

CITY OF MIDDLETOWN, 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	\$8.10000	\$97,977	\$0	\$97,977	
2026-27	\$4.66299	\$99,936	\$655	\$100,591	2.7%
2027-28	\$4.69593	\$101,094	\$660	\$101,754	1.2%
2028-29	\$4.57408	\$103,789	\$643	\$104,432	2.6%
2029-30	\$4.60325	\$104,954	\$647	\$105,601	1.1%
2030-31	\$4.48235	\$107,713	\$630	\$108,343	2.6%
2031-32	\$4.51059	\$108,885	\$634	\$109,518	1.1%
2032-33	\$4.39326	\$111,709	\$617	\$112,326	2.6%
2033-34	\$4.42062	\$112,887	\$621	\$113,509	1.1%
2034-35	\$4.30669	\$115,779	\$605	\$116,384	2.5%
2035-36	\$4.33323	\$116,966	\$609	\$117,575	1.0%

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	\$25,110,487	\$12,095,894	\$0	\$12,095,894
2026-27	\$22,392,037	\$21,572,317	\$0	\$21,572,317
2027-28	\$22,488,315	\$21,668,595	\$0	\$21,668,595
2028-29	\$23,650,962	\$22,831,242	\$0	\$22,831,242
2029-30	\$23,760,239	\$22,940,519	\$0	\$22,940,519
2030-31	\$24,990,704	\$24,170,984	\$0	\$24,170,984
2031-32	\$25,099,981	\$24,280,261	\$0	\$24,280,261
2032-33	\$26,387,501	\$25,567,781	\$0	\$25,567,781
2033-34	\$26,496,779	\$25,677,059	\$0	\$25,677,059
2034-35	\$27,843,686	\$27,023,966	\$0	\$27,023,966
2035-36	\$27,952,964	\$27,133,244	\$0	\$27,133,244

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.60%	-1.77%	84.83%	9.32%	0.00%	1.05%
2026-27	112.24%	-24.54%	87.70%	8.55%	0.00%	0.59%
2027-28	112.39%	-24.63%	87.76%	8.51%	0.00%	0.59%
2028-29	111.55%	-23.57%	87.98%	8.48%	0.00%	0.56%
2029-30	111.63%	-23.59%	88.04%	8.44%	0.00%	0.56%
2030-31	110.77%	-22.51%	88.26%	8.41%	0.00%	0.53%
2031-32	110.85%	-22.54%	88.31%	8.38%	0.00%	0.53%
2032-33	110.03%	-21.52%	88.50%	8.35%	0.00%	0.50%
2033-34	110.10%	-21.55%	88.55%	8.32%	0.00%	0.50%
2034-35	109.32%	-20.59%	88.73%	8.30%	0.00%	0.47%
2035-36	109.40%	-20.62%	88.78%	8.26%	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 MIDDLETOWN, 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	\$12,095,894	\$8.10000	\$97,977
2026-27	\$21,572,317	\$4.66299	\$100,591
2027-28	\$21,668,595	\$4.69593	\$101,754
2028-29	\$22,831,242	\$4.57408	\$104,432
2029-30	\$22,940,519	\$4.60325	\$105,601
2030-31	\$24,170,984	\$4.48235	\$108,343
2031-32	\$24,280,261	\$4.51059	\$109,518
2032-33	\$25,567,781	\$4.39326	\$112,326
2033-34	\$25,677,059	\$4.42062	\$113,509
2034-35	\$27,023,966	\$4.30669	\$116,384
2035-36	\$27,133,244	\$4.33323	\$117,575

CITY OF MIDDLETOWN, 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	\$12,095,894	\$8.10000	\$97,977
2026-27	\$12,269,279	\$8.10000	\$99,381
2027-28	\$12,558,784	\$8.10000	\$101,726
2028-29	\$13,007,685	\$8.10000	\$105,362
2029-30	\$13,312,529	\$8.10000	\$107,831
2030-31	\$13,786,040	\$8.10000	\$111,667
2031-32	\$14,106,992	\$8.10000	\$114,267
2032-33	\$14,606,395	\$8.10000	\$118,312
2033-34	\$14,944,345	\$8.10000	\$121,049
2034-35	\$15,471,020	\$8.10000	\$125,315
2035-36	\$15,826,821	\$8.10000	\$128,197

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	\$9,303,038	(\$3.43701)	\$1,210
2027-28	\$9,109,810	(\$3.40407)	\$28
2028-29	\$9,823,557	(\$3.52592)	-\$930
2029-30	\$9,627,990	(\$3.49675)	-\$2,231
2030-31	\$10,384,944	(\$3.61765)	-\$3,324
2031-32	\$10,173,269	(\$3.58941)	-\$4,748
2032-33	\$10,961,387	(\$3.70674)	-\$5,986
2033-34	\$10,732,714	(\$3.67938)	-\$7,541
2034-35	\$11,552,946	(\$3.79331)	-\$8,931
2035-36	\$11,306,422	(\$3.76677)	-\$10,623

CITY OF MIDDLETOWN, 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	\$192	\$277	\$50,000	\$51,515	\$192	\$231	\$50,000	\$58,947	\$173	\$40	\$148	\$40	\$192	\$264
\$100,000	\$123,480	\$384	\$553	\$100,000	\$103,030	\$384	\$462	\$100,000	\$117,894	\$366	\$304	\$341	\$304	\$384	\$528
\$150,000	\$185,220	\$576	\$830	\$150,000	\$154,545	\$576	\$693	\$150,000	\$176,842	\$558	\$569	\$533	\$569	\$576	\$793
\$200,000	\$246,960	\$941	\$1,107	\$200,000	\$206,060	\$941	\$924	\$200,000	\$235,789	\$750	\$833	\$725	\$833	\$768	\$1,057
\$250,000	\$308,700	\$1,305	\$1,384	\$250,000	\$257,575	\$1,305	\$1,155	\$250,000	\$294,736	\$942	\$1,097	\$917	\$1,097	\$960	\$1,321
\$300,000	\$370,440	\$1,670	\$1,660	\$300,000	\$309,090	\$1,670	\$1,385	\$300,000	\$353,683	\$1,134	\$1,361	\$1,109	\$1,361	\$1,153	\$1,585
\$400,000	\$493,920	\$2,399	\$2,214	\$400,000	\$412,120	\$2,399	\$1,847	\$400,000	\$471,578	\$1,518	\$1,890	\$1,493	\$1,890	\$1,537	\$2,114
\$500,000	\$617,400	\$3,128	\$2,767	\$500,000	\$515,151	\$3,128	\$2,309	\$500,000	\$589,472	\$1,902	\$2,418	\$1,877	\$2,418	\$1,921	\$2,642
\$600,000	\$740,880	\$3,857	\$3,321	\$600,000	\$618,181	\$3,857	\$2,771	\$600,000	\$707,366	\$2,287	\$2,947	\$2,262	\$2,947	\$2,305	\$3,171
\$700,000	\$864,360	\$4,586	\$3,874	\$700,000	\$721,211	\$4,586	\$3,233	\$700,000	\$825,261	\$2,671	\$3,475	\$2,646	\$3,475	\$2,689	\$3,699
\$800,000	\$987,840	\$5,315	\$4,428	\$800,000	\$824,241	\$5,315	\$3,695	\$800,000	\$943,155	\$3,055	\$4,003	\$3,030	\$4,003	\$3,074	\$4,228
\$900,000	\$1,111,320	\$6,044	\$4,981	\$900,000	\$927,271	\$6,044	\$4,156	\$900,000	\$1,061,050	\$3,439	\$4,532	\$3,414	\$4,532	\$3,458	\$4,756
\$1,000,000	\$1,234,800	\$6,773	\$5,535	\$1,000,000	\$1,030,301	\$6,773	\$4,618	\$1,000,000	\$1,178,944	\$3,823	\$5,060	\$3,798	\$5,060	\$3,842	\$5,284
\$2,000,000	\$2,469,600	\$14,063	\$11,070	\$2,000,000	\$2,060,602	\$14,063	\$9,236	\$2,000,000	\$2,357,888	\$7,665	\$10,345	\$7,640	\$10,345	\$7,684	\$10,569
\$3,000,000	\$3,704,400	\$21,353	\$16,604	\$3,000,000	\$3,090,903	\$21,353	\$13,855	\$3,000,000	\$3,536,832	\$11,507	\$15,629	\$11,482	\$15,629	\$11,526	\$15,853
\$4,000,000	\$4,939,200	\$28,643	\$22,139	\$4,000,000	\$4,121,204	\$28,643	\$18,473	\$4,000,000	\$4,715,776	\$15,349	\$20,914	\$15,324	\$20,914	\$15,368	\$21,138
\$5,000,000	\$6,174,000	\$35,933	\$27,674	\$5,000,000	\$5,151,505	\$35,933	\$23,091	\$5,000,000	\$5,894,720	\$19,191	\$26,198	\$19,166	\$26,198	\$19,210	\$26,422
\$6,000,000	\$7,408,800	\$43,223	\$33,209	\$6,000,000	\$6,181,806	\$43,223	\$27,709	\$6,000,000	\$7,073,664	\$23,033	\$31,483	\$23,008	\$31,483	\$23,052	\$31,707
\$7,000,000	\$8,643,600	\$50,513	\$38,744	\$7,000,000	\$7,212,107	\$50,513	\$32,327	\$7,000,000	\$8,252,608	\$26,875	\$36,767	\$26,850	\$36,767	\$26,894	\$36,991
\$8,000,000	\$9,878,400	\$57,803	\$44,278	\$8,000,000	\$8,242,408	\$57,803	\$36,945	\$8,000,000	\$9,431,552	\$30,717	\$42,051	\$30,692	\$42,051	\$30,736	\$42,276
\$9,000,000	\$11,113,200	\$65,093	\$49,813	\$9,000,000	\$9,272,709	\$65,093	\$41,564	\$9,000,000	\$10,610,496	\$34,559	\$47,336	\$34,534	\$47,336	\$34,578	\$47,560
\$10,000,000	\$12,348,000	\$72,383	\$55,348	\$10,000,000	\$10,303,010	\$72,383	\$46,182	\$10,000,000	\$11,789,440	\$38,401	\$52,620	\$38,376	\$52,620	\$38,420	\$52,844
\$15,000,000	\$18,522,000	\$108,833	\$83,022	\$15,000,000	\$15,454,515	\$108,833	\$69,273	\$15,000,000	\$17,684,160	\$57,611	\$79,042	\$57,586	\$79,042	\$57,629	\$79,267
\$20,000,000	\$24,696,000	\$145,283	\$110,696	\$20,000,000	\$20,606,020	\$145,283	\$92,363	\$20,000,000	\$23,578,880	\$76,821	\$105,465	\$76,796	\$105,465	\$76,839	\$105,689
\$25,000,000	\$30,870,000	\$181,733	\$138,370	\$25,000,000	\$25,757,525	\$181,733	\$115,454	\$25,000,000	\$29,473,600	\$96,030	\$131,887	\$96,005	\$131,887	\$96,049	\$132,111
\$30,000,000	\$37,044,000	\$218,183	\$166,044	\$30,000,000	\$30,909,030	\$218,183	\$138,545	\$30,000,000	\$35,368,320	\$115,240	\$158,309	\$115,215	\$158,309	\$115,259	\$158,533
\$35,000,000	\$43,218,000	\$254,633	\$193,718	\$35,000,000	\$36,060,535	\$254,633	\$161,636	\$35,000,000	\$41,263,040	\$134,450	\$184,731	\$134,425	\$184,731	\$134,469	\$184,955
\$40,000,000	\$49,392,000	\$291,083	\$221,392	\$40,000,000	\$41,212,040	\$291,083	\$184,727	\$40,000,000	\$47,157,760	\$153,660	\$211,153	\$153,635	\$211,153	\$153,678	\$211,378
\$45,000,000	\$55,566,000	\$327,533	\$249,066	\$45,000,000	\$46,363,545	\$327,533	\$207,818	\$45,000,000	\$53,052,480	\$172,870	\$237,576	\$172,845	\$237,576	\$172,888	\$237,800
\$50,000,000	\$61,740,000	\$363,983	\$276,740	\$50,000,000	\$51,515,050	\$363,983	\$230,908	\$50,000,000	\$58,947,200	\$192,079	\$263,998	\$192,054	\$263,998	\$192,098	\$264,222

CITY OF MIDDLETOWN, 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	\$85	44.06%	\$39	20.20%	(\$133)	(76.88%)	(\$108)	(72.99%)	\$72	37.55%
\$100,000	\$169	44.06%	\$78	20.20%	(\$61)	(16.75%)	(\$36)	(10.65%)	\$144	37.55%
\$150,000	\$254	44.06%	\$116	20.20%	\$11	1.95%	\$36	6.73%	\$216	37.55%
\$200,000	\$166	17.66%	(\$17)	(1.82%)	\$83	11.07%	\$108	14.90%	\$288	37.55%
\$250,000	\$78	6.01%	(\$151)	(11.55%)	\$155	16.47%	\$180	19.64%	\$361	37.55%
\$300,000	(\$9)	(0.56%)	(\$284)	(17.03%)	\$227	20.04%	\$252	22.74%	\$433	37.55%
\$400,000	(\$185)	(7.71%)	(\$552)	(22.99%)	\$372	24.47%	\$396	26.55%	\$577	37.55%
\$500,000	(\$360)	(11.52%)	(\$819)	(26.18%)	\$516	27.11%	\$541	28.80%	\$721	37.55%
\$600,000	(\$536)	(13.90%)	(\$1,086)	(28.16%)	\$660	28.86%	\$685	30.29%	\$865	37.55%
\$700,000	(\$711)	(15.51%)	(\$1,353)	(29.51%)	\$804	30.11%	\$829	31.34%	\$1,010	37.55%
\$800,000	(\$887)	(16.69%)	(\$1,620)	(30.49%)	\$949	31.05%	\$973	32.13%	\$1,154	37.55%
\$900,000	(\$1,062)	(17.58%)	(\$1,887)	(31.23%)	\$1,093	31.77%	\$1,118	32.74%	\$1,298	37.55%
\$1,000,000	(\$1,238)	(18.28%)	(\$2,155)	(31.81%)	\$1,237	32.35%	\$1,262	33.22%	\$1,442	37.55%
\$2,000,000	(\$2,993)	(21.28%)	(\$4,826)	(34.32%)	\$2,679	34.96%	\$2,704	35.40%	\$2,885	37.55%
\$3,000,000	(\$4,748)	(22.24%)	(\$7,498)	(35.12%)	\$4,122	35.82%	\$4,147	36.12%	\$4,327	37.55%
\$4,000,000	(\$6,504)	(22.71%)	(\$10,170)	(35.51%)	\$5,564	36.25%	\$5,589	36.47%	\$5,770	37.55%
\$5,000,000	(\$8,259)	(22.98%)	(\$12,842)	(35.74%)	\$7,007	36.51%	\$7,032	36.69%	\$7,212	37.55%
\$6,000,000	(\$10,014)	(23.17%)	(\$15,514)	(35.89%)	\$8,449	36.68%	\$8,474	36.83%	\$8,655	37.55%
\$7,000,000	(\$11,769)	(23.30%)	(\$18,186)	(36.00%)	\$9,892	36.81%	\$9,917	36.93%	\$10,097	37.55%
\$8,000,000	(\$13,524)	(23.40%)	(\$20,857)	(36.08%)	\$11,334	36.90%	\$11,359	37.01%	\$11,540	37.55%
\$9,000,000	(\$15,280)	(23.47%)	(\$23,529)	(36.15%)	\$12,777	36.97%	\$12,802	37.07%	\$12,982	37.55%
\$10,000,000	(\$17,035)	(23.53%)	(\$26,201)	(36.20%)	\$14,219	37.03%	\$14,244	37.12%	\$14,425	37.55%
\$15,000,000	(\$25,811)	(23.72%)	(\$39,560)	(36.35%)	\$21,432	37.20%	\$21,457	37.26%	\$21,637	37.55%
\$20,000,000	(\$34,587)	(23.81%)	(\$52,919)	(36.43%)	\$28,644	37.29%	\$28,669	37.33%	\$28,850	37.55%
\$25,000,000	(\$43,363)	(23.86%)	(\$66,279)	(36.47%)	\$35,857	37.34%	\$35,881	37.37%	\$36,062	37.55%
\$30,000,000	(\$52,139)	(23.90%)	(\$79,638)	(36.50%)	\$43,069	37.37%	\$43,094	37.40%	\$43,274	37.55%
\$35,000,000	(\$60,915)	(23.92%)	(\$92,997)	(36.52%)	\$50,281	37.40%	\$50,306	37.42%	\$50,487	37.55%
\$40,000,000	(\$69,691)	(23.94%)	(\$106,356)	(36.54%)	\$57,494	37.42%	\$57,519	37.44%	\$57,699	37.55%
\$45,000,000	(\$78,467)	(23.96%)	(\$119,715)	(36.55%)	\$64,706	37.43%	\$64,731	37.45%	\$64,912	37.55%
\$50,000,000	(\$87,243)	(23.97%)	(\$133,074)	(36.56%)	\$71,919	37.44%	\$71,943	37.46%	\$72,124	37.55%