

CITY OF MONTEZUMA, 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	\$7.78621	\$489,244	\$0	\$489,244	
2026-27	\$4.62354	\$499,029	\$5,647	\$504,676	3.2%
2027-28	\$4.67586	\$509,455	\$5,711	\$515,165	2.1%
2028-29	\$4.56417	\$525,469	\$5,574	\$531,043	3.1%
2029-30	\$4.61259	\$536,011	\$5,634	\$541,645	2.0%
2030-31	\$4.50116	\$552,478	\$5,498	\$557,976	3.0%
2031-32	\$4.54595	\$562,872	\$5,552	\$568,424	1.9%
2032-33	\$4.43702	\$579,793	\$5,419	\$585,212	3.0%
2033-34	\$4.47849	\$590,036	\$5,470	\$595,506	1.8%
2034-35	\$4.37197	\$607,415	\$5,340	\$612,755	2.9%
2035-36	\$4.41040	\$617,505	\$5,387	\$622,891	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	\$118,213,204	\$62,834,670	\$0	\$62,834,670
2026-27	\$110,366,958	\$109,153,483	\$0	\$109,153,483
2027-28	\$111,389,017	\$110,175,542	\$0	\$110,175,542
2028-29	\$117,563,890	\$116,350,415	\$0	\$116,350,415
2029-30	\$118,640,948	\$117,427,473	\$0	\$117,427,473
2030-31	\$125,176,115	\$123,962,640	\$0	\$123,962,640
2031-32	\$126,253,173	\$125,039,698	\$0	\$125,039,698
2032-33	\$133,106,579	\$131,893,104	\$0	\$131,893,104
2033-34	\$134,183,638	\$132,970,163	\$0	\$132,970,163
2034-35	\$141,368,791	\$140,155,316	\$0	\$140,155,316
2035-36	\$142,445,850	\$141,232,375	\$0	\$141,232,375

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	67.44%	-1.36%	66.08%	21.30%	12.56%	0.07%
2026-27	89.81%	-18.86%	70.95%	19.96%	8.84%	0.04%
2027-28	89.57%	-18.87%	70.70%	20.09%	8.96%	0.04%
2028-29	88.77%	-18.03%	70.74%	20.27%	8.76%	0.04%
2029-30	88.50%	-17.98%	70.52%	20.38%	8.87%	0.04%
2030-31	87.72%	-17.14%	70.57%	20.55%	8.67%	0.03%
2031-32	87.48%	-17.11%	70.37%	20.65%	8.78%	0.03%
2032-33	86.74%	-16.32%	70.42%	20.82%	8.58%	0.03%
2033-34	86.53%	-16.30%	70.23%	20.91%	8.68%	0.03%
2034-35	85.84%	-15.56%	70.28%	21.08%	8.48%	0.03%
2035-36	85.65%	-15.55%	70.10%	21.16%	8.57%	0.03%

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 MONTEZUMA, 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	\$62,834,670	\$7.78621	\$489,244
2026-27	\$109,153,483	\$4.62354	\$504,676
2027-28	\$110,175,542	\$4.67586	\$515,165
2028-29	\$116,350,415	\$4.56417	\$531,043
2029-30	\$117,427,473	\$4.61259	\$541,645
2030-31	\$123,962,640	\$4.50116	\$557,976
2031-32	\$125,039,698	\$4.54595	\$568,424
2032-33	\$131,893,104	\$4.43702	\$585,212
2033-34	\$132,970,163	\$4.47849	\$595,506
2034-35	\$140,155,316	\$4.37197	\$612,755
2035-36	\$141,232,375	\$4.41040	\$622,891

CITY OF MONTEZUMA, 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	\$62,834,670	\$7.78621	\$489,244
2026-27	\$65,136,227	\$7.70912	\$502,143
2027-28	\$66,777,142	\$7.70912	\$514,793
2028-29	\$69,665,576	\$7.70912	\$537,060
2029-30	\$71,370,573	\$7.70912	\$550,204
2030-31	\$74,416,032	\$7.70912	\$573,682
2031-32	\$76,188,331	\$7.70912	\$587,345
2032-33	\$79,398,704	\$7.70912	\$612,094
2033-34	\$81,242,020	\$7.70912	\$626,304
2034-35	\$84,625,724	\$7.70912	\$652,390
2035-36	\$86,543,624	\$7.70912	\$667,175

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	\$44,017,257	(\$3.08558)	\$2,533
2027-28	\$43,398,400	(\$3.03326)	\$373
2028-29	\$46,684,839	(\$3.14495)	-\$6,017
2029-30	\$46,056,901	(\$3.09653)	-\$8,559
2030-31	\$49,546,608	(\$3.20796)	-\$15,706
2031-32	\$48,851,368	(\$3.16317)	-\$18,921
2032-33	\$52,494,401	(\$3.27210)	-\$26,882
2033-34	\$51,728,143	(\$3.23063)	-\$30,799
2034-35	\$55,529,592	(\$3.33715)	-\$39,635
2035-36	\$54,688,751	(\$3.29872)	-\$44,284

CITY OF MONTEZUMA, 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	\$185	\$278	\$50,000	\$51,515	\$185	\$232	\$50,000	\$58,947	\$167	\$40	\$143	\$40	\$185	\$265
\$100,000	\$123,480	\$369	\$556	\$100,000	\$103,030	\$369	\$464	\$100,000	\$117,894	\$351	\$306	\$327	\$306	\$369	\$531
\$150,000	\$185,220	\$554	\$834	\$150,000	\$154,545	\$554	\$696	\$150,000	\$176,842	\$536	\$571	\$512	\$571	\$554	\$796
\$200,000	\$246,960	\$904	\$1,112	\$200,000	\$206,060	\$904	\$928	\$200,000	\$235,789	\$721	\$836	\$697	\$836	\$739	\$1,061
\$250,000	\$308,700	\$1,255	\$1,390	\$250,000	\$257,575	\$1,255	\$1,159	\$250,000	\$294,736	\$905	\$1,102	\$881	\$1,102	\$923	\$1,327
\$300,000	\$370,440	\$1,605	\$1,667	\$300,000	\$309,090	\$1,605	\$1,391	\$300,000	\$353,683	\$1,090	\$1,367	\$1,066	\$1,367	\$1,108	\$1,592
\$400,000	\$493,920	\$2,306	\$2,223	\$400,000	\$412,120	\$2,306	\$1,855	\$400,000	\$471,578	\$1,459	\$1,898	\$1,435	\$1,898	\$1,477	\$2,123
\$500,000	\$617,400	\$3,007	\$2,779	\$500,000	\$515,151	\$3,007	\$2,319	\$500,000	\$589,472	\$1,829	\$2,428	\$1,805	\$2,428	\$1,847	\$2,653
\$600,000	\$740,880	\$3,707	\$3,335	\$600,000	\$618,181	\$3,707	\$2,783	\$600,000	\$707,366	\$2,198	\$2,959	\$2,174	\$2,959	\$2,216	\$3,184
\$700,000	\$864,360	\$4,408	\$3,891	\$700,000	\$721,211	\$4,408	\$3,246	\$700,000	\$825,261	\$2,567	\$3,490	\$2,543	\$3,490	\$2,585	\$3,715
\$800,000	\$987,840	\$5,109	\$4,446	\$800,000	\$824,241	\$5,109	\$3,710	\$800,000	\$943,155	\$2,937	\$4,020	\$2,913	\$4,020	\$2,954	\$4,245
\$900,000	\$1,111,320	\$5,810	\$5,002	\$900,000	\$927,271	\$5,810	\$4,174	\$900,000	\$1,061,050	\$3,306	\$4,551	\$3,282	\$4,551	\$3,324	\$4,776
\$1,000,000	\$1,234,800	\$6,510	\$5,558	\$1,000,000	\$1,030,301	\$6,510	\$4,638	\$1,000,000	\$1,178,944	\$3,675	\$5,082	\$3,651	\$5,082	\$3,693	\$5,307
\$2,000,000	\$2,469,600	\$13,518	\$11,116	\$2,000,000	\$2,060,602	\$13,518	\$9,275	\$2,000,000	\$2,357,888	\$7,368	\$10,388	\$7,344	\$10,388	\$7,386	\$10,613
\$3,000,000	\$3,704,400	\$20,526	\$16,674	\$3,000,000	\$3,090,903	\$20,526	\$13,913	\$3,000,000	\$3,536,832	\$11,061	\$15,695	\$11,037	\$15,695	\$11,079	\$15,920
\$4,000,000	\$4,939,200	\$27,533	\$22,232	\$4,000,000	\$4,121,204	\$27,533	\$18,550	\$4,000,000	\$4,715,776	\$14,755	\$21,001	\$14,731	\$21,001	\$14,772	\$21,226
\$5,000,000	\$6,174,000	\$34,541	\$27,790	\$5,000,000	\$5,151,505	\$34,541	\$23,188	\$5,000,000	\$5,894,720	\$18,448	\$26,308	\$18,424	\$26,308	\$18,466	\$26,533
\$6,000,000	\$7,408,800	\$41,548	\$33,348	\$6,000,000	\$6,181,806	\$41,548	\$27,825	\$6,000,000	\$7,073,664	\$22,141	\$31,615	\$22,117	\$31,615	\$22,159	\$31,840
\$7,000,000	\$8,643,600	\$48,556	\$38,906	\$7,000,000	\$7,212,107	\$48,556	\$32,463	\$7,000,000	\$8,252,608	\$25,834	\$36,921	\$25,810	\$36,921	\$25,852	\$37,146
\$8,000,000	\$9,878,400	\$55,564	\$44,464	\$8,000,000	\$8,242,408	\$55,564	\$37,100	\$8,000,000	\$9,431,552	\$29,527	\$42,228	\$29,503	\$42,228	\$29,545	\$42,453
\$9,000,000	\$11,113,200	\$62,571	\$50,022	\$9,000,000	\$9,272,709	\$62,571	\$41,738	\$9,000,000	\$10,610,496	\$33,220	\$47,534	\$33,196	\$47,534	\$33,238	\$47,760
\$10,000,000	\$12,348,000	\$69,579	\$55,580	\$10,000,000	\$10,303,010	\$69,579	\$46,375	\$10,000,000	\$11,789,440	\$36,913	\$52,841	\$36,889	\$52,841	\$36,931	\$53,066
\$15,000,000	\$18,522,000	\$104,617	\$83,370	\$15,000,000	\$15,454,515	\$104,617	\$69,563	\$15,000,000	\$17,684,160	\$55,379	\$79,374	\$55,355	\$79,374	\$55,397	\$79,599
\$20,000,000	\$24,696,000	\$139,655	\$111,161	\$20,000,000	\$20,606,020	\$139,655	\$92,751	\$20,000,000	\$23,578,880	\$73,845	\$105,907	\$73,821	\$105,907	\$73,862	\$106,132
\$25,000,000	\$30,870,000	\$174,693	\$138,951	\$25,000,000	\$25,757,525	\$174,693	\$115,939	\$25,000,000	\$29,473,600	\$92,310	\$132,440	\$92,286	\$132,440	\$92,328	\$132,665
\$30,000,000	\$37,044,000	\$209,730	\$166,741	\$30,000,000	\$30,909,030	\$209,730	\$139,126	\$30,000,000	\$35,368,320	\$110,776	\$158,973	\$110,752	\$158,973	\$110,794	\$159,198
\$35,000,000	\$43,218,000	\$244,768	\$194,531	\$35,000,000	\$36,060,535	\$244,768	\$162,314	\$35,000,000	\$41,263,040	\$129,241	\$185,506	\$129,217	\$185,506	\$129,259	\$185,732
\$40,000,000	\$49,392,000	\$279,806	\$222,321	\$40,000,000	\$41,212,040	\$279,806	\$185,502	\$40,000,000	\$47,157,760	\$147,707	\$212,040	\$147,683	\$212,040	\$147,725	\$212,265
\$45,000,000	\$55,566,000	\$314,844	\$250,111	\$45,000,000	\$46,363,545	\$314,844	\$208,690	\$45,000,000	\$53,052,480	\$166,173	\$238,573	\$166,149	\$238,573	\$166,191	\$238,798
\$50,000,000	\$61,740,000	\$349,882	\$277,902	\$50,000,000	\$51,515,050	\$349,882	\$231,877	\$50,000,000	\$58,947,200	\$184,638	\$265,106	\$184,614	\$265,106	\$184,656	\$265,331

CITY OF MONTEZUMA, 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	\$93	50.50%	\$47	25.57%	(\$126)	(75.85%)	(\$102)	(71.79%)	\$81	43.69%
\$100,000	\$186	50.50%	\$94	25.57%	(\$46)	(13.03%)	(\$22)	(6.66%)	\$161	43.69%
\$150,000	\$280	50.50%	\$142	25.57%	\$35	6.51%	\$59	11.50%	\$242	43.69%
\$200,000	\$207	22.92%	\$23	2.56%	\$116	16.03%	\$140	20.03%	\$323	43.69%
\$250,000	\$135	10.74%	(\$95)	(7.60%)	\$196	21.67%	\$220	24.99%	\$403	43.69%
\$300,000	\$62	3.88%	(\$214)	(13.32%)	\$277	25.40%	\$301	28.23%	\$484	43.69%
\$400,000	(\$83)	(3.58%)	(\$451)	(19.55%)	\$438	30.03%	\$462	32.21%	\$645	43.69%
\$500,000	(\$228)	(7.57%)	(\$688)	(22.88%)	\$600	32.79%	\$624	34.56%	\$807	43.69%
\$600,000	(\$373)	(10.05%)	(\$925)	(24.95%)	\$761	34.62%	\$785	36.11%	\$968	43.69%
\$700,000	(\$518)	(11.74%)	(\$1,162)	(26.36%)	\$922	35.93%	\$946	37.21%	\$1,129	43.69%
\$800,000	(\$662)	(12.97%)	(\$1,399)	(27.38%)	\$1,084	36.90%	\$1,108	38.03%	\$1,291	43.69%
\$900,000	(\$807)	(13.90%)	(\$1,636)	(28.16%)	\$1,245	37.66%	\$1,269	38.67%	\$1,452	43.69%
\$1,000,000	(\$952)	(14.63%)	(\$1,873)	(28.77%)	\$1,406	38.27%	\$1,430	39.17%	\$1,613	43.69%
\$2,000,000	(\$2,402)	(17.77%)	(\$4,243)	(31.39%)	\$3,020	40.98%	\$3,044	41.44%	\$3,227	43.69%
\$3,000,000	(\$3,851)	(18.76%)	(\$6,613)	(32.22%)	\$4,633	41.89%	\$4,657	42.20%	\$4,840	43.69%
\$4,000,000	(\$5,301)	(19.25%)	(\$8,983)	(32.63%)	\$6,247	42.34%	\$6,271	42.57%	\$6,454	43.69%
\$5,000,000	(\$6,751)	(19.54%)	(\$11,353)	(32.87%)	\$7,860	42.61%	\$7,884	42.79%	\$8,067	43.69%
\$6,000,000	(\$8,200)	(19.74%)	(\$13,723)	(33.03%)	\$9,474	42.79%	\$9,498	42.94%	\$9,681	43.69%
\$7,000,000	(\$9,650)	(19.87%)	(\$16,093)	(33.14%)	\$11,087	42.92%	\$11,111	43.05%	\$11,294	43.69%
\$8,000,000	(\$11,099)	(19.98%)	(\$18,463)	(33.23%)	\$12,701	43.01%	\$12,725	43.13%	\$12,908	43.69%
\$9,000,000	(\$12,549)	(20.06%)	(\$20,833)	(33.30%)	\$14,314	43.09%	\$14,338	43.19%	\$14,521	43.69%
\$10,000,000	(\$13,998)	(20.12%)	(\$23,203)	(33.35%)	\$15,928	43.15%	\$15,952	43.24%	\$16,135	43.69%
\$15,000,000	(\$21,246)	(20.31%)	(\$35,053)	(33.51%)	\$23,995	43.33%	\$24,019	43.39%	\$24,202	43.69%
\$20,000,000	(\$28,494)	(20.40%)	(\$46,904)	(33.59%)	\$32,063	43.42%	\$32,087	43.47%	\$32,270	43.69%
\$25,000,000	(\$35,742)	(20.46%)	(\$58,754)	(33.63%)	\$40,130	43.47%	\$40,154	43.51%	\$40,337	43.69%
\$30,000,000	(\$42,989)	(20.50%)	(\$70,604)	(33.66%)	\$48,198	43.51%	\$48,222	43.54%	\$48,405	43.69%
\$35,000,000	(\$50,237)	(20.52%)	(\$82,454)	(33.69%)	\$56,265	43.53%	\$56,289	43.56%	\$56,472	43.69%
\$40,000,000	(\$57,485)	(20.54%)	(\$94,304)	(33.70%)	\$64,333	43.55%	\$64,357	43.58%	\$64,540	43.69%
\$45,000,000	(\$64,733)	(20.56%)	(\$106,155)	(33.72%)	\$72,400	43.57%	\$72,424	43.59%	\$72,607	43.69%
\$50,000,000	(\$71,981)	(20.57%)	(\$118,005)	(33.73%)	\$80,467	43.58%	\$80,491	43.60%	\$80,675	43.69%