

CITY OF MINBURN, 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	\$8.12621	\$106,381	\$0	\$106,381	
2026-27	\$4.45235	\$108,509	\$1,138	\$109,647	3.1%
2027-28	\$4.49905	\$110,711	\$1,150	\$111,862	2.0%
2028-29	\$4.38145	\$114,099	\$1,120	\$115,219	3.0%
2029-30	\$4.42447	\$116,319	\$1,131	\$117,450	1.9%
2030-31	\$4.30772	\$119,799	\$1,101	\$120,901	2.9%
2031-32	\$4.34732	\$121,981	\$1,111	\$123,092	1.8%
2032-33	\$4.23348	\$125,554	\$1,082	\$126,637	2.9%
2033-34	\$4.26998	\$127,698	\$1,092	\$128,790	1.7%
2034-35	\$4.15896	\$131,365	\$1,063	\$132,429	2.8%
2035-36	\$4.19262	\$133,471	\$1,072	\$134,543	1.6%

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	\$26,432,694	\$13,091,101	\$25,516	\$13,116,617
2026-27	\$25,105,772	\$24,626,802	\$28,578	\$24,655,380
2027-28	\$25,342,330	\$24,863,361	\$28,578	\$24,891,938
2028-29	\$26,777,405	\$26,297,006	\$30,007	\$26,327,013
2029-30	\$27,025,964	\$26,545,565	\$30,007	\$26,575,572
2030-31	\$28,547,907	\$28,066,007	\$31,507	\$28,097,515
2031-32	\$28,796,465	\$28,314,566	\$31,507	\$28,346,073
2032-33	\$30,396,595	\$29,913,120	\$33,083	\$29,946,203
2033-34	\$30,645,154	\$30,161,679	\$33,083	\$30,194,762
2034-35	\$32,326,937	\$31,841,809	\$34,737	\$31,876,545
2035-36	\$32,575,496	\$32,090,367	\$34,737	\$32,125,104

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.60%	-1.36%	81.24%	17.65%	0.00%	1.11%
2026-27	101.11%	-17.20%	83.91%	15.32%	0.00%	0.59%
2027-28	100.28%	-17.11%	83.16%	16.07%	0.00%	0.58%
2028-29	98.73%	-16.25%	82.48%	16.81%	0.00%	0.55%
2029-30	97.92%	-16.12%	81.80%	17.49%	0.00%	0.55%
2030-31	96.44%	-15.26%	81.17%	18.17%	0.00%	0.52%
2031-32	95.71%	-15.15%	80.55%	18.80%	0.00%	0.51%
2032-33	94.32%	-14.36%	79.96%	19.43%	0.00%	0.49%
2033-34	93.65%	-14.27%	79.39%	20.01%	0.00%	0.48%
2034-35	92.36%	-13.53%	78.83%	20.60%	0.00%	0.46%
2035-36	91.74%	-13.45%	78.30%	21.14%	0.00%	0.45%

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 MINBURN, 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	\$13,091,101	\$8.12621	\$106,381
2026-27	\$24,626,802	\$4.45235	\$109,647
2027-28	\$24,863,361	\$4.49905	\$111,862
2028-29	\$26,297,006	\$4.38145	\$115,219
2029-30	\$26,545,565	\$4.42447	\$117,450
2030-31	\$28,066,007	\$4.30772	\$120,901
2031-32	\$28,314,566	\$4.34732	\$123,092
2032-33	\$29,913,120	\$4.23348	\$126,637
2033-34	\$30,161,679	\$4.26998	\$128,790
2034-35	\$31,841,809	\$4.15896	\$132,429
2035-36	\$32,090,367	\$4.19262	\$134,543

CITY OF MINBURN, 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	\$13,091,101	\$8.12621	\$106,381
2026-27	\$13,517,814	\$8.04576	\$108,761
2027-28	\$13,929,092	\$7.96610	\$110,960
2028-29	\$14,582,969	\$7.96610	\$116,169
2029-30	\$15,007,270	\$7.96610	\$119,549
2030-31	\$15,703,082	\$7.96610	\$125,092
2031-32	\$16,141,050	\$7.96610	\$128,581
2032-33	\$16,880,928	\$7.96610	\$134,475
2033-34	\$17,333,324	\$7.96610	\$138,079
2034-35	\$18,119,537	\$7.96610	\$144,342
2035-36	\$18,587,078	\$7.96610	\$148,066

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	\$11,108,988	(\$3.59341)	\$886
2027-28	\$10,934,268	(\$3.46705)	\$901
2028-29	\$11,714,037	(\$3.58465)	-\$950
2029-30	\$11,538,295	(\$3.54163)	-\$2,099
2030-31	\$12,362,925	(\$3.65838)	-\$4,192
2031-32	\$12,173,517	(\$3.61878)	-\$5,489
2032-33	\$13,032,192	(\$3.73262)	-\$7,838
2033-34	\$12,828,355	(\$3.69612)	-\$9,289
2034-35	\$13,722,272	(\$3.80714)	-\$11,913
2035-36	\$13,503,289	(\$3.77348)	-\$13,524

CITY OF MINBURN, 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	\$266	\$50,000	\$51,515	\$193	\$222	\$50,000	\$58,947	\$174	\$39	\$149	\$39	\$193	\$254
\$100,000	\$123,480	\$385	\$532	\$100,000	\$103,030	\$385	\$444	\$100,000	\$117,894	\$367	\$292	\$342	\$292	\$385	\$508
\$150,000	\$185,220	\$578	\$798	\$150,000	\$154,545	\$578	\$666	\$150,000	\$176,842	\$559	\$546	\$534	\$546	\$578	\$762
\$200,000	\$246,960	\$944	\$1,064	\$200,000	\$206,060	\$944	\$888	\$200,000	\$235,789	\$752	\$800	\$727	\$800	\$771	\$1,016
\$250,000	\$308,700	\$1,310	\$1,330	\$250,000	\$257,575	\$1,310	\$1,110	\$250,000	\$294,736	\$945	\$1,054	\$920	\$1,054	\$964	\$1,270
\$300,000	\$370,440	\$1,675	\$1,596	\$300,000	\$309,090	\$1,675	\$1,331	\$300,000	\$353,683	\$1,138	\$1,308	\$1,113	\$1,308	\$1,156	\$1,524
\$400,000	\$493,920	\$2,407	\$2,128	\$400,000	\$412,120	\$2,407	\$1,775	\$400,000	\$471,578	\$1,523	\$1,816	\$1,498	\$1,816	\$1,542	\$2,031
\$500,000	\$617,400	\$3,138	\$2,660	\$500,000	\$515,151	\$3,138	\$2,219	\$500,000	\$589,472	\$1,909	\$2,324	\$1,883	\$2,324	\$1,927	\$2,539
\$600,000	\$740,880	\$3,869	\$3,192	\$600,000	\$618,181	\$3,869	\$2,663	\$600,000	\$707,366	\$2,294	\$2,832	\$2,269	\$2,832	\$2,313	\$3,047
\$700,000	\$864,360	\$4,601	\$3,723	\$700,000	\$721,211	\$4,601	\$3,107	\$700,000	\$825,261	\$2,679	\$3,340	\$2,654	\$3,340	\$2,698	\$3,555
\$800,000	\$987,840	\$5,332	\$4,255	\$800,000	\$824,241	\$5,332	\$3,551	\$800,000	\$943,155	\$3,065	\$3,847	\$3,040	\$3,847	\$3,084	\$4,063
\$900,000	\$1,111,320	\$6,063	\$4,787	\$900,000	\$927,271	\$6,063	\$3,994	\$900,000	\$1,061,050	\$3,450	\$4,355	\$3,425	\$4,355	\$3,469	\$4,571
\$1,000,000	\$1,234,800	\$6,795	\$5,319	\$1,000,000	\$1,030,301	\$6,795	\$4,438	\$1,000,000	\$1,178,944	\$3,836	\$4,863	\$3,811	\$4,863	\$3,854	\$5,079
\$2,000,000	\$2,469,600	\$14,108	\$10,638	\$2,000,000	\$2,060,602	\$14,108	\$8,876	\$2,000,000	\$2,357,888	\$7,690	\$9,942	\$7,665	\$9,942	\$7,709	\$10,157
\$3,000,000	\$3,704,400	\$21,422	\$15,958	\$3,000,000	\$3,090,903	\$21,422	\$13,315	\$3,000,000	\$3,536,832	\$11,544	\$15,020	\$11,519	\$15,020	\$11,563	\$15,236
\$4,000,000	\$4,939,200	\$28,735	\$21,277	\$4,000,000	\$4,121,204	\$28,735	\$17,753	\$4,000,000	\$4,715,776	\$15,399	\$20,099	\$15,374	\$20,099	\$15,418	\$20,314
\$5,000,000	\$6,174,000	\$36,049	\$26,596	\$5,000,000	\$5,151,505	\$36,049	\$22,191	\$5,000,000	\$5,894,720	\$19,253	\$25,177	\$19,228	\$25,177	\$19,272	\$25,393
\$6,000,000	\$7,408,800	\$43,363	\$31,915	\$6,000,000	\$6,181,806	\$43,363	\$26,629	\$6,000,000	\$7,073,664	\$23,108	\$30,256	\$23,083	\$30,256	\$23,126	\$30,471
\$7,000,000	\$8,643,600	\$50,676	\$37,234	\$7,000,000	\$7,212,107	\$50,676	\$31,068	\$7,000,000	\$8,252,608	\$26,962	\$35,335	\$26,937	\$35,335	\$26,981	\$35,550
\$8,000,000	\$9,878,400	\$57,990	\$42,553	\$8,000,000	\$8,242,408	\$57,990	\$35,506	\$8,000,000	\$9,431,552	\$30,816	\$40,413	\$30,791	\$40,413	\$30,835	\$40,628
\$9,000,000	\$11,113,200	\$65,303	\$47,873	\$9,000,000	\$9,272,709	\$65,303	\$39,944	\$9,000,000	\$10,610,496	\$34,671	\$45,492	\$34,646	\$45,492	\$34,690	\$45,707
\$10,000,000	\$12,348,000	\$72,617	\$53,192	\$10,000,000	\$10,303,010	\$72,617	\$44,382	\$10,000,000	\$11,789,440	\$38,525	\$50,570	\$38,500	\$50,570	\$38,544	\$50,786
\$15,000,000	\$18,522,000	\$109,185	\$79,788	\$15,000,000	\$15,454,515	\$109,185	\$66,574	\$15,000,000	\$17,684,160	\$57,797	\$75,963	\$57,772	\$75,963	\$57,816	\$76,178
\$20,000,000	\$24,696,000	\$145,753	\$106,383	\$20,000,000	\$20,606,020	\$145,753	\$88,765	\$20,000,000	\$23,578,880	\$77,069	\$101,356	\$77,044	\$101,356	\$77,088	\$101,571
\$25,000,000	\$30,870,000	\$182,321	\$132,979	\$25,000,000	\$25,757,525	\$182,321	\$110,956	\$25,000,000	\$29,473,600	\$96,341	\$126,749	\$96,316	\$126,749	\$96,360	\$126,964
\$30,000,000	\$37,044,000	\$218,889	\$159,575	\$30,000,000	\$30,909,030	\$218,889	\$133,147	\$30,000,000	\$35,368,320	\$115,613	\$152,141	\$115,588	\$152,141	\$115,632	\$152,357
\$35,000,000	\$43,218,000	\$255,457	\$186,171	\$35,000,000	\$36,060,535	\$255,457	\$155,339	\$35,000,000	\$41,263,040	\$134,885	\$177,534	\$134,860	\$177,534	\$134,904	\$177,750
\$40,000,000	\$49,392,000	\$292,025	\$212,767	\$40,000,000	\$41,212,040	\$292,025	\$177,530	\$40,000,000	\$47,157,760	\$154,157	\$202,927	\$154,132	\$202,927	\$154,176	\$203,142
\$45,000,000	\$55,566,000	\$328,593	\$239,363	\$45,000,000	\$46,363,545	\$328,593	\$199,721	\$45,000,000	\$53,052,480	\$173,429	\$228,320	\$173,404	\$228,320	\$173,448	\$228,535
\$50,000,000	\$61,740,000	\$365,161	\$265,959	\$50,000,000	\$51,515,050	\$365,161	\$221,912	\$50,000,000	\$58,947,200	\$192,701	\$253,713	\$192,676	\$253,713	\$192,720	\$253,928

CITY OF MINBURN, 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	\$73	38.00%	\$29	15.15%	(\$135)	(77.85%)	(\$110)	(74.13%)	\$61	31.76%
\$100,000	\$146	38.00%	\$58	15.15%	(\$74)	(20.25%)	(\$49)	(14.41%)	\$122	31.76%
\$150,000	\$220	38.00%	\$88	15.15%	(\$13)	(2.34%)	\$12	2.24%	\$184	31.76%
\$200,000	\$120	12.71%	(\$56)	(5.95%)	\$48	6.40%	\$73	10.07%	\$245	31.76%
\$250,000	\$20	1.55%	(\$200)	(15.27%)	\$109	11.57%	\$134	14.61%	\$306	31.76%
\$300,000	(\$79)	(4.74%)	(\$344)	(20.52%)	\$171	14.99%	\$196	17.58%	\$367	31.76%
\$400,000	(\$279)	(11.59%)	(\$631)	(26.23%)	\$293	19.24%	\$318	21.23%	\$490	31.76%
\$500,000	(\$478)	(15.24%)	(\$919)	(29.28%)	\$415	21.77%	\$440	23.39%	\$612	31.76%
\$600,000	(\$678)	(17.52%)	(\$1,206)	(31.18%)	\$538	23.44%	\$563	24.81%	\$735	31.76%
\$700,000	(\$877)	(19.07%)	(\$1,494)	(32.47%)	\$660	24.64%	\$685	25.82%	\$857	31.76%
\$800,000	(\$1,077)	(20.19%)	(\$1,781)	(33.41%)	\$783	25.54%	\$808	26.57%	\$979	31.76%
\$900,000	(\$1,276)	(21.05%)	(\$2,069)	(34.12%)	\$905	26.23%	\$930	27.15%	\$1,102	31.76%
\$1,000,000	(\$1,476)	(21.72%)	(\$2,356)	(34.68%)	\$1,027	26.79%	\$1,053	27.62%	\$1,224	31.76%
\$2,000,000	(\$3,470)	(24.60%)	(\$5,232)	(37.08%)	\$2,252	29.28%	\$2,277	29.70%	\$2,448	31.76%
\$3,000,000	(\$5,464)	(25.51%)	(\$8,107)	(37.85%)	\$3,476	30.11%	\$3,501	30.39%	\$3,673	31.76%
\$4,000,000	(\$7,459)	(25.96%)	(\$10,982)	(38.22%)	\$4,700	30.52%	\$4,725	30.73%	\$4,897	31.76%
\$5,000,000	(\$9,453)	(26.22%)	(\$13,858)	(38.44%)	\$5,924	30.77%	\$5,949	30.94%	\$6,121	31.76%
\$6,000,000	(\$11,448)	(26.40%)	(\$16,733)	(38.59%)	\$7,148	30.93%	\$7,173	31.08%	\$7,345	31.76%
\$7,000,000	(\$13,442)	(26.53%)	(\$19,609)	(38.69%)	\$8,372	31.05%	\$8,398	31.17%	\$8,569	31.76%
\$8,000,000	(\$15,436)	(26.62%)	(\$22,484)	(38.77%)	\$9,597	31.14%	\$9,622	31.25%	\$9,793	31.76%
\$9,000,000	(\$17,431)	(26.69%)	(\$25,359)	(38.83%)	\$10,821	31.21%	\$10,846	31.31%	\$11,018	31.76%
\$10,000,000	(\$19,425)	(26.75%)	(\$28,235)	(38.88%)	\$12,045	31.27%	\$12,070	31.35%	\$12,242	31.76%
\$15,000,000	(\$29,397)	(26.92%)	(\$42,611)	(39.03%)	\$18,166	31.43%	\$18,191	31.49%	\$18,363	31.76%
\$20,000,000	(\$39,370)	(27.01%)	(\$56,988)	(39.10%)	\$24,287	31.51%	\$24,312	31.56%	\$24,483	31.76%
\$25,000,000	(\$49,342)	(27.06%)	(\$71,365)	(39.14%)	\$30,407	31.56%	\$30,433	31.60%	\$30,604	31.76%
\$30,000,000	(\$59,314)	(27.10%)	(\$85,741)	(39.17%)	\$36,528	31.60%	\$36,553	31.62%	\$36,725	31.76%
\$35,000,000	(\$69,286)	(27.12%)	(\$100,118)	(39.19%)	\$42,649	31.62%	\$42,674	31.64%	\$42,846	31.76%
\$40,000,000	(\$79,258)	(27.14%)	(\$114,495)	(39.21%)	\$48,770	31.64%	\$48,795	31.66%	\$48,967	31.76%
\$45,000,000	(\$89,230)	(27.16%)	(\$128,872)	(39.22%)	\$54,891	31.65%	\$54,916	31.67%	\$55,088	31.76%
\$50,000,000	(\$99,202)	(27.17%)	(\$143,248)	(39.23%)	\$61,012	31.66%	\$61,037	31.68%	\$61,208	31.76%