

CITY OF MINDEN, 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	\$8.12619	\$164,366	\$0	\$164,366	
2026-27	\$4.26646	\$167,654	\$1,361	\$169,015	2.8%
2027-28	\$4.30111	\$170,272	\$1,372	\$171,644	1.6%
2028-29	\$4.18828	\$175,077	\$1,336	\$176,413	2.8%
2029-30	\$4.22025	\$177,760	\$1,347	\$179,107	1.5%
2030-31	\$4.10793	\$182,689	\$1,311	\$184,000	2.7%
2031-32	\$4.13741	\$185,320	\$1,320	\$186,641	1.4%
2032-33	\$4.02835	\$190,373	\$1,285	\$191,659	2.7%
2033-34	\$4.05555	\$192,953	\$1,294	\$194,247	1.4%
2034-35	\$3.94960	\$198,132	\$1,260	\$199,393	2.6%
2035-36	\$3.97472	\$200,661	\$1,268	\$201,929	1.3%

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	\$43,351,089	\$20,226,720	\$0	\$20,226,720
2026-27	\$40,556,698	\$39,614,805	\$0	\$39,614,805
2027-28	\$40,848,798	\$39,906,905	\$0	\$39,906,905
2028-29	\$43,062,638	\$42,120,745	\$0	\$42,120,745
2029-30	\$43,381,738	\$42,439,845	\$0	\$42,439,845
2030-31	\$45,733,264	\$44,791,371	\$0	\$44,791,371
2031-32	\$46,052,364	\$45,110,471	\$0	\$45,110,471
2032-33	\$48,519,418	\$47,577,525	\$0	\$47,577,525
2033-34	\$48,838,518	\$47,896,625	\$0	\$47,896,625
2034-35	\$51,426,157	\$50,484,264	\$0	\$50,484,264
2035-36	\$51,745,257	\$50,803,364	\$0	\$50,803,364

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.11%	-1.63%	91.48%	7.53%	0.00%	0.99%
2026-27	109.24%	-18.72%	90.53%	8.82%	0.00%	0.50%
2027-28	108.44%	-18.65%	89.80%	9.56%	0.00%	0.50%
2028-29	106.86%	-17.73%	89.13%	10.26%	0.00%	0.47%
2029-30	106.05%	-17.59%	88.46%	10.94%	0.00%	0.47%
2030-31	104.50%	-16.66%	87.84%	11.59%	0.00%	0.45%
2031-32	103.76%	-16.54%	87.22%	12.22%	0.00%	0.44%
2032-33	102.32%	-15.68%	86.64%	12.84%	0.00%	0.42%
2033-34	101.64%	-15.57%	86.06%	13.42%	0.00%	0.42%
2034-35	100.28%	-14.77%	85.51%	14.00%	0.00%	0.40%
2035-36	99.65%	-14.68%	84.98%	14.54%	0.00%	0.39%

**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 MINDEN, 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	\$20,226,720	\$8.12619	\$164,366
2026-27	\$39,614,805	\$4.26646	\$169,015
2027-28	\$39,906,905	\$4.30111	\$171,644
2028-29	\$42,120,745	\$4.18828	\$176,413
2029-30	\$42,439,845	\$4.22025	\$179,107
2030-31	\$44,791,371	\$4.10793	\$184,000
2031-32	\$45,110,471	\$4.13741	\$186,641
2032-33	\$47,577,525	\$4.02835	\$191,659
2033-34	\$47,896,625	\$4.05555	\$194,247
2034-35	\$50,484,264	\$3.94960	\$199,393
2035-36	\$50,803,364	\$3.97472	\$201,929

CITY OF MINDEN, 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	\$20,226,720	\$8.12619	\$164,366
2026-27	\$20,537,551	\$8.12619	\$166,892
2027-28	\$21,115,161	\$8.04574	\$169,887
2028-29	\$21,965,021	\$8.04574	\$176,725
2029-30	\$22,563,871	\$8.04574	\$181,543
2030-31	\$23,466,116	\$8.04574	\$188,802
2031-32	\$24,087,253	\$8.04574	\$193,800
2032-33	\$25,044,550	\$8.04574	\$201,502
2033-34	\$25,689,221	\$8.04574	\$206,689
2034-35	\$26,704,426	\$8.04574	\$214,857
2035-36	\$27,373,793	\$8.04574	\$220,242

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	\$19,077,254	(\$3.85973)	\$2,123
2027-28	\$18,791,743	(\$3.74463)	\$1,757
2028-29	\$20,155,723	(\$3.85746)	-\$311
2029-30	\$19,875,974	(\$3.82549)	-\$2,436
2030-31	\$21,325,255	(\$3.93781)	-\$4,802
2031-32	\$21,023,218	(\$3.90833)	-\$7,159
2032-33	\$22,532,975	(\$4.01739)	-\$9,843
2033-34	\$22,207,404	(\$3.99019)	-\$12,442
2034-35	\$23,779,838	(\$4.09614)	-\$15,464
2035-36	\$23,429,571	(\$4.07102)	-\$18,313

CITY OF MINDEN, 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	\$254	\$50,000	\$51,515	\$193	\$212	\$50,000	\$58,947	\$174	\$37	\$149	\$37	\$193	\$242
\$100,000	\$123,480	\$385	\$507	\$100,000	\$103,030	\$385	\$423	\$100,000	\$117,894	\$367	\$279	\$342	\$279	\$385	\$484
\$150,000	\$185,220	\$578	\$761	\$150,000	\$154,545	\$578	\$635	\$150,000	\$176,842	\$559	\$521	\$534	\$521	\$578	\$726
\$200,000	\$246,960	\$944	\$1,014	\$200,000	\$206,060	\$944	\$846	\$200,000	\$235,789	\$752	\$763	\$727	\$763	\$771	\$969
\$250,000	\$308,700	\$1,310	\$1,268	\$250,000	\$257,575	\$1,310	\$1,058	\$250,000	\$294,736	\$945	\$1,005	\$920	\$1,005	\$964	\$1,211
\$300,000	\$370,440	\$1,675	\$1,522	\$300,000	\$309,090	\$1,675	\$1,270	\$300,000	\$353,683	\$1,138	\$1,248	\$1,113	\$1,248	\$1,156	\$1,453
\$400,000	\$493,920	\$2,407	\$2,029	\$400,000	\$412,120	\$2,407	\$1,693	\$400,000	\$471,578	\$1,523	\$1,732	\$1,498	\$1,732	\$1,542	\$1,937
\$500,000	\$617,400	\$3,138	\$2,536	\$500,000	\$515,151	\$3,138	\$2,116	\$500,000	\$589,472	\$1,908	\$2,216	\$1,883	\$2,216	\$1,927	\$2,422
\$600,000	\$740,880	\$3,869	\$3,043	\$600,000	\$618,181	\$3,869	\$2,539	\$600,000	\$707,366	\$2,294	\$2,700	\$2,269	\$2,700	\$2,313	\$2,906
\$700,000	\$864,360	\$4,601	\$3,551	\$700,000	\$721,211	\$4,601	\$2,963	\$700,000	\$825,261	\$2,679	\$3,185	\$2,654	\$3,185	\$2,698	\$3,390
\$800,000	\$987,840	\$5,332	\$4,058	\$800,000	\$824,241	\$5,332	\$3,386	\$800,000	\$943,155	\$3,065	\$3,669	\$3,040	\$3,669	\$3,084	\$3,874
\$900,000	\$1,111,320	\$6,063	\$4,565	\$900,000	\$927,271	\$6,063	\$3,809	\$900,000	\$1,061,050	\$3,450	\$4,153	\$3,425	\$4,153	\$3,469	\$4,359
\$1,000,000	\$1,234,800	\$6,795	\$5,072	\$1,000,000	\$1,030,301	\$6,795	\$4,232	\$1,000,000	\$1,178,944	\$3,836	\$4,638	\$3,811	\$4,638	\$3,854	\$4,843
\$2,000,000	\$2,469,600	\$14,108	\$10,145	\$2,000,000	\$2,060,602	\$14,108	\$8,465	\$2,000,000	\$2,357,888	\$7,690	\$9,481	\$7,665	\$9,481	\$7,709	\$9,686
\$3,000,000	\$3,704,400	\$21,422	\$15,217	\$3,000,000	\$3,090,903	\$21,422	\$12,697	\$3,000,000	\$3,536,832	\$11,544	\$14,324	\$11,519	\$14,324	\$11,563	\$14,529
\$4,000,000	\$4,939,200	\$28,735	\$20,290	\$4,000,000	\$4,121,204	\$28,735	\$16,930	\$4,000,000	\$4,715,776	\$15,399	\$19,167	\$15,374	\$19,167	\$15,418	\$19,372
\$5,000,000	\$6,174,000	\$36,049	\$25,362	\$5,000,000	\$5,151,505	\$36,049	\$21,162	\$5,000,000	\$5,894,720	\$19,253	\$24,010	\$19,228	\$24,010	\$19,272	\$24,215
\$6,000,000	\$7,408,800	\$43,363	\$30,435	\$6,000,000	\$6,181,806	\$43,363	\$25,394	\$6,000,000	\$7,073,664	\$23,108	\$28,853	\$23,083	\$28,853	\$23,126	\$29,058
\$7,000,000	\$8,643,600	\$50,676	\$35,507	\$7,000,000	\$7,212,107	\$50,676	\$29,627	\$7,000,000	\$8,252,608	\$26,962	\$33,696	\$26,937	\$33,696	\$26,981	\$33,901
\$8,000,000	\$9,878,400	\$57,990	\$40,580	\$8,000,000	\$8,242,408	\$57,990	\$33,859	\$8,000,000	\$9,431,552	\$30,816	\$38,539	\$30,791	\$38,539	\$30,835	\$38,744
\$9,000,000	\$11,113,200	\$65,303	\$45,652	\$9,000,000	\$9,272,709	\$65,303	\$38,092	\$9,000,000	\$10,610,496	\$34,671	\$43,382	\$34,646	\$43,382	\$34,689	\$43,587
\$10,000,000	\$12,348,000	\$72,617	\$50,725	\$10,000,000	\$10,303,010	\$72,617	\$42,324	\$10,000,000	\$11,789,440	\$38,525	\$48,225	\$38,500	\$48,225	\$38,544	\$48,430
\$15,000,000	\$18,522,000	\$109,185	\$76,087	\$15,000,000	\$15,454,515	\$109,185	\$63,486	\$15,000,000	\$17,684,160	\$57,797	\$72,440	\$57,772	\$72,440	\$57,816	\$72,645
\$20,000,000	\$24,696,000	\$145,753	\$101,449	\$20,000,000	\$20,606,020	\$145,753	\$84,648	\$20,000,000	\$23,578,880	\$77,069	\$96,655	\$77,044	\$96,655	\$77,088	\$96,860
\$25,000,000	\$30,870,000	\$182,320	\$126,812	\$25,000,000	\$25,757,525	\$182,320	\$105,810	\$25,000,000	\$29,473,600	\$96,341	\$120,870	\$96,316	\$120,870	\$96,360	\$121,075
\$30,000,000	\$37,044,000	\$218,888	\$152,174	\$30,000,000	\$30,909,030	\$218,888	\$126,972	\$30,000,000	\$35,368,320	\$115,613	\$145,085	\$115,588	\$145,085	\$115,632	\$145,291
\$35,000,000	\$43,218,000	\$255,456	\$177,537	\$35,000,000	\$36,060,535	\$255,456	\$148,134	\$35,000,000	\$41,263,040	\$134,885	\$169,300	\$134,860	\$169,300	\$134,903	\$169,506
\$40,000,000	\$49,392,000	\$292,024	\$202,899	\$40,000,000	\$41,212,040	\$292,024	\$169,296	\$40,000,000	\$47,157,760	\$154,157	\$193,515	\$154,132	\$193,515	\$154,175	\$193,721
\$45,000,000	\$55,566,000	\$328,592	\$228,261	\$45,000,000	\$46,363,545	\$328,592	\$190,458	\$45,000,000	\$53,052,480	\$173,429	\$217,730	\$173,404	\$217,730	\$173,447	\$217,936
\$50,000,000	\$61,740,000	\$365,160	\$253,624	\$50,000,000	\$51,515,050	\$365,160	\$211,620	\$50,000,000	\$58,947,200	\$192,701	\$241,946	\$192,675	\$241,946	\$192,719	\$242,151

CITY OF MINDEN, 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	\$61	31.60%	\$19	9.81%	(\$137)	(78.88%)	(\$112)	(75.33%)	\$49	25.65%
\$100,000	\$122	31.60%	\$38	9.81%	(\$88)	(23.95%)	(\$63)	(18.37%)	\$99	25.65%
\$150,000	\$183	31.60%	\$57	9.81%	(\$38)	(6.87%)	(\$13)	(2.50%)	\$148	25.65%
\$200,000	\$71	7.49%	(\$97)	(10.31%)	\$11	1.47%	\$36	4.96%	\$198	25.65%
\$250,000	(\$41)	(3.16%)	(\$251)	(19.20%)	\$60	6.40%	\$86	9.30%	\$247	25.65%
\$300,000	(\$153)	(9.16%)	(\$405)	(24.20%)	\$110	9.66%	\$135	12.13%	\$297	25.65%
\$400,000	(\$378)	(15.69%)	(\$714)	(29.65%)	\$209	13.71%	\$234	15.61%	\$395	25.65%
\$500,000	(\$602)	(19.17%)	(\$1,022)	(32.56%)	\$308	16.12%	\$333	17.66%	\$494	25.65%
\$600,000	(\$826)	(21.34%)	(\$1,330)	(34.37%)	\$406	17.72%	\$432	19.02%	\$593	25.65%
\$700,000	(\$1,050)	(22.82%)	(\$1,638)	(35.60%)	\$505	18.86%	\$530	19.98%	\$692	25.65%
\$800,000	(\$1,274)	(23.89%)	(\$1,946)	(36.50%)	\$604	19.71%	\$629	20.70%	\$791	25.65%
\$900,000	(\$1,498)	(24.71%)	(\$2,254)	(37.18%)	\$703	20.38%	\$728	21.26%	\$890	25.65%
\$1,000,000	(\$1,722)	(25.35%)	(\$2,562)	(37.71%)	\$802	20.91%	\$827	21.70%	\$989	25.65%
\$2,000,000	(\$3,963)	(28.09%)	(\$5,643)	(40.00%)	\$1,791	23.28%	\$1,816	23.69%	\$1,977	25.65%
\$3,000,000	(\$6,204)	(28.96%)	(\$8,725)	(40.73%)	\$2,779	24.07%	\$2,804	24.34%	\$2,966	25.65%
\$4,000,000	(\$8,446)	(29.39%)	(\$11,806)	(41.08%)	\$3,768	24.47%	\$3,793	24.67%	\$3,955	25.65%
\$5,000,000	(\$10,687)	(29.64%)	(\$14,887)	(41.30%)	\$4,756	24.70%	\$4,782	24.87%	\$4,943	25.65%
\$6,000,000	(\$12,928)	(29.81%)	(\$17,968)	(41.44%)	\$5,745	24.86%	\$5,770	25.00%	\$5,932	25.65%
\$7,000,000	(\$15,169)	(29.93%)	(\$21,049)	(41.54%)	\$6,734	24.97%	\$6,759	25.09%	\$6,920	25.65%
\$8,000,000	(\$17,410)	(30.02%)	(\$24,130)	(41.61%)	\$7,722	25.06%	\$7,747	25.16%	\$7,909	25.65%
\$9,000,000	(\$19,651)	(30.09%)	(\$27,212)	(41.67%)	\$8,711	25.12%	\$8,736	25.22%	\$8,898	25.65%
\$10,000,000	(\$21,892)	(30.15%)	(\$30,293)	(41.72%)	\$9,700	25.18%	\$9,725	25.26%	\$9,886	25.65%
\$15,000,000	(\$33,098)	(30.31%)	(\$45,699)	(41.85%)	\$14,643	25.33%	\$14,668	25.39%	\$14,830	25.65%
\$20,000,000	(\$44,303)	(30.40%)	(\$61,105)	(41.92%)	\$19,586	25.41%	\$19,611	25.45%	\$19,773	25.65%
\$25,000,000	(\$55,509)	(30.45%)	(\$76,510)	(41.96%)	\$24,529	25.46%	\$24,554	25.49%	\$24,716	25.65%
\$30,000,000	(\$66,714)	(30.48%)	(\$91,916)	(41.99%)	\$29,472	25.49%	\$29,497	25.52%	\$29,659	25.65%
\$35,000,000	(\$77,920)	(30.50%)	(\$107,322)	(42.01%)	\$34,416	25.51%	\$34,441	25.54%	\$34,602	25.65%
\$40,000,000	(\$89,125)	(30.52%)	(\$122,728)	(42.03%)	\$39,359	25.53%	\$39,384	25.55%	\$39,545	25.65%
\$45,000,000	(\$100,331)	(30.53%)	(\$138,134)	(42.04%)	\$44,302	25.54%	\$44,327	25.56%	\$44,489	25.65%
\$50,000,000	(\$111,536)	(30.54%)	(\$153,540)	(42.05%)	\$49,245	25.56%	\$49,270	25.57%	\$49,432	25.65%