

CITY OF MECHANICSVILLE, 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	\$7.70989	\$333,517	\$0	\$333,517	
2026-27	\$4.28015	\$340,187	\$459	\$340,646	2.1%
2027-28	\$4.30614	\$342,349	\$461	\$342,811	0.6%
2028-29	\$4.19616	\$349,667	\$450	\$350,117	2.1%
2029-30	\$4.21834	\$351,867	\$452	\$352,319	0.6%
2030-31	\$4.10854	\$359,366	\$440	\$359,806	2.1%
2031-32	\$4.13021	\$361,605	\$443	\$362,048	0.6%
2032-33	\$4.02371	\$369,289	\$431	\$369,720	2.1%
2033-34	\$4.04488	\$371,569	\$433	\$372,002	0.6%
2034-35	\$3.94152	\$379,442	\$422	\$379,864	2.1%
2035-36	\$3.96221	\$381,764	\$425	\$382,189	0.6%

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	\$87,994,712	\$43,258,323	\$0	\$43,258,323
2026-27	\$81,992,569	\$79,587,430	\$0	\$79,587,430
2027-28	\$82,014,923	\$79,609,784	\$0	\$79,609,784
2028-29	\$85,842,586	\$83,437,447	\$0	\$83,437,447
2029-30	\$85,925,941	\$83,520,802	\$0	\$83,520,802
2030-31	\$89,980,248	\$87,575,109	\$0	\$87,575,109
2031-32	\$90,063,603	\$87,658,464	\$0	\$87,658,464
2032-33	\$94,290,423	\$91,885,284	\$0	\$91,885,284
2033-34	\$94,373,778	\$91,968,639	\$0	\$91,968,639
2034-35	\$98,780,267	\$96,375,128	\$0	\$96,375,128
2035-36	\$98,863,622	\$96,458,483	\$0	\$96,458,483

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.26%	-1.98%	81.29%	14.83%	0.00%	0.83%
2026-27	104.14%	-18.67%	85.47%	12.21%	0.00%	0.45%
2027-28	104.24%	-18.77%	85.47%	12.21%	0.00%	0.45%
2028-29	103.57%	-18.01%	85.55%	12.23%	0.00%	0.43%
2029-30	103.59%	-18.02%	85.57%	12.22%	0.00%	0.43%
2030-31	102.87%	-17.21%	85.66%	12.23%	0.00%	0.41%
2031-32	102.89%	-17.23%	85.67%	12.22%	0.00%	0.41%
2032-33	102.20%	-16.46%	85.75%	12.24%	0.00%	0.39%
2033-34	102.23%	-16.47%	85.76%	12.23%	0.00%	0.39%
2034-35	101.57%	-15.74%	85.83%	12.26%	0.00%	0.37%
2035-36	101.59%	-15.75%	85.84%	12.24%	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 MECHANICSVILLE, 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	\$43,258,323	\$7.70989	\$333,517
2026-27	\$79,587,430	\$4.28015	\$340,646
2027-28	\$79,609,784	\$4.30614	\$342,811
2028-29	\$83,437,447	\$4.19616	\$350,117
2029-30	\$83,520,802	\$4.21834	\$352,319
2030-31	\$87,575,109	\$4.10854	\$359,806
2031-32	\$87,658,464	\$4.13021	\$362,048
2032-33	\$91,885,284	\$4.02371	\$369,720
2033-34	\$91,968,639	\$4.04488	\$372,002
2034-35	\$96,375,128	\$3.94152	\$379,864
2035-36	\$96,458,483	\$3.96221	\$382,189

CITY OF MECHANICSVILLE, 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	\$43,258,323	\$7.70989	\$333,517
2026-27	\$43,993,856	\$7.70989	\$339,188
2027-28	\$44,819,048	\$7.70989	\$345,550
2028-29	\$46,329,474	\$7.70989	\$357,195
2029-30	\$47,197,976	\$7.70989	\$363,891
2030-31	\$48,787,532	\$7.70989	\$376,147
2031-32	\$49,701,493	\$7.70989	\$383,193
2032-33	\$51,374,246	\$7.70989	\$396,090
2033-34	\$52,336,198	\$7.70989	\$403,506
2034-35	\$54,096,526	\$7.70989	\$417,078
2035-36	\$55,108,851	\$7.70989	\$424,883

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	\$35,593,574	(\$3.42974)	\$1,458
2027-28	\$34,790,737	(\$3.40375)	-\$2,739
2028-29	\$37,107,973	(\$3.51373)	-\$7,078
2029-30	\$36,322,826	(\$3.49155)	-\$11,572
2030-31	\$38,787,577	(\$3.60135)	-\$16,341
2031-32	\$37,956,971	(\$3.57968)	-\$21,145
2032-33	\$40,511,038	(\$3.68618)	-\$26,370
2033-34	\$39,632,441	(\$3.66501)	-\$31,504
2034-35	\$42,278,602	(\$3.76837)	-\$37,214
2035-36	\$41,349,631	(\$3.74768)	-\$42,695

CITY OF MECHANICSVILLE, 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	\$183	\$254	\$50,000	\$51,515	\$183	\$212	\$50,000	\$58,947	\$165	\$37	\$141	\$37	\$183	\$242
\$100,000	\$123,480	\$366	\$507	\$100,000	\$103,030	\$366	\$423	\$100,000	\$117,894	\$348	\$279	\$324	\$279	\$366	\$484
\$150,000	\$185,220	\$549	\$761	\$150,000	\$154,545	\$549	\$635	\$150,000	\$176,842	\$531	\$521	\$507	\$521	\$549	\$727
\$200,000	\$246,960	\$895	\$1,015	\$200,000	\$206,060	\$895	\$847	\$200,000	\$235,789	\$714	\$763	\$690	\$763	\$731	\$969
\$250,000	\$308,700	\$1,242	\$1,268	\$250,000	\$257,575	\$1,242	\$1,058	\$250,000	\$294,736	\$896	\$1,006	\$873	\$1,006	\$914	\$1,211
\$300,000	\$370,440	\$1,589	\$1,522	\$300,000	\$309,090	\$1,589	\$1,270	\$300,000	\$353,683	\$1,079	\$1,248	\$1,056	\$1,248	\$1,097	\$1,453
\$400,000	\$493,920	\$2,283	\$2,029	\$400,000	\$412,120	\$2,283	\$1,693	\$400,000	\$471,578	\$1,445	\$1,732	\$1,421	\$1,732	\$1,463	\$1,937
\$500,000	\$617,400	\$2,977	\$2,537	\$500,000	\$515,151	\$2,977	\$2,117	\$500,000	\$589,472	\$1,811	\$2,216	\$1,787	\$2,216	\$1,828	\$2,422
\$600,000	\$740,880	\$3,671	\$3,044	\$600,000	\$618,181	\$3,671	\$2,540	\$600,000	\$707,366	\$2,176	\$2,701	\$2,153	\$2,701	\$2,194	\$2,906
\$700,000	\$864,360	\$4,365	\$3,551	\$700,000	\$721,211	\$4,365	\$2,963	\$700,000	\$825,261	\$2,542	\$3,185	\$2,518	\$3,185	\$2,560	\$3,391
\$800,000	\$987,840	\$5,059	\$4,059	\$800,000	\$824,241	\$5,059	\$3,386	\$800,000	\$943,155	\$2,908	\$3,670	\$2,884	\$3,670	\$2,926	\$3,875
\$900,000	\$1,111,320	\$5,753	\$4,566	\$900,000	\$927,271	\$5,753	\$3,810	\$900,000	\$1,061,050	\$3,273	\$4,154	\$3,250	\$4,154	\$3,291	\$4,359
\$1,000,000	\$1,234,800	\$6,447	\$5,073	\$1,000,000	\$1,030,301	\$6,447	\$4,233	\$1,000,000	\$1,178,944	\$3,639	\$4,638	\$3,615	\$4,638	\$3,657	\$4,844
\$2,000,000	\$2,469,600	\$13,386	\$10,146	\$2,000,000	\$2,060,602	\$13,386	\$8,466	\$2,000,000	\$2,357,888	\$7,296	\$9,482	\$7,272	\$9,482	\$7,314	\$9,687
\$3,000,000	\$3,704,400	\$20,324	\$15,220	\$3,000,000	\$3,090,903	\$20,324	\$12,699	\$3,000,000	\$3,536,832	\$10,953	\$14,326	\$10,929	\$14,326	\$10,971	\$14,531
\$4,000,000	\$4,939,200	\$27,263	\$20,293	\$4,000,000	\$4,121,204	\$27,263	\$16,932	\$4,000,000	\$4,715,776	\$14,610	\$19,170	\$14,586	\$19,170	\$14,628	\$19,375
\$5,000,000	\$6,174,000	\$34,202	\$25,366	\$5,000,000	\$5,151,505	\$34,202	\$21,165	\$5,000,000	\$5,894,720	\$18,267	\$24,013	\$18,243	\$24,013	\$18,285	\$24,219
\$6,000,000	\$7,408,800	\$41,141	\$30,439	\$6,000,000	\$6,181,806	\$41,141	\$25,398	\$6,000,000	\$7,073,664	\$21,924	\$28,857	\$21,900	\$28,857	\$21,942	\$29,062
\$7,000,000	\$8,643,600	\$48,080	\$35,513	\$7,000,000	\$7,212,107	\$48,080	\$29,631	\$7,000,000	\$8,252,608	\$25,581	\$33,701	\$25,557	\$33,701	\$25,598	\$33,906
\$8,000,000	\$9,878,400	\$55,019	\$40,586	\$8,000,000	\$8,242,408	\$55,019	\$33,864	\$8,000,000	\$9,431,552	\$29,238	\$38,544	\$29,214	\$38,544	\$29,255	\$38,750
\$9,000,000	\$11,113,200	\$61,958	\$45,659	\$9,000,000	\$9,272,709	\$61,958	\$38,097	\$9,000,000	\$10,610,496	\$32,895	\$43,388	\$32,871	\$43,388	\$32,912	\$43,594
\$10,000,000	\$12,348,000	\$68,897	\$50,732	\$10,000,000	\$10,303,010	\$68,897	\$42,330	\$10,000,000	\$11,789,440	\$36,552	\$48,232	\$36,528	\$48,232	\$36,569	\$48,437
\$15,000,000	\$18,522,000	\$103,591	\$76,098	\$15,000,000	\$15,454,515	\$103,591	\$63,495	\$15,000,000	\$17,684,160	\$54,836	\$72,451	\$54,812	\$72,451	\$54,854	\$72,656
\$20,000,000	\$24,696,000	\$138,286	\$101,465	\$20,000,000	\$20,606,020	\$138,286	\$84,661	\$20,000,000	\$23,578,880	\$73,121	\$96,669	\$73,097	\$96,669	\$73,139	\$96,875
\$25,000,000	\$30,870,000	\$172,980	\$126,831	\$25,000,000	\$25,757,525	\$172,980	\$105,826	\$25,000,000	\$29,473,600	\$91,405	\$120,888	\$91,382	\$120,888	\$91,423	\$121,093
\$30,000,000	\$37,044,000	\$207,675	\$152,197	\$30,000,000	\$30,909,030	\$207,675	\$126,991	\$30,000,000	\$35,368,320	\$109,690	\$145,107	\$109,666	\$145,107	\$109,708	\$145,312
\$35,000,000	\$43,218,000	\$242,369	\$177,563	\$35,000,000	\$36,060,535	\$242,369	\$148,156	\$35,000,000	\$41,263,040	\$127,975	\$169,325	\$127,951	\$169,325	\$127,992	\$169,531
\$40,000,000	\$49,392,000	\$277,064	\$202,929	\$40,000,000	\$41,212,040	\$277,064	\$169,321	\$40,000,000	\$47,157,760	\$146,259	\$193,544	\$146,236	\$193,544	\$146,277	\$193,750
\$45,000,000	\$55,566,000	\$311,758	\$228,295	\$45,000,000	\$46,363,545	\$311,758	\$190,486	\$45,000,000	\$53,052,480	\$164,544	\$217,763	\$164,520	\$217,763	\$164,562	\$217,968
\$50,000,000	\$61,740,000	\$346,453	\$253,661	\$50,000,000	\$51,515,050	\$346,453	\$211,652	\$50,000,000	\$58,947,200	\$182,829	\$241,982	\$182,805	\$241,982	\$182,846	\$242,187

CITY OF MECHANICSVILLE, 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	\$71	38.73%	\$29	15.75%	(\$128)	(77.74%)	(\$105)	(73.99%)	\$59	32.45%
\$100,000	\$142	38.73%	\$58	15.75%	(\$69)	(19.83%)	(\$45)	(13.95%)	\$119	32.45%
\$150,000	\$212	38.73%	\$86	15.75%	(\$10)	(1.82%)	\$14	2.78%	\$178	32.45%
\$200,000	\$119	13.31%	(\$49)	(5.46%)	\$50	6.96%	\$73	10.65%	\$237	32.45%
\$250,000	\$26	2.08%	(\$184)	(14.82%)	\$109	12.16%	\$133	15.21%	\$297	32.45%
\$300,000	(\$67)	(4.24%)	(\$319)	(20.10%)	\$168	15.60%	\$192	18.20%	\$356	32.45%
\$400,000	(\$254)	(11.12%)	(\$590)	(25.84%)	\$287	19.86%	\$311	21.87%	\$475	32.45%
\$500,000	(\$441)	(14.80%)	(\$861)	(28.91%)	\$406	22.41%	\$429	24.03%	\$593	32.45%
\$600,000	(\$627)	(17.08%)	(\$1,131)	(30.81%)	\$524	24.09%	\$548	25.46%	\$712	32.45%
\$700,000	(\$814)	(18.64%)	(\$1,402)	(32.12%)	\$643	25.30%	\$667	26.48%	\$831	32.45%
\$800,000	(\$1,000)	(19.77%)	(\$1,672)	(33.06%)	\$762	26.20%	\$786	27.24%	\$949	32.45%
\$900,000	(\$1,187)	(20.63%)	(\$1,943)	(33.78%)	\$880	26.90%	\$904	27.82%	\$1,068	32.45%
\$1,000,000	(\$1,373)	(21.30%)	(\$2,214)	(34.34%)	\$999	27.45%	\$1,023	28.29%	\$1,187	32.45%
\$2,000,000	(\$3,239)	(24.20%)	(\$4,919)	(36.75%)	\$2,186	29.96%	\$2,210	30.39%	\$2,374	32.45%
\$3,000,000	(\$5,105)	(25.12%)	(\$7,625)	(37.52%)	\$3,373	30.79%	\$3,397	31.08%	\$3,560	32.45%
\$4,000,000	(\$6,970)	(25.57%)	(\$10,331)	(37.89%)	\$4,560	31.21%	\$4,583	31.42%	\$4,747	32.45%
\$5,000,000	(\$8,836)	(25.83%)	(\$13,037)	(38.12%)	\$5,746	31.46%	\$5,770	31.63%	\$5,934	32.45%
\$6,000,000	(\$10,702)	(26.01%)	(\$15,743)	(38.27%)	\$6,933	31.62%	\$6,957	31.77%	\$7,121	32.45%
\$7,000,000	(\$12,567)	(26.14%)	(\$18,449)	(38.37%)	\$8,120	31.74%	\$8,144	31.87%	\$8,308	32.45%
\$8,000,000	(\$14,433)	(26.23%)	(\$21,155)	(38.45%)	\$9,307	31.83%	\$9,331	31.94%	\$9,495	32.45%
\$9,000,000	(\$16,299)	(26.31%)	(\$23,861)	(38.51%)	\$10,494	31.90%	\$10,517	32.00%	\$10,681	32.45%
\$10,000,000	(\$18,164)	(26.36%)	(\$26,566)	(38.56%)	\$11,680	31.96%	\$11,704	32.04%	\$11,868	32.45%
\$15,000,000	(\$27,493)	(26.54%)	(\$40,096)	(38.71%)	\$17,615	32.12%	\$17,638	32.18%	\$17,802	32.45%
\$20,000,000	(\$36,821)	(26.63%)	(\$53,625)	(38.78%)	\$23,549	32.21%	\$23,572	32.25%	\$23,736	32.45%
\$25,000,000	(\$46,150)	(26.68%)	(\$67,154)	(38.82%)	\$29,483	32.25%	\$29,506	32.29%	\$29,670	32.45%
\$30,000,000	(\$55,478)	(26.71%)	(\$80,684)	(38.85%)	\$35,417	32.29%	\$35,440	32.32%	\$35,604	32.45%
\$35,000,000	(\$64,806)	(26.74%)	(\$94,213)	(38.87%)	\$41,351	32.31%	\$41,375	32.34%	\$41,538	32.45%
\$40,000,000	(\$74,135)	(26.76%)	(\$107,743)	(38.89%)	\$47,285	32.33%	\$47,309	32.35%	\$47,473	32.45%
\$45,000,000	(\$83,463)	(26.77%)	(\$121,272)	(38.90%)	\$53,219	32.34%	\$53,243	32.36%	\$53,407	32.45%
\$50,000,000	(\$92,792)	(26.78%)	(\$134,801)	(38.91%)	\$59,153	32.35%	\$59,177	32.37%	\$59,341	32.45%