

CITY OF MISSOURI VALLEY, 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	\$8.12622	\$857,323	\$0	\$857,323	
2026-27	\$4.84484	\$874,470	\$3,908	\$878,378	2.5%
2027-28	\$4.87624	\$882,769	\$3,933	\$886,703	0.9%
2028-29	\$4.75429	\$904,437	\$3,835	\$908,272	2.4%
2029-30	\$4.78216	\$912,812	\$3,857	\$916,670	0.9%
2030-31	\$4.66065	\$935,004	\$3,759	\$938,764	2.4%
2031-32	\$4.68777	\$943,458	\$3,781	\$947,239	0.9%
2032-33	\$4.56933	\$966,185	\$3,686	\$969,870	2.4%
2033-34	\$4.59572	\$974,719	\$3,707	\$978,426	0.9%
2034-35	\$4.48023	\$997,994	\$3,614	\$1,001,608	2.4%
2035-36	\$4.50593	\$1,006,615	\$3,635	\$1,010,249	0.9%

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	\$196,918,376	\$105,500,876	\$0	\$105,500,876
2026-27	\$185,935,773	\$181,301,722	\$0	\$181,301,722
2027-28	\$186,475,528	\$181,841,477	\$0	\$181,841,477
2028-29	\$195,676,605	\$191,042,554	\$0	\$191,042,554
2029-30	\$196,319,360	\$191,685,309	\$0	\$191,685,309
2030-31	\$206,057,371	\$201,423,320	\$0	\$201,423,320
2031-32	\$206,700,126	\$202,066,075	\$0	\$202,066,075
2032-33	\$216,890,627	\$212,256,576	\$0	\$212,256,576
2033-34	\$217,533,382	\$212,899,331	\$0	\$212,899,331
2034-35	\$228,195,729	\$223,561,678	\$0	\$223,561,678
2035-36	\$228,838,484	\$224,204,433	\$0	\$224,204,433

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	64.78%	-1.17%	63.61%	29.09%	3.10%	0.95%
2026-27	87.03%	-17.12%	69.91%	25.11%	2.25%	0.55%
2027-28	87.18%	-17.21%	69.96%	25.07%	2.25%	0.55%
2028-29	86.69%	-16.52%	70.16%	25.09%	2.16%	0.52%
2029-30	86.78%	-16.55%	70.23%	25.04%	2.15%	0.52%
2030-31	86.25%	-15.83%	70.42%	25.06%	2.07%	0.50%
2031-32	86.34%	-15.86%	70.48%	25.01%	2.06%	0.49%
2032-33	85.83%	-15.17%	70.66%	25.04%	1.98%	0.47%
2033-34	85.92%	-15.21%	70.72%	24.99%	1.98%	0.47%
2034-35	85.43%	-14.55%	70.87%	25.02%	1.90%	0.45%
2035-36	85.51%	-14.58%	70.93%	24.98%	1.90%	0.44%

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 MISSOURI VALLEY, 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	\$105,500,876	\$8.12622	\$857,323
2026-27	\$181,301,722	\$4.84484	\$878,378
2027-28	\$181,841,477	\$4.87624	\$886,703
2028-29	\$191,042,554	\$4.75429	\$908,272
2029-30	\$191,685,309	\$4.78216	\$916,670
2030-31	\$201,423,320	\$4.66065	\$938,764
2031-32	\$202,066,075	\$4.68777	\$947,239
2032-33	\$212,256,576	\$4.56933	\$969,870
2033-34	\$212,899,331	\$4.59572	\$978,426
2034-35	\$223,561,678	\$4.48023	\$1,001,608
2035-36	\$224,204,433	\$4.50593	\$1,010,249

CITY OF MISSOURI VALLEY, 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	\$105,500,876	\$8.12622	\$857,323
2026-27	\$109,433,950	\$8.04576	\$880,480
2027-28	\$111,293,918	\$8.04576	\$895,444
2028-29	\$115,536,629	\$8.04576	\$929,580
2029-30	\$117,492,174	\$8.04576	\$945,314
2030-31	\$121,960,612	\$8.04576	\$981,266
2031-32	\$124,016,516	\$8.04576	\$997,807
2032-33	\$128,722,260	\$8.04576	\$1,035,669
2033-34	\$130,884,078	\$8.04576	\$1,053,062
2034-35	\$135,839,498	\$8.04576	\$1,092,932
2035-36	\$138,112,531	\$8.04576	\$1,111,221

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	\$71,867,773	(\$3.20092)	-\$2,102
2027-28	\$70,547,559	(\$3.16952)	-\$8,742
2028-29	\$75,505,924	(\$3.29147)	-\$21,309
2029-30	\$74,193,135	(\$3.26360)	-\$28,644
2030-31	\$79,462,708	(\$3.38511)	-\$42,503
2031-32	\$78,049,560	(\$3.35799)	-\$50,568
2032-33	\$83,534,316	(\$3.47643)	-\$65,798
2033-34	\$82,015,253	(\$3.45004)	-\$74,636
2034-35	\$87,722,180	(\$3.56553)	-\$91,325
2035-36	\$86,091,902	(\$3.53983)	-\$100,971

CITY OF MISSOURI VALLEY, 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	\$193	\$288	\$50,000	\$51,515	\$193	\$240	\$50,000	\$58,947	\$174	\$42	\$149	\$42	\$193	\$275
\$100,000	\$123,480	\$385	\$575	\$100,000	\$103,030	\$385	\$480	\$100,000	\$117,894	\$367	\$316	\$342	\$316	\$385	\$549
\$150,000	\$185,220	\$578	\$863	\$150,000	\$154,545	\$578	\$720	\$150,000	\$176,842	\$559	\$591	\$534	\$591	\$578	\$824
\$200,000	\$246,960	\$944	\$1,151	\$200,000	\$206,060	\$944	\$960	\$200,000	\$235,789	\$752	\$866	\$727	\$866	\$771	\$1,099
\$250,000	\$308,700	\$1,310	\$1,439	\$250,000	\$257,575	\$1,310	\$1,200	\$250,000	\$294,736	\$945	\$1,141	\$920	\$1,141	\$964	\$1,374
\$300,000	\$370,440	\$1,675	\$1,726	\$300,000	\$309,090	\$1,675	\$1,441	\$300,000	\$353,683	\$1,138	\$1,415	\$1,113	\$1,415	\$1,156	\$1,648
\$400,000	\$493,920	\$2,407	\$2,302	\$400,000	\$412,120	\$2,407	\$1,921	\$400,000	\$471,578	\$1,523	\$1,965	\$1,498	\$1,965	\$1,542	\$2,198
\$500,000	\$617,400	\$3,138	\$2,877	\$500,000	\$515,151	\$3,138	\$2,401	\$500,000	\$589,472	\$1,909	\$2,514	\$1,883	\$2,514	\$1,927	\$2,747
\$600,000	\$740,880	\$3,869	\$3,453	\$600,000	\$618,181	\$3,869	\$2,881	\$600,000	\$707,366	\$2,294	\$3,064	\$2,269	\$3,064	\$2,313	\$3,297
\$700,000	\$864,360	\$4,601	\$4,028	\$700,000	\$721,211	\$4,601	\$3,361	\$700,000	\$825,261	\$2,679	\$3,613	\$2,654	\$3,613	\$2,698	\$3,846
\$800,000	\$987,840	\$5,332	\$4,604	\$800,000	\$824,241	\$5,332	\$3,841	\$800,000	\$943,155	\$3,065	\$4,163	\$3,040	\$4,163	\$3,084	\$4,396
\$900,000	\$1,111,320	\$6,063	\$5,179	\$900,000	\$927,271	\$6,063	\$4,322	\$900,000	\$1,061,050	\$3,450	\$4,712	\$3,425	\$4,712	\$3,469	\$4,945
\$1,000,000	\$1,234,800	\$6,795	\$5,755	\$1,000,000	\$1,030,301	\$6,795	\$4,802	\$1,000,000	\$1,178,944	\$3,836	\$5,262	\$3,811	\$5,262	\$3,854	\$5,495
\$2,000,000	\$2,469,600	\$14,108	\$11,510	\$2,000,000	\$2,060,602	\$14,108	\$9,604	\$2,000,000	\$2,357,888	\$7,690	\$10,756	\$7,665	\$10,756	\$7,709	\$10,989
\$3,000,000	\$3,704,400	\$21,422	\$17,265	\$3,000,000	\$3,090,903	\$21,422	\$14,406	\$3,000,000	\$3,536,832	\$11,544	\$16,251	\$11,519	\$16,251	\$11,563	\$16,484
\$4,000,000	\$4,939,200	\$28,736	\$23,020	\$4,000,000	\$4,121,204	\$28,736	\$19,207	\$4,000,000	\$4,715,776	\$15,399	\$21,746	\$15,374	\$21,746	\$15,418	\$21,979
\$5,000,000	\$6,174,000	\$36,049	\$28,775	\$5,000,000	\$5,151,505	\$36,049	\$24,009	\$5,000,000	\$5,894,720	\$19,253	\$27,240	\$19,228	\$27,240	\$19,272	\$27,473
\$6,000,000	\$7,408,800	\$43,363	\$34,530	\$6,000,000	\$6,181,806	\$43,363	\$28,811	\$6,000,000	\$7,073,664	\$23,108	\$32,735	\$23,083	\$32,735	\$23,126	\$32,968
\$7,000,000	\$8,643,600	\$50,676	\$40,285	\$7,000,000	\$7,212,107	\$50,676	\$33,613	\$7,000,000	\$8,252,608	\$26,962	\$38,229	\$26,937	\$38,229	\$26,981	\$38,463
\$8,000,000	\$9,878,400	\$57,990	\$46,040	\$8,000,000	\$8,242,408	\$57,990	\$38,415	\$8,000,000	\$9,431,552	\$30,816	\$43,724	\$30,791	\$43,724	\$30,835	\$43,957
\$9,000,000	\$11,113,200	\$65,304	\$51,795	\$9,000,000	\$9,272,709	\$65,304	\$43,217	\$9,000,000	\$10,610,496	\$34,671	\$49,219	\$34,646	\$49,219	\$34,690	\$49,452
\$10,000,000	\$12,348,000	\$72,617	\$57,550	\$10,000,000	\$10,303,010	\$72,617	\$48,019	\$10,000,000	\$11,789,440	\$38,525	\$54,713	\$38,500	\$54,713	\$38,544	\$54,946
\$15,000,000	\$18,522,000	\$109,185	\$86,325	\$15,000,000	\$15,454,515	\$109,185	\$72,028	\$15,000,000	\$17,684,160	\$57,797	\$82,187	\$57,772	\$82,187	\$57,816	\$82,420
\$20,000,000	\$24,696,000	\$145,753	\$115,099	\$20,000,000	\$20,606,020	\$145,753	\$96,037	\$20,000,000	\$23,578,880	\$77,069	\$109,660	\$77,044	\$109,660	\$77,088	\$109,893
\$25,000,000	\$30,870,000	\$182,321	\$143,874	\$25,000,000	\$25,757,525	\$182,321	\$120,047	\$25,000,000	\$29,473,600	\$96,341	\$137,133	\$96,316	\$137,133	\$96,360	\$137,366
\$30,000,000	\$37,044,000	\$218,889	\$172,649	\$30,000,000	\$30,909,030	\$218,889	\$144,056	\$30,000,000	\$35,368,320	\$115,613	\$164,606	\$115,588	\$164,606	\$115,632	\$164,839
\$35,000,000	\$43,218,000	\$255,457	\$201,424	\$35,000,000	\$36,060,535	\$255,457	\$168,066	\$35,000,000	\$41,263,040	\$134,885	\$192,080	\$134,860	\$192,080	\$134,904	\$192,313
\$40,000,000	\$49,392,000	\$292,025	\$230,199	\$40,000,000	\$41,212,040	\$292,025	\$192,075	\$40,000,000	\$47,157,760	\$154,157	\$219,553	\$154,132	\$219,553	\$154,176	\$219,786
\$45,000,000	\$55,566,000	\$328,593	\$258,974	\$45,000,000	\$46,363,545	\$328,593	\$216,084	\$45,000,000	\$53,052,480	\$173,429	\$247,026	\$173,404	\$247,026	\$173,448	\$247,259
\$50,000,000	\$61,740,000	\$365,161	\$287,749	\$50,000,000	\$51,515,050	\$365,161	\$240,094	\$50,000,000	\$58,947,200	\$192,701	\$274,499	\$192,676	\$274,499	\$192,720	\$274,732

CITY OF MISSOURI VALLEY, 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	\$95	49.31%	\$47	24.58%	(\$132)	(76.04%)	(\$107)	(72.01%)	\$82	42.56%
\$100,000	\$190	49.31%	\$95	24.58%	(\$50)	(13.72%)	(\$25)	(7.39%)	\$164	42.56%
\$150,000	\$285	49.31%	\$142	24.58%	\$32	5.67%	\$57	10.62%	\$246	42.56%
\$200,000	\$207	21.95%	\$17	1.75%	\$114	15.12%	\$139	19.08%	\$328	42.56%
\$250,000	\$129	9.87%	(\$109)	(8.33%)	\$196	20.71%	\$221	24.00%	\$410	42.56%
\$300,000	\$51	3.06%	(\$235)	(14.01%)	\$278	24.41%	\$303	27.22%	\$492	42.56%
\$400,000	(\$105)	(4.35%)	(\$486)	(20.19%)	\$442	29.00%	\$467	31.16%	\$656	42.56%
\$500,000	(\$260)	(8.30%)	(\$737)	(23.49%)	\$606	31.74%	\$631	33.49%	\$820	42.56%
\$600,000	(\$416)	(10.76%)	(\$988)	(25.54%)	\$770	33.56%	\$795	35.03%	\$984	42.56%
\$700,000	(\$572)	(12.44%)	(\$1,239)	(26.94%)	\$934	34.85%	\$959	36.13%	\$1,148	42.56%
\$800,000	(\$728)	(13.65%)	(\$1,491)	(27.95%)	\$1,098	35.82%	\$1,123	36.94%	\$1,312	42.56%
\$900,000	(\$884)	(14.58%)	(\$1,742)	(28.72%)	\$1,262	36.57%	\$1,287	37.57%	\$1,476	42.56%
\$1,000,000	(\$1,040)	(15.30%)	(\$1,993)	(29.33%)	\$1,426	37.17%	\$1,451	38.08%	\$1,640	42.56%
\$2,000,000	(\$2,598)	(18.42%)	(\$4,505)	(31.93%)	\$3,066	39.87%	\$3,091	40.33%	\$3,280	42.56%
\$3,000,000	(\$4,157)	(19.41%)	(\$7,016)	(32.75%)	\$4,706	40.77%	\$4,731	41.07%	\$4,921	42.56%
\$4,000,000	(\$5,716)	(19.89%)	(\$9,528)	(33.16%)	\$6,347	41.22%	\$6,372	41.45%	\$6,561	42.56%
\$5,000,000	(\$7,274)	(20.18%)	(\$12,040)	(33.40%)	\$7,987	41.48%	\$8,012	41.67%	\$8,201	42.56%
\$6,000,000	(\$8,833)	(20.37%)	(\$14,551)	(33.56%)	\$9,627	41.66%	\$9,652	41.82%	\$9,841	42.56%
\$7,000,000	(\$10,392)	(20.51%)	(\$17,063)	(33.67%)	\$11,267	41.79%	\$11,292	41.92%	\$11,482	42.56%
\$8,000,000	(\$11,950)	(20.61%)	(\$19,575)	(33.76%)	\$12,908	41.89%	\$12,933	42.00%	\$13,122	42.56%
\$9,000,000	(\$13,509)	(20.69%)	(\$22,087)	(33.82%)	\$14,548	41.96%	\$14,573	42.06%	\$14,762	42.56%
\$10,000,000	(\$15,067)	(20.75%)	(\$24,598)	(33.87%)	\$16,188	42.02%	\$16,213	42.11%	\$16,402	42.56%
\$15,000,000	(\$22,861)	(20.94%)	(\$37,157)	(34.03%)	\$24,389	42.20%	\$24,414	42.26%	\$24,604	42.56%
\$20,000,000	(\$30,654)	(21.03%)	(\$49,716)	(34.11%)	\$32,591	42.29%	\$32,616	42.33%	\$32,805	42.56%
\$25,000,000	(\$38,447)	(21.09%)	(\$62,274)	(34.16%)	\$40,792	42.34%	\$40,817	42.38%	\$41,006	42.56%
\$30,000,000	(\$46,240)	(21.12%)	(\$74,833)	(34.19%)	\$48,993	42.38%	\$49,018	42.41%	\$49,207	42.56%
\$35,000,000	(\$54,033)	(21.15%)	(\$87,392)	(34.21%)	\$57,194	42.40%	\$57,219	42.43%	\$57,409	42.56%
\$40,000,000	(\$61,826)	(21.17%)	(\$99,950)	(34.23%)	\$65,396	42.42%	\$65,421	42.44%	\$65,610	42.56%
\$45,000,000	(\$69,619)	(21.19%)	(\$112,509)	(34.24%)	\$73,597	42.44%	\$73,622	42.46%	\$73,811	42.56%
\$50,000,000	(\$77,412)	(21.20%)	(\$125,067)	(34.25%)	\$81,798	42.45%	\$81,823	42.47%	\$82,012	42.56%