

CITY OF MAYSVILLE, 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	\$5.82399	\$37,126	\$0	\$37,126	
2026-27	\$3.02391	\$37,868	\$723	\$38,592	3.9%
2027-28	\$3.08166	\$39,137	\$737	\$39,874	3.3%
2028-29	\$3.01422	\$40,672	\$721	\$41,393	3.8%
2029-30	\$3.06765	\$41,963	\$734	\$42,697	3.2%
2030-31	\$2.99821	\$43,551	\$717	\$44,268	3.7%
2031-32	\$3.04758	\$44,835	\$729	\$45,564	2.9%
2032-33	\$2.97844	\$46,475	\$712	\$47,188	3.6%
2033-34	\$3.02410	\$47,751	\$723	\$48,474	2.7%
2034-35	\$2.95539	\$49,443	\$707	\$50,150	3.5%
2035-36	\$2.99765	\$50,708	\$717	\$51,425	2.5%

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	\$13,991,184	\$6,374,618	\$0	\$6,374,618
2026-27	\$13,303,061	\$12,762,154	\$0	\$12,762,154
2027-28	\$13,480,106	\$12,939,199	\$0	\$12,939,199
2028-29	\$14,273,392	\$13,732,485	\$0	\$13,732,485
2029-30	\$14,459,436	\$13,918,529	\$0	\$13,918,529
2030-31	\$15,305,797	\$14,764,890	\$0	\$14,764,890
2031-32	\$15,491,842	\$14,950,935	\$0	\$14,950,935
2032-33	\$16,384,055	\$15,843,148	\$0	\$15,843,148
2033-34	\$16,570,100	\$16,029,193	\$0	\$16,029,193
2034-35	\$17,510,015	\$16,969,108	\$0	\$16,969,108
2035-36	\$17,696,059	\$17,155,152	\$0	\$17,155,152

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	96.96%	-2.20%	94.77%	4.57%	0.00%	0.66%
2026-27	113.17%	-18.38%	94.79%	4.54%	0.00%	0.33%
2027-28	113.47%	-18.62%	94.86%	4.47%	0.00%	0.33%
2028-29	112.94%	-17.98%	94.95%	4.43%	0.00%	0.31%
2029-30	113.15%	-18.13%	95.02%	4.37%	0.00%	0.30%
2030-31	112.55%	-17.44%	95.11%	4.32%	0.00%	0.29%
2031-32	112.75%	-17.58%	95.17%	4.27%	0.00%	0.28%
2032-33	112.16%	-16.91%	95.25%	4.23%	0.00%	0.27%
2033-34	112.35%	-17.05%	95.30%	4.18%	0.00%	0.26%
2034-35	111.78%	-16.41%	95.37%	4.15%	0.00%	0.25%
2035-36	111.97%	-16.54%	95.42%	4.10%	0.00%	0.25%

**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 MAYSVILLE, 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	\$6,374,618	\$5.82399	\$37,126
2026-27	\$12,762,154	\$3.02391	\$38,592
2027-28	\$12,939,199	\$3.08166	\$39,874
2028-29	\$13,732,485	\$3.01422	\$41,393
2029-30	\$13,918,529	\$3.06765	\$42,697
2030-31	\$14,764,890	\$2.99821	\$44,268
2031-32	\$14,950,935	\$3.04758	\$45,564
2032-33	\$15,843,148	\$2.97844	\$47,188
2033-34	\$16,029,193	\$3.02410	\$48,474
2034-35	\$16,969,108	\$2.95539	\$50,150
2035-36	\$17,155,152	\$2.99765	\$51,425

CITY OF MAYSVILLE, 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	\$6,374,618	\$5.82399	\$37,126
2026-27	\$6,499,134	\$5.82399	\$37,851
2027-28	\$6,740,748	\$5.76633	\$38,869
2028-29	\$7,057,501	\$5.76633	\$40,696
2029-30	\$7,312,086	\$5.76633	\$42,164
2030-31	\$7,647,549	\$5.76633	\$44,098
2031-32	\$7,915,767	\$5.76633	\$45,645
2032-33	\$8,270,934	\$5.76633	\$47,693
2033-34	\$8,553,529	\$5.76633	\$49,322
2034-35	\$8,929,466	\$5.76633	\$51,490
2035-36	\$9,227,170	\$5.76633	\$53,207

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	\$6,263,020	(\$2.80008)	\$741
2027-28	\$6,198,451	(\$2.68467)	\$1,005
2028-29	\$6,674,984	(\$2.75211)	\$697
2029-30	\$6,606,443	(\$2.69868)	\$533
2030-31	\$7,117,341	(\$2.76812)	\$170
2031-32	\$7,035,168	(\$2.71875)	-\$81
2032-33	\$7,572,214	(\$2.78789)	-\$505
2033-34	\$7,475,663	(\$2.74223)	-\$849
2034-35	\$8,039,642	(\$2.81094)	-\$1,340
2035-36	\$7,927,983	(\$2.76868)	-\$1,782

CITY OF MAYSVILLE, 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	\$138	\$185	\$50,000	\$51,515	\$138	\$154	\$50,000	\$58,947	\$125	\$27	\$107	\$27	\$138	\$177
\$100,000	\$123,480	\$276	\$370	\$100,000	\$103,030	\$276	\$309	\$100,000	\$117,894	\$263	\$204	\$245	\$204	\$276	\$353
\$150,000	\$185,220	\$414	\$555	\$150,000	\$154,545	\$414	\$463	\$150,000	\$176,842	\$401	\$380	\$383	\$380	\$414	\$530
\$200,000	\$246,960	\$676	\$740	\$200,000	\$206,060	\$676	\$618	\$200,000	\$235,789	\$539	\$557	\$521	\$557	\$552	\$707
\$250,000	\$308,700	\$939	\$926	\$250,000	\$257,575	\$939	\$772	\$250,000	\$294,736	\$677	\$734	\$659	\$734	\$691	\$884
\$300,000	\$370,440	\$1,201	\$1,111	\$300,000	\$309,090	\$1,201	\$927	\$300,000	\$353,683	\$815	\$911	\$797	\$911	\$829	\$1,060
\$400,000	\$493,920	\$1,725	\$1,481	\$400,000	\$412,120	\$1,725	\$1,236	\$400,000	\$471,578	\$1,092	\$1,264	\$1,074	\$1,264	\$1,105	\$1,414
\$500,000	\$617,400	\$2,249	\$1,851	\$500,000	\$515,151	\$2,249	\$1,545	\$500,000	\$589,472	\$1,368	\$1,617	\$1,350	\$1,617	\$1,381	\$1,767
\$600,000	\$740,880	\$2,773	\$2,221	\$600,000	\$618,181	\$2,773	\$1,853	\$600,000	\$707,366	\$1,644	\$1,971	\$1,626	\$1,971	\$1,657	\$2,121
\$700,000	\$864,360	\$3,297	\$2,592	\$700,000	\$721,211	\$3,297	\$2,162	\$700,000	\$825,261	\$1,920	\$2,324	\$1,902	\$2,324	\$1,934	\$2,474
\$800,000	\$987,840	\$3,821	\$2,962	\$800,000	\$824,241	\$3,821	\$2,471	\$800,000	\$943,155	\$2,197	\$2,678	\$2,179	\$2,678	\$2,210	\$2,828
\$900,000	\$1,111,320	\$4,346	\$3,332	\$900,000	\$927,271	\$4,346	\$2,780	\$900,000	\$1,061,050	\$2,473	\$3,031	\$2,455	\$3,031	\$2,486	\$3,181
\$1,000,000	\$1,234,800	\$4,870	\$3,702	\$1,000,000	\$1,030,301	\$4,870	\$3,089	\$1,000,000	\$1,178,944	\$2,749	\$3,385	\$2,731	\$3,385	\$2,762	\$3,535
\$2,000,000	\$2,469,600	\$10,111	\$7,404	\$2,000,000	\$2,060,602	\$10,111	\$6,178	\$2,000,000	\$2,357,888	\$5,511	\$6,920	\$5,493	\$6,920	\$5,525	\$7,069
\$3,000,000	\$3,704,400	\$15,353	\$11,107	\$3,000,000	\$3,090,903	\$15,353	\$9,267	\$3,000,000	\$3,536,832	\$8,274	\$10,454	\$8,256	\$10,454	\$8,287	\$10,604
\$4,000,000	\$4,939,200	\$20,594	\$14,809	\$4,000,000	\$4,121,204	\$20,594	\$12,356	\$4,000,000	\$4,715,776	\$11,036	\$13,989	\$11,018	\$13,989	\$11,050	\$14,139
\$5,000,000	\$6,174,000	\$25,836	\$18,511	\$5,000,000	\$5,151,505	\$25,836	\$15,445	\$5,000,000	\$5,894,720	\$13,799	\$17,524	\$13,781	\$17,524	\$13,812	\$17,674
\$6,000,000	\$7,408,800	\$31,078	\$22,213	\$6,000,000	\$6,181,806	\$31,078	\$18,534	\$6,000,000	\$7,073,664	\$16,561	\$21,058	\$16,543	\$21,058	\$16,574	\$21,208
\$7,000,000	\$8,643,600	\$36,319	\$25,915	\$7,000,000	\$7,212,107	\$36,319	\$21,623	\$7,000,000	\$8,252,608	\$19,323	\$24,593	\$19,306	\$24,593	\$19,337	\$24,743
\$8,000,000	\$9,878,400	\$41,561	\$29,618	\$8,000,000	\$8,242,408	\$41,561	\$24,712	\$8,000,000	\$9,431,552	\$22,086	\$28,128	\$22,068	\$28,128	\$22,099	\$28,278
\$9,000,000	\$11,113,200	\$46,802	\$33,320	\$9,000,000	\$9,272,709	\$46,802	\$27,802	\$9,000,000	\$10,610,496	\$24,848	\$31,663	\$24,830	\$31,663	\$24,862	\$31,812
\$10,000,000	\$12,348,000	\$52,044	\$37,022	\$10,000,000	\$10,303,010	\$52,044	\$30,891	\$10,000,000	\$11,789,440	\$27,611	\$35,197	\$27,593	\$35,197	\$27,624	\$35,347
\$15,000,000	\$18,522,000	\$78,252	\$55,533	\$15,000,000	\$15,454,515	\$78,252	\$46,336	\$15,000,000	\$17,684,160	\$41,423	\$52,871	\$41,405	\$52,871	\$41,436	\$53,021
\$20,000,000	\$24,696,000	\$104,460	\$74,044	\$20,000,000	\$20,606,020	\$104,460	\$61,781	\$20,000,000	\$23,578,880	\$55,235	\$70,545	\$55,217	\$70,545	\$55,248	\$70,694
\$25,000,000	\$30,870,000	\$130,668	\$92,555	\$25,000,000	\$25,757,525	\$130,668	\$77,226	\$25,000,000	\$29,473,600	\$69,047	\$88,218	\$69,029	\$88,218	\$69,060	\$88,368
\$30,000,000	\$37,044,000	\$156,876	\$111,066	\$30,000,000	\$30,909,030	\$156,876	\$92,672	\$30,000,000	\$35,368,320	\$82,859	\$105,892	\$82,841	\$105,892	\$82,872	\$106,042
\$35,000,000	\$43,218,000	\$183,084	\$129,577	\$35,000,000	\$36,060,535	\$183,084	\$108,117	\$35,000,000	\$41,263,040	\$96,671	\$123,565	\$96,653	\$123,565	\$96,684	\$123,715
\$40,000,000	\$49,392,000	\$209,292	\$148,088	\$40,000,000	\$41,212,040	\$209,292	\$123,562	\$40,000,000	\$47,157,760	\$110,483	\$141,239	\$110,465	\$141,239	\$110,496	\$141,389
\$45,000,000	\$55,566,000	\$235,500	\$166,599	\$45,000,000	\$46,363,545	\$235,500	\$139,008	\$45,000,000	\$53,052,480	\$124,295	\$158,913	\$124,277	\$158,913	\$124,309	\$159,062
\$50,000,000	\$61,740,000	\$261,708	\$185,109	\$50,000,000	\$51,515,050	\$261,708	\$154,453	\$50,000,000	\$58,947,200	\$138,107	\$176,586	\$138,089	\$176,586	\$138,121	\$176,736

CITY OF            MAYSVILLE, 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	\$47	34.02%	\$16	11.82%	(\$98)	(78.49%)	(\$80)	(74.87%)	\$39	27.96%
\$100,000	\$94	34.02%	\$33	11.82%	(\$59)	(22.55%)	(\$41)	(16.88%)	\$77	27.96%
\$150,000	\$141	34.02%	\$49	11.82%	(\$21)	(5.15%)	(\$3)	(0.71%)	\$116	27.96%
\$200,000	\$64	9.46%	(\$59)	(8.67%)	\$18	3.33%	\$36	6.89%	\$154	27.96%
\$250,000	(\$13)	(1.38%)	(\$166)	(17.71%)	\$57	8.35%	\$75	11.30%	\$193	27.96%
\$300,000	(\$90)	(7.49%)	(\$274)	(22.81%)	\$95	11.67%	\$113	14.19%	\$232	27.96%
\$400,000	(\$244)	(14.14%)	(\$489)	(28.36%)	\$172	15.79%	\$190	17.73%	\$309	27.96%
\$500,000	(\$398)	(17.69%)	(\$704)	(31.32%)	\$250	18.25%	\$268	19.82%	\$386	27.96%
\$600,000	(\$552)	(19.90%)	(\$920)	(33.16%)	\$327	19.88%	\$345	21.21%	\$463	27.96%
\$700,000	(\$706)	(21.40%)	(\$1,135)	(34.42%)	\$404	21.04%	\$422	22.19%	\$541	27.96%
\$800,000	(\$860)	(22.50%)	(\$1,350)	(35.33%)	\$481	21.91%	\$499	22.92%	\$618	27.96%
\$900,000	(\$1,014)	(23.32%)	(\$1,565)	(36.02%)	\$559	22.59%	\$577	23.49%	\$695	27.96%
\$1,000,000	(\$1,168)	(23.98%)	(\$1,781)	(36.57%)	\$636	23.13%	\$654	23.94%	\$772	27.96%
\$2,000,000	(\$2,707)	(26.77%)	(\$3,933)	(38.90%)	\$1,408	25.55%	\$1,426	25.96%	\$1,545	27.96%
\$3,000,000	(\$4,246)	(27.66%)	(\$6,086)	(39.64%)	\$2,180	26.35%	\$2,198	26.63%	\$2,317	27.96%
\$4,000,000	(\$5,786)	(28.09%)	(\$8,238)	(40.00%)	\$2,953	26.75%	\$2,971	26.96%	\$3,089	27.96%
\$5,000,000	(\$7,325)	(28.35%)	(\$10,391)	(40.22%)	\$3,725	27.00%	\$3,743	27.16%	\$3,862	27.96%
\$6,000,000	(\$8,865)	(28.52%)	(\$12,543)	(40.36%)	\$4,497	27.16%	\$4,515	27.29%	\$4,634	27.96%
\$7,000,000	(\$10,404)	(28.65%)	(\$14,696)	(40.46%)	\$5,270	27.27%	\$5,288	27.39%	\$5,406	27.96%
\$8,000,000	(\$11,943)	(28.74%)	(\$16,848)	(40.54%)	\$6,042	27.36%	\$6,060	27.46%	\$6,178	27.96%
\$9,000,000	(\$13,483)	(28.81%)	(\$19,001)	(40.60%)	\$6,814	27.42%	\$6,832	27.52%	\$6,951	27.96%
\$10,000,000	(\$15,022)	(28.86%)	(\$21,153)	(40.65%)	\$7,587	27.48%	\$7,605	27.56%	\$7,723	27.96%
\$15,000,000	(\$22,719)	(29.03%)	(\$31,916)	(40.79%)	\$11,448	27.64%	\$11,466	27.69%	\$11,585	27.96%
\$20,000,000	(\$30,416)	(29.12%)	(\$42,679)	(40.86%)	\$15,310	27.72%	\$15,328	27.76%	\$15,446	27.96%
\$25,000,000	(\$38,113)	(29.17%)	(\$53,441)	(40.90%)	\$19,171	27.77%	\$19,189	27.80%	\$19,308	27.96%
\$30,000,000	(\$45,810)	(29.20%)	(\$64,204)	(40.93%)	\$23,033	27.80%	\$23,051	27.83%	\$23,169	27.96%
\$35,000,000	(\$53,507)	(29.23%)	(\$74,967)	(40.95%)	\$26,894	27.82%	\$26,912	27.84%	\$27,031	27.96%
\$40,000,000	(\$61,204)	(29.24%)	(\$85,729)	(40.96%)	\$30,756	27.84%	\$30,774	27.86%	\$30,892	27.96%
\$45,000,000	(\$68,901)	(29.26%)	(\$96,492)	(40.97%)	\$34,617	27.85%	\$34,635	27.87%	\$34,754	27.96%
\$50,000,000	(\$76,598)	(29.27%)	(\$107,255)	(40.98%)	\$38,479	27.86%	\$38,497	27.88%	\$38,616	27.96%