

CITY OF MONROE, 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	\$7.96689	\$664,455	\$0	\$664,455	
2026-27	\$4.16229	\$677,745	\$10,671	\$688,415	3.6%
2027-28	\$4.22782	\$696,469	\$10,839	\$707,307	2.7%
2028-29	\$4.13474	\$721,453	\$10,600	\$732,054	3.5%
2029-30	\$4.19549	\$740,351	\$10,756	\$751,107	2.6%
2030-31	\$4.10107	\$766,130	\$10,514	\$776,644	3.4%
2031-32	\$4.15735	\$784,866	\$10,658	\$795,524	2.4%
2032-33	\$4.06359	\$811,435	\$10,418	\$821,853	3.3%
2033-34	\$4.11576	\$829,993	\$10,552	\$840,545	2.3%
2034-35	\$4.02279	\$857,355	\$10,313	\$867,668	3.2%
2035-36	\$4.07118	\$875,720	\$10,437	\$886,157	2.1%

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	\$180,369,478	\$83,402,087	\$6,101,497	\$89,503,584
2026-27	\$175,313,758	\$165,393,545	\$7,504,189	\$172,897,734
2027-28	\$177,553,846	\$167,298,377	\$7,839,445	\$175,137,822
2028-29	\$188,015,408	\$177,049,474	\$8,549,910	\$185,599,384
2029-30	\$190,328,496	\$179,027,306	\$8,885,166	\$187,912,472
2030-31	\$201,439,819	\$189,375,878	\$9,647,918	\$199,023,795
2031-32	\$203,752,907	\$191,353,710	\$9,983,174	\$201,336,883
2032-33	\$215,464,874	\$202,248,025	\$10,800,825	\$213,048,850
2033-34	\$217,777,962	\$204,225,857	\$11,136,081	\$215,361,938
2034-35	\$230,115,453	\$215,688,050	\$12,011,379	\$227,699,429
2035-36	\$232,428,540	\$217,665,882	\$12,346,635	\$230,012,516

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.77%	-1.42%	82.34%	15.78%	1.06%	0.81%
2026-27	101.17%	-15.17%	86.01%	12.66%	0.66%	0.42%
2027-28	101.39%	-15.35%	86.03%	12.65%	0.65%	0.42%
2028-29	100.92%	-14.83%	86.09%	12.67%	0.62%	0.39%
2029-30	101.08%	-14.96%	86.12%	12.66%	0.61%	0.39%
2030-31	100.58%	-14.42%	86.16%	12.68%	0.58%	0.37%
2031-32	100.73%	-14.54%	86.19%	12.66%	0.58%	0.36%
2032-33	100.24%	-14.01%	86.23%	12.69%	0.55%	0.34%
2033-34	100.39%	-14.13%	86.25%	12.67%	0.54%	0.34%
2034-35	99.90%	-13.62%	86.29%	12.70%	0.52%	0.32%
2035-36	100.05%	-13.74%	86.31%	12.69%	0.51%	0.32%

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 MONROE, 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	\$83,402,087	\$7.96689	\$664,455
2026-27	\$165,393,545	\$4.16229	\$688,415
2027-28	\$167,298,377	\$4.22782	\$707,307
2028-29	\$177,049,474	\$4.13474	\$732,054
2029-30	\$179,027,306	\$4.19549	\$751,107
2030-31	\$189,375,878	\$4.10107	\$776,644
2031-32	\$191,353,710	\$4.15735	\$795,524
2032-33	\$202,248,025	\$4.06359	\$821,853
2033-34	\$204,225,857	\$4.11576	\$840,545
2034-35	\$215,688,050	\$4.02279	\$867,668
2035-36	\$217,665,882	\$4.07118	\$886,157

CITY OF MONROE, 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	\$83,402,087	\$7.96689	\$664,455
2026-27	\$85,202,655	\$7.96689	\$678,800
2027-28	\$87,534,934	\$7.96689	\$697,381
2028-29	\$91,357,188	\$7.96689	\$727,833
2029-30	\$94,175,418	\$7.96689	\$750,285
2030-31	\$98,213,377	\$7.96689	\$782,455
2031-32	\$101,189,964	\$7.96689	\$806,170
2032-33	\$105,455,076	\$7.96689	\$840,149
2033-34	\$108,598,686	\$7.96689	\$865,194
2034-35	\$113,103,229	\$7.96689	\$901,081
2035-36	\$116,422,345	\$7.96689	\$927,524

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	\$80,190,890	(\$3.80460)	\$9,615
2027-28	\$79,763,443	(\$3.73907)	\$9,926
2028-29	\$85,692,286	(\$3.83215)	\$4,221
2029-30	\$84,851,889	(\$3.77140)	\$822
2030-31	\$91,162,501	(\$3.86582)	-\$5,812
2031-32	\$90,163,746	(\$3.80954)	-\$10,645
2032-33	\$96,792,949	(\$3.90330)	-\$18,296
2033-34	\$95,627,171	(\$3.85113)	-\$24,649
2034-35	\$102,584,821	(\$3.94410)	-\$33,413
2035-36	\$101,243,537	(\$3.89571)	-\$41,367

CITY OF MONROE, 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	\$189	\$253	\$50,000	\$51,515	\$189	\$211	\$50,000	\$58,947	\$171	\$37	\$146	\$37	\$189	\$242
\$100,000	\$123,480	\$378	\$506	\$100,000	\$103,030	\$378	\$423	\$100,000	\$117,894	\$360	\$278	\$335	\$278	\$378	\$483
\$150,000	\$185,220	\$567	\$760	\$150,000	\$154,545	\$567	\$634	\$150,000	\$176,842	\$548	\$520	\$524	\$520	\$567	\$725
\$200,000	\$246,960	\$925	\$1,013	\$200,000	\$206,060	\$925	\$845	\$200,000	\$235,789	\$737	\$762	\$713	\$762	\$756	\$967
\$250,000	\$308,700	\$1,284	\$1,266	\$250,000	\$257,575	\$1,284	\$1,056	\$250,000	\$294,736	\$926	\$1,004	\$902	\$1,004	\$945	\$1,209
\$300,000	\$370,440	\$1,642	\$1,519	\$300,000	\$309,090	\$1,642	\$1,268	\$300,000	\$353,683	\$1,115	\$1,245	\$1,091	\$1,245	\$1,134	\$1,450
\$400,000	\$493,920	\$2,359	\$2,026	\$400,000	\$412,120	\$2,359	\$1,690	\$400,000	\$471,578	\$1,493	\$1,729	\$1,469	\$1,729	\$1,512	\$1,934
\$500,000	\$617,400	\$3,076	\$2,532	\$500,000	\$515,151	\$3,076	\$2,113	\$500,000	\$589,472	\$1,871	\$2,212	\$1,847	\$2,212	\$1,889	\$2,417
\$600,000	\$740,880	\$3,793	\$3,038	\$600,000	\$618,181	\$3,793	\$2,535	\$600,000	\$707,366	\$2,249	\$2,696	\$2,224	\$2,696	\$2,267	\$2,901
\$700,000	\$864,360	\$4,510	\$3,545	\$700,000	\$721,211	\$4,510	\$2,958	\$700,000	\$825,261	\$2,627	\$3,179	\$2,602	\$3,179	\$2,645	\$3,384
\$800,000	\$987,840	\$5,227	\$4,051	\$800,000	\$824,241	\$5,227	\$3,380	\$800,000	\$943,155	\$3,005	\$3,663	\$2,980	\$3,663	\$3,023	\$3,868
\$900,000	\$1,111,320	\$5,944	\$4,558	\$900,000	\$927,271	\$5,944	\$3,803	\$900,000	\$1,061,050	\$3,383	\$4,146	\$3,358	\$4,146	\$3,401	\$4,351
\$1,000,000	\$1,234,800	\$6,661	\$5,064	\$1,000,000	\$1,030,301	\$6,661	\$4,225	\$1,000,000	\$1,178,944	\$3,760	\$4,630	\$3,736	\$4,630	\$3,779	\$4,835
\$2,000,000	\$2,469,600	\$13,832	\$10,128	\$2,000,000	\$2,060,602	\$13,832	\$8,451	\$2,000,000	\$2,357,888	\$7,539	\$9,465	\$7,515	\$9,465	\$7,558	\$9,670
\$3,000,000	\$3,704,400	\$21,002	\$15,192	\$3,000,000	\$3,090,903	\$21,002	\$12,676	\$3,000,000	\$3,536,832	\$11,318	\$14,300	\$11,294	\$14,300	\$11,336	\$14,505
\$4,000,000	\$4,939,200	\$28,172	\$20,256	\$4,000,000	\$4,121,204	\$28,172	\$16,901	\$4,000,000	\$4,715,776	\$15,097	\$19,135	\$15,072	\$19,135	\$15,115	\$19,340
\$5,000,000	\$6,174,000	\$35,342	\$25,320	\$5,000,000	\$5,151,505	\$35,342	\$21,127	\$5,000,000	\$5,894,720	\$18,876	\$23,970	\$18,851	\$23,970	\$18,894	\$24,175
\$6,000,000	\$7,408,800	\$42,513	\$30,384	\$6,000,000	\$6,181,806	\$42,513	\$25,352	\$6,000,000	\$7,073,664	\$22,655	\$28,805	\$22,630	\$28,805	\$22,673	\$29,010
\$7,000,000	\$8,643,600	\$49,683	\$35,448	\$7,000,000	\$7,212,107	\$49,683	\$29,577	\$7,000,000	\$8,252,608	\$26,433	\$33,639	\$26,409	\$33,639	\$26,452	\$33,845
\$8,000,000	\$9,878,400	\$56,853	\$40,512	\$8,000,000	\$8,242,408	\$56,853	\$33,803	\$8,000,000	\$9,431,552	\$30,212	\$38,474	\$30,188	\$38,474	\$30,231	\$38,679
\$9,000,000	\$11,113,200	\$64,023	\$45,576	\$9,000,000	\$9,272,709	\$64,023	\$38,028	\$9,000,000	\$10,610,496	\$33,991	\$43,309	\$33,967	\$43,309	\$34,009	\$43,514
\$10,000,000	\$12,348,000	\$71,193	\$50,640	\$10,000,000	\$10,303,010	\$71,193	\$42,253	\$10,000,000	\$11,789,440	\$37,770	\$48,144	\$37,745	\$48,144	\$37,788	\$48,349
\$15,000,000	\$18,522,000	\$107,044	\$75,960	\$15,000,000	\$15,454,515	\$107,044	\$63,380	\$15,000,000	\$17,684,160	\$56,664	\$72,319	\$56,639	\$72,319	\$56,682	\$72,524
\$20,000,000	\$24,696,000	\$142,895	\$101,280	\$20,000,000	\$20,606,020	\$142,895	\$84,507	\$20,000,000	\$23,578,880	\$75,558	\$96,494	\$75,534	\$96,494	\$75,576	\$96,699
\$25,000,000	\$30,870,000	\$178,746	\$126,600	\$25,000,000	\$25,757,525	\$178,746	\$105,633	\$25,000,000	\$29,473,600	\$94,452	\$120,668	\$94,428	\$120,668	\$94,471	\$120,873
\$30,000,000	\$37,044,000	\$214,597	\$151,920	\$30,000,000	\$30,909,030	\$214,597	\$126,760	\$30,000,000	\$35,368,320	\$113,346	\$144,843	\$113,322	\$144,843	\$113,365	\$145,048
\$35,000,000	\$43,218,000	\$250,448	\$177,240	\$35,000,000	\$36,060,535	\$250,448	\$147,887	\$35,000,000	\$41,263,040	\$132,241	\$169,018	\$132,216	\$169,018	\$132,259	\$169,223
\$40,000,000	\$49,392,000	\$286,299	\$202,560	\$40,000,000	\$41,212,040	\$286,299	\$169,013	\$40,000,000	\$47,157,760	\$151,135	\$193,192	\$151,110	\$193,192	\$151,153	\$193,397
\$45,000,000	\$55,566,000	\$322,150	\$227,880	\$45,000,000	\$46,363,545	\$322,150	\$190,140	\$45,000,000	\$53,052,480	\$170,029	\$217,367	\$170,004	\$217,367	\$170,047	\$217,572
\$50,000,000	\$61,740,000	\$358,001	\$253,200	\$50,000,000	\$51,515,050	\$358,001	\$211,267	\$50,000,000	\$58,947,200	\$188,923	\$241,542	\$188,898	\$241,542	\$188,941	\$241,747

CITY OF MONROE, 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	\$64	34.01%	\$22	11.82%	(\$134)	(78.49%)	(\$109)	(74.88%)	\$53	27.95%
\$100,000	\$129	34.01%	\$45	11.82%	(\$81)	(22.56%)	(\$57)	(16.88%)	\$106	27.95%
\$150,000	\$193	34.01%	\$67	11.82%	(\$28)	(5.16%)	(\$4)	(0.72%)	\$158	27.95%
\$200,000	\$87	9.45%	(\$80)	(8.67%)	\$24	3.32%	\$49	6.88%	\$211	27.95%
\$250,000	(\$18)	(1.39%)	(\$228)	(17.72%)	\$77	8.34%	\$102	11.30%	\$264	27.95%
\$300,000	(\$123)	(7.50%)	(\$375)	(22.82%)	\$130	11.67%	\$155	14.18%	\$317	27.95%
\$400,000	(\$334)	(14.15%)	(\$669)	(28.37%)	\$236	15.79%	\$260	17.72%	\$422	27.95%
\$500,000	(\$544)	(17.70%)	(\$964)	(31.33%)	\$341	18.24%	\$366	19.82%	\$528	27.95%
\$600,000	(\$755)	(19.90%)	(\$1,258)	(33.17%)	\$447	19.87%	\$472	21.20%	\$634	27.95%
\$700,000	(\$966)	(21.41%)	(\$1,553)	(34.42%)	\$553	21.03%	\$577	22.18%	\$739	27.95%
\$800,000	(\$1,176)	(22.50%)	(\$1,847)	(35.34%)	\$658	21.90%	\$683	22.91%	\$845	27.95%
\$900,000	(\$1,387)	(23.33%)	(\$2,142)	(36.03%)	\$764	22.58%	\$788	23.48%	\$950	27.95%
\$1,000,000	(\$1,597)	(23.98%)	(\$2,436)	(36.57%)	\$869	23.12%	\$894	23.93%	\$1,056	27.95%
\$2,000,000	(\$3,704)	(26.78%)	(\$5,381)	(38.90%)	\$1,925	25.54%	\$1,950	25.95%	\$2,112	27.95%
\$3,000,000	(\$5,810)	(27.66%)	(\$8,326)	(39.64%)	\$2,982	26.34%	\$3,006	26.62%	\$3,168	27.95%
\$4,000,000	(\$7,916)	(28.10%)	(\$11,271)	(40.01%)	\$4,038	26.75%	\$4,062	26.95%	\$4,224	27.95%
\$5,000,000	(\$10,022)	(28.36%)	(\$14,216)	(40.22%)	\$5,094	26.99%	\$5,118	27.15%	\$5,281	27.95%
\$6,000,000	(\$12,129)	(28.53%)	(\$17,160)	(40.37%)	\$6,150	27.15%	\$6,174	27.28%	\$6,337	27.95%
\$7,000,000	(\$14,235)	(28.65%)	(\$20,105)	(40.47%)	\$7,206	27.26%	\$7,231	27.38%	\$7,393	27.95%
\$8,000,000	(\$16,341)	(28.74%)	(\$23,050)	(40.54%)	\$8,262	27.35%	\$8,287	27.45%	\$8,449	27.95%
\$9,000,000	(\$18,447)	(28.81%)	(\$25,995)	(40.60%)	\$9,318	27.41%	\$9,343	27.51%	\$9,505	27.95%
\$10,000,000	(\$20,553)	(28.87%)	(\$28,940)	(40.65%)	\$10,374	27.47%	\$10,399	27.55%	\$10,561	27.95%
\$15,000,000	(\$31,084)	(29.04%)	(\$43,664)	(40.79%)	\$15,655	27.63%	\$15,679	27.68%	\$15,842	27.95%
\$20,000,000	(\$41,615)	(29.12%)	(\$58,389)	(40.86%)	\$20,935	27.71%	\$20,960	27.75%	\$21,122	27.95%
\$25,000,000	(\$52,146)	(29.17%)	(\$73,113)	(40.90%)	\$26,216	27.76%	\$26,241	27.79%	\$26,403	27.95%
\$30,000,000	(\$62,677)	(29.21%)	(\$87,837)	(40.93%)	\$31,496	27.79%	\$31,521	27.82%	\$31,683	27.95%
\$35,000,000	(\$73,208)	(29.23%)	(\$102,562)	(40.95%)	\$36,777	27.81%	\$36,802	27.83%	\$36,964	27.95%
\$40,000,000	(\$83,739)	(29.25%)	(\$117,286)	(40.97%)	\$42,058	27.83%	\$42,082	27.85%	\$42,244	27.95%
\$45,000,000	(\$94,270)	(29.26%)	(\$132,010)	(40.98%)	\$47,338	27.84%	\$47,363	27.86%	\$47,525	27.95%
\$50,000,000	(\$104,801)	(29.27%)	(\$146,735)	(40.99%)	\$52,619	27.85%	\$52,643	27.87%	\$52,805	27.95%