

CITY OF MORRISON, 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	\$8.10000	\$25,532	\$0	\$25,532	
2026-27	\$5.04134	\$26,043	\$59	\$26,102	2.2%
2027-28	\$5.07595	\$26,232	\$59	\$26,291	0.7%
2028-29	\$4.91001	\$26,817	\$57	\$26,874	2.2%
2029-30	\$4.93690	\$27,009	\$58	\$27,066	0.7%
2030-31	\$4.77226	\$27,608	\$56	\$27,663	2.2%
2031-32	\$4.79827	\$27,802	\$56	\$27,858	0.7%
2032-33	\$4.64116	\$28,415	\$54	\$28,469	2.2%
2033-34	\$4.66634	\$28,611	\$54	\$28,666	0.7%
2034-35	\$4.51618	\$29,239	\$53	\$29,292	2.2%
2035-36	\$4.54057	\$29,438	\$53	\$29,491	0.7%

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	\$6,610,968	\$3,152,130	\$0	\$3,152,130
2026-27	\$5,569,824	\$5,177,532	\$0	\$5,177,532
2027-28	\$5,571,893	\$5,179,601	\$0	\$5,179,601
2028-29	\$5,865,701	\$5,473,409	\$0	\$5,473,409
2029-30	\$5,874,769	\$5,482,477	\$0	\$5,482,477
2030-31	\$6,189,006	\$5,796,714	\$0	\$5,796,714
2031-32	\$6,198,075	\$5,805,783	\$0	\$5,805,783
2032-33	\$6,526,318	\$6,134,026	\$0	\$6,134,026
2033-34	\$6,535,387	\$6,143,095	\$0	\$6,143,095
2034-35	\$6,878,242	\$6,485,950	\$0	\$6,485,950
2035-36	\$6,887,311	\$6,495,019	\$0	\$6,495,019

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	71.83%	-2.95%	68.88%	29.16%	0.00%	1.96%
2026-27	100.73%	-33.93%	66.80%	31.93%	0.00%	1.19%
2027-28	100.91%	-34.10%	66.81%	31.92%	0.00%	1.19%
2028-29	99.53%	-32.44%	67.09%	31.72%	0.00%	1.13%
2029-30	99.57%	-32.43%	67.14%	31.67%	0.00%	1.12%
2030-31	98.14%	-30.72%	67.43%	31.45%	0.00%	1.06%
2031-32	98.19%	-30.71%	67.48%	31.40%	0.00%	1.06%
2032-33	96.85%	-29.11%	67.74%	31.20%	0.00%	1.01%
2033-34	96.89%	-29.11%	67.78%	31.16%	0.00%	1.00%
2034-35	95.62%	-27.61%	68.01%	30.99%	0.00%	0.95%
2035-36	95.67%	-27.61%	68.06%	30.94%	0.00%	0.95%

**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 MORRISON, 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	\$3,152,130	\$8.10000	\$25,532
2026-27	\$5,177,532	\$5.04134	\$26,102
2027-28	\$5,179,601	\$5.07595	\$26,291
2028-29	\$5,473,409	\$4.91001	\$26,874
2029-30	\$5,482,477	\$4.93690	\$27,066
2030-31	\$5,796,714	\$4.77226	\$27,663
2031-32	\$5,805,783	\$4.79827	\$27,858
2032-33	\$6,134,026	\$4.64116	\$28,469
2033-34	\$6,143,095	\$4.66634	\$28,666
2034-35	\$6,485,950	\$4.51618	\$29,292
2035-36	\$6,495,019	\$4.54057	\$29,491

## CITY OF MORRISON, 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	\$3,152,130	\$8.10000	\$25,532
2026-27	\$3,262,254	\$8.01980	\$26,163
2027-28	\$3,316,359	\$8.01980	\$26,597
2028-29	\$3,442,500	\$8.01980	\$27,608
2029-30	\$3,499,451	\$8.01980	\$28,065
2030-31	\$3,632,175	\$8.01980	\$29,129
2031-32	\$3,692,114	\$8.01980	\$29,610
2032-33	\$3,831,760	\$8.01980	\$30,730
2033-34	\$3,894,852	\$8.01980	\$31,236
2034-35	\$4,041,780	\$8.01980	\$32,414
2035-36	\$4,108,183	\$8.01980	\$32,947

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	\$1,915,278	(\$2.97846)	-\$61
2027-28	\$1,863,242	(\$2.94385)	-\$305
2028-29	\$2,030,909	(\$3.10979)	-\$734
2029-30	\$1,983,027	(\$3.08290)	-\$998
2030-31	\$2,164,538	(\$3.24754)	-\$1,466
2031-32	\$2,113,669	(\$3.22153)	-\$1,752
2032-33	\$2,302,267	(\$3.37864)	-\$2,261
2033-34	\$2,248,243	(\$3.35346)	-\$2,570
2034-35	\$2,444,170	(\$3.50362)	-\$3,123
2035-36	\$2,386,836	(\$3.47923)	-\$3,456

CITY OF MORRISON, 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	\$192	\$295	\$50,000	\$51,515	\$192	\$246	\$50,000	\$58,947	\$173	\$43	\$148	\$43	\$192	\$281
\$100,000	\$123,480	\$384	\$589	\$100,000	\$103,030	\$384	\$492	\$100,000	\$117,894	\$366	\$324	\$341	\$324	\$384	\$563
\$150,000	\$185,220	\$576	\$884	\$150,000	\$154,545	\$576	\$738	\$150,000	\$176,842	\$558	\$605	\$533	\$605	\$576	\$844
\$200,000	\$246,960	\$941	\$1,179	\$200,000	\$206,060	\$941	\$983	\$200,000	\$235,789	\$750	\$887	\$725	\$887	\$768	\$1,125
\$250,000	\$308,700	\$1,305	\$1,473	\$250,000	\$257,575	\$1,305	\$1,229	\$250,000	\$294,736	\$942	\$1,168	\$917	\$1,168	\$960	\$1,407
\$300,000	\$370,440	\$1,670	\$1,768	\$300,000	\$309,090	\$1,670	\$1,475	\$300,000	\$353,683	\$1,134	\$1,449	\$1,109	\$1,449	\$1,153	\$1,688
\$400,000	\$493,920	\$2,399	\$2,357	\$400,000	\$412,120	\$2,399	\$1,967	\$400,000	\$471,578	\$1,518	\$2,012	\$1,493	\$2,012	\$1,537	\$2,250
\$500,000	\$617,400	\$3,128	\$2,946	\$500,000	\$515,151	\$3,128	\$2,458	\$500,000	\$589,472	\$1,902	\$2,575	\$1,877	\$2,575	\$1,921	\$2,813
\$600,000	\$740,880	\$3,857	\$3,536	\$600,000	\$618,181	\$3,857	\$2,950	\$600,000	\$707,366	\$2,287	\$3,137	\$2,262	\$3,137	\$2,305	\$3,376
\$700,000	\$864,360	\$4,586	\$4,125	\$700,000	\$721,211	\$4,586	\$3,442	\$700,000	\$825,261	\$2,671	\$3,700	\$2,646	\$3,700	\$2,689	\$3,938
\$800,000	\$987,840	\$5,315	\$4,714	\$800,000	\$824,241	\$5,315	\$3,933	\$800,000	\$943,155	\$3,055	\$4,262	\$3,030	\$4,262	\$3,074	\$4,501
\$900,000	\$1,111,320	\$6,044	\$5,304	\$900,000	\$927,271	\$6,044	\$4,425	\$900,000	\$1,061,050	\$3,439	\$4,825	\$3,414	\$4,825	\$3,458	\$5,064
\$1,000,000	\$1,234,800	\$6,773	\$5,893	\$1,000,000	\$1,030,301	\$6,773	\$4,917	\$1,000,000	\$1,178,944	\$3,823	\$5,388	\$3,798	\$5,388	\$3,842	\$5,626
\$2,000,000	\$2,469,600	\$14,063	\$11,786	\$2,000,000	\$2,060,602	\$14,063	\$9,834	\$2,000,000	\$2,357,888	\$7,665	\$11,014	\$7,640	\$11,014	\$7,684	\$11,252
\$3,000,000	\$3,704,400	\$21,353	\$17,678	\$3,000,000	\$3,090,903	\$21,353	\$14,751	\$3,000,000	\$3,536,832	\$11,507	\$16,640	\$11,482	\$16,640	\$11,526	\$16,879
\$4,000,000	\$4,939,200	\$28,643	\$23,571	\$4,000,000	\$4,121,204	\$28,643	\$19,667	\$4,000,000	\$4,715,776	\$15,349	\$22,266	\$15,324	\$22,266	\$15,368	\$22,505
\$5,000,000	\$6,174,000	\$35,933	\$29,464	\$5,000,000	\$5,151,505	\$35,933	\$24,584	\$5,000,000	\$5,894,720	\$19,191	\$27,893	\$19,166	\$27,893	\$19,210	\$28,131
\$6,000,000	\$7,408,800	\$43,223	\$35,357	\$6,000,000	\$6,181,806	\$43,223	\$29,501	\$6,000,000	\$7,073,664	\$23,033	\$33,519	\$23,008	\$33,519	\$23,052	\$33,757
\$7,000,000	\$8,643,600	\$50,513	\$41,250	\$7,000,000	\$7,212,107	\$50,513	\$34,418	\$7,000,000	\$8,252,608	\$26,875	\$39,145	\$26,850	\$39,145	\$26,894	\$39,384
\$8,000,000	\$9,878,400	\$57,803	\$47,142	\$8,000,000	\$8,242,408	\$57,803	\$39,335	\$8,000,000	\$9,431,552	\$30,717	\$44,771	\$30,692	\$44,771	\$30,736	\$45,010
\$9,000,000	\$11,113,200	\$65,093	\$53,035	\$9,000,000	\$9,272,709	\$65,093	\$44,252	\$9,000,000	\$10,610,496	\$34,559	\$50,397	\$34,534	\$50,397	\$34,578	\$50,636
\$10,000,000	\$12,348,000	\$72,383	\$58,928	\$10,000,000	\$10,303,010	\$72,383	\$49,169	\$10,000,000	\$11,789,440	\$38,401	\$56,024	\$38,376	\$56,024	\$38,420	\$56,262
\$15,000,000	\$18,522,000	\$108,833	\$88,392	\$15,000,000	\$15,454,515	\$108,833	\$73,753	\$15,000,000	\$17,684,160	\$57,611	\$84,155	\$57,586	\$84,155	\$57,629	\$84,393
\$20,000,000	\$24,696,000	\$145,283	\$117,856	\$20,000,000	\$20,606,020	\$145,283	\$98,337	\$20,000,000	\$23,578,880	\$76,821	\$112,286	\$76,796	\$112,286	\$76,839	\$112,525
\$25,000,000	\$30,870,000	\$181,733	\$147,320	\$25,000,000	\$25,757,525	\$181,733	\$122,922	\$25,000,000	\$29,473,600	\$96,030	\$140,417	\$96,005	\$140,417	\$96,049	\$140,656
\$30,000,000	\$37,044,000	\$218,183	\$176,784	\$30,000,000	\$30,909,030	\$218,183	\$147,506	\$30,000,000	\$35,368,320	\$115,240	\$168,548	\$115,215	\$168,548	\$115,259	\$168,787
\$35,000,000	\$43,218,000	\$254,633	\$206,248	\$35,000,000	\$36,060,535	\$254,633	\$172,090	\$35,000,000	\$41,263,040	\$134,450	\$196,679	\$134,425	\$196,679	\$134,469	\$196,918
\$40,000,000	\$49,392,000	\$291,083	\$235,711	\$40,000,000	\$41,212,040	\$291,083	\$196,675	\$40,000,000	\$47,157,760	\$153,660	\$224,810	\$153,635	\$224,810	\$153,678	\$225,049
\$45,000,000	\$55,566,000	\$327,533	\$265,175	\$45,000,000	\$46,363,545	\$327,533	\$221,259	\$45,000,000	\$53,052,480	\$172,870	\$252,942	\$172,845	\$252,942	\$172,888	\$253,180
\$50,000,000	\$61,740,000	\$363,983	\$294,639	\$50,000,000	\$51,515,050	\$363,983	\$245,843	\$50,000,000	\$58,947,200	\$192,079	\$281,073	\$192,054	\$281,073	\$192,098	\$281,311

CITY OF MORRISON, 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	\$103	53.38%	\$54	27.98%	(\$131)	(75.38%)	(\$106)	(71.25%)	\$89	46.44%
\$100,000	\$205	53.38%	\$107	27.98%	(\$42)	(11.37%)	(\$17)	(4.87%)	\$178	46.44%
\$150,000	\$308	53.38%	\$161	27.98%	\$48	8.55%	\$73	13.64%	\$268	46.44%
\$200,000	\$238	25.27%	\$43	4.53%	\$137	18.26%	\$162	22.33%	\$357	46.44%
\$250,000	\$168	12.86%	(\$76)	(5.83%)	\$226	24.00%	\$251	27.38%	\$446	46.44%
\$300,000	\$98	5.87%	(\$195)	(11.66%)	\$315	27.81%	\$340	30.68%	\$535	46.44%
\$400,000	(\$42)	(1.74%)	(\$432)	(18.01%)	\$494	32.52%	\$519	34.74%	\$714	46.44%
\$500,000	(\$181)	(5.80%)	(\$669)	(21.40%)	\$672	35.33%	\$697	37.13%	\$892	46.44%
\$600,000	(\$321)	(8.33%)	(\$907)	(23.51%)	\$851	37.20%	\$876	38.71%	\$1,071	46.44%
\$700,000	(\$461)	(10.05%)	(\$1,144)	(24.95%)	\$1,029	38.53%	\$1,054	39.84%	\$1,249	46.44%
\$800,000	(\$601)	(11.30%)	(\$1,381)	(25.99%)	\$1,207	39.52%	\$1,232	40.67%	\$1,427	46.44%
\$900,000	(\$740)	(12.25%)	(\$1,619)	(26.78%)	\$1,386	40.30%	\$1,411	41.32%	\$1,606	46.44%
\$1,000,000	(\$880)	(12.99%)	(\$1,856)	(27.40%)	\$1,564	40.91%	\$1,589	41.84%	\$1,784	46.44%
\$2,000,000	(\$2,277)	(16.19%)	(\$4,229)	(30.07%)	\$3,349	43.68%	\$3,374	44.15%	\$3,569	46.44%
\$3,000,000	(\$3,674)	(17.21%)	(\$6,602)	(30.92%)	\$5,133	44.61%	\$5,158	44.92%	\$5,353	46.44%
\$4,000,000	(\$5,072)	(17.71%)	(\$8,975)	(31.34%)	\$6,917	45.06%	\$6,942	45.30%	\$7,137	46.44%
\$5,000,000	(\$6,469)	(18.00%)	(\$11,348)	(31.58%)	\$8,701	45.34%	\$8,726	45.53%	\$8,921	46.44%
\$6,000,000	(\$7,866)	(18.20%)	(\$13,722)	(31.75%)	\$10,486	45.52%	\$10,511	45.68%	\$10,706	46.44%
\$7,000,000	(\$9,263)	(18.34%)	(\$16,095)	(31.86%)	\$12,270	45.66%	\$12,295	45.79%	\$12,490	46.44%
\$8,000,000	(\$10,661)	(18.44%)	(\$18,468)	(31.95%)	\$14,054	45.75%	\$14,079	45.87%	\$14,274	46.44%
\$9,000,000	(\$12,058)	(18.52%)	(\$20,841)	(32.02%)	\$15,838	45.83%	\$15,863	45.94%	\$16,058	46.44%
\$10,000,000	(\$13,455)	(18.59%)	(\$23,214)	(32.07%)	\$17,623	45.89%	\$17,648	45.99%	\$17,843	46.44%
\$15,000,000	(\$20,441)	(18.78%)	(\$35,080)	(32.23%)	\$26,544	46.07%	\$26,569	46.14%	\$26,764	46.44%
\$20,000,000	(\$27,427)	(18.88%)	(\$46,946)	(32.31%)	\$35,465	46.17%	\$35,490	46.21%	\$35,685	46.44%
\$25,000,000	(\$34,413)	(18.94%)	(\$58,811)	(32.36%)	\$44,387	46.22%	\$44,412	46.26%	\$44,607	46.44%
\$30,000,000	(\$41,399)	(18.97%)	(\$70,677)	(32.39%)	\$53,308	46.26%	\$53,333	46.29%	\$53,528	46.44%
\$35,000,000	(\$48,385)	(19.00%)	(\$82,543)	(32.42%)	\$62,229	46.28%	\$62,254	46.31%	\$62,449	46.44%
\$40,000,000	(\$55,371)	(19.02%)	(\$94,408)	(32.43%)	\$71,151	46.30%	\$71,176	46.33%	\$71,371	46.44%
\$45,000,000	(\$62,357)	(19.04%)	(\$106,274)	(32.45%)	\$80,072	46.32%	\$80,097	46.34%	\$80,292	46.44%
\$50,000,000	(\$69,343)	(19.05%)	(\$118,140)	(32.46%)	\$88,993	46.33%	\$89,018	46.35%	\$89,213	46.44%