

CITY OF MORLEY, 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	\$8.01980	\$10,151	\$0	\$10,151	
2026-27	\$5.12885	\$10,354	\$171	\$10,525	3.7%
2027-28	\$5.21350	\$10,655	\$174	\$10,829	2.9%
2028-29	\$5.05037	\$11,045	\$168	\$11,214	3.6%
2029-30	\$5.12731	\$11,346	\$171	\$11,517	2.7%
2030-31	\$4.96787	\$11,748	\$166	\$11,913	3.4%
2031-32	\$5.03787	\$12,044	\$168	\$12,212	2.5%
2032-33	\$4.88423	\$12,456	\$163	\$12,619	3.3%
2033-34	\$4.94805	\$12,747	\$165	\$12,912	2.3%
2034-35	\$4.79987	\$13,170	\$160	\$13,330	3.2%
2035-36	\$4.85816	\$13,456	\$162	\$13,618	2.2%

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	\$2,948,477	\$1,265,771	\$0	\$1,265,771
2026-27	\$2,362,932	\$2,052,147	\$0	\$2,052,147
2027-28	\$2,387,848	\$2,077,063	\$0	\$2,077,063
2028-29	\$2,531,141	\$2,220,356	\$0	\$2,220,356
2029-30	\$2,557,057	\$2,246,272	\$0	\$2,246,272
2030-31	\$2,708,838	\$2,398,053	\$0	\$2,398,053
2031-32	\$2,734,753	\$2,423,968	\$0	\$2,423,968
2032-33	\$2,894,326	\$2,583,541	\$0	\$2,583,541
2033-34	\$2,920,241	\$2,609,456	\$0	\$2,609,456
2034-35	\$3,087,922	\$2,777,137	\$0	\$2,777,137
2035-36	\$3,113,837	\$2,803,052	\$0	\$2,803,052

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	91.97%	-1.34%	90.63%	5.82%	0.00%	3.55%
2026-27	131.99%	-43.36%	88.63%	8.48%	0.00%	2.19%
2027-28	132.01%	-43.24%	88.77%	8.37%	0.00%	2.16%
2028-29	129.93%	-40.80%	89.14%	8.23%	0.00%	2.02%
2029-30	129.92%	-40.65%	89.27%	8.13%	0.00%	2.00%
2030-31	127.95%	-38.36%	89.60%	8.00%	0.00%	1.87%
2031-32	127.96%	-38.25%	89.71%	7.91%	0.00%	1.85%
2032-33	126.15%	-36.15%	90.00%	7.79%	0.00%	1.74%
2033-34	126.17%	-36.07%	90.10%	7.72%	0.00%	1.72%
2034-35	124.50%	-34.14%	90.36%	7.61%	0.00%	1.62%
2035-36	124.53%	-34.08%	90.45%	7.54%	0.00%	1.60%

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 MORLEY, 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	\$1,265,771	\$8.01980	\$10,151
2026-27	\$2,052,147	\$5.12885	\$10,525
2027-28	\$2,077,063	\$5.21350	\$10,829
2028-29	\$2,220,356	\$5.05037	\$11,214
2029-30	\$2,246,272	\$5.12731	\$11,517
2030-31	\$2,398,053	\$4.96787	\$11,913
2031-32	\$2,423,968	\$5.03787	\$12,212
2032-33	\$2,583,541	\$4.88423	\$12,619
2033-34	\$2,609,456	\$4.94805	\$12,912
2034-35	\$2,777,137	\$4.79987	\$13,330
2035-36	\$2,803,052	\$4.85816	\$13,618

CITY OF MORLEY, 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	\$1,265,771	\$8.01980	\$10,151
2026-27	\$1,286,384	\$8.01980	\$10,317
2027-28	\$1,326,578	\$7.94040	\$10,534
2028-29	\$1,381,824	\$7.94040	\$10,972
2029-30	\$1,424,167	\$7.94040	\$11,308
2030-31	\$1,482,596	\$7.94040	\$11,772
2031-32	\$1,527,196	\$7.94040	\$12,127
2032-33	\$1,588,977	\$7.94040	\$12,617
2033-34	\$1,635,959	\$7.94040	\$12,990
2034-35	\$1,701,272	\$7.94040	\$13,509
2035-36	\$1,750,757	\$7.94040	\$13,902

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	\$765,763	(\$2.89095)	\$209
2027-28	\$750,484	(\$2.72690)	\$295
2028-29	\$838,532	(\$2.89003)	\$241
2029-30	\$822,105	(\$2.81309)	\$209
2030-31	\$915,457	(\$2.97253)	\$141
2031-32	\$896,772	(\$2.90253)	\$85
2032-33	\$994,564	(\$3.05617)	\$1
2033-34	\$973,497	(\$2.99235)	-\$78
2034-35	\$1,075,865	(\$3.14053)	-\$179
2035-36	\$1,052,296	(\$3.08224)	-\$284

CITY OF MORLEY, 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	\$190	\$307	\$50,000	\$51,515	\$190	\$256	\$50,000	\$58,947	\$172	\$44	\$147	\$44	\$190	\$293
\$100,000	\$123,480	\$380	\$613	\$100,000	\$103,030	\$380	\$512	\$100,000	\$117,894	\$362	\$337	\$337	\$337	\$380	\$586
\$150,000	\$185,220	\$571	\$920	\$150,000	\$154,545	\$571	\$768	\$150,000	\$176,842	\$552	\$630	\$527	\$630	\$571	\$879
\$200,000	\$246,960	\$931	\$1,227	\$200,000	\$206,060	\$931	\$1,024	\$200,000	\$235,789	\$742	\$923	\$718	\$923	\$761	\$1,171
\$250,000	\$308,700	\$1,292	\$1,534	\$250,000	\$257,575	\$1,292	\$1,280	\$250,000	\$294,736	\$933	\$1,216	\$908	\$1,216	\$951	\$1,464
\$300,000	\$370,440	\$1,653	\$1,840	\$300,000	\$309,090	\$1,653	\$1,536	\$300,000	\$353,683	\$1,123	\$1,509	\$1,098	\$1,509	\$1,141	\$1,757
\$400,000	\$493,920	\$2,375	\$2,454	\$400,000	\$412,120	\$2,375	\$2,047	\$400,000	\$471,578	\$1,503	\$2,094	\$1,478	\$2,094	\$1,522	\$2,343
\$500,000	\$617,400	\$3,097	\$3,067	\$500,000	\$515,151	\$3,097	\$2,559	\$500,000	\$589,472	\$1,884	\$2,680	\$1,859	\$2,680	\$1,902	\$2,928
\$600,000	\$740,880	\$3,819	\$3,681	\$600,000	\$618,181	\$3,819	\$3,071	\$600,000	\$707,366	\$2,264	\$3,266	\$2,239	\$3,266	\$2,282	\$3,514
\$700,000	\$864,360	\$4,540	\$4,294	\$700,000	\$721,211	\$4,540	\$3,583	\$700,000	\$825,261	\$2,644	\$3,851	\$2,620	\$3,851	\$2,663	\$4,100
\$800,000	\$987,840	\$5,262	\$4,907	\$800,000	\$824,241	\$5,262	\$4,095	\$800,000	\$943,155	\$3,025	\$4,437	\$3,000	\$4,437	\$3,043	\$4,685
\$900,000	\$1,111,320	\$5,984	\$5,521	\$900,000	\$927,271	\$5,984	\$4,607	\$900,000	\$1,061,050	\$3,405	\$5,023	\$3,380	\$5,023	\$3,424	\$5,271
\$1,000,000	\$1,234,800	\$6,706	\$6,134	\$1,000,000	\$1,030,301	\$6,706	\$5,118	\$1,000,000	\$1,178,944	\$3,785	\$5,608	\$3,761	\$5,608	\$3,804	\$5,857
\$2,000,000	\$2,469,600	\$13,924	\$12,269	\$2,000,000	\$2,060,602	\$13,924	\$10,237	\$2,000,000	\$2,357,888	\$7,589	\$11,465	\$7,565	\$11,465	\$7,608	\$11,714
\$3,000,000	\$3,704,400	\$21,141	\$18,403	\$3,000,000	\$3,090,903	\$21,141	\$15,355	\$3,000,000	\$3,536,832	\$11,393	\$17,322	\$11,369	\$17,322	\$11,412	\$17,571
\$4,000,000	\$4,939,200	\$28,359	\$24,537	\$4,000,000	\$4,121,204	\$28,359	\$20,474	\$4,000,000	\$4,715,776	\$15,197	\$23,179	\$15,173	\$23,179	\$15,216	\$23,427
\$5,000,000	\$6,174,000	\$35,577	\$30,672	\$5,000,000	\$5,151,505	\$35,577	\$25,592	\$5,000,000	\$5,894,720	\$19,001	\$29,036	\$18,976	\$29,036	\$19,020	\$29,284
\$6,000,000	\$7,408,800	\$42,795	\$36,806	\$6,000,000	\$6,181,806	\$42,795	\$30,710	\$6,000,000	\$7,073,664	\$22,805	\$34,893	\$22,780	\$34,893	\$22,824	\$35,141
\$7,000,000	\$8,643,600	\$50,013	\$42,940	\$7,000,000	\$7,212,107	\$50,013	\$35,829	\$7,000,000	\$8,252,608	\$26,609	\$40,749	\$26,584	\$40,749	\$26,627	\$40,998
\$8,000,000	\$9,878,400	\$57,230	\$49,075	\$8,000,000	\$8,242,408	\$57,230	\$40,947	\$8,000,000	\$9,431,552	\$30,413	\$46,606	\$30,388	\$46,606	\$30,431	\$46,855
\$9,000,000	\$11,113,200	\$64,448	\$55,209	\$9,000,000	\$9,272,709	\$64,448	\$46,066	\$9,000,000	\$10,610,496	\$34,217	\$52,463	\$34,192	\$52,463	\$34,235	\$52,712
\$10,000,000	\$12,348,000	\$71,666	\$61,343	\$10,000,000	\$10,303,010	\$71,666	\$51,184	\$10,000,000	\$11,789,440	\$38,021	\$58,320	\$37,996	\$58,320	\$38,039	\$58,568
\$15,000,000	\$18,522,000	\$107,755	\$92,015	\$15,000,000	\$15,454,515	\$107,755	\$76,776	\$15,000,000	\$17,684,160	\$57,040	\$87,604	\$57,016	\$87,604	\$57,059	\$87,853
\$20,000,000	\$24,696,000	\$143,844	\$122,687	\$20,000,000	\$20,606,020	\$143,844	\$102,368	\$20,000,000	\$23,578,880	\$76,060	\$116,888	\$76,035	\$116,888	\$76,078	\$117,137
\$25,000,000	\$30,870,000	\$179,933	\$153,358	\$25,000,000	\$25,757,525	\$179,933	\$127,960	\$25,000,000	\$29,473,600	\$95,080	\$146,173	\$95,055	\$146,173	\$95,098	\$146,421
\$30,000,000	\$37,044,000	\$216,023	\$184,030	\$30,000,000	\$30,909,030	\$216,023	\$153,552	\$30,000,000	\$35,368,320	\$114,099	\$175,457	\$114,074	\$175,457	\$114,118	\$175,705
\$35,000,000	\$43,218,000	\$252,112	\$214,701	\$35,000,000	\$36,060,535	\$252,112	\$179,144	\$35,000,000	\$41,263,040	\$133,119	\$204,741	\$133,094	\$204,741	\$133,137	\$204,989
\$40,000,000	\$49,392,000	\$288,201	\$245,373	\$40,000,000	\$41,212,040	\$288,201	\$204,736	\$40,000,000	\$47,157,760	\$152,138	\$234,025	\$152,114	\$234,025	\$152,157	\$234,274
\$45,000,000	\$55,566,000	\$324,290	\$276,045	\$45,000,000	\$46,363,545	\$324,290	\$230,328	\$45,000,000	\$53,052,480	\$171,158	\$263,309	\$171,133	\$263,309	\$171,176	\$263,558
\$50,000,000	\$61,740,000	\$360,379	\$306,716	\$50,000,000	\$51,515,050	\$360,379	\$255,920	\$50,000,000	\$58,947,200	\$190,178	\$292,594	\$190,153	\$292,594	\$190,196	\$292,842

CITY OF MORLEY, 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	\$117	61.26%	\$66	34.56%	(\$127)	(74.12%)	(\$103)	(69.77%)	\$103	53.97%
\$100,000	\$233	61.26%	\$131	34.56%	(\$25)	(6.81%)	\$0	0.02%	\$205	53.97%
\$150,000	\$350	61.26%	\$197	34.56%	\$78	14.13%	\$103	19.48%	\$308	53.97%
\$200,000	\$295	31.71%	\$92	9.90%	\$181	24.33%	\$205	28.62%	\$411	53.97%
\$250,000	\$241	18.66%	(\$13)	(0.99%)	\$283	30.38%	\$308	33.93%	\$513	53.97%
\$300,000	\$187	11.31%	(\$118)	(7.12%)	\$386	34.37%	\$411	37.40%	\$616	53.97%
\$400,000	\$79	3.31%	(\$328)	(13.80%)	\$591	39.33%	\$616	41.66%	\$821	53.97%
\$500,000	(\$30)	(0.96%)	(\$538)	(17.36%)	\$797	42.29%	\$821	44.18%	\$1,026	53.97%
\$600,000	(\$138)	(3.61%)	(\$748)	(19.58%)	\$1,002	44.25%	\$1,027	45.84%	\$1,232	53.97%
\$700,000	(\$246)	(5.43%)	(\$958)	(21.09%)	\$1,207	45.65%	\$1,232	47.02%	\$1,437	53.97%
\$800,000	(\$355)	(6.74%)	(\$1,167)	(22.19%)	\$1,412	46.70%	\$1,437	47.90%	\$1,642	53.97%
\$900,000	(\$463)	(7.74%)	(\$1,377)	(23.02%)	\$1,618	47.51%	\$1,642	48.59%	\$1,848	53.97%
\$1,000,000	(\$571)	(8.52%)	(\$1,587)	(23.67%)	\$1,823	48.16%	\$1,848	49.13%	\$2,053	53.97%
\$2,000,000	(\$1,655)	(11.89%)	(\$3,687)	(26.48%)	\$3,876	51.07%	\$3,901	51.56%	\$4,106	53.97%
\$3,000,000	(\$2,738)	(12.95%)	(\$5,786)	(27.37%)	\$5,929	52.04%	\$5,954	52.37%	\$6,159	53.97%
\$4,000,000	(\$3,822)	(13.48%)	(\$7,886)	(27.81%)	\$7,982	52.52%	\$8,006	52.77%	\$8,212	53.97%
\$5,000,000	(\$4,905)	(13.79%)	(\$9,985)	(28.07%)	\$10,035	52.81%	\$10,059	53.01%	\$10,265	53.97%
\$6,000,000	(\$5,989)	(13.99%)	(\$12,084)	(28.24%)	\$12,088	53.00%	\$12,112	53.17%	\$12,318	53.97%
\$7,000,000	(\$7,072)	(14.14%)	(\$14,184)	(28.36%)	\$14,140	53.14%	\$14,165	53.28%	\$14,370	53.97%
\$8,000,000	(\$8,156)	(14.25%)	(\$16,283)	(28.45%)	\$16,193	53.25%	\$16,218	53.37%	\$16,423	53.97%
\$9,000,000	(\$9,239)	(14.34%)	(\$18,383)	(28.52%)	\$18,246	53.33%	\$18,271	53.44%	\$18,476	53.97%
\$10,000,000	(\$10,323)	(14.40%)	(\$20,482)	(28.58%)	\$20,299	53.39%	\$20,324	53.49%	\$20,529	53.97%
\$15,000,000	(\$15,740)	(14.61%)	(\$30,979)	(28.75%)	\$30,564	53.58%	\$30,589	53.65%	\$30,794	53.97%
\$20,000,000	(\$21,158)	(14.71%)	(\$41,476)	(28.83%)	\$40,828	53.68%	\$40,853	53.73%	\$41,058	53.97%
\$25,000,000	(\$26,575)	(14.77%)	(\$51,973)	(28.88%)	\$51,093	53.74%	\$51,118	53.78%	\$51,323	53.97%
\$30,000,000	(\$31,993)	(14.81%)	(\$62,471)	(28.92%)	\$61,358	53.78%	\$61,382	53.81%	\$61,588	53.97%
\$35,000,000	(\$37,410)	(14.84%)	(\$72,968)	(28.94%)	\$71,622	53.80%	\$71,647	53.83%	\$71,852	53.97%
\$40,000,000	(\$42,828)	(14.86%)	(\$83,465)	(28.96%)	\$81,887	53.82%	\$81,912	53.85%	\$82,117	53.97%
\$45,000,000	(\$48,245)	(14.88%)	(\$93,962)	(28.97%)	\$92,151	53.84%	\$92,176	53.86%	\$92,381	53.97%
\$50,000,000	(\$53,663)	(14.89%)	(\$104,459)	(28.99%)	\$102,416	53.85%	\$102,441	53.87%	\$102,646	53.97%