

CITY OF MONTICELLO, 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	\$7.94117	\$1,148,383	\$0	\$1,148,383	
2026-27	\$4.38700	\$1,171,351	\$10,771	\$1,182,122	2.9%
2027-28	\$4.42734	\$1,189,598	\$10,870	\$1,200,469	1.6%
2028-29	\$4.32369	\$1,224,478	\$10,616	\$1,235,094	2.9%
2029-30	\$4.36118	\$1,243,194	\$10,708	\$1,253,902	1.5%
2030-31	\$4.25695	\$1,278,981	\$10,452	\$1,289,433	2.8%
2031-32	\$4.29174	\$1,297,403	\$10,537	\$1,307,940	1.4%
2032-33	\$4.18965	\$1,334,098	\$10,287	\$1,344,385	2.8%
2033-34	\$4.22196	\$1,352,226	\$10,366	\$1,362,593	1.4%
2034-35	\$4.12200	\$1,389,845	\$10,121	\$1,399,966	2.7%
2035-36	\$4.15202	\$1,407,678	\$10,194	\$1,417,872	1.3%

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	\$337,467,259	\$144,611,307	\$24,259,266	\$168,870,573
2026-27	\$318,542,855	\$269,460,054	\$28,862,172	\$298,322,226
2027-28	\$321,077,667	\$271,148,969	\$29,708,069	\$300,857,038
2028-29	\$337,875,118	\$285,657,415	\$31,997,075	\$317,654,489
2029-30	\$340,577,931	\$287,514,330	\$32,842,972	\$320,357,302
2030-31	\$358,409,963	\$302,900,612	\$35,288,722	\$338,189,334
2031-32	\$361,112,775	\$304,757,527	\$36,134,619	\$340,892,146
2032-33	\$379,847,993	\$320,882,411	\$38,744,952	\$359,627,364
2033-34	\$382,550,805	\$322,739,327	\$39,590,849	\$362,330,176
2034-35	\$402,227,377	\$339,632,754	\$42,373,994	\$382,006,748
2035-36	\$404,930,189	\$341,489,669	\$43,219,891	\$384,709,560

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.38%	-2.08%	68.30%	22.25%	7.89%	1.54%
2026-27	92.45%	-18.53%	73.92%	19.69%	5.31%	0.87%
2027-28	92.57%	-18.63%	73.94%	19.70%	5.28%	0.86%
2028-29	92.03%	-17.88%	74.15%	19.76%	5.07%	0.82%
2029-30	92.09%	-17.92%	74.18%	19.77%	5.05%	0.81%
2030-31	91.52%	-17.14%	74.38%	19.82%	4.85%	0.77%
2031-32	91.59%	-17.18%	74.40%	19.83%	4.83%	0.76%
2032-33	91.04%	-16.45%	74.59%	19.88%	4.64%	0.72%
2033-34	91.10%	-16.49%	74.61%	19.89%	4.63%	0.72%
2034-35	90.57%	-15.79%	74.78%	19.95%	4.45%	0.68%
2035-36	90.63%	-15.84%	74.80%	19.95%	4.43%	0.67%

**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 MONTICELLO, 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	\$144,611,307	\$7.94117	\$1,148,383
2026-27	\$269,460,054	\$4.38700	\$1,182,122
2027-28	\$271,148,969	\$4.42734	\$1,200,469
2028-29	\$285,657,415	\$4.32369	\$1,235,094
2029-30	\$287,514,330	\$4.36118	\$1,253,902
2030-31	\$302,900,612	\$4.25695	\$1,289,433
2031-32	\$304,757,527	\$4.29174	\$1,307,940
2032-33	\$320,882,411	\$4.18965	\$1,344,385
2033-34	\$322,739,327	\$4.22196	\$1,362,593
2034-35	\$339,632,754	\$4.12200	\$1,399,966
2035-36	\$341,489,669	\$4.15202	\$1,417,872

## CITY OF MONTICELLO, 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	\$144,611,307	\$7.94117	\$1,148,383
2026-27	\$146,838,613	\$7.94117	\$1,166,070
2027-28	\$149,377,381	\$7.94117	\$1,186,231
2028-29	\$154,704,378	\$7.94117	\$1,228,534
2029-30	\$158,290,630	\$7.94117	\$1,257,013
2030-31	\$163,890,124	\$7.94117	\$1,301,479
2031-32	\$167,688,146	\$7.94117	\$1,331,640
2032-33	\$173,574,451	\$7.94117	\$1,378,384
2033-34	\$177,595,890	\$7.94117	\$1,410,319
2034-35	\$183,784,423	\$7.94117	\$1,459,463
2035-36	\$188,040,553	\$7.94117	\$1,493,262

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	\$122,621,440	(\$3.55417)	\$16,052
2027-28	\$121,771,588	(\$3.51383)	\$14,237
2028-29	\$130,953,037	(\$3.61748)	\$6,560
2029-30	\$129,223,700	(\$3.57999)	-\$3,111
2030-31	\$139,010,488	(\$3.68422)	-\$12,047
2031-32	\$137,069,381	(\$3.64943)	-\$23,700
2032-33	\$147,307,960	(\$3.75152)	-\$33,999
2033-34	\$145,143,437	(\$3.71921)	-\$47,727
2034-35	\$155,848,331	(\$3.81917)	-\$59,497
2035-36	\$153,449,116	(\$3.78915)	-\$75,390

CITY OF MONTICELLO, 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	\$188	\$263	\$50,000	\$51,515	\$188	\$219	\$50,000	\$58,947	\$170	\$38	\$146	\$38	\$188	\$251
\$100,000	\$123,480	\$377	\$526	\$100,000	\$103,030	\$377	\$439	\$100,000	\$117,894	\$358	\$289	\$334	\$289	\$377	\$502
\$150,000	\$185,220	\$565	\$788	\$150,000	\$154,545	\$565	\$658	\$150,000	\$176,842	\$547	\$540	\$522	\$540	\$565	\$753
\$200,000	\$246,960	\$922	\$1,051	\$200,000	\$206,060	\$922	\$877	\$200,000	\$235,789	\$735	\$791	\$711	\$791	\$753	\$1,004
\$250,000	\$308,700	\$1,280	\$1,314	\$250,000	\$257,575	\$1,280	\$1,096	\$250,000	\$294,736	\$923	\$1,042	\$899	\$1,042	\$942	\$1,255
\$300,000	\$370,440	\$1,637	\$1,577	\$300,000	\$309,090	\$1,637	\$1,316	\$300,000	\$353,683	\$1,112	\$1,293	\$1,087	\$1,293	\$1,130	\$1,506
\$400,000	\$493,920	\$2,352	\$2,103	\$400,000	\$412,120	\$2,352	\$1,754	\$400,000	\$471,578	\$1,488	\$1,795	\$1,464	\$1,795	\$1,507	\$2,007
\$500,000	\$617,400	\$3,066	\$2,628	\$500,000	\$515,151	\$3,066	\$2,193	\$500,000	\$589,472	\$1,865	\$2,297	\$1,841	\$2,297	\$1,883	\$2,509
\$600,000	\$740,880	\$3,781	\$3,154	\$600,000	\$618,181	\$3,781	\$2,632	\$600,000	\$707,366	\$2,242	\$2,798	\$2,217	\$2,798	\$2,260	\$3,011
\$700,000	\$864,360	\$4,496	\$3,680	\$700,000	\$721,211	\$4,496	\$3,070	\$700,000	\$825,261	\$2,618	\$3,300	\$2,594	\$3,300	\$2,637	\$3,513
\$800,000	\$987,840	\$5,211	\$4,205	\$800,000	\$824,241	\$5,211	\$3,509	\$800,000	\$943,155	\$2,995	\$3,802	\$2,971	\$3,802	\$3,013	\$4,015
\$900,000	\$1,111,320	\$5,925	\$4,731	\$900,000	\$927,271	\$5,925	\$3,947	\$900,000	\$1,061,050	\$3,372	\$4,304	\$3,347	\$4,304	\$3,390	\$4,517
\$1,000,000	\$1,234,800	\$6,640	\$5,256	\$1,000,000	\$1,030,301	\$6,640	\$4,386	\$1,000,000	\$1,178,944	\$3,748	\$4,806	\$3,724	\$4,806	\$3,767	\$5,019
\$2,000,000	\$2,469,600	\$13,787	\$10,513	\$2,000,000	\$2,060,602	\$13,787	\$8,772	\$2,000,000	\$2,357,888	\$7,515	\$9,825	\$7,490	\$9,825	\$7,533	\$10,037
\$3,000,000	\$3,704,400	\$20,934	\$15,769	\$3,000,000	\$3,090,903	\$20,934	\$13,158	\$3,000,000	\$3,536,832	\$11,282	\$14,843	\$11,257	\$14,843	\$11,300	\$15,056
\$4,000,000	\$4,939,200	\$28,081	\$21,026	\$4,000,000	\$4,121,204	\$28,081	\$17,544	\$4,000,000	\$4,715,776	\$15,048	\$19,862	\$15,024	\$19,862	\$15,066	\$20,075
\$5,000,000	\$6,174,000	\$35,228	\$26,282	\$5,000,000	\$5,151,505	\$35,228	\$21,930	\$5,000,000	\$5,894,720	\$18,815	\$24,881	\$18,790	\$24,881	\$18,833	\$25,094
\$6,000,000	\$7,408,800	\$42,375	\$31,539	\$6,000,000	\$6,181,806	\$42,375	\$26,316	\$6,000,000	\$7,073,664	\$22,581	\$29,899	\$22,557	\$29,899	\$22,600	\$30,112
\$7,000,000	\$8,643,600	\$49,522	\$36,795	\$7,000,000	\$7,212,107	\$49,522	\$30,702	\$7,000,000	\$8,252,608	\$26,348	\$34,918	\$26,324	\$34,918	\$26,366	\$35,131
\$8,000,000	\$9,878,400	\$56,669	\$42,052	\$8,000,000	\$8,242,408	\$56,669	\$35,088	\$8,000,000	\$9,431,552	\$30,115	\$39,937	\$30,090	\$39,937	\$30,133	\$40,150
\$9,000,000	\$11,113,200	\$63,816	\$47,308	\$9,000,000	\$9,272,709	\$63,816	\$39,473	\$9,000,000	\$10,610,496	\$33,881	\$44,956	\$33,857	\$44,956	\$33,900	\$45,168
\$10,000,000	\$12,348,000	\$70,963	\$52,565	\$10,000,000	\$10,303,010	\$70,963	\$43,859	\$10,000,000	\$11,789,440	\$37,648	\$49,974	\$37,623	\$49,974	\$37,666	\$50,187
\$15,000,000	\$18,522,000	\$106,699	\$78,847	\$15,000,000	\$15,454,515	\$106,699	\$65,789	\$15,000,000	\$17,684,160	\$56,481	\$75,068	\$56,457	\$75,068	\$56,499	\$75,281
\$20,000,000	\$24,696,000	\$142,434	\$105,130	\$20,000,000	\$20,606,020	\$142,434	\$87,719	\$20,000,000	\$23,578,880	\$75,314	\$100,161	\$75,290	\$100,161	\$75,332	\$100,374
\$25,000,000	\$30,870,000	\$178,169	\$131,412	\$25,000,000	\$25,757,525	\$178,169	\$109,648	\$25,000,000	\$29,473,600	\$94,147	\$125,255	\$94,123	\$125,255	\$94,166	\$125,468
\$30,000,000	\$37,044,000	\$213,905	\$157,694	\$30,000,000	\$30,909,030	\$213,905	\$131,578	\$30,000,000	\$35,368,320	\$112,980	\$150,348	\$112,956	\$150,348	\$112,999	\$150,561
\$35,000,000	\$43,218,000	\$249,640	\$183,977	\$35,000,000	\$36,060,535	\$249,640	\$153,508	\$35,000,000	\$41,263,040	\$131,814	\$175,442	\$131,789	\$175,442	\$131,832	\$175,655
\$40,000,000	\$49,392,000	\$285,375	\$210,259	\$40,000,000	\$41,212,040	\$285,375	\$175,438	\$40,000,000	\$47,157,760	\$150,647	\$200,535	\$150,622	\$200,535	\$150,665	\$200,748
\$45,000,000	\$55,566,000	\$321,110	\$236,542	\$45,000,000	\$46,363,545	\$321,110	\$197,367	\$45,000,000	\$53,052,480	\$169,480	\$225,629	\$169,455	\$225,629	\$169,498	\$225,842
\$50,000,000	\$61,740,000	\$356,846	\$262,824	\$50,000,000	\$51,515,050	\$356,846	\$219,297	\$50,000,000	\$58,947,200	\$188,313	\$250,722	\$188,288	\$250,722	\$188,331	\$250,935

CITY OF            MONTICELLO, 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	\$74	39.55%	\$31	16.44%	(\$132)	(77.60%)	(\$107)	(73.84%)	\$63	33.24%
\$100,000	\$149	39.55%	\$62	16.44%	(\$69)	(19.36%)	(\$45)	(13.44%)	\$125	33.24%
\$150,000	\$223	39.55%	\$93	16.44%	(\$7)	(1.24%)	\$18	3.39%	\$188	33.24%
\$200,000	\$129	13.98%	(\$45)	(4.90%)	\$56	7.60%	\$80	11.30%	\$250	33.24%
\$250,000	\$34	2.69%	(\$183)	(14.32%)	\$118	12.83%	\$143	15.90%	\$313	33.24%
\$300,000	(\$60)	(3.67%)	(\$321)	(19.62%)	\$181	16.29%	\$206	18.90%	\$376	33.24%
\$400,000	(\$249)	(10.59%)	(\$597)	(25.40%)	\$306	20.58%	\$331	22.59%	\$501	33.24%
\$500,000	(\$438)	(14.29%)	(\$873)	(28.49%)	\$431	23.13%	\$456	24.77%	\$626	33.24%
\$600,000	(\$627)	(16.59%)	(\$1,150)	(30.40%)	\$557	24.83%	\$581	26.21%	\$751	33.24%
\$700,000	(\$816)	(18.16%)	(\$1,426)	(31.71%)	\$682	26.04%	\$706	27.23%	\$876	33.24%
\$800,000	(\$1,005)	(19.30%)	(\$1,702)	(32.66%)	\$807	26.95%	\$832	27.99%	\$1,002	33.24%
\$900,000	(\$1,194)	(20.16%)	(\$1,978)	(33.38%)	\$932	27.65%	\$957	28.58%	\$1,127	33.24%
\$1,000,000	(\$1,384)	(20.84%)	(\$2,254)	(33.95%)	\$1,058	28.21%	\$1,082	29.06%	\$1,252	33.24%
\$2,000,000	(\$3,274)	(23.75%)	(\$5,015)	(36.38%)	\$2,310	30.73%	\$2,334	31.16%	\$2,504	33.24%
\$3,000,000	(\$5,165)	(24.67%)	(\$7,776)	(37.15%)	\$3,562	31.57%	\$3,586	31.86%	\$3,756	33.24%
\$4,000,000	(\$7,055)	(25.12%)	(\$10,537)	(37.52%)	\$4,814	31.99%	\$4,838	32.20%	\$5,008	33.24%
\$5,000,000	(\$8,946)	(25.39%)	(\$13,299)	(37.75%)	\$6,066	32.24%	\$6,090	32.41%	\$6,260	33.24%
\$6,000,000	(\$10,836)	(25.57%)	(\$16,060)	(37.90%)	\$7,318	32.41%	\$7,342	32.55%	\$7,512	33.24%
\$7,000,000	(\$12,727)	(25.70%)	(\$18,821)	(38.00%)	\$8,570	32.53%	\$8,594	32.65%	\$8,765	33.24%
\$8,000,000	(\$14,618)	(25.79%)	(\$21,582)	(38.08%)	\$9,822	32.62%	\$9,847	32.72%	\$10,017	33.24%
\$9,000,000	(\$16,508)	(25.87%)	(\$24,343)	(38.15%)	\$11,074	32.69%	\$11,099	32.78%	\$11,269	33.24%
\$10,000,000	(\$18,399)	(25.93%)	(\$27,104)	(38.19%)	\$12,326	32.74%	\$12,351	32.83%	\$12,521	33.24%
\$15,000,000	(\$27,852)	(26.10%)	(\$40,910)	(38.34%)	\$18,587	32.91%	\$18,611	32.97%	\$18,781	33.24%
\$20,000,000	(\$37,304)	(26.19%)	(\$54,715)	(38.41%)	\$24,847	32.99%	\$24,872	33.03%	\$25,042	33.24%
\$25,000,000	(\$46,757)	(26.24%)	(\$68,521)	(38.46%)	\$31,107	33.04%	\$31,132	33.08%	\$31,302	33.24%
\$30,000,000	(\$56,210)	(26.28%)	(\$82,326)	(38.49%)	\$37,368	33.07%	\$37,392	33.10%	\$37,562	33.24%
\$35,000,000	(\$65,663)	(26.30%)	(\$96,132)	(38.51%)	\$43,628	33.10%	\$43,653	33.12%	\$43,823	33.24%
\$40,000,000	(\$75,116)	(26.32%)	(\$109,937)	(38.52%)	\$49,889	33.12%	\$49,913	33.14%	\$50,083	33.24%
\$45,000,000	(\$84,569)	(26.34%)	(\$123,743)	(38.54%)	\$56,149	33.13%	\$56,174	33.15%	\$56,344	33.24%
\$50,000,000	(\$94,021)	(26.35%)	(\$137,549)	(38.55%)	\$62,410	33.14%	\$62,434	33.16%	\$62,604	33.24%