

CITY OF MORNING SUN, 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	\$7.86412	\$139,793	\$0	\$139,793	
2026-27	\$4.98835	\$142,589	\$1,111	\$143,700	2.8%
2027-28	\$5.02722	\$144,441	\$1,120	\$145,560	1.3%
2028-29	\$4.87135	\$148,471	\$1,085	\$149,556	2.7%
2029-30	\$4.90695	\$150,407	\$1,093	\$151,499	1.3%
2030-31	\$4.75350	\$154,529	\$1,059	\$155,588	2.7%
2031-32	\$4.78607	\$156,417	\$1,066	\$157,483	1.2%
2032-33	\$4.63907	\$160,633	\$1,033	\$161,666	2.7%
2033-34	\$4.66891	\$162,475	\$1,040	\$163,515	1.1%
2034-35	\$4.52793	\$166,785	\$1,009	\$167,794	2.6%
2035-36	\$4.55666	\$168,633	\$1,015	\$169,648	1.1%

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	\$37,394,476	\$17,776,110	\$0	\$17,776,110
2026-27	\$30,767,782	\$28,807,206	\$0	\$28,807,206
2027-28	\$30,915,016	\$28,954,440	\$0	\$28,954,440
2028-29	\$32,661,803	\$30,701,227	\$0	\$30,701,227
2029-30	\$32,835,037	\$30,874,461	\$0	\$30,874,461
2030-31	\$34,691,842	\$32,731,266	\$0	\$32,731,266
2031-32	\$34,865,077	\$32,904,501	\$0	\$32,904,501
2032-33	\$36,809,381	\$34,848,805	\$0	\$34,848,805
2033-34	\$36,982,615	\$35,022,039	\$0	\$35,022,039
2034-35	\$39,018,043	\$37,057,467	\$0	\$37,057,467
2035-36	\$39,191,278	\$37,230,702	\$0	\$37,230,702

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.36%	-2.52%	78.83%	16.22%	3.45%	1.49%
2026-27	116.14%	-36.99%	79.15%	16.99%	2.66%	0.92%
2027-28	116.32%	-37.07%	79.26%	16.90%	2.64%	0.91%
2028-29	114.82%	-35.19%	79.63%	16.74%	2.52%	0.86%
2029-30	114.89%	-35.15%	79.74%	16.64%	2.50%	0.86%
2030-31	113.39%	-33.30%	80.10%	16.48%	2.38%	0.81%
2031-32	113.47%	-33.27%	80.20%	16.40%	2.37%	0.80%
2032-33	112.07%	-31.55%	80.52%	16.26%	2.26%	0.76%
2033-34	112.15%	-31.53%	80.62%	16.18%	2.25%	0.76%
2034-35	110.83%	-29.92%	80.90%	16.05%	2.15%	0.71%
2035-36	110.91%	-29.92%	80.99%	15.98%	2.14%	0.71%

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 MORNING SUN, 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	\$17,776,110	\$7.86412	\$139,793
2026-27	\$28,807,206	\$4.98835	\$143,700
2027-28	\$28,954,440	\$5.02722	\$145,560
2028-29	\$30,701,227	\$4.87135	\$149,556
2029-30	\$30,874,461	\$4.90695	\$151,499
2030-31	\$32,731,266	\$4.75350	\$155,588
2031-32	\$32,904,501	\$4.78607	\$157,483
2032-33	\$34,848,805	\$4.63907	\$161,666
2033-34	\$35,022,039	\$4.66891	\$163,515
2034-35	\$37,057,467	\$4.52793	\$167,794
2035-36	\$37,230,702	\$4.55666	\$169,648

CITY OF MORNING SUN, 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	\$17,776,110	\$7.86412	\$139,793
2026-27	\$18,191,539	\$7.86412	\$143,060
2027-28	\$18,604,257	\$7.86412	\$146,306
2028-29	\$19,317,929	\$7.86412	\$151,919
2029-30	\$19,752,545	\$7.86412	\$155,336
2030-31	\$20,504,935	\$7.86412	\$161,253
2031-32	\$20,962,550	\$7.86412	\$164,852
2032-33	\$21,755,668	\$7.86412	\$171,089
2033-34	\$22,237,550	\$7.86412	\$174,879
2034-35	\$23,073,553	\$7.86412	\$181,453
2035-36	\$23,580,922	\$7.86412	\$185,443

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	\$10,615,667	(\$2.87577)	\$640
2027-28	\$10,350,183	(\$2.83690)	-\$746
2028-29	\$11,383,298	(\$2.99277)	-\$2,362
2029-30	\$11,121,916	(\$2.95717)	-\$3,837
2030-31	\$12,226,331	(\$3.11062)	-\$5,665
2031-32	\$11,941,951	(\$3.07805)	-\$7,369
2032-33	\$13,093,137	(\$3.22505)	-\$9,423
2033-34	\$12,784,489	(\$3.19521)	-\$11,364
2034-35	\$13,983,914	(\$3.33619)	-\$13,660
2035-36	\$13,649,780	(\$3.30746)	-\$15,796

CITY OF MORNING SUN, 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	\$187	\$293	\$50,000	\$51,515	\$187	\$245	\$50,000	\$58,947	\$168	\$43	\$144	\$43	\$187	\$280
\$100,000	\$123,480	\$373	\$587	\$100,000	\$103,030	\$373	\$490	\$100,000	\$117,894	\$355	\$323	\$331	\$323	\$373	\$560
\$150,000	\$185,220	\$560	\$880	\$150,000	\$154,545	\$560	\$735	\$150,000	\$176,842	\$541	\$603	\$517	\$603	\$560	\$841
\$200,000	\$246,960	\$913	\$1,174	\$200,000	\$206,060	\$913	\$980	\$200,000	\$235,789	\$728	\$883	\$704	\$883	\$746	\$1,121
\$250,000	\$308,700	\$1,267	\$1,467	\$250,000	\$257,575	\$1,267	\$1,224	\$250,000	\$294,736	\$914	\$1,163	\$890	\$1,163	\$933	\$1,401
\$300,000	\$370,440	\$1,621	\$1,761	\$300,000	\$309,090	\$1,621	\$1,469	\$300,000	\$353,683	\$1,101	\$1,444	\$1,077	\$1,444	\$1,119	\$1,681
\$400,000	\$493,920	\$2,329	\$2,348	\$400,000	\$412,120	\$2,329	\$1,959	\$400,000	\$471,578	\$1,474	\$2,004	\$1,450	\$2,004	\$1,492	\$2,242
\$500,000	\$617,400	\$3,037	\$2,935	\$500,000	\$515,151	\$3,037	\$2,449	\$500,000	\$589,472	\$1,847	\$2,564	\$1,823	\$2,564	\$1,865	\$2,802
\$600,000	\$740,880	\$3,744	\$3,522	\$600,000	\$618,181	\$3,744	\$2,939	\$600,000	\$707,366	\$2,220	\$3,125	\$2,196	\$3,125	\$2,238	\$3,362
\$700,000	\$864,360	\$4,452	\$4,109	\$700,000	\$721,211	\$4,452	\$3,428	\$700,000	\$825,261	\$2,593	\$3,685	\$2,569	\$3,685	\$2,611	\$3,923
\$800,000	\$987,840	\$5,160	\$4,696	\$800,000	\$824,241	\$5,160	\$3,918	\$800,000	\$943,155	\$2,966	\$4,246	\$2,942	\$4,246	\$2,984	\$4,483
\$900,000	\$1,111,320	\$5,868	\$5,283	\$900,000	\$927,271	\$5,868	\$4,408	\$900,000	\$1,061,050	\$3,339	\$4,806	\$3,315	\$4,806	\$3,357	\$5,044
\$1,000,000	\$1,234,800	\$6,576	\$5,870	\$1,000,000	\$1,030,301	\$6,576	\$4,898	\$1,000,000	\$1,178,944	\$3,712	\$5,366	\$3,688	\$5,366	\$3,730	\$5,604
\$2,000,000	\$2,469,600	\$13,653	\$11,739	\$2,000,000	\$2,060,602	\$13,653	\$9,795	\$2,000,000	\$2,357,888	\$7,442	\$10,971	\$7,418	\$10,971	\$7,460	\$11,208
\$3,000,000	\$3,704,400	\$20,731	\$17,609	\$3,000,000	\$3,090,903	\$20,731	\$14,693	\$3,000,000	\$3,536,832	\$11,172	\$16,575	\$11,148	\$16,575	\$11,190	\$16,812
\$4,000,000	\$4,939,200	\$27,809	\$23,478	\$4,000,000	\$4,121,204	\$27,809	\$19,590	\$4,000,000	\$4,715,776	\$14,902	\$22,179	\$14,878	\$22,179	\$14,920	\$22,416
\$5,000,000	\$6,174,000	\$34,886	\$29,348	\$5,000,000	\$5,151,505	\$34,886	\$24,488	\$5,000,000	\$5,894,720	\$18,632	\$27,783	\$18,608	\$27,783	\$18,650	\$28,021
\$6,000,000	\$7,408,800	\$41,964	\$35,218	\$6,000,000	\$6,181,806	\$41,964	\$29,385	\$6,000,000	\$7,073,664	\$22,362	\$33,387	\$22,338	\$33,387	\$22,380	\$33,625
\$7,000,000	\$8,643,600	\$49,042	\$41,087	\$7,000,000	\$7,212,107	\$49,042	\$34,283	\$7,000,000	\$8,252,608	\$26,092	\$38,991	\$26,068	\$38,991	\$26,111	\$39,229
\$8,000,000	\$9,878,400	\$56,120	\$46,957	\$8,000,000	\$8,242,408	\$56,120	\$39,180	\$8,000,000	\$9,431,552	\$29,823	\$44,595	\$29,798	\$44,595	\$29,841	\$44,833
\$9,000,000	\$11,113,200	\$63,197	\$52,827	\$9,000,000	\$9,272,709	\$63,197	\$44,078	\$9,000,000	\$10,610,496	\$33,553	\$50,199	\$33,528	\$50,199	\$33,571	\$50,437
\$10,000,000	\$12,348,000	\$70,275	\$58,696	\$10,000,000	\$10,303,010	\$70,275	\$48,975	\$10,000,000	\$11,789,440	\$37,283	\$55,803	\$37,258	\$55,803	\$37,301	\$56,041
\$15,000,000	\$18,522,000	\$105,663	\$88,044	\$15,000,000	\$15,454,515	\$105,663	\$73,463	\$15,000,000	\$17,684,160	\$55,933	\$83,824	\$55,909	\$83,824	\$55,951	\$84,062
\$20,000,000	\$24,696,000	\$141,052	\$117,392	\$20,000,000	\$20,606,020	\$141,052	\$97,951	\$20,000,000	\$23,578,880	\$74,583	\$111,845	\$74,559	\$111,845	\$74,602	\$112,082
\$25,000,000	\$30,870,000	\$176,441	\$146,741	\$25,000,000	\$25,757,525	\$176,441	\$122,438	\$25,000,000	\$29,473,600	\$93,234	\$139,865	\$93,210	\$139,865	\$93,252	\$140,103
\$30,000,000	\$37,044,000	\$211,829	\$176,089	\$30,000,000	\$30,909,030	\$211,829	\$146,926	\$30,000,000	\$35,368,320	\$111,884	\$167,886	\$111,860	\$167,886	\$111,902	\$168,123
\$35,000,000	\$43,218,000	\$247,218	\$205,437	\$35,000,000	\$36,060,535	\$247,218	\$171,414	\$35,000,000	\$41,263,040	\$130,535	\$195,906	\$130,510	\$195,906	\$130,553	\$196,144
\$40,000,000	\$49,392,000	\$282,606	\$234,785	\$40,000,000	\$41,212,040	\$282,606	\$195,901	\$40,000,000	\$47,157,760	\$149,185	\$223,927	\$149,161	\$223,927	\$149,203	\$224,164
\$45,000,000	\$55,566,000	\$317,995	\$264,133	\$45,000,000	\$46,363,545	\$317,995	\$220,389	\$45,000,000	\$53,052,480	\$167,835	\$251,947	\$167,811	\$251,947	\$167,854	\$252,185
\$50,000,000	\$61,740,000	\$353,383	\$293,481	\$50,000,000	\$51,515,050	\$353,383	\$244,877	\$50,000,000	\$58,947,200	\$186,486	\$279,968	\$186,462	\$279,968	\$186,504	\$280,206

CITY OF MORNING SUN, 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	\$107	57.36%	\$58	31.30%	(\$126)	(74.75%)	(\$102)	(70.50%)	\$94	50.24%
\$100,000	\$214	57.36%	\$117	31.30%	(\$32)	(9.07%)	(\$8)	(2.40%)	\$187	50.24%
\$150,000	\$321	57.36%	\$175	31.30%	\$62	11.36%	\$86	16.58%	\$281	50.24%
\$200,000	\$261	28.52%	\$66	7.24%	\$155	21.32%	\$179	25.50%	\$375	50.24%
\$250,000	\$200	15.79%	(\$43)	(3.39%)	\$249	27.22%	\$273	30.69%	\$469	50.24%
\$300,000	\$140	8.62%	(\$152)	(9.37%)	\$343	31.12%	\$367	34.07%	\$562	50.24%
\$400,000	\$19	0.81%	(\$370)	(15.88%)	\$530	35.96%	\$554	38.23%	\$750	50.24%
\$500,000	(\$102)	(3.36%)	(\$588)	(19.36%)	\$717	38.84%	\$742	40.69%	\$937	50.24%
\$600,000	(\$223)	(5.95%)	(\$806)	(21.52%)	\$905	40.76%	\$929	42.31%	\$1,124	50.24%
\$700,000	(\$344)	(7.72%)	(\$1,024)	(23.00%)	\$1,092	42.12%	\$1,116	43.46%	\$1,312	50.24%
\$800,000	(\$464)	(9.00%)	(\$1,242)	(24.07%)	\$1,280	43.14%	\$1,304	44.32%	\$1,499	50.24%
\$900,000	(\$585)	(9.97%)	(\$1,460)	(24.88%)	\$1,467	43.94%	\$1,491	44.99%	\$1,687	50.24%
\$1,000,000	(\$706)	(10.74%)	(\$1,678)	(25.52%)	\$1,654	44.57%	\$1,679	45.52%	\$1,874	50.24%
\$2,000,000	(\$1,914)	(14.02%)	(\$3,858)	(28.26%)	\$3,528	47.41%	\$3,553	47.89%	\$3,748	50.24%
\$3,000,000	(\$3,122)	(15.06%)	(\$6,038)	(29.13%)	\$5,403	48.36%	\$5,427	48.68%	\$5,622	50.24%
\$4,000,000	(\$4,330)	(15.57%)	(\$8,219)	(29.55%)	\$7,277	48.83%	\$7,301	49.07%	\$7,496	50.24%
\$5,000,000	(\$5,538)	(15.88%)	(\$10,399)	(29.81%)	\$9,151	49.11%	\$9,175	49.31%	\$9,370	50.24%
\$6,000,000	(\$6,746)	(16.08%)	(\$12,579)	(29.98%)	\$11,025	49.30%	\$11,049	49.46%	\$11,244	50.24%
\$7,000,000	(\$7,954)	(16.22%)	(\$14,759)	(30.09%)	\$12,899	49.43%	\$12,923	49.57%	\$13,118	50.24%
\$8,000,000	(\$9,163)	(16.33%)	(\$16,939)	(30.18%)	\$14,773	49.54%	\$14,797	49.66%	\$14,992	50.24%
\$9,000,000	(\$10,371)	(16.41%)	(\$19,119)	(30.25%)	\$16,647	49.61%	\$16,671	49.72%	\$16,866	50.24%
\$10,000,000	(\$11,579)	(16.48%)	(\$21,300)	(30.31%)	\$18,521	49.68%	\$18,545	49.77%	\$18,740	50.24%
\$15,000,000	(\$17,619)	(16.67%)	(\$32,200)	(30.47%)	\$27,891	49.86%	\$27,915	49.93%	\$28,110	50.24%
\$20,000,000	(\$23,660)	(16.77%)	(\$43,101)	(30.56%)	\$37,261	49.96%	\$37,285	50.01%	\$37,481	50.24%
\$25,000,000	(\$29,700)	(16.83%)	(\$54,002)	(30.61%)	\$46,631	50.02%	\$46,655	50.05%	\$46,851	50.24%
\$30,000,000	(\$35,740)	(16.87%)	(\$64,903)	(30.64%)	\$56,001	50.05%	\$56,026	50.09%	\$56,221	50.24%
\$35,000,000	(\$41,781)	(16.90%)	(\$75,804)	(30.66%)	\$65,372	50.08%	\$65,396	50.11%	\$65,591	50.24%
\$40,000,000	(\$47,821)	(16.92%)	(\$86,705)	(30.68%)	\$74,742	50.10%	\$74,766	50.12%	\$74,961	50.24%
\$45,000,000	(\$53,862)	(16.94%)	(\$97,606)	(30.69%)	\$84,112	50.12%	\$84,136	50.14%	\$84,331	50.24%
\$50,000,000	(\$59,902)	(16.95%)	(\$108,506)	(30.71%)	\$93,482	50.13%	\$93,506	50.15%	\$93,702	50.24%