

CITY OF MELBOURNE, 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	\$8.19181	\$203,810	\$0	\$203,810	
2026-27	\$3.98010	\$207,887	\$2,406	\$210,292	3.2%
2027-28	\$4.02616	\$212,529	\$2,434	\$214,963	2.2%
2028-29	\$3.94483	\$219,262	\$2,384	\$221,646	3.1%
2029-30	\$3.98773	\$223,862	\$2,410	\$226,272	2.1%
2030-31	\$3.90637	\$230,798	\$2,361	\$233,159	3.0%
2031-32	\$3.94633	\$235,352	\$2,385	\$237,737	2.0%
2032-33	\$3.86508	\$242,491	\$2,336	\$244,828	3.0%
2033-34	\$3.90232	\$246,996	\$2,359	\$249,355	1.8%
2034-35	\$3.82131	\$254,342	\$2,310	\$256,652	2.9%
2035-36	\$3.85601	\$258,794	\$2,331	\$261,125	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	\$49,450,321	\$24,879,764	\$0	\$24,879,764
2026-27	\$54,441,852	\$52,835,900	\$0	\$52,835,900
2027-28	\$54,997,489	\$53,391,537	\$0	\$53,391,537
2028-29	\$57,792,482	\$56,186,530	\$0	\$56,186,530
2029-30	\$58,348,119	\$56,742,167	\$0	\$56,742,167
2030-31	\$61,292,820	\$59,686,868	\$0	\$59,686,868
2031-32	\$61,848,457	\$60,242,505	\$0	\$60,242,505
2032-33	\$64,949,443	\$63,343,491	\$0	\$63,343,491
2033-34	\$65,505,080	\$63,899,128	\$0	\$63,899,128
2034-35	\$68,769,221	\$67,163,269	\$0	\$67,163,269
2035-36	\$69,324,857	\$67,718,905	\$0	\$67,718,905

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.30%	-1.15%	78.15%	20.85%	0.00%	1.00%
2026-27	86.23%	-1.44%	84.79%	14.72%	0.00%	0.47%
2027-28	85.74%	-1.52%	84.23%	15.29%	0.00%	0.47%
2028-29	85.13%	-1.53%	83.60%	15.94%	0.00%	0.44%
2029-30	84.68%	-1.60%	83.08%	16.46%	0.00%	0.44%
2030-31	84.09%	-1.60%	82.49%	17.08%	0.00%	0.42%
2031-32	83.68%	-1.67%	82.01%	17.56%	0.00%	0.41%
2032-33	83.11%	-1.66%	81.45%	18.14%	0.00%	0.39%
2033-34	82.73%	-1.73%	81.01%	18.59%	0.00%	0.39%
2034-35	82.19%	-1.72%	80.47%	19.14%	0.00%	0.37%
2035-36	81.84%	-1.77%	80.06%	19.55%	0.00%	0.37%

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 MELBOURNE, 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	\$24,879,764	\$8.19181	\$203,810
2026-27	\$52,835,900	\$3.98010	\$210,292
2027-28	\$53,391,537	\$4.02616	\$214,963
2028-29	\$56,186,530	\$3.94483	\$221,646
2029-30	\$56,742,167	\$3.98773	\$226,272
2030-31	\$59,686,868	\$3.90637	\$233,159
2031-32	\$60,242,505	\$3.94633	\$237,737
2032-33	\$63,343,491	\$3.86508	\$244,828
2033-34	\$63,899,128	\$3.90232	\$249,355
2034-35	\$67,163,269	\$3.82131	\$256,652
2035-36	\$67,718,905	\$3.85601	\$261,125

CITY OF MELBOURNE, 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	\$24,879,764	\$8.19181	\$203,810
2026-27	\$25,537,248	\$8.19181	\$209,196
2027-28	\$26,364,502	\$8.11070	\$213,835
2028-29	\$27,693,147	\$8.10000	\$224,314
2029-30	\$28,548,161	\$8.10000	\$231,240
2030-31	\$29,961,974	\$8.10000	\$242,692
2031-32	\$30,846,137	\$8.10000	\$249,854
2032-33	\$32,349,468	\$8.10000	\$262,031
2033-34	\$33,264,394	\$8.10000	\$269,442
2034-35	\$34,861,869	\$8.10000	\$282,381
2035-36	\$35,809,098	\$8.10000	\$290,054

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	\$27,298,652	(\$4.21171)	\$1,096
2027-28	\$27,027,034	(\$4.08454)	\$1,128
2028-29	\$28,493,384	(\$4.15517)	-\$2,668
2029-30	\$28,194,007	(\$4.11227)	-\$4,968
2030-31	\$29,724,894	(\$4.19363)	-\$9,533
2031-32	\$29,396,368	(\$4.15367)	-\$12,117
2032-33	\$30,994,023	(\$4.23492)	-\$17,203
2033-34	\$30,634,733	(\$4.19768)	-\$20,087
2034-35	\$32,301,400	(\$4.27869)	-\$25,729
2035-36	\$31,909,808	(\$4.24399)	-\$28,929

CITY OF MELBOURNE, 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	\$194	\$241	\$50,000	\$51,515	\$194	\$201	\$50,000	\$58,947	\$175	\$35	\$150	\$35	\$194	\$230
\$100,000	\$123,480	\$389	\$482	\$100,000	\$103,030	\$389	\$402	\$100,000	\$117,894	\$370	\$265	\$344	\$265	\$389	\$461
\$150,000	\$185,220	\$583	\$724	\$150,000	\$154,545	\$583	\$604	\$150,000	\$176,842	\$564	\$495	\$539	\$495	\$583	\$691
\$200,000	\$246,960	\$951	\$965	\$200,000	\$206,060	\$951	\$805	\$200,000	\$235,789	\$758	\$726	\$733	\$726	\$777	\$921
\$250,000	\$308,700	\$1,320	\$1,206	\$250,000	\$257,575	\$1,320	\$1,006	\$250,000	\$294,736	\$953	\$956	\$927	\$956	\$971	\$1,151
\$300,000	\$370,440	\$1,689	\$1,447	\$300,000	\$309,090	\$1,689	\$1,207	\$300,000	\$353,683	\$1,147	\$1,186	\$1,122	\$1,186	\$1,166	\$1,382
\$400,000	\$493,920	\$2,426	\$1,929	\$400,000	\$412,120	\$2,426	\$1,610	\$400,000	\$471,578	\$1,535	\$1,647	\$1,510	\$1,647	\$1,554	\$1,842
\$500,000	\$617,400	\$3,163	\$2,412	\$500,000	\$515,151	\$3,163	\$2,012	\$500,000	\$589,472	\$1,924	\$2,107	\$1,899	\$2,107	\$1,943	\$2,303
\$600,000	\$740,880	\$3,901	\$2,894	\$600,000	\$618,181	\$3,901	\$2,415	\$600,000	\$707,366	\$2,312	\$2,568	\$2,287	\$2,568	\$2,331	\$2,763
\$700,000	\$864,360	\$4,638	\$3,377	\$700,000	\$721,211	\$4,638	\$2,817	\$700,000	\$825,261	\$2,701	\$3,028	\$2,676	\$3,028	\$2,720	\$3,224
\$800,000	\$987,840	\$5,375	\$3,859	\$800,000	\$824,241	\$5,375	\$3,220	\$800,000	\$943,155	\$3,090	\$3,489	\$3,064	\$3,489	\$3,108	\$3,684
\$900,000	\$1,111,320	\$6,112	\$4,341	\$900,000	\$927,271	\$6,112	\$3,622	\$900,000	\$1,061,050	\$3,478	\$3,950	\$3,453	\$3,950	\$3,497	\$4,145
\$1,000,000	\$1,234,800	\$6,850	\$4,824	\$1,000,000	\$1,030,301	\$6,850	\$4,025	\$1,000,000	\$1,178,944	\$3,867	\$4,410	\$3,841	\$4,410	\$3,886	\$4,605
\$2,000,000	\$2,469,600	\$14,222	\$9,647	\$2,000,000	\$2,060,602	\$14,222	\$8,049	\$2,000,000	\$2,357,888	\$7,752	\$9,015	\$7,727	\$9,015	\$7,771	\$9,211
\$3,000,000	\$3,704,400	\$21,595	\$14,471	\$3,000,000	\$3,090,903	\$21,595	\$12,074	\$3,000,000	\$3,536,832	\$11,638	\$13,621	\$11,612	\$13,621	\$11,657	\$13,816
\$4,000,000	\$4,939,200	\$28,967	\$19,294	\$4,000,000	\$4,121,204	\$28,967	\$16,099	\$4,000,000	\$4,715,776	\$15,523	\$18,226	\$15,498	\$18,226	\$15,542	\$18,422
\$5,000,000	\$6,174,000	\$36,340	\$24,118	\$5,000,000	\$5,151,505	\$36,340	\$20,124	\$5,000,000	\$5,894,720	\$19,409	\$22,832	\$19,383	\$22,832	\$19,428	\$23,027
\$6,000,000	\$7,408,800	\$43,713	\$28,942	\$6,000,000	\$6,181,806	\$43,713	\$24,148	\$6,000,000	\$7,073,664	\$23,294	\$27,437	\$23,269	\$27,437	\$23,313	\$27,632
\$7,000,000	\$8,643,600	\$51,085	\$33,765	\$7,000,000	\$7,212,107	\$51,085	\$28,173	\$7,000,000	\$8,252,608	\$27,180	\$32,042	\$27,154	\$32,042	\$27,199	\$32,238
\$8,000,000	\$9,878,400	\$58,458	\$38,589	\$8,000,000	\$8,242,408	\$58,458	\$32,198	\$8,000,000	\$9,431,552	\$31,065	\$36,648	\$31,040	\$36,648	\$31,084	\$36,843
\$9,000,000	\$11,113,200	\$65,831	\$43,412	\$9,000,000	\$9,272,709	\$65,831	\$36,223	\$9,000,000	\$10,610,496	\$34,951	\$41,253	\$34,925	\$41,253	\$34,970	\$41,449
\$10,000,000	\$12,348,000	\$73,203	\$48,236	\$10,000,000	\$10,303,010	\$73,203	\$40,247	\$10,000,000	\$11,789,440	\$38,836	\$45,859	\$38,811	\$45,859	\$38,855	\$46,054
\$15,000,000	\$18,522,000	\$110,066	\$72,354	\$15,000,000	\$15,454,515	\$110,066	\$60,371	\$15,000,000	\$17,684,160	\$58,264	\$68,886	\$58,238	\$68,886	\$58,283	\$69,081
\$20,000,000	\$24,696,000	\$146,930	\$96,472	\$20,000,000	\$20,606,020	\$146,930	\$80,495	\$20,000,000	\$23,578,880	\$77,691	\$91,913	\$77,666	\$91,913	\$77,710	\$92,108
\$25,000,000	\$30,870,000	\$183,793	\$120,590	\$25,000,000	\$25,757,525	\$183,793	\$100,618	\$25,000,000	\$29,473,600	\$97,119	\$114,939	\$97,094	\$114,939	\$97,138	\$115,135
\$30,000,000	\$37,044,000	\$220,656	\$144,708	\$30,000,000	\$30,909,030	\$220,656	\$120,742	\$30,000,000	\$35,368,320	\$116,546	\$137,966	\$116,521	\$137,966	\$116,565	\$138,162
\$35,000,000	\$43,218,000	\$257,519	\$168,825	\$35,000,000	\$36,060,535	\$257,519	\$140,866	\$35,000,000	\$41,263,040	\$135,974	\$160,993	\$135,949	\$160,993	\$135,993	\$161,189
\$40,000,000	\$49,392,000	\$294,382	\$192,943	\$40,000,000	\$41,212,040	\$294,382	\$160,989	\$40,000,000	\$47,157,760	\$155,401	\$184,020	\$155,376	\$184,020	\$155,420	\$184,216
\$45,000,000	\$55,566,000	\$331,245	\$217,061	\$45,000,000	\$46,363,545	\$331,245	\$181,113	\$45,000,000	\$53,052,480	\$174,829	\$207,047	\$174,804	\$207,047	\$174,848	\$207,243
\$50,000,000	\$61,740,000	\$368,108	\$241,179	\$50,000,000	\$51,515,050	\$368,108	\$201,237	\$50,000,000	\$58,947,200	\$194,256	\$230,074	\$194,231	\$230,074	\$194,275	\$230,270

CITY OF MELBOURNE, 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	24.14%	\$7	3.58%	(\$140)	(80.08%)	(\$115)	(76.73%)	\$36	18.53%
\$100,000	\$94	24.14%	\$14	3.58%	(\$104)	(28.26%)	(\$79)	(23.00%)	\$72	18.53%
\$150,000	\$141	24.14%	\$21	3.58%	(\$68)	(12.14%)	(\$43)	(8.03%)	\$108	18.53%
\$200,000	\$13	1.39%	(\$147)	(15.40%)	(\$32)	(4.29%)	(\$7)	(0.99%)	\$144	18.53%
\$250,000	(\$114)	(8.65%)	(\$314)	(23.78%)	\$3	0.37%	\$29	3.10%	\$180	18.53%
\$300,000	(\$242)	(14.31%)	(\$481)	(28.50%)	\$39	3.44%	\$65	5.77%	\$216	18.53%
\$400,000	(\$497)	(20.47%)	(\$816)	(33.64%)	\$111	7.26%	\$137	9.05%	\$288	18.53%
\$500,000	(\$751)	(23.76%)	(\$1,151)	(36.38%)	\$183	9.54%	\$209	10.99%	\$360	18.53%
\$600,000	(\$1,006)	(25.80%)	(\$1,486)	(38.09%)	\$255	11.05%	\$281	12.27%	\$432	18.53%
\$700,000	(\$1,261)	(27.20%)	(\$1,820)	(39.25%)	\$327	12.12%	\$353	13.18%	\$504	18.53%
\$800,000	(\$1,516)	(28.21%)	(\$2,155)	(40.10%)	\$399	12.93%	\$425	13.86%	\$576	18.53%
\$900,000	(\$1,771)	(28.98%)	(\$2,490)	(40.74%)	\$471	13.55%	\$497	14.38%	\$648	18.53%
\$1,000,000	(\$2,026)	(29.58%)	(\$2,825)	(41.24%)	\$543	14.05%	\$569	14.80%	\$720	18.53%
\$2,000,000	(\$4,575)	(32.17%)	(\$6,173)	(43.40%)	\$1,263	16.30%	\$1,289	16.68%	\$1,440	18.53%
\$3,000,000	(\$7,124)	(32.99%)	(\$9,521)	(44.09%)	\$1,983	17.04%	\$2,008	17.30%	\$2,160	18.53%
\$4,000,000	(\$9,673)	(33.39%)	(\$12,868)	(44.42%)	\$2,703	17.41%	\$2,728	17.60%	\$2,880	18.53%
\$5,000,000	(\$12,222)	(33.63%)	(\$16,216)	(44.62%)	\$3,423	17.64%	\$3,448	17.79%	\$3,599	18.53%
\$6,000,000	(\$14,771)	(33.79%)	(\$19,564)	(44.76%)	\$4,143	17.78%	\$4,168	17.91%	\$4,319	18.53%
\$7,000,000	(\$17,320)	(33.90%)	(\$22,912)	(44.85%)	\$4,863	17.89%	\$4,888	18.00%	\$5,039	18.53%
\$8,000,000	(\$19,869)	(33.99%)	(\$26,260)	(44.92%)	\$5,583	17.97%	\$5,608	18.07%	\$5,759	18.53%
\$9,000,000	(\$22,418)	(34.05%)	(\$29,608)	(44.98%)	\$6,302	18.03%	\$6,328	18.12%	\$6,479	18.53%
\$10,000,000	(\$24,967)	(34.11%)	(\$32,956)	(45.02%)	\$7,022	18.08%	\$7,048	18.16%	\$7,199	18.53%
\$15,000,000	(\$37,713)	(34.26%)	(\$49,695)	(45.15%)	\$10,622	18.23%	\$10,647	18.28%	\$10,798	18.53%
\$20,000,000	(\$50,458)	(34.34%)	(\$66,435)	(45.22%)	\$14,221	18.30%	\$14,246	18.34%	\$14,398	18.53%
\$25,000,000	(\$63,203)	(34.39%)	(\$83,174)	(45.25%)	\$17,821	18.35%	\$17,846	18.38%	\$17,997	18.53%
\$30,000,000	(\$75,948)	(34.42%)	(\$99,914)	(45.28%)	\$21,420	18.38%	\$21,445	18.40%	\$21,597	18.53%
\$35,000,000	(\$88,693)	(34.44%)	(\$116,653)	(45.30%)	\$25,019	18.40%	\$25,045	18.42%	\$25,196	18.53%
\$40,000,000	(\$101,439)	(34.46%)	(\$133,393)	(45.31%)	\$28,619	18.42%	\$28,644	18.44%	\$28,795	18.53%
\$45,000,000	(\$114,184)	(34.47%)	(\$150,132)	(45.32%)	\$32,218	18.43%	\$32,244	18.45%	\$32,395	18.53%
\$50,000,000	(\$126,929)	(34.48%)	(\$166,872)	(45.33%)	\$35,818	18.44%	\$35,843	18.45%	\$35,994	18.53%