

CITY OF MILFORD, 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	\$7.78622	\$1,330,475	\$0	\$1,330,475	
2026-27	\$3.71858	\$1,357,084	\$19,333	\$1,376,417	3.5%
2027-28	\$3.77156	\$1,391,800	\$19,608	\$1,411,408	2.5%
2028-29	\$3.69389	\$1,439,638	\$19,205	\$1,458,842	3.4%
2029-30	\$3.74317	\$1,474,536	\$19,461	\$1,493,997	2.4%
2030-31	\$3.66446	\$1,523,877	\$19,052	\$1,542,929	3.3%
2031-32	\$3.71027	\$1,558,482	\$19,290	\$1,577,772	2.3%
2032-33	\$3.63182	\$1,609,328	\$18,882	\$1,628,210	3.2%
2033-34	\$3.67443	\$1,643,614	\$19,103	\$1,662,717	2.1%
2034-35	\$3.59637	\$1,695,973	\$18,698	\$1,714,671	3.1%
2035-36	\$3.63602	\$1,729,914	\$18,904	\$1,748,818	2.0%

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	\$424,757,507	\$170,875,621	\$50,072,915	\$220,948,536
2026-27	\$430,091,879	\$370,145,797	\$58,559,865	\$428,705,662
2027-28	\$435,409,165	\$374,223,983	\$59,798,965	\$434,022,948
2028-29	\$460,286,108	\$394,933,833	\$63,966,058	\$458,899,891
2029-30	\$465,717,497	\$399,126,122	\$65,205,158	\$464,331,280
2030-31	\$492,080,965	\$421,052,187	\$69,642,561	\$490,694,748
2031-32	\$497,512,354	\$425,244,476	\$70,881,661	\$496,126,137
2032-33	\$525,307,021	\$448,317,915	\$75,602,889	\$523,920,804
2033-34	\$530,738,410	\$452,510,204	\$76,841,989	\$529,352,193
2034-35	\$560,025,599	\$476,778,149	\$81,861,233	\$558,639,382
2035-36	\$565,456,988	\$480,970,438	\$83,100,333	\$564,070,771

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.25%	-0.81%	73.44%	22.19%	4.20%	0.16%
2026-27	88.99%	-10.02%	78.98%	18.26%	2.53%	0.08%
2027-28	88.95%	-10.16%	78.79%	18.47%	2.50%	0.08%
2028-29	88.48%	-9.84%	78.63%	18.76%	2.39%	0.08%
2029-30	88.42%	-9.95%	78.47%	18.95%	2.36%	0.08%
2030-31	87.94%	-9.61%	78.32%	19.22%	2.26%	0.07%
2031-32	87.89%	-9.71%	78.18%	19.39%	2.23%	0.07%
2032-33	87.42%	-9.39%	78.03%	19.65%	2.14%	0.07%
2033-34	87.38%	-9.48%	77.90%	19.81%	2.11%	0.07%
2034-35	86.92%	-9.16%	77.76%	20.05%	2.02%	0.06%
2035-36	86.89%	-9.25%	77.64%	20.19%	2.00%	0.06%

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 MILFORD, 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	\$170,875,621	\$7.78622	\$1,330,475
2026-27	\$370,145,797	\$3.71858	\$1,376,417
2027-28	\$374,223,983	\$3.77156	\$1,411,408
2028-29	\$394,933,833	\$3.69389	\$1,458,842
2029-30	\$399,126,122	\$3.74317	\$1,493,997
2030-31	\$421,052,187	\$3.66446	\$1,542,929
2031-32	\$425,244,476	\$3.71027	\$1,577,772
2032-33	\$448,317,915	\$3.63182	\$1,628,210
2033-34	\$452,510,204	\$3.67443	\$1,662,717
2034-35	\$476,778,149	\$3.59637	\$1,714,671
2035-36	\$480,970,438	\$3.63602	\$1,748,818

CITY OF MILFORD, 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	\$170,875,621	\$7.78622	\$1,330,475
2026-27	\$172,564,248	\$7.78622	\$1,343,623
2027-28	\$177,047,374	\$7.78622	\$1,378,529
2028-29	\$184,356,176	\$7.78622	\$1,435,437
2029-30	\$190,377,067	\$7.78622	\$1,482,317
2030-31	\$198,111,886	\$7.78622	\$1,542,542
2031-32	\$204,446,573	\$7.78622	\$1,591,866
2032-33	\$212,629,903	\$7.78622	\$1,655,583
2033-34	\$219,295,606	\$7.78622	\$1,707,483
2034-35	\$227,951,618	\$7.78622	\$1,774,881
2035-36	\$234,965,088	\$7.78622	\$1,829,489

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	\$197,581,549	(\$4.06764)	\$32,794
2027-28	\$197,176,609	(\$4.01466)	\$32,879
2028-29	\$210,577,657	(\$4.09233)	\$23,405
2029-30	\$208,749,054	(\$4.04305)	\$11,680
2030-31	\$222,940,301	(\$4.12176)	\$387
2031-32	\$220,797,903	(\$4.07595)	-\$14,094
2032-33	\$235,688,011	(\$4.15440)	-\$27,373
2033-34	\$233,214,598	(\$4.11179)	-\$44,766
2034-35	\$248,826,531	(\$4.18985)	-\$60,210
2035-36	\$246,005,350	(\$4.15020)	-\$80,671

CITY OF MILFORD, 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	\$185	\$226	\$50,000	\$51,515	\$185	\$189	\$50,000	\$58,947	\$167	\$33	\$143	\$33	\$185	\$216
\$100,000	\$123,480	\$369	\$452	\$100,000	\$103,030	\$369	\$378	\$100,000	\$117,894	\$351	\$249	\$327	\$249	\$369	\$432
\$150,000	\$185,220	\$554	\$679	\$150,000	\$154,545	\$554	\$566	\$150,000	\$176,842	\$536	\$465	\$512	\$465	\$554	\$648
\$200,000	\$246,960	\$904	\$905	\$200,000	\$206,060	\$904	\$755	\$200,000	\$235,789	\$721	\$681	\$697	\$681	\$739	\$864
\$250,000	\$308,700	\$1,255	\$1,131	\$250,000	\$257,575	\$1,255	\$944	\$250,000	\$294,736	\$905	\$897	\$881	\$897	\$923	\$1,080
\$300,000	\$370,440	\$1,605	\$1,357	\$300,000	\$309,090	\$1,605	\$1,133	\$300,000	\$353,683	\$1,090	\$1,113	\$1,066	\$1,113	\$1,108	\$1,296
\$400,000	\$493,920	\$2,306	\$1,810	\$400,000	\$412,120	\$2,306	\$1,510	\$400,000	\$471,578	\$1,459	\$1,545	\$1,435	\$1,545	\$1,477	\$1,728
\$500,000	\$617,400	\$3,007	\$2,262	\$500,000	\$515,151	\$3,007	\$1,888	\$500,000	\$589,472	\$1,829	\$1,977	\$1,805	\$1,977	\$1,847	\$2,160
\$600,000	\$740,880	\$3,707	\$2,715	\$600,000	\$618,181	\$3,707	\$2,265	\$600,000	\$707,366	\$2,198	\$2,409	\$2,174	\$2,409	\$2,216	\$2,592
\$700,000	\$864,360	\$4,408	\$3,167	\$700,000	\$721,211	\$4,408	\$2,643	\$700,000	\$825,261	\$2,567	\$2,841	\$2,543	\$2,841	\$2,585	\$3,024
\$800,000	\$987,840	\$5,109	\$3,620	\$800,000	\$824,241	\$5,109	\$3,020	\$800,000	\$943,155	\$2,937	\$3,273	\$2,913	\$3,273	\$2,955	\$3,456
\$900,000	\$1,111,320	\$5,810	\$4,072	\$900,000	\$927,271	\$5,810	\$3,398	\$900,000	\$1,061,050	\$3,306	\$3,705	\$3,282	\$3,705	\$3,324	\$3,888
\$1,000,000	\$1,234,800	\$6,510	\$4,525	\$1,000,000	\$1,030,301	\$6,510	\$3,775	\$1,000,000	\$1,178,944	\$3,675	\$4,137	\$3,651	\$4,137	\$3,693	\$4,320
\$2,000,000	\$2,469,600	\$13,518	\$9,050	\$2,000,000	\$2,060,602	\$13,518	\$7,551	\$2,000,000	\$2,357,888	\$7,368	\$8,457	\$7,344	\$8,457	\$7,386	\$8,640
\$3,000,000	\$3,704,400	\$20,526	\$13,575	\$3,000,000	\$3,090,903	\$20,526	\$11,326	\$3,000,000	\$3,536,832	\$11,061	\$12,777	\$11,037	\$12,777	\$11,079	\$12,961
\$4,000,000	\$4,939,200	\$27,533	\$18,100	\$4,000,000	\$4,121,204	\$27,533	\$15,102	\$4,000,000	\$4,715,776	\$14,755	\$17,098	\$14,731	\$17,098	\$14,773	\$17,281
\$5,000,000	\$6,174,000	\$34,541	\$22,624	\$5,000,000	\$5,151,505	\$34,541	\$18,877	\$5,000,000	\$5,894,720	\$18,448	\$21,418	\$18,424	\$21,418	\$18,466	\$21,601
\$6,000,000	\$7,408,800	\$41,548	\$27,149	\$6,000,000	\$6,181,806	\$41,548	\$22,653	\$6,000,000	\$7,073,664	\$22,141	\$25,738	\$22,117	\$25,738	\$22,159	\$25,921
\$7,000,000	\$8,643,600	\$48,556	\$31,674	\$7,000,000	\$7,212,107	\$48,556	\$26,428	\$7,000,000	\$8,252,608	\$25,834	\$30,058	\$25,810	\$30,058	\$25,852	\$30,241
\$8,000,000	\$9,878,400	\$55,564	\$36,199	\$8,000,000	\$8,242,408	\$55,564	\$30,204	\$8,000,000	\$9,431,552	\$29,527	\$34,378	\$29,503	\$34,378	\$29,545	\$34,562
\$9,000,000	\$11,113,200	\$62,571	\$40,724	\$9,000,000	\$9,272,709	\$62,571	\$33,979	\$9,000,000	\$10,610,496	\$33,220	\$38,699	\$33,196	\$38,699	\$33,238	\$38,882
\$10,000,000	\$12,348,000	\$69,579	\$45,249	\$10,000,000	\$10,303,010	\$69,579	\$37,755	\$10,000,000	\$11,789,440	\$36,913	\$43,019	\$36,889	\$43,019	\$36,931	\$43,202
\$15,000,000	\$18,522,000	\$104,617	\$67,873	\$15,000,000	\$15,454,515	\$104,617	\$56,632	\$15,000,000	\$17,684,160	\$55,379	\$64,620	\$55,355	\$64,620	\$55,397	\$64,803
\$20,000,000	\$24,696,000	\$139,655	\$90,498	\$20,000,000	\$20,606,020	\$139,655	\$75,510	\$20,000,000	\$23,578,880	\$73,845	\$86,221	\$73,821	\$86,221	\$73,863	\$86,404
\$25,000,000	\$30,870,000	\$174,693	\$113,122	\$25,000,000	\$25,757,525	\$174,693	\$94,387	\$25,000,000	\$29,473,600	\$92,310	\$107,822	\$92,286	\$107,822	\$92,328	\$108,005
\$30,000,000	\$37,044,000	\$209,731	\$135,746	\$30,000,000	\$30,909,030	\$209,731	\$113,265	\$30,000,000	\$35,368,320	\$110,776	\$129,423	\$110,752	\$129,423	\$110,794	\$129,606
\$35,000,000	\$43,218,000	\$244,769	\$158,371	\$35,000,000	\$36,060,535	\$244,769	\$132,142	\$35,000,000	\$41,263,040	\$129,242	\$151,024	\$129,218	\$151,024	\$129,259	\$151,207
\$40,000,000	\$49,392,000	\$279,807	\$180,995	\$40,000,000	\$41,212,040	\$279,807	\$151,020	\$40,000,000	\$47,157,760	\$147,707	\$172,625	\$147,683	\$172,625	\$147,725	\$172,808
\$45,000,000	\$55,566,000	\$314,845	\$203,619	\$45,000,000	\$46,363,545	\$314,845	\$169,897	\$45,000,000	\$53,052,480	\$166,173	\$194,225	\$166,149	\$194,225	\$166,191	\$194,409
\$50,000,000	\$61,740,000	\$349,883	\$226,244	\$50,000,000	\$51,515,050	\$349,883	\$188,775	\$50,000,000	\$58,947,200	\$184,638	\$215,826	\$184,614	\$215,826	\$184,656	\$216,010

CITY OF MILFORD, 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	\$42	22.52%	\$4	2.23%	(\$134)	(80.34%)	(\$110)	(77.03%)	\$31	16.98%
\$100,000	\$83	22.52%	\$8	2.23%	(\$103)	(29.20%)	(\$79)	(24.01%)	\$63	16.98%
\$150,000	\$125	22.52%	\$12	2.23%	(\$71)	(13.29%)	(\$47)	(9.23%)	\$94	16.98%
\$200,000	\$1	0.07%	(\$149)	(16.50%)	(\$40)	(5.54%)	(\$16)	(2.28%)	\$125	16.98%
\$250,000	(\$124)	(9.84%)	(\$311)	(24.77%)	(\$9)	(0.94%)	\$15	1.75%	\$157	16.98%
\$300,000	(\$248)	(15.43%)	(\$472)	(29.43%)	\$23	2.09%	\$47	4.39%	\$188	16.98%
\$400,000	(\$496)	(21.51%)	(\$796)	(34.51%)	\$86	5.86%	\$110	7.63%	\$251	16.98%
\$500,000	(\$744)	(24.75%)	(\$1,119)	(37.21%)	\$148	8.11%	\$172	9.54%	\$314	16.98%
\$600,000	(\$992)	(26.77%)	(\$1,442)	(38.90%)	\$211	9.60%	\$235	10.81%	\$376	16.98%
\$700,000	(\$1,241)	(28.15%)	(\$1,765)	(40.05%)	\$274	10.66%	\$298	11.70%	\$439	16.98%
\$800,000	(\$1,489)	(29.15%)	(\$2,089)	(40.88%)	\$336	11.45%	\$360	12.37%	\$502	16.98%
\$900,000	(\$1,737)	(29.90%)	(\$2,412)	(41.51%)	\$399	12.07%	\$423	12.89%	\$564	16.98%
\$1,000,000	(\$1,986)	(30.50%)	(\$2,735)	(42.01%)	\$462	12.56%	\$486	13.30%	\$627	16.98%
\$2,000,000	(\$4,468)	(33.05%)	(\$5,967)	(44.14%)	\$1,089	14.78%	\$1,113	15.15%	\$1,254	16.98%
\$3,000,000	(\$6,951)	(33.86%)	(\$9,199)	(44.82%)	\$1,716	15.51%	\$1,740	15.76%	\$1,881	16.98%
\$4,000,000	(\$9,434)	(34.26%)	(\$12,431)	(45.15%)	\$2,343	15.88%	\$2,367	16.07%	\$2,508	16.98%
\$5,000,000	(\$11,916)	(34.50%)	(\$15,663)	(45.35%)	\$2,970	16.10%	\$2,994	16.25%	\$3,135	16.98%
\$6,000,000	(\$14,399)	(34.66%)	(\$18,895)	(45.48%)	\$3,597	16.25%	\$3,621	16.37%	\$3,762	16.98%
\$7,000,000	(\$16,882)	(34.77%)	(\$22,128)	(45.57%)	\$4,224	16.35%	\$4,248	16.46%	\$4,389	16.98%
\$8,000,000	(\$19,365)	(34.85%)	(\$25,360)	(45.64%)	\$4,851	16.43%	\$4,875	16.52%	\$5,017	16.98%
\$9,000,000	(\$21,847)	(34.92%)	(\$28,592)	(45.69%)	\$5,478	16.49%	\$5,502	16.58%	\$5,644	16.98%
\$10,000,000	(\$24,330)	(34.97%)	(\$31,824)	(45.74%)	\$6,105	16.54%	\$6,129	16.62%	\$6,271	16.98%
\$15,000,000	(\$36,744)	(35.12%)	(\$47,984)	(45.87%)	\$9,241	16.69%	\$9,265	16.74%	\$9,406	16.98%
\$20,000,000	(\$49,157)	(35.20%)	(\$64,145)	(45.93%)	\$12,376	16.76%	\$12,400	16.80%	\$12,541	16.98%
\$25,000,000	(\$61,571)	(35.25%)	(\$80,305)	(45.97%)	\$15,511	16.80%	\$15,535	16.83%	\$15,677	16.98%
\$30,000,000	(\$73,984)	(35.28%)	(\$96,466)	(46.00%)	\$18,647	16.83%	\$18,671	16.86%	\$18,812	16.98%
\$35,000,000	(\$86,398)	(35.30%)	(\$112,626)	(46.01%)	\$21,782	16.85%	\$21,806	16.88%	\$21,947	16.98%
\$40,000,000	(\$98,812)	(35.31%)	(\$128,787)	(46.03%)	\$24,917	16.87%	\$24,941	16.89%	\$25,083	16.98%
\$45,000,000	(\$111,225)	(35.33%)	(\$144,947)	(46.04%)	\$28,053	16.88%	\$28,077	16.90%	\$28,218	16.98%
\$50,000,000	(\$123,639)	(35.34%)	(\$161,108)	(46.05%)	\$31,188	16.89%	\$31,212	16.91%	\$31,353	16.98%