

CITY OF MONMOUTH, 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	\$7.86460	\$15,291	\$0	\$15,291	
2026-27	\$5.89009	\$15,597	\$182	\$15,779	3.2%
2027-28	\$5.95882	\$15,898	\$184	\$16,082	1.9%
2028-29	\$5.72176	\$16,404	\$177	\$16,581	3.1%
2029-30	\$5.78343	\$16,720	\$179	\$16,898	1.9%
2030-31	\$5.55342	\$17,236	\$172	\$17,408	3.0%
2031-32	\$5.60871	\$17,543	\$173	\$17,716	1.8%
2032-33	\$5.39288	\$18,070	\$167	\$18,237	2.9%
2033-34	\$5.44261	\$18,368	\$168	\$18,536	1.6%
2034-35	\$5.23950	\$18,907	\$162	\$19,069	2.9%
2035-36	\$5.28437	\$19,196	\$163	\$19,359	1.5%

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	\$5,299,134	\$1,944,282	\$0	\$1,944,282
2026-27	\$3,985,012	\$2,678,877	\$0	\$2,678,877
2027-28	\$4,005,046	\$2,698,911	\$0	\$2,698,911
2028-29	\$4,203,981	\$2,897,846	\$0	\$2,897,846
2029-30	\$4,228,014	\$2,921,879	\$0	\$2,921,879
2030-31	\$4,440,788	\$3,134,653	\$0	\$3,134,653
2031-32	\$4,464,822	\$3,158,687	\$0	\$3,158,687
2032-33	\$4,687,838	\$3,381,703	\$0	\$3,381,703
2033-34	\$4,711,871	\$3,405,736	\$0	\$3,405,736
2034-35	\$4,945,551	\$3,639,416	\$0	\$3,639,416
2035-36	\$4,969,584	\$3,663,449	\$0	\$3,663,449

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.94%	-3.16%	83.78%	10.31%	0.00%	5.90%
2026-27	146.17%	-66.93%	79.23%	15.71%	0.00%	4.29%
2027-28	146.23%	-66.84%	79.39%	15.59%	0.00%	4.25%
2028-29	142.70%	-62.58%	80.12%	15.25%	0.00%	3.96%
2029-30	142.59%	-62.30%	80.29%	15.12%	0.00%	3.93%
2030-31	139.21%	-58.25%	80.96%	14.80%	0.00%	3.66%
2031-32	139.13%	-58.02%	81.11%	14.69%	0.00%	3.63%
2032-33	136.07%	-54.36%	81.70%	14.41%	0.00%	3.39%
2033-34	136.01%	-54.18%	81.83%	14.30%	0.00%	3.37%
2034-35	133.22%	-50.86%	82.36%	14.05%	0.00%	3.15%
2035-36	133.19%	-50.71%	82.48%	13.96%	0.00%	3.13%

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 MONMOUTH, 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	\$1,944,282	\$7.86460	\$15,291
2026-27	\$2,678,877	\$5.89009	\$15,779
2027-28	\$2,698,911	\$5.95882	\$16,082
2028-29	\$2,897,846	\$5.72176	\$16,581
2029-30	\$2,921,879	\$5.78343	\$16,898
2030-31	\$3,134,653	\$5.55342	\$17,408
2031-32	\$3,158,687	\$5.60871	\$17,716
2032-33	\$3,381,703	\$5.39288	\$18,237
2033-34	\$3,405,736	\$5.44261	\$18,536
2034-35	\$3,639,416	\$5.23950	\$19,069
2035-36	\$3,663,449	\$5.28437	\$19,359

CITY OF MONMOUTH, 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	\$1,944,282	\$7.86460	\$15,291
2026-27	\$1,977,851	\$7.86460	\$15,555
2027-28	\$2,028,296	\$7.86460	\$15,952
2028-29	\$2,105,610	\$7.86460	\$16,560
2029-30	\$2,158,737	\$7.86460	\$16,978
2030-31	\$2,240,350	\$7.86460	\$17,619
2031-32	\$2,296,294	\$7.86460	\$18,059
2032-33	\$2,382,430	\$7.86460	\$18,737
2033-34	\$2,441,346	\$7.86460	\$19,200
2034-35	\$2,532,248	\$7.86460	\$19,915
2035-36	\$2,594,285	\$7.86460	\$20,403

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	\$701,027	(\$1.97451)	\$224
2027-28	\$670,615	(\$1.90578)	\$131
2028-29	\$792,236	(\$2.14284)	\$21
2029-30	\$763,142	(\$2.08117)	-\$79
2030-31	\$894,303	(\$2.31118)	-\$211
2031-32	\$862,393	(\$2.25589)	-\$343
2032-33	\$999,273	(\$2.47172)	-\$500
2033-34	\$964,390	(\$2.42199)	-\$664
2034-35	\$1,107,168	(\$2.62510)	-\$846
2035-36	\$1,069,164	(\$2.58023)	-\$1,044

CITY OF MONMOUTH, 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	\$343	\$50,000	\$51,515	\$187	\$286	\$50,000	\$58,947	\$168	\$50	\$144	\$50	\$187	\$327
\$100,000	\$123,480	\$373	\$686	\$100,000	\$103,030	\$373	\$572	\$100,000	\$117,894	\$355	\$377	\$331	\$377	\$373	\$655
\$150,000	\$185,220	\$560	\$1,029	\$150,000	\$154,545	\$560	\$858	\$150,000	\$176,842	\$541	\$704	\$517	\$704	\$560	\$982
\$200,000	\$246,960	\$913	\$1,371	\$200,000	\$206,060	\$913	\$1,144	\$200,000	\$235,789	\$728	\$1,032	\$704	\$1,032	\$746	\$1,309
\$250,000	\$308,700	\$1,267	\$1,714	\$250,000	\$257,575	\$1,267	\$1,430	\$250,000	\$294,736	\$914	\$1,359	\$890	\$1,359	\$933	\$1,637
\$300,000	\$370,440	\$1,621	\$2,057	\$300,000	\$309,090	\$1,621	\$1,717	\$300,000	\$353,683	\$1,101	\$1,686	\$1,077	\$1,686	\$1,119	\$1,964
\$400,000	\$493,920	\$2,329	\$2,743	\$400,000	\$412,120	\$2,329	\$2,289	\$400,000	\$471,578	\$1,474	\$2,341	\$1,450	\$2,341	\$1,492	\$2,619
\$500,000	\$617,400	\$3,037	\$3,429	\$500,000	\$515,151	\$3,037	\$2,861	\$500,000	\$589,472	\$1,847	\$2,996	\$1,823	\$2,996	\$1,865	\$3,274
\$600,000	\$740,880	\$3,745	\$4,114	\$600,000	\$618,181	\$3,745	\$3,433	\$600,000	\$707,366	\$2,220	\$3,651	\$2,196	\$3,651	\$2,238	\$3,928
\$700,000	\$864,360	\$4,453	\$4,800	\$700,000	\$721,211	\$4,453	\$4,005	\$700,000	\$825,261	\$2,593	\$4,305	\$2,569	\$4,305	\$2,611	\$4,583
\$800,000	\$987,840	\$5,160	\$5,486	\$800,000	\$824,241	\$5,160	\$4,577	\$800,000	\$943,155	\$2,966	\$4,960	\$2,942	\$4,960	\$2,984	\$5,238
\$900,000	\$1,111,320	\$5,868	\$6,172	\$900,000	\$927,271	\$5,868	\$5,150	\$900,000	\$1,061,050	\$3,339	\$5,615	\$3,315	\$5,615	\$3,357	\$5,892
\$1,000,000	\$1,234,800	\$6,576	\$6,857	\$1,000,000	\$1,030,301	\$6,576	\$5,722	\$1,000,000	\$1,178,944	\$3,712	\$6,270	\$3,688	\$6,270	\$3,730	\$6,547
\$2,000,000	\$2,469,600	\$13,654	\$13,715	\$2,000,000	\$2,060,602	\$13,654	\$11,443	\$2,000,000	\$2,357,888	\$7,443	\$12,817	\$7,418	\$12,817	\$7,461	\$13,094
\$3,000,000	\$3,704,400	\$20,732	\$20,572	\$3,000,000	\$3,090,903	\$20,732	\$17,165	\$3,000,000	\$3,536,832	\$11,173	\$19,364	\$11,149	\$19,364	\$11,191	\$19,642
\$4,000,000	\$4,939,200	\$27,810	\$27,429	\$4,000,000	\$4,121,204	\$27,810	\$22,887	\$4,000,000	\$4,715,776	\$14,903	\$25,911	\$14,879	\$25,911	\$14,921	\$26,189
\$5,000,000	\$6,174,000	\$34,889	\$34,287	\$5,000,000	\$5,151,505	\$34,889	\$28,608	\$5,000,000	\$5,894,720	\$18,633	\$32,458	\$18,609	\$32,458	\$18,652	\$32,736
\$6,000,000	\$7,408,800	\$41,967	\$41,144	\$6,000,000	\$6,181,806	\$41,967	\$34,330	\$6,000,000	\$7,073,664	\$22,364	\$39,005	\$22,339	\$39,005	\$22,382	\$39,283
\$7,000,000	\$8,643,600	\$49,045	\$48,002	\$7,000,000	\$7,212,107	\$49,045	\$40,052	\$7,000,000	\$8,252,608	\$26,094	\$45,553	\$26,070	\$45,553	\$26,112	\$45,830
\$8,000,000	\$9,878,400	\$56,123	\$54,859	\$8,000,000	\$8,242,408	\$56,123	\$45,774	\$8,000,000	\$9,431,552	\$29,824	\$52,100	\$29,800	\$52,100	\$29,842	\$52,377
\$9,000,000	\$11,113,200	\$63,201	\$61,716	\$9,000,000	\$9,272,709	\$63,201	\$51,495	\$9,000,000	\$10,610,496	\$33,555	\$58,647	\$33,530	\$58,647	\$33,573	\$58,925
\$10,000,000	\$12,348,000	\$70,279	\$68,574	\$10,000,000	\$10,303,010	\$70,279	\$57,217	\$10,000,000	\$11,789,440	\$37,285	\$65,194	\$37,261	\$65,194	\$37,303	\$65,472
\$15,000,000	\$18,522,000	\$105,670	\$102,860	\$15,000,000	\$15,454,515	\$105,670	\$85,825	\$15,000,000	\$17,684,160	\$55,936	\$97,930	\$55,912	\$97,930	\$55,955	\$98,208
\$20,000,000	\$24,696,000	\$141,061	\$137,147	\$20,000,000	\$20,606,020	\$141,061	\$114,434	\$20,000,000	\$23,578,880	\$74,588	\$130,666	\$74,564	\$130,666	\$74,606	\$130,943
\$25,000,000	\$30,870,000	\$176,451	\$171,434	\$25,000,000	\$25,757,525	\$176,451	\$143,042	\$25,000,000	\$29,473,600	\$93,240	\$163,402	\$93,215	\$163,402	\$93,258	\$163,679
\$30,000,000	\$37,044,000	\$211,842	\$205,721	\$30,000,000	\$30,909,030	\$211,842	\$171,651	\$30,000,000	\$35,368,320	\$111,891	\$196,137	\$111,867	\$196,137	\$111,909	\$196,415
\$35,000,000	\$43,218,000	\$247,233	\$240,008	\$35,000,000	\$36,060,535	\$247,233	\$200,259	\$35,000,000	\$41,263,040	\$130,543	\$228,873	\$130,518	\$228,873	\$130,561	\$229,151
\$40,000,000	\$49,392,000	\$282,623	\$274,295	\$40,000,000	\$41,212,040	\$282,623	\$228,868	\$40,000,000	\$47,157,760	\$149,194	\$261,609	\$149,170	\$261,609	\$149,212	\$261,887
\$45,000,000	\$55,566,000	\$318,014	\$308,581	\$45,000,000	\$46,363,545	\$318,014	\$257,476	\$45,000,000	\$53,052,480	\$167,846	\$294,345	\$167,821	\$294,345	\$167,864	\$294,623
\$50,000,000	\$61,740,000	\$353,405	\$342,868	\$50,000,000	\$51,515,050	\$353,405	\$286,085	\$50,000,000	\$58,947,200	\$186,497	\$327,081	\$186,473	\$327,081	\$186,515	\$327,359

CITY OF MONMOUTH, 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	\$156	83.83%	\$100	53.38%	(\$119)	(70.50%)	(\$94)	(65.54%)	\$141	75.51%
\$100,000	\$313	83.83%	\$199	53.38%	\$22	6.23%	\$46	14.02%	\$282	75.51%
\$150,000	\$469	83.83%	\$299	53.38%	\$163	30.10%	\$187	36.19%	\$423	75.51%
\$200,000	\$458	50.14%	\$231	25.28%	\$304	41.73%	\$328	46.62%	\$563	75.51%
\$250,000	\$447	35.27%	\$163	12.87%	\$445	48.62%	\$469	52.67%	\$704	75.51%
\$300,000	\$436	26.89%	\$95	5.87%	\$585	53.18%	\$610	56.63%	\$845	75.51%
\$400,000	\$414	17.77%	(\$40)	(1.73%)	\$867	58.83%	\$891	61.49%	\$1,127	75.51%
\$500,000	\$392	12.90%	(\$176)	(5.80%)	\$1,149	62.20%	\$1,173	64.36%	\$1,408	75.51%
\$600,000	\$370	9.87%	(\$312)	(8.32%)	\$1,431	64.44%	\$1,455	66.25%	\$1,690	75.51%
\$700,000	\$348	7.81%	(\$447)	(10.05%)	\$1,712	66.03%	\$1,736	67.60%	\$1,972	75.51%
\$800,000	\$326	6.31%	(\$583)	(11.30%)	\$1,994	67.22%	\$2,018	68.60%	\$2,253	75.51%
\$900,000	\$303	5.17%	(\$719)	(12.25%)	\$2,276	68.15%	\$2,300	69.38%	\$2,535	75.51%
\$1,000,000	\$281	4.28%	(\$854)	(12.99%)	\$2,557	68.89%	\$2,582	70.00%	\$2,817	75.51%
\$2,000,000	\$61	0.44%	(\$2,211)	(16.19%)	\$5,374	72.21%	\$5,398	72.77%	\$5,634	75.51%
\$3,000,000	(\$160)	(0.77%)	(\$3,567)	(17.21%)	\$8,191	73.31%	\$8,215	73.69%	\$8,451	75.51%
\$4,000,000	(\$381)	(1.37%)	(\$4,924)	(17.70%)	\$11,008	73.86%	\$11,032	74.15%	\$11,267	75.51%
\$5,000,000	(\$602)	(1.72%)	(\$6,280)	(18.00%)	\$13,825	74.19%	\$13,849	74.42%	\$14,084	75.51%
\$6,000,000	(\$822)	(1.96%)	(\$7,636)	(18.20%)	\$16,642	74.41%	\$16,666	74.60%	\$16,901	75.51%
\$7,000,000	(\$1,043)	(2.13%)	(\$8,993)	(18.34%)	\$19,458	74.57%	\$19,483	74.73%	\$19,718	75.51%
\$8,000,000	(\$1,264)	(2.25%)	(\$10,349)	(18.44%)	\$22,275	74.69%	\$22,300	74.83%	\$22,535	75.51%
\$9,000,000	(\$1,485)	(2.35%)	(\$11,706)	(18.52%)	\$25,092	74.78%	\$25,116	74.91%	\$25,352	75.51%
\$10,000,000	(\$1,706)	(2.43%)	(\$13,062)	(18.59%)	\$27,909	74.85%	\$27,933	74.97%	\$28,169	75.51%
\$15,000,000	(\$2,809)	(2.66%)	(\$19,845)	(18.78%)	\$41,993	75.07%	\$42,018	75.15%	\$42,253	75.51%
\$20,000,000	(\$3,913)	(2.77%)	(\$26,627)	(18.88%)	\$56,078	75.18%	\$56,102	75.24%	\$56,337	75.51%
\$25,000,000	(\$5,017)	(2.84%)	(\$33,409)	(18.93%)	\$70,162	75.25%	\$70,186	75.29%	\$70,422	75.51%
\$30,000,000	(\$6,121)	(2.89%)	(\$40,191)	(18.97%)	\$84,246	75.29%	\$84,271	75.33%	\$84,506	75.51%
\$35,000,000	(\$7,225)	(2.92%)	(\$46,973)	(19.00%)	\$98,331	75.32%	\$98,355	75.36%	\$98,590	75.51%
\$40,000,000	(\$8,329)	(2.95%)	(\$53,756)	(19.02%)	\$112,415	75.35%	\$112,439	75.38%	\$112,675	75.51%
\$45,000,000	(\$9,433)	(2.97%)	(\$60,538)	(19.04%)	\$126,499	75.37%	\$126,524	75.39%	\$126,759	75.51%
\$50,000,000	(\$10,537)	(2.98%)	(\$67,320)	(19.05%)	\$140,584	75.38%	\$140,608	75.40%	\$140,843	75.51%