

CITY OF MCGREGOR, 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	\$8.14405	\$277,978	\$0	\$277,978	
2026-27	\$4.24753	\$283,537	\$3,270	\$286,807	3.2%
2027-28	\$4.29651	\$289,497	\$3,308	\$292,805	2.1%
2028-29	\$4.19293	\$298,661	\$3,228	\$301,889	3.1%
2029-30	\$4.23825	\$304,657	\$3,263	\$307,920	2.0%
2030-31	\$4.13477	\$314,079	\$3,183	\$317,262	3.0%
2031-32	\$4.17668	\$319,990	\$3,216	\$323,206	1.9%
2032-33	\$4.07503	\$329,670	\$3,137	\$332,807	3.0%
2033-34	\$4.11381	\$335,494	\$3,167	\$338,661	1.8%
2034-35	\$4.01400	\$345,434	\$3,090	\$348,525	2.9%
2035-36	\$4.04991	\$351,170	\$3,118	\$354,288	1.7%

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	\$72,270,009	\$34,132,601	\$2,227,235	\$36,359,836
2026-27	\$70,228,093	\$67,523,342	\$2,513,889	\$70,037,231
2027-28	\$70,863,948	\$68,149,504	\$2,523,582	\$70,673,086
2028-29	\$74,849,387	\$71,999,556	\$2,658,970	\$74,658,525
2029-30	\$75,512,242	\$72,652,718	\$2,668,663	\$75,321,380
2030-31	\$79,732,372	\$76,730,206	\$2,811,304	\$79,541,510
2031-32	\$80,395,227	\$77,383,368	\$2,820,997	\$80,204,365
2032-33	\$84,831,923	\$81,669,805	\$2,971,255	\$84,641,061
2033-34	\$85,494,778	\$82,322,967	\$2,980,948	\$85,303,916
2034-35	\$90,157,297	\$86,827,231	\$3,139,204	\$89,966,435
2035-36	\$90,820,152	\$87,480,393	\$3,148,897	\$90,629,290

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.25%	-1.96%	78.29%	20.33%	0.00%	0.03%
2026-27	96.49%	-14.95%	81.53%	17.50%	0.00%	0.02%
2027-28	96.36%	-15.02%	81.34%	17.70%	0.00%	0.02%
2028-29	95.57%	-14.41%	81.16%	17.94%	0.00%	0.02%
2029-30	95.43%	-14.44%	80.99%	18.12%	0.00%	0.01%
2030-31	94.64%	-13.81%	80.83%	18.33%	0.00%	0.01%
2031-32	94.51%	-13.84%	80.67%	18.50%	0.00%	0.01%
2032-33	93.76%	-13.25%	80.51%	18.70%	0.00%	0.01%
2033-34	93.65%	-13.28%	80.36%	18.86%	0.00%	0.01%
2034-35	92.93%	-12.72%	80.21%	19.06%	0.00%	0.01%
2035-36	92.83%	-12.76%	80.07%	19.20%	0.00%	0.01%

**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 MCGREGOR, 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	\$34,132,601	\$8.14405	\$277,978
2026-27	\$67,523,342	\$4.24753	\$286,807
2027-28	\$68,149,504	\$4.29651	\$292,805
2028-29	\$71,999,556	\$4.19293	\$301,889
2029-30	\$72,652,718	\$4.23825	\$307,920
2030-31	\$76,730,206	\$4.13477	\$317,262
2031-32	\$77,383,368	\$4.17668	\$323,206
2032-33	\$81,669,805	\$4.07503	\$332,807
2033-34	\$82,322,967	\$4.11381	\$338,661
2034-35	\$86,827,231	\$4.01400	\$348,525
2035-36	\$87,480,393	\$4.04991	\$354,288

## CITY OF MCGREGOR, 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	\$34,132,601	\$8.14405	\$277,978
2026-27	\$35,080,302	\$8.06341	\$282,867
2027-28	\$36,103,365	\$7.98358	\$288,234
2028-29	\$37,711,666	\$7.98358	\$301,074
2029-30	\$38,790,504	\$7.98358	\$309,687
2030-31	\$40,494,903	\$7.98358	\$323,294
2031-32	\$41,622,144	\$7.98358	\$332,294
2032-33	\$43,427,614	\$7.98358	\$346,708
2033-34	\$44,605,925	\$7.98358	\$356,115
2034-35	\$46,517,782	\$7.98358	\$371,378
2035-36	\$47,749,734	\$7.98358	\$381,214

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	\$32,443,041	(\$3.81588)	\$3,940
2027-28	\$32,046,139	(\$3.68707)	\$4,571
2028-29	\$34,287,890	(\$3.79065)	\$815
2029-30	\$33,862,213	(\$3.74533)	-\$1,767
2030-31	\$36,235,303	(\$3.84881)	-\$6,032
2031-32	\$35,761,224	(\$3.80690)	-\$9,088
2032-33	\$38,242,192	(\$3.90855)	-\$13,901
2033-34	\$37,717,042	(\$3.86977)	-\$17,454
2034-35	\$40,309,449	(\$3.96958)	-\$22,854
2035-36	\$39,730,660	(\$3.93367)	-\$26,926

CITY OF MCGREGOR, 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	\$193	\$255	\$50,000	\$51,515	\$193	\$213	\$50,000	\$58,947	\$174	\$37	\$149	\$37	\$193	\$244
\$100,000	\$123,480	\$386	\$511	\$100,000	\$103,030	\$386	\$426	\$100,000	\$117,894	\$368	\$281	\$342	\$281	\$386	\$487
\$150,000	\$185,220	\$579	\$766	\$150,000	\$154,545	\$579	\$639	\$150,000	\$176,842	\$561	\$524	\$536	\$524	\$579	\$731
\$200,000	\$246,960	\$946	\$1,021	\$200,000	\$206,060	\$946	\$852	\$200,000	\$235,789	\$754	\$768	\$729	\$768	\$773	\$975
\$250,000	\$308,700	\$1,312	\$1,276	\$250,000	\$257,575	\$1,312	\$1,065	\$250,000	\$294,736	\$947	\$1,012	\$922	\$1,012	\$966	\$1,219
\$300,000	\$370,440	\$1,679	\$1,532	\$300,000	\$309,090	\$1,679	\$1,278	\$300,000	\$353,683	\$1,140	\$1,256	\$1,115	\$1,256	\$1,159	\$1,462
\$400,000	\$493,920	\$2,412	\$2,042	\$400,000	\$412,120	\$2,412	\$1,704	\$400,000	\$471,578	\$1,526	\$1,743	\$1,501	\$1,743	\$1,545	\$1,950
\$500,000	\$617,400	\$3,145	\$2,553	\$500,000	\$515,151	\$3,145	\$2,130	\$500,000	\$589,472	\$1,913	\$2,231	\$1,888	\$2,231	\$1,931	\$2,437
\$600,000	\$740,880	\$3,878	\$3,063	\$600,000	\$618,181	\$3,878	\$2,556	\$600,000	\$707,366	\$2,299	\$2,718	\$2,274	\$2,718	\$2,318	\$2,925
\$700,000	\$864,360	\$4,611	\$3,574	\$700,000	\$721,211	\$4,611	\$2,982	\$700,000	\$825,261	\$2,685	\$3,206	\$2,660	\$3,206	\$2,704	\$3,412
\$800,000	\$987,840	\$5,344	\$4,084	\$800,000	\$824,241	\$5,344	\$3,408	\$800,000	\$943,155	\$3,072	\$3,693	\$3,046	\$3,693	\$3,090	\$3,900
\$900,000	\$1,111,320	\$6,077	\$4,595	\$900,000	\$927,271	\$6,077	\$3,834	\$900,000	\$1,061,050	\$3,458	\$4,180	\$3,433	\$4,180	\$3,477	\$4,387
\$1,000,000	\$1,234,800	\$6,810	\$5,106	\$1,000,000	\$1,030,301	\$6,810	\$4,260	\$1,000,000	\$1,178,944	\$3,844	\$4,668	\$3,819	\$4,668	\$3,863	\$4,875
\$2,000,000	\$2,469,600	\$14,139	\$10,211	\$2,000,000	\$2,060,602	\$14,139	\$8,520	\$2,000,000	\$2,357,888	\$7,707	\$9,543	\$7,682	\$9,543	\$7,726	\$9,749
\$3,000,000	\$3,704,400	\$21,469	\$15,317	\$3,000,000	\$3,090,903	\$21,469	\$12,780	\$3,000,000	\$3,536,832	\$11,570	\$14,417	\$11,545	\$14,417	\$11,589	\$14,624
\$4,000,000	\$4,939,200	\$28,799	\$20,422	\$4,000,000	\$4,121,204	\$28,799	\$17,040	\$4,000,000	\$4,715,776	\$15,433	\$19,292	\$15,408	\$19,292	\$15,451	\$19,499
\$5,000,000	\$6,174,000	\$36,128	\$25,528	\$5,000,000	\$5,151,505	\$36,128	\$21,300	\$5,000,000	\$5,894,720	\$19,296	\$24,167	\$19,270	\$24,167	\$19,314	\$24,373
\$6,000,000	\$7,408,800	\$43,458	\$30,634	\$6,000,000	\$6,181,806	\$43,458	\$25,560	\$6,000,000	\$7,073,664	\$23,158	\$29,041	\$23,133	\$29,041	\$23,177	\$29,248
\$7,000,000	\$8,643,600	\$50,787	\$35,739	\$7,000,000	\$7,212,107	\$50,787	\$29,820	\$7,000,000	\$8,252,608	\$27,021	\$33,916	\$26,996	\$33,916	\$27,040	\$34,123
\$8,000,000	\$9,878,400	\$58,117	\$40,845	\$8,000,000	\$8,242,408	\$58,117	\$34,080	\$8,000,000	\$9,431,552	\$30,884	\$38,791	\$30,859	\$38,791	\$30,903	\$38,997
\$9,000,000	\$11,113,200	\$65,447	\$45,951	\$9,000,000	\$9,272,709	\$65,447	\$38,341	\$9,000,000	\$10,610,496	\$34,747	\$43,665	\$34,722	\$43,665	\$34,766	\$43,872
\$10,000,000	\$12,348,000	\$72,776	\$51,056	\$10,000,000	\$10,303,010	\$72,776	\$42,601	\$10,000,000	\$11,789,440	\$38,610	\$48,540	\$38,585	\$48,540	\$38,629	\$48,747
\$15,000,000	\$18,522,000	\$109,425	\$76,584	\$15,000,000	\$15,454,515	\$109,425	\$63,901	\$15,000,000	\$17,684,160	\$57,924	\$72,913	\$57,899	\$72,913	\$57,943	\$73,120
\$20,000,000	\$24,696,000	\$146,073	\$102,112	\$20,000,000	\$20,606,020	\$146,073	\$85,201	\$20,000,000	\$23,578,880	\$77,238	\$97,287	\$77,213	\$97,287	\$77,257	\$97,493
\$25,000,000	\$30,870,000	\$182,721	\$127,640	\$25,000,000	\$25,757,525	\$182,721	\$106,501	\$25,000,000	\$29,473,600	\$96,553	\$121,660	\$96,527	\$121,660	\$96,571	\$121,867
\$30,000,000	\$37,044,000	\$219,369	\$153,168	\$30,000,000	\$30,909,030	\$219,369	\$127,802	\$30,000,000	\$35,368,320	\$115,867	\$146,033	\$115,842	\$146,033	\$115,886	\$146,240
\$35,000,000	\$43,218,000	\$256,018	\$178,696	\$35,000,000	\$36,060,535	\$256,018	\$149,102	\$35,000,000	\$41,263,040	\$135,181	\$170,406	\$135,156	\$170,406	\$135,200	\$170,613
\$40,000,000	\$49,392,000	\$292,666	\$204,225	\$40,000,000	\$41,212,040	\$292,666	\$170,402	\$40,000,000	\$47,157,760	\$154,495	\$194,780	\$154,470	\$194,780	\$154,514	\$194,986
\$45,000,000	\$55,566,000	\$329,314	\$229,753	\$45,000,000	\$46,363,545	\$329,314	\$191,703	\$45,000,000	\$53,052,480	\$173,810	\$219,153	\$173,785	\$219,153	\$173,828	\$219,360
\$50,000,000	\$61,740,000	\$365,962	\$255,281	\$50,000,000	\$51,515,050	\$365,962	\$213,003	\$50,000,000	\$58,947,200	\$193,124	\$243,526	\$193,099	\$243,526	\$193,143	\$243,733

CITY OF            MCGREGOR, 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	\$62	32.17%	\$20	10.28%	(\$137)	(78.79%)	(\$112)	(75.22%)	\$51	26.19%
\$100,000	\$124	32.17%	\$40	10.28%	(\$87)	(23.62%)	(\$62)	(18.02%)	\$101	26.19%
\$150,000	\$186	32.17%	\$60	10.28%	(\$36)	(6.46%)	(\$11)	(2.08%)	\$152	26.19%
\$200,000	\$75	7.95%	(\$94)	(9.93%)	\$14	1.90%	\$39	5.42%	\$202	26.19%
\$250,000	(\$36)	(2.74%)	(\$247)	(18.85%)	\$65	6.86%	\$90	9.77%	\$253	26.19%
\$300,000	(\$147)	(8.77%)	(\$401)	(23.88%)	\$116	10.13%	\$141	12.61%	\$304	26.19%
\$400,000	(\$370)	(15.32%)	(\$708)	(29.35%)	\$217	14.20%	\$242	16.11%	\$405	26.19%
\$500,000	(\$592)	(18.82%)	(\$1,015)	(32.27%)	\$318	16.62%	\$343	18.17%	\$506	26.19%
\$600,000	(\$814)	(21.00%)	(\$1,322)	(34.08%)	\$419	18.23%	\$444	19.53%	\$607	26.19%
\$700,000	(\$1,037)	(22.49%)	(\$1,629)	(35.32%)	\$520	19.37%	\$545	20.50%	\$708	26.19%
\$800,000	(\$1,259)	(23.56%)	(\$1,936)	(36.22%)	\$621	20.23%	\$647	21.22%	\$809	26.19%
\$900,000	(\$1,482)	(24.38%)	(\$2,243)	(36.91%)	\$723	20.90%	\$748	21.78%	\$911	26.19%
\$1,000,000	(\$1,704)	(25.02%)	(\$2,550)	(37.44%)	\$824	21.43%	\$849	22.23%	\$1,012	26.19%
\$2,000,000	(\$3,928)	(27.78%)	(\$5,619)	(39.74%)	\$1,836	23.82%	\$1,861	24.22%	\$2,024	26.19%
\$3,000,000	(\$6,152)	(28.66%)	(\$8,689)	(40.47%)	\$2,847	24.61%	\$2,873	24.88%	\$3,035	26.19%
\$4,000,000	(\$8,376)	(29.09%)	(\$11,758)	(40.83%)	\$3,859	25.01%	\$3,884	25.21%	\$4,047	26.19%
\$5,000,000	(\$10,600)	(29.34%)	(\$14,828)	(41.04%)	\$4,871	25.24%	\$4,896	25.41%	\$5,059	26.19%
\$6,000,000	(\$12,824)	(29.51%)	(\$17,897)	(41.18%)	\$5,883	25.40%	\$5,908	25.54%	\$6,071	26.19%
\$7,000,000	(\$15,048)	(29.63%)	(\$20,967)	(41.28%)	\$6,895	25.52%	\$6,920	25.63%	\$7,083	26.19%
\$8,000,000	(\$17,272)	(29.72%)	(\$24,037)	(41.36%)	\$7,906	25.60%	\$7,932	25.70%	\$8,094	26.19%
\$9,000,000	(\$19,496)	(29.79%)	(\$27,106)	(41.42%)	\$8,918	25.67%	\$8,943	25.76%	\$9,106	26.19%
\$10,000,000	(\$21,720)	(29.85%)	(\$30,176)	(41.46%)	\$9,930	25.72%	\$9,955	25.80%	\$10,118	26.19%
\$15,000,000	(\$32,840)	(30.01%)	(\$45,524)	(41.60%)	\$14,989	25.88%	\$15,014	25.93%	\$15,177	26.19%
\$20,000,000	(\$43,961)	(30.09%)	(\$60,872)	(41.67%)	\$20,048	25.96%	\$20,073	26.00%	\$20,236	26.19%
\$25,000,000	(\$55,081)	(30.14%)	(\$76,220)	(41.71%)	\$25,107	26.00%	\$25,132	26.04%	\$25,295	26.19%
\$30,000,000	(\$66,201)	(30.18%)	(\$91,568)	(41.74%)	\$30,166	26.04%	\$30,191	26.06%	\$30,354	26.19%
\$35,000,000	(\$77,321)	(30.20%)	(\$106,915)	(41.76%)	\$35,225	26.06%	\$35,250	26.08%	\$35,413	26.19%
\$40,000,000	(\$88,441)	(30.22%)	(\$122,263)	(41.78%)	\$40,284	26.07%	\$40,309	26.10%	\$40,472	26.19%
\$45,000,000	(\$99,561)	(30.23%)	(\$137,611)	(41.79%)	\$45,343	26.09%	\$45,369	26.11%	\$45,531	26.19%
\$50,000,000	(\$110,681)	(30.24%)	(\$152,959)	(41.80%)	\$50,402	26.10%	\$50,428	26.11%	\$50,590	26.19%