

CITY OF MITCHELLVILLE, 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	\$7.63504	\$553,111	\$0	\$553,111	
2026-27	\$4.14969	\$564,173	\$21,217	\$585,390	5.8%
2027-28	\$4.26886	\$597,098	\$21,826	\$618,924	5.7%
2028-29	\$4.19608	\$631,302	\$21,454	\$652,756	5.5%
2029-30	\$4.31149	\$665,811	\$22,044	\$687,854	5.4%
2030-31	\$4.23317	\$701,612	\$21,643	\$723,255	5.1%
2031-32	\$4.34674	\$737,721	\$22,224	\$759,945	5.1%
2032-33	\$4.26517	\$775,143	\$21,807	\$796,950	4.9%
2033-34	\$4.37709	\$812,889	\$22,379	\$835,269	4.8%
2034-35	\$4.29275	\$851,974	\$21,948	\$873,922	4.6%
2035-36	\$4.40318	\$891,401	\$22,513	\$913,914	4.6%

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	\$148,863,126	\$72,443,781	\$0	\$72,443,781
2026-27	\$144,661,545	\$141,068,207	\$0	\$141,068,207
2027-28	\$148,579,175	\$144,985,837	\$0	\$144,985,837
2028-29	\$159,156,565	\$155,563,227	\$0	\$155,563,227
2029-30	\$163,133,195	\$159,539,857	\$0	\$159,539,857
2030-31	\$174,447,643	\$170,854,305	\$0	\$170,854,305
2031-32	\$178,424,273	\$174,830,935	\$0	\$174,830,935
2032-33	\$190,444,098	\$186,850,760	\$0	\$186,850,760
2033-34	\$194,420,728	\$190,827,390	\$0	\$190,827,390
2034-35	\$207,174,347	\$203,581,009	\$0	\$203,581,009
2035-36	\$211,150,977	\$207,557,639	\$0	\$207,557,639

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.82%	-1.45%	85.37%	7.12%	5.94%	1.00%
2026-27	106.09%	-17.10%	88.99%	5.93%	3.63%	0.51%
2027-28	106.75%	-17.47%	89.27%	5.77%	3.53%	0.50%
2028-29	106.75%	-17.04%	89.71%	5.64%	3.32%	0.46%
2029-30	107.30%	-17.34%	89.96%	5.50%	3.24%	0.45%
2030-31	107.19%	-16.84%	90.35%	5.39%	3.06%	0.42%
2031-32	107.68%	-17.11%	90.57%	5.27%	2.99%	0.41%
2032-33	107.52%	-16.61%	90.91%	5.18%	2.82%	0.39%
2033-34	107.96%	-16.86%	91.09%	5.07%	2.76%	0.38%
2034-35	107.75%	-16.35%	91.40%	4.99%	2.62%	0.35%
2035-36	108.15%	-16.59%	91.56%	4.90%	2.57%	0.35%

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 MITCHELLVILLE, 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	\$72,443,781	\$7.63504	\$553,111
2026-27	\$141,068,207	\$4.14969	\$585,390
2027-28	\$144,985,837	\$4.26886	\$618,924
2028-29	\$155,563,227	\$4.19608	\$652,756
2029-30	\$159,539,857	\$4.31149	\$687,854
2030-31	\$170,854,305	\$4.23317	\$723,255
2031-32	\$174,830,935	\$4.34674	\$759,945
2032-33	\$186,850,760	\$4.26517	\$796,950
2033-34	\$190,827,390	\$4.37709	\$835,269
2034-35	\$203,581,009	\$4.29275	\$873,922
2035-36	\$207,557,639	\$4.40318	\$913,914

CITY OF MITCHELLVILLE, 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	\$72,443,781	\$7.63504	\$553,111
2026-27	\$75,183,154	\$7.55944	\$568,343
2027-28	\$78,855,017	\$7.41122	\$584,412
2028-29	\$83,492,248	\$7.41122	\$618,779
2029-30	\$87,363,313	\$7.41122	\$647,469
2030-31	\$92,287,220	\$7.41122	\$683,961
2031-32	\$96,367,750	\$7.41122	\$714,203
2032-33	\$101,593,732	\$7.41122	\$752,933
2033-34	\$105,895,078	\$7.41122	\$784,812
2034-35	\$111,439,564	\$7.41122	\$825,903
2035-36	\$115,973,079	\$7.41122	\$859,502

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	\$65,885,053	(\$3.40975)	\$17,047
2027-28	\$66,130,820	(\$3.14236)	\$34,512
2028-29	\$72,070,978	(\$3.21514)	\$33,976
2029-30	\$72,176,544	(\$3.09973)	\$40,386
2030-31	\$78,567,086	(\$3.17805)	\$39,294
2031-32	\$78,463,186	(\$3.06448)	\$45,742
2032-33	\$85,257,028	(\$3.14605)	\$44,017
2033-34	\$84,932,312	(\$3.03413)	\$50,457
2034-35	\$92,141,445	(\$3.11847)	\$48,019
2035-36	\$91,584,560	(\$3.00804)	\$54,412

CITY OF MITCHELLVILLE, 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	\$181	\$261	\$50,000	\$51,515	\$181	\$218	\$50,000	\$58,947	\$164	\$38	\$140	\$38	\$181	\$250
\$100,000	\$123,480	\$362	\$523	\$100,000	\$103,030	\$362	\$436	\$100,000	\$117,894	\$345	\$287	\$321	\$287	\$362	\$499
\$150,000	\$185,220	\$543	\$784	\$150,000	\$154,545	\$543	\$654	\$150,000	\$176,842	\$526	\$537	\$502	\$537	\$543	\$749
\$200,000	\$246,960	\$887	\$1,045	\$200,000	\$206,060	\$887	\$872	\$200,000	\$235,789	\$707	\$786	\$683	\$786	\$724	\$998
\$250,000	\$308,700	\$1,230	\$1,307	\$250,000	\$257,575	\$1,230	\$1,090	\$250,000	\$294,736	\$888	\$1,036	\$864	\$1,036	\$905	\$1,248
\$300,000	\$370,440	\$1,574	\$1,568	\$300,000	\$309,090	\$1,574	\$1,308	\$300,000	\$353,683	\$1,069	\$1,286	\$1,045	\$1,286	\$1,086	\$1,497
\$400,000	\$493,920	\$2,261	\$2,091	\$400,000	\$412,120	\$2,261	\$1,745	\$400,000	\$471,578	\$1,431	\$1,785	\$1,407	\$1,785	\$1,449	\$1,996
\$500,000	\$617,400	\$2,948	\$2,614	\$500,000	\$515,151	\$2,948	\$2,181	\$500,000	\$589,472	\$1,793	\$2,284	\$1,770	\$2,284	\$1,811	\$2,495
\$600,000	\$740,880	\$3,635	\$3,136	\$600,000	\$618,181	\$3,635	\$2,617	\$600,000	\$707,366	\$2,155	\$2,783	\$2,132	\$2,783	\$2,173	\$2,994
\$700,000	\$864,360	\$4,323	\$3,659	\$700,000	\$721,211	\$4,323	\$3,053	\$700,000	\$825,261	\$2,517	\$3,282	\$2,494	\$3,282	\$2,535	\$3,493
\$800,000	\$987,840	\$5,010	\$4,182	\$800,000	\$824,241	\$5,010	\$3,489	\$800,000	\$943,155	\$2,880	\$3,781	\$2,856	\$3,781	\$2,897	\$3,993
\$900,000	\$1,111,320	\$5,697	\$4,704	\$900,000	\$927,271	\$5,697	\$3,925	\$900,000	\$1,061,050	\$3,242	\$4,280	\$3,218	\$4,280	\$3,259	\$4,492
\$1,000,000	\$1,234,800	\$6,384	\$5,227	\$1,000,000	\$1,030,301	\$6,384	\$4,361	\$1,000,000	\$1,178,944	\$3,604	\$4,779	\$3,580	\$4,779	\$3,621	\$4,991
\$2,000,000	\$2,469,600	\$13,256	\$10,454	\$2,000,000	\$2,060,602	\$13,256	\$8,723	\$2,000,000	\$2,357,888	\$7,225	\$9,770	\$7,202	\$9,770	\$7,243	\$9,981
\$3,000,000	\$3,704,400	\$20,127	\$15,681	\$3,000,000	\$3,090,903	\$20,127	\$13,084	\$3,000,000	\$3,536,832	\$10,847	\$14,760	\$10,823	\$14,760	\$10,864	\$14,972
\$4,000,000	\$4,939,200	\$26,999	\$20,908	\$4,000,000	\$4,121,204	\$26,999	\$17,446	\$4,000,000	\$4,715,776	\$14,468	\$19,751	\$14,445	\$19,751	\$14,486	\$19,963
\$5,000,000	\$6,174,000	\$33,870	\$26,136	\$5,000,000	\$5,151,505	\$33,870	\$21,807	\$5,000,000	\$5,894,720	\$18,090	\$24,742	\$18,066	\$24,742	\$18,107	\$24,953
\$6,000,000	\$7,408,800	\$40,742	\$31,363	\$6,000,000	\$6,181,806	\$40,742	\$26,169	\$6,000,000	\$7,073,664	\$21,711	\$29,732	\$21,687	\$29,732	\$21,729	\$29,944
\$7,000,000	\$8,643,600	\$47,613	\$36,590	\$7,000,000	\$7,212,107	\$47,613	\$30,530	\$7,000,000	\$8,252,608	\$25,332	\$34,723	\$25,309	\$34,723	\$25,350	\$34,935
\$8,000,000	\$9,878,400	\$54,485	\$41,817	\$8,000,000	\$8,242,408	\$54,485	\$34,892	\$8,000,000	\$9,431,552	\$28,954	\$39,714	\$28,930	\$39,714	\$28,971	\$39,925
\$9,000,000	\$11,113,200	\$61,356	\$47,044	\$9,000,000	\$9,272,709	\$61,356	\$39,253	\$9,000,000	\$10,610,496	\$32,575	\$44,704	\$32,552	\$44,704	\$32,593	\$44,916
\$10,000,000	\$12,348,000	\$68,228	\$52,271	\$10,000,000	\$10,303,010	\$68,228	\$43,614	\$10,000,000	\$11,789,440	\$36,197	\$49,695	\$36,173	\$49,695	\$36,214	\$49,907
\$15,000,000	\$18,522,000	\$102,586	\$78,407	\$15,000,000	\$15,454,515	\$102,586	\$65,422	\$15,000,000	\$17,684,160	\$54,304	\$74,648	\$54,280	\$74,648	\$54,321	\$74,860
\$20,000,000	\$24,696,000	\$136,943	\$104,542	\$20,000,000	\$20,606,020	\$136,943	\$87,229	\$20,000,000	\$23,578,880	\$72,411	\$99,602	\$72,387	\$99,602	\$72,428	\$99,813
\$25,000,000	\$30,870,000	\$171,301	\$130,678	\$25,000,000	\$25,757,525	\$171,301	\$109,036	\$25,000,000	\$29,473,600	\$90,518	\$124,555	\$90,494	\$124,555	\$90,536	\$124,767
\$30,000,000	\$37,044,000	\$205,659	\$156,814	\$30,000,000	\$30,909,030	\$205,659	\$130,843	\$30,000,000	\$35,368,320	\$108,625	\$149,508	\$108,602	\$149,508	\$108,643	\$149,720
\$35,000,000	\$43,218,000	\$240,016	\$182,949	\$35,000,000	\$36,060,535	\$240,016	\$152,650	\$35,000,000	\$41,263,040	\$126,732	\$174,462	\$126,709	\$174,462	\$126,750	\$174,673
\$40,000,000	\$49,392,000	\$274,374	\$209,085	\$40,000,000	\$41,212,040	\$274,374	\$174,458	\$40,000,000	\$47,157,760	\$144,839	\$199,415	\$144,816	\$199,415	\$144,857	\$199,627
\$45,000,000	\$55,566,000	\$308,732	\$235,220	\$45,000,000	\$46,363,545	\$308,732	\$196,265	\$45,000,000	\$53,052,480	\$162,946	\$224,369	\$162,923	\$224,369	\$162,964	\$224,580
\$50,000,000	\$61,740,000	\$343,089	\$261,356	\$50,000,000	\$51,515,050	\$343,089	\$218,072	\$50,000,000	\$58,947,200	\$181,053	\$249,322	\$181,030	\$249,322	\$181,071	\$249,534

CITY OF MITCHELLVILLE, 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	\$80	44.34%	\$37	20.43%	(\$126)	(76.84%)	(\$102)	(72.94%)	\$68	37.81%
\$100,000	\$161	44.34%	\$74	20.43%	(\$57)	(16.59%)	(\$34)	(10.48%)	\$137	37.81%
\$150,000	\$241	44.34%	\$111	20.43%	\$11	2.15%	\$35	6.94%	\$205	37.81%
\$200,000	\$159	17.89%	(\$15)	(1.64%)	\$80	11.29%	\$103	15.12%	\$274	37.81%
\$250,000	\$76	6.21%	(\$140)	(11.38%)	\$148	16.70%	\$172	19.87%	\$342	37.81%
\$300,000	(\$6)	(0.37%)	(\$266)	(16.87%)	\$217	20.27%	\$240	22.98%	\$411	37.81%
\$400,000	(\$170)	(7.53%)	(\$517)	(22.84%)	\$354	24.71%	\$377	26.80%	\$548	37.81%
\$500,000	(\$335)	(11.35%)	(\$768)	(26.03%)	\$491	27.36%	\$514	29.05%	\$685	37.81%
\$600,000	(\$499)	(13.73%)	(\$1,019)	(28.02%)	\$627	29.11%	\$651	30.54%	\$822	37.81%
\$700,000	(\$664)	(15.35%)	(\$1,270)	(29.37%)	\$764	30.36%	\$788	31.59%	\$958	37.81%
\$800,000	(\$828)	(16.53%)	(\$1,521)	(30.35%)	\$901	31.30%	\$925	32.38%	\$1,095	37.81%
\$900,000	(\$992)	(17.42%)	(\$1,772)	(31.10%)	\$1,038	32.03%	\$1,062	32.99%	\$1,232	37.81%
\$1,000,000	(\$1,157)	(18.12%)	(\$2,023)	(31.68%)	\$1,175	32.61%	\$1,199	33.48%	\$1,369	37.81%
\$2,000,000	(\$2,801)	(21.13%)	(\$4,533)	(34.19%)	\$2,544	35.22%	\$2,568	35.66%	\$2,738	37.81%
\$3,000,000	(\$4,446)	(22.09%)	(\$7,043)	(34.99%)	\$3,914	36.08%	\$3,937	36.38%	\$4,108	37.81%
\$4,000,000	(\$6,090)	(22.56%)	(\$9,553)	(35.38%)	\$5,283	36.51%	\$5,306	36.74%	\$5,477	37.81%
\$5,000,000	(\$7,735)	(22.84%)	(\$12,063)	(35.62%)	\$6,652	36.77%	\$6,676	36.95%	\$6,846	37.81%
\$6,000,000	(\$9,379)	(23.02%)	(\$14,573)	(35.77%)	\$8,021	36.95%	\$8,045	37.09%	\$8,215	37.81%
\$7,000,000	(\$11,023)	(23.15%)	(\$17,083)	(35.88%)	\$9,391	37.07%	\$9,414	37.20%	\$9,585	37.81%
\$8,000,000	(\$12,668)	(23.25%)	(\$19,593)	(35.96%)	\$10,760	37.16%	\$10,783	37.27%	\$10,954	37.81%
\$9,000,000	(\$14,312)	(23.33%)	(\$22,103)	(36.02%)	\$12,129	37.23%	\$12,153	37.33%	\$12,323	37.81%
\$10,000,000	(\$15,957)	(23.39%)	(\$24,613)	(36.08%)	\$13,498	37.29%	\$13,522	37.38%	\$13,692	37.81%
\$15,000,000	(\$24,179)	(23.57%)	(\$37,164)	(36.23%)	\$20,345	37.46%	\$20,368	37.52%	\$20,539	37.81%
\$20,000,000	(\$32,401)	(23.66%)	(\$49,714)	(36.30%)	\$27,191	37.55%	\$27,214	37.60%	\$27,385	37.81%
\$25,000,000	(\$40,623)	(23.71%)	(\$62,265)	(36.35%)	\$34,037	37.60%	\$34,061	37.64%	\$34,231	37.81%
\$30,000,000	(\$48,845)	(23.75%)	(\$74,815)	(36.38%)	\$40,883	37.64%	\$40,907	37.67%	\$41,077	37.81%
\$35,000,000	(\$57,067)	(23.78%)	(\$87,366)	(36.40%)	\$47,730	37.66%	\$47,753	37.69%	\$47,924	37.81%
\$40,000,000	(\$65,289)	(23.80%)	(\$99,916)	(36.42%)	\$54,576	37.68%	\$54,599	37.70%	\$54,770	37.81%
\$45,000,000	(\$73,511)	(23.81%)	(\$112,467)	(36.43%)	\$61,422	37.69%	\$61,446	37.71%	\$61,616	37.81%
\$50,000,000	(\$81,733)	(23.82%)	(\$125,017)	(36.44%)	\$68,268	37.71%	\$68,292	37.72%	\$68,462	37.81%