

CITY OF MONONA, 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	\$8.68812	\$411,954	\$0	\$411,954	
2026-27	\$4.92512	\$420,193	\$6,856	\$427,049	3.7%
2027-28	\$5.00548	\$431,607	\$6,968	\$438,575	2.7%
2028-29	\$4.88688	\$447,347	\$6,803	\$454,150	3.6%
2029-30	\$4.96120	\$458,940	\$6,907	\$465,847	2.6%
2030-31	\$4.84097	\$475,164	\$6,739	\$481,903	3.4%
2031-32	\$4.90963	\$486,644	\$6,835	\$493,479	2.4%
2032-33	\$4.79104	\$503,349	\$6,670	\$510,018	3.4%
2033-34	\$4.85452	\$514,706	\$6,758	\$521,464	2.2%
2034-35	\$4.73767	\$531,892	\$6,595	\$538,488	3.3%
2035-36	\$4.79642	\$543,120	\$6,677	\$549,797	2.1%

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	\$108,277,408	\$47,415,777	\$6,667,495	\$54,083,272
2026-27	\$98,809,593	\$86,708,409	\$8,639,968	\$95,348,377
2027-28	\$100,306,386	\$87,619,014	\$9,226,155	\$96,845,170
2028-29	\$106,637,985	\$92,932,429	\$10,244,341	\$103,176,769
2029-30	\$108,189,778	\$93,898,034	\$10,830,528	\$104,728,562
2030-31	\$114,936,991	\$99,546,843	\$11,928,932	\$111,475,775
2031-32	\$116,488,783	\$100,512,448	\$12,515,119	\$113,027,567
2032-33	\$123,611,519	\$106,452,550	\$13,697,752	\$120,150,303
2033-34	\$125,163,311	\$107,418,156	\$14,283,939	\$121,702,095
2034-35	\$132,677,101	\$113,660,871	\$15,555,014	\$129,215,885
2035-36	\$134,228,893	\$114,626,476	\$16,141,201	\$130,767,677

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.00%	-2.25%	73.75%	20.41%	4.41%	0.73%
2026-27	101.08%	-23.93%	77.14%	18.22%	3.29%	0.42%
2027-28	101.50%	-24.06%	77.43%	18.00%	3.24%	0.41%
2028-29	100.94%	-23.03%	77.91%	17.80%	3.07%	0.38%
2029-30	101.28%	-23.10%	78.18%	17.59%	3.02%	0.38%
2030-31	100.67%	-22.07%	78.61%	17.41%	2.87%	0.36%
2031-32	100.99%	-22.14%	78.85%	17.22%	2.83%	0.35%
2032-33	100.40%	-21.17%	79.23%	17.06%	2.69%	0.33%
2033-34	100.70%	-21.25%	79.45%	16.89%	2.65%	0.33%
2034-35	100.12%	-20.33%	79.79%	16.75%	2.52%	0.31%
2035-36	100.40%	-20.42%	79.98%	16.59%	2.49%	0.30%

**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 MONONA, 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	\$47,415,777	\$8.68812	\$411,954
2026-27	\$86,708,409	\$4.92512	\$427,049
2027-28	\$87,619,014	\$5.00548	\$438,575
2028-29	\$92,932,429	\$4.88688	\$454,150
2029-30	\$93,898,034	\$4.96120	\$465,847
2030-31	\$99,546,843	\$4.84097	\$481,903
2031-32	\$100,512,448	\$4.90963	\$493,479
2032-33	\$106,452,550	\$4.79104	\$510,018
2033-34	\$107,418,156	\$4.85452	\$521,464
2034-35	\$113,660,871	\$4.73767	\$538,488
2035-36	\$114,626,476	\$4.79642	\$549,797

**CITY OF MONONA, 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	\$47,415,777	\$8.68812	\$411,954
2026-27	\$48,159,778	\$8.68812	\$418,418
2027-28	\$48,785,100	\$8.68812	\$423,851
2028-29	\$50,606,554	\$8.10000	\$409,913
2029-30	\$51,912,569	\$8.10000	\$420,492
2030-31	\$53,819,381	\$8.10000	\$435,937
2031-32	\$55,224,728	\$8.10000	\$447,320
2032-33	\$57,221,609	\$8.10000	\$463,495
2033-34	\$58,731,705	\$8.10000	\$475,727
2034-35	\$60,823,747	\$8.10000	\$492,672
2035-36	\$62,443,936	\$8.10000	\$505,796

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	\$38,548,631	(\$3.76300)	\$8,631
2027-28	\$38,833,914	(\$3.68264)	\$14,724
2028-29	\$42,325,874	(\$3.21312)	\$44,237
2029-30	\$41,985,466	(\$3.13880)	\$45,355
2030-31	\$45,727,461	(\$3.25903)	\$45,966
2031-32	\$45,287,720	(\$3.19037)	\$46,159
2032-33	\$49,230,942	(\$3.30896)	\$46,523
2033-34	\$48,686,451	(\$3.24548)	\$45,737
2034-35	\$52,837,124	(\$3.36233)	\$45,815
2035-36	\$52,182,541	(\$3.30358)	\$44,001

CITY OF MONONA, 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	\$206	\$299	\$50,000	\$51,515	\$206	\$249	\$50,000	\$58,947	\$186	\$43	\$159	\$43	\$206	\$285
\$100,000	\$123,480	\$412	\$598	\$100,000	\$103,030	\$412	\$499	\$100,000	\$117,894	\$392	\$329	\$365	\$329	\$412	\$571
\$150,000	\$185,220	\$618	\$897	\$150,000	\$154,545	\$618	\$748	\$150,000	\$176,842	\$598	\$614	\$571	\$614	\$618	\$856
\$200,000	\$246,960	\$1,009	\$1,196	\$200,000	\$206,060	\$1,009	\$998	\$200,000	\$235,789	\$804	\$899	\$777	\$899	\$824	\$1,141
\$250,000	\$308,700	\$1,400	\$1,494	\$250,000	\$257,575	\$1,400	\$1,247	\$250,000	\$294,736	\$1,010	\$1,185	\$983	\$1,185	\$1,030	\$1,427
\$300,000	\$370,440	\$1,791	\$1,793	\$300,000	\$309,090	\$1,791	\$1,496	\$300,000	\$353,683	\$1,216	\$1,470	\$1,190	\$1,470	\$1,236	\$1,712
\$400,000	\$493,920	\$2,573	\$2,391	\$400,000	\$412,120	\$2,573	\$1,995	\$400,000	\$471,578	\$1,628	\$2,041	\$1,602	\$2,041	\$1,648	\$2,283
\$500,000	\$617,400	\$3,355	\$2,989	\$500,000	\$515,151	\$3,355	\$2,494	\$500,000	\$589,472	\$2,040	\$2,612	\$2,014	\$2,612	\$2,060	\$2,854
\$600,000	\$740,880	\$4,137	\$3,587	\$600,000	\$618,181	\$4,137	\$2,993	\$600,000	\$707,366	\$2,453	\$3,182	\$2,426	\$3,182	\$2,473	\$3,424
\$700,000	\$864,360	\$4,919	\$4,184	\$700,000	\$721,211	\$4,919	\$3,491	\$700,000	\$825,261	\$2,865	\$3,753	\$2,838	\$3,753	\$2,885	\$3,995
\$800,000	\$987,840	\$5,701	\$4,782	\$800,000	\$824,241	\$5,701	\$3,990	\$800,000	\$943,155	\$3,277	\$4,324	\$3,250	\$4,324	\$3,297	\$4,566
\$900,000	\$1,111,320	\$6,483	\$5,380	\$900,000	\$927,271	\$6,483	\$4,489	\$900,000	\$1,061,050	\$3,689	\$4,894	\$3,662	\$4,894	\$3,709	\$5,137
\$1,000,000	\$1,234,800	\$7,265	\$5,978	\$1,000,000	\$1,030,301	\$7,265	\$4,988	\$1,000,000	\$1,178,944	\$4,101	\$5,465	\$4,074	\$5,465	\$4,121	\$5,707
\$2,000,000	\$2,469,600	\$15,084	\$11,955	\$2,000,000	\$2,060,602	\$15,084	\$9,975	\$2,000,000	\$2,357,888	\$8,222	\$11,172	\$8,195	\$11,172	\$8,242	\$11,414
\$3,000,000	\$3,704,400	\$22,903	\$17,933	\$3,000,000	\$3,090,903	\$22,903	\$14,963	\$3,000,000	\$3,536,832	\$12,343	\$16,880	\$12,316	\$16,880	\$12,363	\$17,122
\$4,000,000	\$4,939,200	\$30,722	\$23,911	\$4,000,000	\$4,121,204	\$30,722	\$19,951	\$4,000,000	\$4,715,776	\$16,464	\$22,587	\$16,437	\$22,587	\$16,484	\$22,829
\$5,000,000	\$6,174,000	\$38,542	\$29,888	\$5,000,000	\$5,151,505	\$38,542	\$24,938	\$5,000,000	\$5,894,720	\$20,585	\$28,294	\$20,558	\$28,294	\$20,605	\$28,536
\$6,000,000	\$7,408,800	\$46,361	\$35,866	\$6,000,000	\$6,181,806	\$46,361	\$29,926	\$6,000,000	\$7,073,664	\$24,705	\$34,001	\$24,679	\$34,001	\$24,725	\$34,243
\$7,000,000	\$8,643,600	\$54,180	\$41,843	\$7,000,000	\$7,212,107	\$54,180	\$34,914	\$7,000,000	\$8,252,608	\$28,826	\$39,709	\$28,800	\$39,709	\$28,846	\$39,951
\$8,000,000	\$9,878,400	\$62,000	\$47,821	\$8,000,000	\$8,242,408	\$62,000	\$39,901	\$8,000,000	\$9,431,552	\$32,947	\$45,416	\$32,921	\$45,416	\$32,967	\$45,658
\$9,000,000	\$11,113,200	\$69,819	\$53,799	\$9,000,000	\$9,272,709	\$69,819	\$44,889	\$9,000,000	\$10,610,496	\$37,068	\$51,123	\$37,041	\$51,123	\$37,088	\$51,365
\$10,000,000	\$12,348,000	\$77,638	\$59,776	\$10,000,000	\$10,303,010	\$77,638	\$49,877	\$10,000,000	\$11,789,440	\$41,189	\$56,830	\$41,162	\$56,830	\$41,209	\$57,072
\$15,000,000	\$18,522,000	\$116,735	\$89,664	\$15,000,000	\$15,454,515	\$116,735	\$74,815	\$15,000,000	\$17,684,160	\$61,794	\$85,366	\$61,767	\$85,366	\$61,814	\$85,608
\$20,000,000	\$24,696,000	\$155,831	\$119,553	\$20,000,000	\$20,606,020	\$155,831	\$99,753	\$20,000,000	\$23,578,880	\$82,398	\$113,903	\$82,372	\$113,903	\$82,418	\$114,145
\$25,000,000	\$30,870,000	\$194,928	\$149,441	\$25,000,000	\$25,757,525	\$194,928	\$124,691	\$25,000,000	\$29,473,600	\$103,003	\$142,439	\$102,976	\$142,439	\$103,023	\$142,681
\$30,000,000	\$37,044,000	\$234,024	\$179,329	\$30,000,000	\$30,909,030	\$234,024	\$149,630	\$30,000,000	\$35,368,320	\$123,607	\$170,975	\$123,581	\$170,975	\$123,627	\$171,217
\$35,000,000	\$43,218,000	\$273,121	\$209,217	\$35,000,000	\$36,060,535	\$273,121	\$174,568	\$35,000,000	\$41,263,040	\$144,212	\$199,511	\$144,185	\$199,511	\$144,232	\$199,753
\$40,000,000	\$49,392,000	\$312,218	\$239,105	\$40,000,000	\$41,212,040	\$312,218	\$199,506	\$40,000,000	\$47,157,760	\$164,817	\$228,047	\$164,790	\$228,047	\$164,837	\$228,289
\$45,000,000	\$55,566,000	\$351,314	\$268,993	\$45,000,000	\$46,363,545	\$351,314	\$224,445	\$45,000,000	\$53,052,480	\$185,421	\$256,583	\$185,394	\$256,583	\$185,441	\$256,825
\$50,000,000	\$61,740,000	\$390,411	\$298,881	\$50,000,000	\$51,515,050	\$390,411	\$249,383	\$50,000,000	\$58,947,200	\$206,026	\$285,120	\$205,999	\$285,120	\$206,046	\$285,362

CITY OF MONONA, 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	45.06%	\$43	21.03%	(\$143)	(76.72%)	(\$116)	(72.81%)	\$79	38.49%
\$100,000	\$186	45.06%	\$87	21.03%	(\$63)	(16.18%)	(\$37)	(10.03%)	\$159	38.49%
\$150,000	\$279	45.06%	\$130	21.03%	\$16	2.66%	\$43	7.47%	\$238	38.49%
\$200,000	\$186	18.47%	(\$12)	(1.15%)	\$95	11.84%	\$122	15.69%	\$317	38.49%
\$250,000	\$94	6.74%	(\$153)	(10.94%)	\$175	17.27%	\$201	20.47%	\$397	38.49%
\$300,000	\$2	0.13%	(\$295)	(16.46%)	\$254	20.87%	\$281	23.59%	\$476	38.49%
\$400,000	(\$182)	(7.07%)	(\$578)	(22.46%)	\$412	25.33%	\$439	27.43%	\$635	38.49%
\$500,000	(\$366)	(10.91%)	(\$861)	(25.67%)	\$571	27.99%	\$598	29.69%	\$793	38.49%
\$600,000	(\$550)	(13.30%)	(\$1,144)	(27.66%)	\$730	29.75%	\$757	31.19%	\$952	38.49%
\$700,000	(\$734)	(14.93%)	(\$1,427)	(29.02%)	\$888	31.01%	\$915	32.25%	\$1,110	38.49%
\$800,000	(\$919)	(16.11%)	(\$1,711)	(30.01%)	\$1,047	31.95%	\$1,074	33.04%	\$1,269	38.49%
\$900,000	(\$1,103)	(17.01%)	(\$1,994)	(30.75%)	\$1,206	32.68%	\$1,232	33.65%	\$1,428	38.49%
\$1,000,000	(\$1,287)	(17.72%)	(\$2,277)	(31.34%)	\$1,364	33.27%	\$1,391	34.14%	\$1,586	38.49%
\$2,000,000	(\$3,129)	(20.74%)	(\$5,109)	(33.87%)	\$2,951	35.89%	\$2,977	36.33%	\$3,173	38.49%
\$3,000,000	(\$4,970)	(21.70%)	(\$7,940)	(34.67%)	\$4,537	36.76%	\$4,564	37.05%	\$4,759	38.49%
\$4,000,000	(\$6,812)	(22.17%)	(\$10,772)	(35.06%)	\$6,123	37.19%	\$6,150	37.42%	\$6,345	38.49%
\$5,000,000	(\$8,654)	(22.45%)	(\$13,603)	(35.30%)	\$7,710	37.45%	\$7,736	37.63%	\$7,932	38.49%
\$6,000,000	(\$10,495)	(22.64%)	(\$16,435)	(35.45%)	\$9,296	37.63%	\$9,323	37.78%	\$9,518	38.49%
\$7,000,000	(\$12,337)	(22.77%)	(\$19,267)	(35.56%)	\$10,882	37.75%	\$10,909	37.88%	\$11,104	38.49%
\$8,000,000	(\$14,179)	(22.87%)	(\$22,098)	(35.64%)	\$12,468	37.84%	\$12,495	37.96%	\$12,691	38.49%
\$9,000,000	(\$16,020)	(22.95%)	(\$24,930)	(35.71%)	\$14,055	37.92%	\$14,082	38.02%	\$14,277	38.49%
\$10,000,000	(\$17,862)	(23.01%)	(\$27,762)	(35.76%)	\$15,641	37.97%	\$15,668	38.06%	\$15,863	38.49%
\$15,000,000	(\$27,070)	(23.19%)	(\$41,920)	(35.91%)	\$23,573	38.15%	\$23,600	38.21%	\$23,795	38.49%
\$20,000,000	(\$36,279)	(23.28%)	(\$56,078)	(35.99%)	\$31,504	38.23%	\$31,531	38.28%	\$31,726	38.49%
\$25,000,000	(\$45,487)	(23.34%)	(\$70,237)	(36.03%)	\$39,436	38.29%	\$39,463	38.32%	\$39,658	38.49%
\$30,000,000	(\$54,696)	(23.37%)	(\$84,395)	(36.06%)	\$47,368	38.32%	\$47,394	38.35%	\$47,590	38.49%
\$35,000,000	(\$63,904)	(23.40%)	(\$98,553)	(36.08%)	\$55,299	38.35%	\$55,326	38.37%	\$55,521	38.49%
\$40,000,000	(\$73,112)	(23.42%)	(\$112,711)	(36.10%)	\$63,231	38.36%	\$63,257	38.39%	\$63,453	38.49%
\$45,000,000	(\$82,321)	(23.43%)	(\$126,870)	(36.11%)	\$71,162	38.38%	\$71,189	38.40%	\$71,384	38.49%
\$50,000,000	(\$91,529)	(23.44%)	(\$141,028)	(36.12%)	\$79,094	38.39%	\$79,121	38.41%	\$79,316	38.49%