,255
2033-34	\$39,602,072	\$8.10000	\$320,777
2034-35	\$41,004,598	\$8.10000	\$332,137
2035-36	\$41,982,159	\$8.10000	\$340,055

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	\$29,812,415	(\$3.87214)	\$3,859
2027-28	\$29,241,862	(\$3.84301)	\$123
2028-29	\$31,245,683	(\$3.84540)	\$802
2029-30	\$30,665,743	(\$3.81932)	-\$3,169
2030-31	\$32,784,454	(\$3.92687)	-\$6,365
2031-32	\$32,160,327	(\$3.90154)	-\$10,673
2032-33	\$34,363,832	(\$4.00618)	-\$14,254
2033-34	\$33,693,071	(\$3.98156)	-\$18,915
2034-35	\$35,983,949	(\$4.08342)	-\$22,907
2035-36	\$35,264,222	(\$4.05947)	-\$27,939

CITY OF MAXWELL, 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	\$195	\$258	\$50,000	\$51,515	\$195	\$215	\$50,000	\$58,947	\$176	\$37	\$150	\$37	\$195	\$246
\$100,000	\$123,480	\$389	\$515	\$100,000	\$103,030	\$389	\$430	\$100,000	\$117,894	\$370	\$283	\$345	\$283	\$389	\$492
\$150,000	\$185,220	\$584	\$773	\$150,000	\$154,545	\$584	\$645	\$150,000	\$176,842	\$565	\$529	\$540	\$529	\$584	\$738
\$200,000	\$246,960	\$953	\$1,031	\$200,000	\$206,060	\$953	\$860	\$200,000	\$235,789	\$760	\$775	\$734	\$775	\$778	\$984
\$250,000	\$308,700	\$1,322	\$1,288	\$250,000	\$257,575	\$1,322	\$1,075	\$250,000	\$294,736	\$954	\$1,021	\$929	\$1,021	\$973	\$1,230
\$300,000	\$370,440	\$1,692	\$1,546	\$300,000	\$309,090	\$1,692	\$1,290	\$300,000	\$353,683	\$1,149	\$1,267	\$1,123	\$1,267	\$1,168	\$1,476
\$400,000	\$493,920	\$2,430	\$2,061	\$400,000	\$412,120	\$2,430	\$1,720	\$400,000	\$471,578	\$1,538	\$1,759	\$1,513	\$1,759	\$1,557	\$1,968
\$500,000	\$617,400	\$3,169	\$2,576	\$500,000	\$515,151	\$3,169	\$2,150	\$500,000	\$589,472	\$1,927	\$2,251	\$1,902	\$2,251	\$1,946	\$2,460
\$600,000	\$740,880	\$3,907	\$3,092	\$600,000	\$618,181	\$3,907	\$2,580	\$600,000	\$707,366	\$2,316	\$2,743	\$2,291	\$2,743	\$2,335	\$2,952
\$700,000	\$864,360	\$4,646	\$3,607	\$700,000	\$721,211	\$4,646	\$3,010	\$700,000	\$825,261	\$2,706	\$3,235	\$2,680	\$3,235	\$2,725	\$3,444
\$800,000	\$987,840	\$5,384	\$4,122	\$800,000	\$824,241	\$5,384	\$3,440	\$800,000	\$943,155	\$3,095	\$3,727	\$3,070	\$3,727	\$3,114	\$3,936
\$900,000	\$1,111,320	\$6,123	\$4,638	\$900,000	\$927,271	\$6,123	\$3,870	\$900,000	\$1,061,050	\$3,484	\$4,219	\$3,459	\$4,219	\$3,503	\$4,428
\$1,000,000	\$1,234,800	\$6,861	\$5,153	\$1,000,000	\$1,030,301	\$6,861	\$4,300	\$1,000,000	\$1,178,944	\$3,873	\$4,711	\$3,848	\$4,711	\$3,892	\$4,920
\$2,000,000	\$2,469,600	\$14,247	\$10,306	\$2,000,000	\$2,060,602	\$14,247	\$8,599	\$2,000,000	\$2,357,888	\$7,766	\$9,631	\$7,740	\$9,631	\$7,784	\$9,840
\$3,000,000	\$3,704,400	\$21,632	\$15,459	\$3,000,000	\$3,090,903	\$21,632	\$12,899	\$3,000,000	\$3,536,832	\$11,658	\$14,551	\$11,632	\$14,551	\$11,677	\$14,760
\$4,000,000	\$4,939,200	\$29,017	\$20,612	\$4,000,000	\$4,121,204	\$29,017	\$17,198	\$4,000,000	\$4,715,776	\$15,550	\$19,471	\$15,525	\$19,471	\$15,569	\$19,680
\$5,000,000	\$6,174,000	\$36,403	\$25,765	\$5,000,000	\$5,151,505	\$36,403	\$21,498	\$5,000,000	\$5,894,720	\$19,442	\$24,391	\$19,417	\$24,391	\$19,461	\$24,599
\$6,000,000	\$7,408,800	\$43,788	\$30,918	\$6,000,000	\$6,181,806	\$43,788	\$25,797	\$6,000,000	\$7,073,664	\$23,334	\$29,311	\$23,309	\$29,311	\$23,353	\$29,519
\$7,000,000	\$8,643,600	\$51,173	\$36,071	\$7,000,000	\$7,212,107	\$51,173	\$30,097	\$7,000,000	\$8,252,608	\$27,226	\$34,231	\$27,201	\$34,231	\$27,245	\$34,439
\$8,000,000	\$9,878,400	\$58,559	\$41,224	\$8,000,000	\$8,242,408	\$58,559	\$34,397	\$8,000,000	\$9,431,552	\$31,119	\$39,150	\$31,093	\$39,150	\$31,138	\$39,359
\$9,000,000	\$11,113,200	\$65,944	\$46,377	\$9,000,000	\$9,272,709	\$65,944	\$38,696	\$9,000,000	\$10,610,496	\$35,011	\$44,070	\$34,986	\$44,070	\$35,030	\$44,279
\$10,000,000	\$12,348,000	\$73,329	\$51,530	\$10,000,000	\$10,303,010	\$73,329	\$42,996	\$10,000,000	\$11,789,440	\$38,903	\$48,990	\$38,878	\$48,990	\$38,922	\$49,199
\$15,000,000	\$18,522,000	\$110,256	\$77,295	\$15,000,000	\$15,454,515	\$110,256	\$64,494	\$15,000,000	\$17,684,160	\$58,364	\$73,590	\$58,339	\$73,590	\$58,383	\$73,798
\$20,000,000	\$24,696,000	\$147,182	\$103,060	\$20,000,000	\$20,606,020	\$147,182	\$85,992	\$20,000,000	\$23,578,880	\$77,825	\$98,189	\$77,800	\$98,189	\$77,844	\$98,398
\$25,000,000	\$30,870,000	\$184,109	\$128,825	\$25,000,000	\$25,757,525	\$184,109	\$107,490	\$25,000,000	\$29,473,600	\$97,286	\$122,789	\$97,261	\$122,789	\$97,305	\$122,997
\$30,000,000	\$37,044,000	\$221,036	\$154,589	\$30,000,000	\$30,909,030	\$221,036	\$128,987	\$30,000,000	\$35,368,320	\$116,747	\$147,388	\$116,722	\$147,388	\$116,766	\$147,597
\$35,000,000	\$43,218,000	\$257,962	\$180,354	\$35,000,000	\$36,060,535	\$257,962	\$150,485	\$35,000,000	\$41,263,040	\$136,208	\$171,987	\$136,183	\$171,987	\$136,227	\$172,196
\$40,000,000	\$49,392,000	\$294,889	\$206,119	\$40,000,000	\$41,212,040	\$294,889	\$171,983	\$40,000,000	\$47,157,760	\$155,669	\$196,587	\$155,644	\$196,587	\$155,688	\$196,795
\$45,000,000	\$55,566,000	\$331,815	\$231,884	\$45,000,000	\$46,363,545	\$331,815	\$193,481	\$45,000,000	\$53,052,480	\$175,130	\$221,186	\$175,105	\$221,186	\$175,149	\$221,395
\$50,000,000	\$61,740,000	\$368,742	\$257,649	\$50,000,000	\$51,515,050	\$368,742	\$214,979	\$50,000,000	\$58,947,200	\$194,591	\$245,786	\$194,566	\$245,786	\$194,610	\$245,994

CITY OF MAXWELL, 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	\$63	32.39%	\$20	10.47%	(\$138)	(78.75%)	(\$113)	(75.18%)	\$51	26.40%
\$100,000	\$126	32.39%	\$41	10.47%	(\$87)	(23.49%)	(\$62)	(17.88%)	\$103	26.40%
\$150,000	\$189	32.39%	\$61	10.47%	(\$36)	(6.31%)	(\$10)	(1.91%)	\$154	26.40%
\$200,000	\$78	8.13%	(\$93)	(9.78%)	\$16	2.07%	\$41	5.59%	\$206	26.40%
\$250,000	(\$34)	(2.58%)	(\$247)	(18.71%)	\$67	7.04%	\$92	9.95%	\$257	26.40%
\$300,000	(\$146)	(8.61%)	(\$402)	(23.75%)	\$119	10.32%	\$144	12.80%	\$308	26.40%
\$400,000	(\$369)	(15.18%)	(\$710)	(29.23%)	\$221	14.39%	\$247	16.30%	\$411	26.40%
\$500,000	(\$592)	(18.69%)	(\$1,019)	(32.16%)	\$324	16.82%	\$349	18.37%	\$514	26.40%
\$600,000	(\$815)	(20.87%)	(\$1,327)	(33.97%)	\$427	18.43%	\$452	19.73%	\$617	26.40%
\$700,000	(\$1,039)	(22.36%)	(\$1,636)	(35.22%)	\$530	19.57%	\$555	20.70%	\$719	26.40%
\$800,000	(\$1,262)	(23.44%)	(\$1,945)	(36.12%)	\$632	20.43%	\$658	21.43%	\$822	26.40%
\$900,000	(\$1,485)	(24.26%)	(\$2,253)	(36.80%)	\$735	21.10%	\$760	21.99%	\$925	26.40%
\$1,000,000	(\$1,708)	(24.90%)	(\$2,562)	(37.34%)	\$838	21.63%	\$863	22.43%	\$1,028	26.40%
\$2,000,000	(\$3,941)	(27.66%)	(\$5,648)	(39.64%)	\$1,866	24.02%	\$1,891	24.43%	\$2,055	26.40%
\$3,000,000	(\$6,173)	(28.54%)	(\$8,733)	(40.37%)	\$2,893	24.82%	\$2,919	25.09%	\$3,083	26.40%
\$4,000,000	(\$8,405)	(28.97%)	(\$11,819)	(40.73%)	\$3,921	25.22%	\$3,946	25.42%	\$4,111	26.40%
\$5,000,000	(\$10,638)	(29.22%)	(\$14,905)	(40.94%)	\$4,949	25.45%	\$4,974	25.62%	\$5,138	26.40%
\$6,000,000	(\$12,870)	(29.39%)	(\$17,990)	(41.09%)	\$5,976	25.61%	\$6,002	25.75%	\$6,166	26.40%
\$7,000,000	(\$15,102)	(29.51%)	(\$21,076)	(41.19%)	\$7,004	25.73%	\$7,029	25.84%	\$7,194	26.40%
\$8,000,000	(\$17,335)	(29.60%)	(\$24,162)	(41.26%)	\$8,032	25.81%	\$8,057	25.91%	\$8,222	26.40%
\$9,000,000	(\$19,567)	(29.67%)	(\$27,248)	(41.32%)	\$9,059	25.88%	\$9,085	25.97%	\$9,249	26.40%
\$10,000,000	(\$21,799)	(29.73%)	(\$30,333)	(41.37%)	\$10,087	25.93%	\$10,112	26.01%	\$10,277	26.40%
\$15,000,000	(\$32,961)	(29.90%)	(\$45,762)	(41.51%)	\$15,226	26.09%	\$15,251	26.14%	\$15,415	26.40%
\$20,000,000	(\$44,123)	(29.98%)	(\$61,191)	(41.57%)	\$20,364	26.17%	\$20,389	26.21%	\$20,554	26.40%
\$25,000,000	(\$55,284)	(30.03%)	(\$76,620)	(41.62%)	\$25,503	26.21%	\$25,528	26.25%	\$25,692	26.40%
\$30,000,000	(\$66,446)	(30.06%)	(\$92,048)	(41.64%)	\$30,641	26.25%	\$30,666	26.27%	\$30,831	26.40%
\$35,000,000	(\$77,608)	(30.08%)	(\$107,477)	(41.66%)	\$35,779	26.27%	\$35,805	26.29%	\$35,969	26.40%
\$40,000,000	(\$88,770)	(30.10%)	(\$122,906)	(41.68%)	\$40,918	26.29%	\$40,943	26.31%	\$41,108	26.40%
\$45,000,000	(\$99,931)	(30.12%)	(\$138,334)	(41.69%)	\$46,056	26.30%	\$46,082	26.32%	\$46,246	26.40%
\$50,000,000	(\$111,093)	(30.13%)	(\$153,763)	(41.70%)	\$51,195	26.31%	\$51,220	26.33%	\$51,385	26.40%