

CITY OF MITCHELL, 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	\$7.78628	\$40,669	\$0	\$40,669	
2026-27	\$4.65162	\$41,483	\$1,333	\$42,816	5.3%
2027-28	\$4.77347	\$43,672	\$1,368	\$45,040	5.2%
2028-29	\$4.65506	\$45,941	\$1,334	\$47,275	5.0%
2029-30	\$4.77239	\$48,220	\$1,368	\$49,588	4.9%
2030-31	\$4.65212	\$50,580	\$1,333	\$51,913	4.7%
2031-32	\$4.76719	\$52,951	\$1,366	\$54,317	4.6%
2032-33	\$4.64719	\$55,403	\$1,332	\$56,735	4.5%
2033-34	\$4.75889	\$57,853	\$1,364	\$59,217	4.4%
2034-35	\$4.63929	\$60,401	\$1,329	\$61,731	4.2%
2035-36	\$4.74140	\$62,845	\$1,359	\$64,204	4.0%

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	\$11,285,241	\$5,223,212	\$0	\$5,223,212
2026-27	\$9,931,447	\$9,204,478	\$0	\$9,204,478
2027-28	\$10,162,438	\$9,435,469	\$0	\$9,435,469
2028-29	\$10,882,521	\$10,155,552	\$0	\$10,155,552
2029-30	\$11,117,512	\$10,390,543	\$0	\$10,390,543
2030-31	\$11,885,888	\$11,158,919	\$0	\$11,158,919
2031-32	\$12,120,879	\$11,393,910	\$0	\$11,393,910
2032-33	\$12,935,411	\$12,208,442	\$0	\$12,208,442
2033-34	\$13,170,402	\$12,443,433	\$0	\$12,443,433
2034-35	\$14,033,030	\$13,306,061	\$0	\$13,306,061
2035-36	\$14,268,021	\$13,541,052	\$0	\$13,541,052

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.11%	-1.68%	81.43%	12.98%	0.00%	1.73%
2026-27	110.90%	-30.20%	80.70%	14.94%	0.00%	0.98%
2027-28	110.64%	-30.04%	80.60%	15.16%	0.00%	0.96%
2028-29	109.20%	-28.41%	80.78%	15.32%	0.00%	0.89%
2029-30	108.96%	-28.26%	80.70%	15.50%	0.00%	0.87%
2030-31	107.60%	-26.74%	80.85%	15.64%	0.00%	0.81%
2031-32	107.41%	-26.64%	80.77%	15.80%	0.00%	0.79%
2032-33	106.16%	-25.25%	80.91%	15.93%	0.00%	0.74%
2033-34	106.02%	-25.19%	80.83%	16.06%	0.00%	0.73%
2034-35	104.85%	-23.92%	80.94%	16.18%	0.00%	0.68%
2035-36	104.75%	-23.88%	80.87%	16.31%	0.00%	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 MITCHELL, 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	\$5,223,212	\$7.78628	\$40,669
2026-27	\$9,204,478	\$4.65162	\$42,816
2027-28	\$9,435,469	\$4.77347	\$45,040
2028-29	\$10,155,552	\$4.65506	\$47,275
2029-30	\$10,390,543	\$4.77239	\$49,588
2030-31	\$11,158,919	\$4.65212	\$51,913
2031-32	\$11,393,910	\$4.76719	\$54,317
2032-33	\$12,208,442	\$4.64719	\$56,735
2033-34	\$12,443,433	\$4.75889	\$59,217
2034-35	\$13,306,061	\$4.63929	\$61,731
2035-36	\$13,541,052	\$4.74140	\$64,204

## CITY OF MITCHELL, 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	\$5,223,212	\$7.78628	\$40,669
2026-27	\$5,428,282	\$7.70919	\$41,848
2027-28	\$5,658,315	\$7.55802	\$42,766
2028-29	\$5,971,585	\$7.55802	\$45,133
2029-30	\$6,212,335	\$7.55802	\$46,953
2030-31	\$6,545,505	\$7.55802	\$49,471
2031-32	\$6,797,522	\$7.55802	\$51,376
2032-33	\$7,151,640	\$7.55802	\$54,052
2033-34	\$7,415,536	\$7.55802	\$56,047
2034-35	\$7,791,720	\$7.55802	\$58,890
2035-36	\$8,068,103	\$7.55802	\$60,979

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	\$3,776,196	(\$3.05757)	\$968
2027-28	\$3,777,154	(\$2.78455)	\$2,274
2028-29	\$4,183,967	(\$2.90296)	\$2,141
2029-30	\$4,178,208	(\$2.78563)	\$2,635
2030-31	\$4,613,414	(\$2.90590)	\$2,442
2031-32	\$4,596,389	(\$2.79083)	\$2,941
2032-33	\$5,056,801	(\$2.91083)	\$2,683
2033-34	\$5,027,896	(\$2.79913)	\$3,170
2034-35	\$5,514,341	(\$2.91873)	\$2,841
2035-36	\$5,472,949	(\$2.81662)	\$3,225

CITY OF MITCHELL, 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	\$287	\$50,000	\$51,515	\$185	\$240	\$50,000	\$58,947	\$167	\$42	\$143	\$42	\$185	\$274
\$100,000	\$123,480	\$369	\$574	\$100,000	\$103,030	\$369	\$479	\$100,000	\$117,894	\$351	\$316	\$327	\$316	\$369	\$548
\$150,000	\$185,220	\$554	\$862	\$150,000	\$154,545	\$554	\$719	\$150,000	\$176,842	\$536	\$590	\$512	\$590	\$554	\$823
\$200,000	\$246,960	\$904	\$1,149	\$200,000	\$206,060	\$904	\$959	\$200,000	\$235,789	\$721	\$864	\$697	\$864	\$739	\$1,097
\$250,000	\$308,700	\$1,255	\$1,436	\$250,000	\$257,575	\$1,255	\$1,198	\$250,000	\$294,736	\$905	\$1,139	\$881	\$1,139	\$923	\$1,371
\$300,000	\$370,440	\$1,605	\$1,723	\$300,000	\$309,090	\$1,605	\$1,438	\$300,000	\$353,683	\$1,090	\$1,413	\$1,066	\$1,413	\$1,108	\$1,645
\$400,000	\$493,920	\$2,306	\$2,298	\$400,000	\$412,120	\$2,306	\$1,917	\$400,000	\$471,578	\$1,459	\$1,961	\$1,435	\$1,961	\$1,477	\$2,194
\$500,000	\$617,400	\$3,007	\$2,872	\$500,000	\$515,151	\$3,007	\$2,397	\$500,000	\$589,472	\$1,829	\$2,510	\$1,805	\$2,510	\$1,847	\$2,742
\$600,000	\$740,880	\$3,707	\$3,447	\$600,000	\$618,181	\$3,707	\$2,876	\$600,000	\$707,366	\$2,198	\$3,058	\$2,174	\$3,058	\$2,216	\$3,291
\$700,000	\$864,360	\$4,408	\$4,021	\$700,000	\$721,211	\$4,408	\$3,355	\$700,000	\$825,261	\$2,567	\$3,607	\$2,543	\$3,607	\$2,585	\$3,839
\$800,000	\$987,840	\$5,109	\$4,596	\$800,000	\$824,241	\$5,109	\$3,834	\$800,000	\$943,155	\$2,937	\$4,155	\$2,913	\$4,155	\$2,955	\$4,388
\$900,000	\$1,111,320	\$5,810	\$5,170	\$900,000	\$927,271	\$5,810	\$4,314	\$900,000	\$1,061,050	\$3,306	\$4,704	\$3,282	\$4,704	\$3,324	\$4,936
\$1,000,000	\$1,234,800	\$6,510	\$5,744	\$1,000,000	\$1,030,301	\$6,510	\$4,793	\$1,000,000	\$1,178,944	\$3,675	\$5,252	\$3,651	\$5,252	\$3,693	\$5,485
\$2,000,000	\$2,469,600	\$13,518	\$11,489	\$2,000,000	\$2,060,602	\$13,518	\$9,586	\$2,000,000	\$2,357,888	\$7,368	\$10,737	\$7,344	\$10,737	\$7,386	\$10,969
\$3,000,000	\$3,704,400	\$20,526	\$17,233	\$3,000,000	\$3,090,903	\$20,526	\$14,379	\$3,000,000	\$3,536,832	\$11,062	\$16,221	\$11,038	\$16,221	\$11,079	\$16,454
\$4,000,000	\$4,939,200	\$27,533	\$22,978	\$4,000,000	\$4,121,204	\$27,533	\$19,172	\$4,000,000	\$4,715,776	\$14,755	\$21,706	\$14,731	\$21,706	\$14,773	\$21,938
\$5,000,000	\$6,174,000	\$34,541	\$28,722	\$5,000,000	\$5,151,505	\$34,541	\$23,965	\$5,000,000	\$5,894,720	\$18,448	\$27,190	\$18,424	\$27,190	\$18,466	\$27,423
\$6,000,000	\$7,408,800	\$41,549	\$34,467	\$6,000,000	\$6,181,806	\$41,549	\$28,759	\$6,000,000	\$7,073,664	\$22,141	\$32,675	\$22,117	\$32,675	\$22,159	\$32,908
\$7,000,000	\$8,643,600	\$48,556	\$40,211	\$7,000,000	\$7,212,107	\$48,556	\$33,552	\$7,000,000	\$8,252,608	\$25,834	\$38,160	\$25,810	\$38,160	\$25,852	\$38,392
\$8,000,000	\$9,878,400	\$55,564	\$45,956	\$8,000,000	\$8,242,408	\$55,564	\$38,345	\$8,000,000	\$9,431,552	\$29,527	\$43,644	\$29,503	\$43,644	\$29,545	\$43,877
\$9,000,000	\$11,113,200	\$62,572	\$51,700	\$9,000,000	\$9,272,709	\$62,572	\$43,138	\$9,000,000	\$10,610,496	\$33,220	\$49,129	\$33,196	\$49,129	\$33,238	\$49,361
\$10,000,000	\$12,348,000	\$69,579	\$57,444	\$10,000,000	\$10,303,010	\$69,579	\$47,931	\$10,000,000	\$11,789,440	\$36,914	\$54,613	\$36,890	\$54,613	\$36,932	\$54,846
\$15,000,000	\$18,522,000	\$104,618	\$86,167	\$15,000,000	\$15,454,515	\$104,618	\$71,896	\$15,000,000	\$17,684,160	\$55,379	\$82,036	\$55,355	\$82,036	\$55,397	\$82,269
\$20,000,000	\$24,696,000	\$139,656	\$114,889	\$20,000,000	\$20,606,020	\$139,656	\$95,862	\$20,000,000	\$23,578,880	\$73,845	\$109,459	\$73,821	\$109,459	\$73,863	\$109,692
\$25,000,000	\$30,870,000	\$174,694	\$143,611	\$25,000,000	\$25,757,525	\$174,694	\$119,827	\$25,000,000	\$29,473,600	\$92,311	\$136,882	\$92,287	\$136,882	\$92,329	\$137,115
\$30,000,000	\$37,044,000	\$209,732	\$172,333	\$30,000,000	\$30,909,030	\$209,732	\$143,793	\$30,000,000	\$35,368,320	\$110,777	\$164,305	\$110,753	\$164,305	\$110,795	\$164,538
\$35,000,000	\$43,218,000	\$244,771	\$201,055	\$35,000,000	\$36,060,535	\$244,771	\$167,758	\$35,000,000	\$41,263,040	\$129,243	\$191,728	\$129,219	\$191,728	\$129,260	\$191,961
\$40,000,000	\$49,392,000	\$279,809	\$229,778	\$40,000,000	\$41,212,040	\$279,809	\$191,723	\$40,000,000	\$47,157,760	\$147,708	\$219,151	\$147,684	\$219,151	\$147,726	\$219,384
\$45,000,000	\$55,566,000	\$314,847	\$258,500	\$45,000,000	\$46,363,545	\$314,847	\$215,689	\$45,000,000	\$53,052,480	\$166,174	\$246,574	\$166,150	\$246,574	\$166,192	\$246,807
\$50,000,000	\$61,740,000	\$349,885	\$287,222	\$50,000,000	\$51,515,050	\$349,885	\$239,654	\$50,000,000	\$58,947,200	\$184,640	\$273,997	\$184,616	\$273,997	\$184,658	\$274,229

CITY OF            MITCHELL, 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	55.54%	\$55	29.78%	(\$125)	(75.04%)	(\$101)	(70.84%)	\$90	48.51%
\$100,000	\$205	55.54%	\$110	29.78%	(\$36)	(10.12%)	(\$12)	(3.53%)	\$179	48.51%
\$150,000	\$308	55.54%	\$165	29.78%	\$54	10.08%	\$78	15.24%	\$269	48.51%
\$200,000	\$245	27.04%	\$54	6.00%	\$144	19.92%	\$168	24.06%	\$358	48.51%
\$250,000	\$181	14.45%	(\$56)	(4.50%)	\$233	25.75%	\$257	29.18%	\$448	48.51%
\$300,000	\$118	7.36%	(\$167)	(10.42%)	\$323	29.61%	\$347	32.53%	\$537	48.51%
\$400,000	(\$8)	(0.35%)	(\$389)	(16.85%)	\$502	34.39%	\$526	36.64%	\$717	48.51%
\$500,000	(\$134)	(4.47%)	(\$610)	(20.29%)	\$681	37.24%	\$705	39.07%	\$896	48.51%
\$600,000	(\$261)	(7.03%)	(\$832)	(22.43%)	\$860	39.13%	\$884	40.67%	\$1,075	48.51%
\$700,000	(\$387)	(8.78%)	(\$1,053)	(23.89%)	\$1,039	40.48%	\$1,063	41.81%	\$1,254	48.51%
\$800,000	(\$513)	(10.05%)	(\$1,274)	(24.95%)	\$1,218	41.49%	\$1,242	42.66%	\$1,433	48.51%
\$900,000	(\$640)	(11.01%)	(\$1,496)	(25.75%)	\$1,398	42.28%	\$1,422	43.32%	\$1,612	48.51%
\$1,000,000	(\$766)	(11.77%)	(\$1,717)	(26.38%)	\$1,577	42.90%	\$1,601	43.84%	\$1,791	48.51%
\$2,000,000	(\$2,029)	(15.01%)	(\$3,932)	(29.09%)	\$3,368	45.71%	\$3,392	46.19%	\$3,583	48.51%
\$3,000,000	(\$3,292)	(16.04%)	(\$6,147)	(29.95%)	\$5,160	46.64%	\$5,184	46.96%	\$5,374	48.51%
\$4,000,000	(\$4,556)	(16.55%)	(\$8,361)	(30.37%)	\$6,951	47.11%	\$6,975	47.35%	\$7,166	48.51%
\$5,000,000	(\$5,819)	(16.85%)	(\$10,576)	(30.62%)	\$8,742	47.39%	\$8,766	47.58%	\$8,957	48.51%
\$6,000,000	(\$7,082)	(17.05%)	(\$12,790)	(30.78%)	\$10,534	47.58%	\$10,558	47.74%	\$10,749	48.51%
\$7,000,000	(\$8,345)	(17.19%)	(\$15,005)	(30.90%)	\$12,325	47.71%	\$12,349	47.85%	\$12,540	48.51%
\$8,000,000	(\$9,609)	(17.29%)	(\$17,219)	(30.99%)	\$14,117	47.81%	\$14,141	47.93%	\$14,331	48.51%
\$9,000,000	(\$10,872)	(17.37%)	(\$19,434)	(31.06%)	\$15,908	47.89%	\$15,932	47.99%	\$16,123	48.51%
\$10,000,000	(\$12,135)	(17.44%)	(\$21,648)	(31.11%)	\$17,700	47.95%	\$17,724	48.05%	\$17,914	48.51%
\$15,000,000	(\$18,451)	(17.64%)	(\$32,721)	(31.28%)	\$26,657	48.13%	\$26,681	48.20%	\$26,871	48.51%
\$20,000,000	(\$24,767)	(17.73%)	(\$43,794)	(31.36%)	\$35,614	48.23%	\$35,638	48.28%	\$35,829	48.51%
\$25,000,000	(\$31,083)	(17.79%)	(\$54,867)	(31.41%)	\$44,571	48.28%	\$44,595	48.32%	\$44,786	48.51%
\$30,000,000	(\$37,399)	(17.83%)	(\$65,940)	(31.44%)	\$53,528	48.32%	\$53,552	48.35%	\$53,743	48.51%
\$35,000,000	(\$43,715)	(17.86%)	(\$77,013)	(31.46%)	\$62,485	48.35%	\$62,509	48.38%	\$62,700	48.51%
\$40,000,000	(\$50,031)	(17.88%)	(\$88,085)	(31.48%)	\$71,443	48.37%	\$71,467	48.39%	\$71,657	48.51%
\$45,000,000	(\$56,347)	(17.90%)	(\$99,158)	(31.49%)	\$80,400	48.38%	\$80,424	48.40%	\$80,614	48.51%
\$50,000,000	(\$62,663)	(17.91%)	(\$110,231)	(31.50%)	\$89,357	48.40%	\$89,381	48.41%	\$89,572	48.51%