

CITY OF MINGO, 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	\$8.12630	\$91,929	\$0	\$91,929	
2026-27	\$4.53924	\$93,768	\$1,535	\$95,303	3.7%
2027-28	\$4.61356	\$96,627	\$1,560	\$98,188	3.0%
2028-29	\$4.50804	\$100,152	\$1,525	\$101,677	3.6%
2029-30	\$4.57667	\$103,027	\$1,548	\$104,575	2.9%
2030-31	\$4.47018	\$106,667	\$1,512	\$108,179	3.4%
2031-32	\$4.53354	\$109,516	\$1,533	\$111,050	2.7%
2032-33	\$4.42796	\$113,271	\$1,498	\$114,769	3.3%
2033-34	\$4.48651	\$116,093	\$1,517	\$117,610	2.5%
2034-35	\$4.38196	\$119,962	\$1,482	\$121,445	3.3%
2035-36	\$4.43610	\$122,754	\$1,500	\$124,254	2.3%

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	\$23,408,882	\$11,312,520	\$451,593	\$11,764,113
2026-27	\$22,390,277	\$20,995,345	\$546,858	\$21,542,203
2027-28	\$22,697,930	\$21,282,460	\$567,395	\$21,849,856
2028-29	\$24,017,837	\$22,554,488	\$615,275	\$23,169,763
2029-30	\$24,333,489	\$22,849,603	\$635,812	\$23,485,415
2030-31	\$25,735,234	\$24,200,047	\$687,113	\$24,887,160
2031-32	\$26,050,886	\$24,495,162	\$707,650	\$25,202,812
2032-33	\$27,529,667	\$25,919,050	\$762,542	\$26,681,593
2033-34	\$27,845,319	\$26,214,165	\$783,079	\$26,997,245
2034-35	\$29,404,475	\$27,714,657	\$841,744	\$28,556,401
2035-36	\$29,720,127	\$28,009,772	\$862,281	\$28,872,053

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.69%	-0.99%	74.70%	16.48%	7.64%	1.19%
2026-27	95.88%	-16.61%	79.28%	14.78%	5.01%	0.65%
2027-28	95.42%	-16.61%	78.82%	15.33%	4.94%	0.64%
2028-29	94.42%	-15.87%	78.55%	15.89%	4.71%	0.60%
2029-30	93.98%	-15.84%	78.14%	16.38%	4.64%	0.59%
2030-31	93.01%	-15.11%	77.90%	16.89%	4.43%	0.56%
2031-32	92.62%	-15.09%	77.53%	17.33%	4.37%	0.55%
2032-33	91.71%	-14.41%	77.31%	17.81%	4.17%	0.52%
2033-34	91.36%	-14.40%	76.96%	18.21%	4.12%	0.52%
2034-35	90.50%	-13.75%	76.75%	18.65%	3.94%	0.49%
2035-36	90.19%	-13.75%	76.43%	19.02%	3.89%	0.48%

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 MINGO, 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	\$11,312,520	\$8.12630	\$91,929
2026-27	\$20,995,345	\$4.53924	\$95,303
2027-28	\$21,282,460	\$4.61356	\$98,188
2028-29	\$22,554,488	\$4.50804	\$101,677
2029-30	\$22,849,603	\$4.57667	\$104,575
2030-31	\$24,200,047	\$4.47018	\$108,179
2031-32	\$24,495,162	\$4.53354	\$111,050
2032-33	\$25,919,050	\$4.42796	\$114,769
2033-34	\$26,214,165	\$4.48651	\$117,610
2034-35	\$27,714,657	\$4.38196	\$121,445
2035-36	\$28,009,772	\$4.43610	\$124,254

CITY OF MINGO, 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	\$11,312,520	\$8.12630	\$91,929
2026-27	\$11,661,492	\$8.04584	\$93,827
2027-28	\$12,018,730	\$7.96618	\$95,743
2028-29	\$12,581,422	\$7.96618	\$100,226
2029-30	\$12,974,107	\$7.96618	\$103,354
2030-31	\$13,572,067	\$7.96618	\$108,118
2031-32	\$13,980,414	\$7.96618	\$111,370
2032-33	\$14,615,460	\$7.96618	\$116,429
2033-34	\$15,040,330	\$7.96618	\$119,814
2034-35	\$15,714,399	\$7.96618	\$125,184
2035-36	\$16,156,627	\$7.96618	\$128,707

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	\$9,333,853	(\$3.50660)	\$1,476
2027-28	\$9,263,730	(\$3.35262)	\$2,445
2028-29	\$9,973,066	(\$3.45814)	\$1,451
2029-30	\$9,875,496	(\$3.38951)	\$1,221
2030-31	\$10,627,980	(\$3.49600)	\$61
2031-32	\$10,514,748	(\$3.43264)	-\$321
2032-33	\$11,303,590	(\$3.53822)	-\$1,661
2033-34	\$11,173,835	(\$3.47967)	-\$2,204
2034-35	\$12,000,258	(\$3.58422)	-\$3,739
2035-36	\$11,853,145	(\$3.53008)	-\$4,452

CITY OF MINGO, 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	\$276	\$50,000	\$51,515	\$193	\$230	\$50,000	\$58,947	\$174	\$40	\$149	\$40	\$193	\$264
\$100,000	\$123,480	\$385	\$552	\$100,000	\$103,030	\$385	\$461	\$100,000	\$117,894	\$367	\$304	\$342	\$304	\$385	\$527
\$150,000	\$185,220	\$578	\$828	\$150,000	\$154,545	\$578	\$691	\$150,000	\$176,842	\$559	\$567	\$534	\$567	\$578	\$791
\$200,000	\$246,960	\$944	\$1,104	\$200,000	\$206,060	\$944	\$921	\$200,000	\$235,789	\$752	\$831	\$727	\$831	\$771	\$1,054
\$250,000	\$308,700	\$1,310	\$1,380	\$250,000	\$257,575	\$1,310	\$1,151	\$250,000	\$294,736	\$945	\$1,094	\$920	\$1,094	\$964	\$1,318
\$300,000	\$370,440	\$1,675	\$1,656	\$300,000	\$309,090	\$1,675	\$1,382	\$300,000	\$353,683	\$1,138	\$1,358	\$1,113	\$1,358	\$1,156	\$1,581
\$400,000	\$493,920	\$2,407	\$2,208	\$400,000	\$412,120	\$2,407	\$1,842	\$400,000	\$471,578	\$1,523	\$1,885	\$1,498	\$1,885	\$1,542	\$2,108
\$500,000	\$617,400	\$3,138	\$2,760	\$500,000	\$515,151	\$3,138	\$2,303	\$500,000	\$589,472	\$1,909	\$2,412	\$1,883	\$2,412	\$1,927	\$2,635
\$600,000	\$740,880	\$3,869	\$3,312	\$600,000	\$618,181	\$3,869	\$2,763	\$600,000	\$707,366	\$2,294	\$2,939	\$2,269	\$2,939	\$2,313	\$3,162
\$700,000	\$864,360	\$4,601	\$3,864	\$700,000	\$721,211	\$4,601	\$3,224	\$700,000	\$825,261	\$2,679	\$3,466	\$2,654	\$3,466	\$2,698	\$3,689
\$800,000	\$987,840	\$5,332	\$4,416	\$800,000	\$824,241	\$5,332	\$3,685	\$800,000	\$943,155	\$3,065	\$3,993	\$3,040	\$3,993	\$3,084	\$4,216
\$900,000	\$1,111,320	\$6,063	\$4,968	\$900,000	\$927,271	\$6,063	\$4,145	\$900,000	\$1,061,050	\$3,450	\$4,520	\$3,425	\$4,520	\$3,469	\$4,743
\$1,000,000	\$1,234,800	\$6,795	\$5,520	\$1,000,000	\$1,030,301	\$6,795	\$4,606	\$1,000,000	\$1,178,944	\$3,836	\$5,047	\$3,811	\$5,047	\$3,854	\$5,270
\$2,000,000	\$2,469,600	\$14,108	\$11,040	\$2,000,000	\$2,060,602	\$14,108	\$9,211	\$2,000,000	\$2,357,888	\$7,690	\$10,317	\$7,665	\$10,317	\$7,709	\$10,540
\$3,000,000	\$3,704,400	\$21,422	\$16,559	\$3,000,000	\$3,090,903	\$21,422	\$13,817	\$3,000,000	\$3,536,832	\$11,545	\$15,587	\$11,520	\$15,587	\$11,563	\$15,810
\$4,000,000	\$4,939,200	\$28,736	\$22,079	\$4,000,000	\$4,121,204	\$28,736	\$18,423	\$4,000,000	\$4,715,776	\$15,399	\$20,857	\$15,374	\$20,857	\$15,418	\$21,080
\$5,000,000	\$6,174,000	\$36,049	\$27,599	\$5,000,000	\$5,151,505	\$36,049	\$23,028	\$5,000,000	\$5,894,720	\$19,253	\$26,127	\$19,228	\$26,127	\$19,272	\$26,350
\$6,000,000	\$7,408,800	\$43,363	\$33,119	\$6,000,000	\$6,181,806	\$43,363	\$27,634	\$6,000,000	\$7,073,664	\$23,108	\$31,397	\$23,083	\$31,397	\$23,127	\$31,621
\$7,000,000	\$8,643,600	\$50,677	\$38,638	\$7,000,000	\$7,212,107	\$50,677	\$32,239	\$7,000,000	\$8,252,608	\$26,962	\$36,667	\$26,937	\$36,667	\$26,981	\$36,891
\$8,000,000	\$9,878,400	\$57,990	\$44,158	\$8,000,000	\$8,242,408	\$57,990	\$36,845	\$8,000,000	\$9,431,552	\$30,817	\$41,937	\$30,792	\$41,937	\$30,835	\$42,161
\$9,000,000	\$11,113,200	\$65,304	\$49,678	\$9,000,000	\$9,272,709	\$65,304	\$41,451	\$9,000,000	\$10,610,496	\$34,671	\$47,207	\$34,646	\$47,207	\$34,690	\$47,431
\$10,000,000	\$12,348,000	\$72,618	\$55,198	\$10,000,000	\$10,303,010	\$72,618	\$46,056	\$10,000,000	\$11,789,440	\$38,526	\$52,477	\$38,501	\$52,477	\$38,544	\$52,701
\$15,000,000	\$18,522,000	\$109,186	\$82,797	\$15,000,000	\$15,454,515	\$109,186	\$69,084	\$15,000,000	\$17,684,160	\$57,798	\$78,828	\$57,773	\$78,828	\$57,817	\$79,051
\$20,000,000	\$24,696,000	\$145,755	\$110,396	\$20,000,000	\$20,606,020	\$145,755	\$92,113	\$20,000,000	\$23,578,880	\$77,070	\$105,178	\$77,045	\$105,178	\$77,089	\$105,402
\$25,000,000	\$30,870,000	\$182,323	\$137,994	\$25,000,000	\$25,757,525	\$182,323	\$115,141	\$25,000,000	\$29,473,600	\$96,342	\$131,529	\$96,317	\$131,529	\$96,361	\$131,752
\$30,000,000	\$37,044,000	\$218,891	\$165,593	\$30,000,000	\$30,909,030	\$218,891	\$138,169	\$30,000,000	\$35,368,320	\$115,614	\$157,879	\$115,589	\$157,879	\$115,633	\$158,103
\$35,000,000	\$43,218,000	\$255,460	\$193,192	\$35,000,000	\$36,060,535	\$255,460	\$161,197	\$35,000,000	\$41,263,040	\$134,886	\$184,230	\$134,861	\$184,230	\$134,905	\$184,453
\$40,000,000	\$49,392,000	\$292,028	\$220,791	\$40,000,000	\$41,212,040	\$292,028	\$184,225	\$40,000,000	\$47,157,760	\$154,159	\$210,580	\$154,134	\$210,580	\$154,177	\$210,804
\$45,000,000	\$55,566,000	\$328,596	\$248,390	\$45,000,000	\$46,363,545	\$328,596	\$207,253	\$45,000,000	\$53,052,480	\$173,431	\$236,931	\$173,406	\$236,931	\$173,450	\$237,154
\$50,000,000	\$61,740,000	\$365,165	\$275,989	\$50,000,000	\$51,515,050	\$365,165	\$230,282	\$50,000,000	\$58,947,200	\$192,703	\$263,281	\$192,678	\$263,281	\$192,722	\$263,505

CITY OF MINGO, 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	\$83	43.21%	\$38	19.49%	(\$134)	(77.02%)	(\$109)	(73.15%)	\$71	36.73%
\$100,000	\$167	43.21%	\$75	19.49%	(\$63)	(17.25%)	(\$38)	(11.18%)	\$142	36.73%
\$150,000	\$250	43.21%	\$113	19.49%	\$8	1.35%	\$33	6.10%	\$212	36.73%
\$200,000	\$160	16.96%	(\$23)	(2.41%)	\$78	10.41%	\$103	14.22%	\$283	36.73%
\$250,000	\$70	5.38%	(\$158)	(12.07%)	\$149	15.78%	\$174	18.93%	\$354	36.73%
\$300,000	(\$19)	(1.15%)	(\$294)	(17.52%)	\$220	19.33%	\$245	22.02%	\$425	36.73%
\$400,000	(\$199)	(8.26%)	(\$564)	(23.45%)	\$361	23.73%	\$387	25.80%	\$566	36.73%
\$500,000	(\$378)	(12.05%)	(\$835)	(26.61%)	\$503	26.36%	\$528	28.04%	\$708	36.73%
\$600,000	(\$557)	(14.41%)	(\$1,106)	(28.58%)	\$645	28.10%	\$670	29.51%	\$849	36.73%
\$700,000	(\$737)	(16.02%)	(\$1,377)	(29.92%)	\$786	29.34%	\$811	30.56%	\$991	36.73%
\$800,000	(\$916)	(17.18%)	(\$1,648)	(30.90%)	\$928	30.27%	\$953	31.34%	\$1,133	36.73%
\$900,000	(\$1,096)	(18.07%)	(\$1,918)	(31.64%)	\$1,069	30.99%	\$1,094	31.95%	\$1,274	36.73%
\$1,000,000	(\$1,275)	(18.76%)	(\$2,189)	(32.22%)	\$1,211	31.57%	\$1,236	32.43%	\$1,416	36.73%
\$2,000,000	(\$3,069)	(21.75%)	(\$4,897)	(34.71%)	\$2,627	34.15%	\$2,652	34.59%	\$2,831	36.73%
\$3,000,000	(\$4,863)	(22.70%)	(\$7,605)	(35.50%)	\$4,042	35.01%	\$4,067	35.31%	\$4,247	36.73%
\$4,000,000	(\$6,657)	(23.17%)	(\$10,313)	(35.89%)	\$5,458	35.44%	\$5,483	35.66%	\$5,663	36.73%
\$5,000,000	(\$8,451)	(23.44%)	(\$13,021)	(36.12%)	\$6,873	35.70%	\$6,899	35.88%	\$7,078	36.73%
\$6,000,000	(\$10,244)	(23.62%)	(\$15,729)	(36.27%)	\$8,289	35.87%	\$8,314	36.02%	\$8,494	36.73%
\$7,000,000	(\$12,038)	(23.76%)	(\$18,437)	(36.38%)	\$9,705	35.99%	\$9,730	36.12%	\$9,910	36.73%
\$8,000,000	(\$13,832)	(23.85%)	(\$21,145)	(36.46%)	\$11,120	36.09%	\$11,146	36.20%	\$11,325	36.73%
\$9,000,000	(\$15,626)	(23.93%)	(\$23,853)	(36.53%)	\$12,536	36.16%	\$12,561	36.26%	\$12,741	36.73%
\$10,000,000	(\$17,420)	(23.99%)	(\$26,562)	(36.58%)	\$13,952	36.21%	\$13,977	36.30%	\$14,157	36.73%
\$15,000,000	(\$26,389)	(24.17%)	(\$40,102)	(36.73%)	\$21,030	36.39%	\$21,055	36.44%	\$21,235	36.73%
\$20,000,000	(\$35,359)	(24.26%)	(\$53,642)	(36.80%)	\$28,108	36.47%	\$28,133	36.52%	\$28,313	36.73%
\$25,000,000	(\$44,328)	(24.31%)	(\$67,182)	(36.85%)	\$35,187	36.52%	\$35,212	36.56%	\$35,391	36.73%
\$30,000,000	(\$53,298)	(24.35%)	(\$80,722)	(36.88%)	\$42,265	36.56%	\$42,290	36.59%	\$42,470	36.73%
\$35,000,000	(\$62,267)	(24.37%)	(\$94,262)	(36.90%)	\$49,343	36.58%	\$49,368	36.61%	\$49,548	36.73%
\$40,000,000	(\$71,237)	(24.39%)	(\$107,803)	(36.92%)	\$56,421	36.60%	\$56,447	36.62%	\$56,626	36.73%
\$45,000,000	(\$80,206)	(24.41%)	(\$121,343)	(36.93%)	\$63,500	36.61%	\$63,525	36.63%	\$63,705	36.73%
\$50,000,000	(\$89,176)	(24.42%)	(\$134,883)	(36.94%)	\$70,578	36.63%	\$70,603	36.64%	\$70,783	36.73%