

CITY OF MODALE, 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	\$8.38851	\$74,458	\$0	\$74,458	
2026-27	\$5.20943	\$75,948	\$747	\$76,695	3.0%
2027-28	\$5.26069	\$77,208	\$755	\$77,963	1.7%
2028-29	\$5.13718	\$79,522	\$737	\$80,259	2.9%
2029-30	\$5.18478	\$80,837	\$744	\$81,581	1.6%
2030-31	\$5.05887	\$83,213	\$726	\$83,938	2.9%
2031-32	\$5.10299	\$84,508	\$732	\$85,240	1.6%
2032-33	\$4.97964	\$86,944	\$714	\$87,659	2.8%
2033-34	\$5.02055	\$88,219	\$720	\$88,939	1.5%
2034-35	\$4.89975	\$90,718	\$703	\$91,420	2.8%
2035-36	\$4.93771	\$91,971	\$708	\$92,680	1.4%

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	\$18,311,877	\$8,876,247	\$0	\$8,876,247
2026-27	\$16,047,301	\$14,722,314	\$0	\$14,722,314
2027-28	\$16,144,865	\$14,819,878	\$0	\$14,819,878
2028-29	\$16,948,139	\$15,623,152	\$0	\$15,623,152
2029-30	\$17,059,704	\$15,734,717	\$0	\$15,734,717
2030-31	\$17,917,293	\$16,592,306	\$0	\$16,592,306
2031-32	\$18,028,857	\$16,703,870	\$0	\$16,703,870
2032-33	\$18,928,404	\$17,603,417	\$0	\$17,603,417
2033-34	\$19,039,968	\$17,714,981	\$0	\$17,714,981
2034-35	\$19,983,184	\$18,658,197	\$0	\$18,658,197
2035-36	\$20,094,748	\$18,769,761	\$0	\$18,769,761

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	77.60%	-1.36%	76.23%	8.48%	0.00%	1.34%
2026-27	108.48%	-27.21%	81.27%	8.30%	0.00%	0.81%
2027-28	108.74%	-27.34%	81.40%	8.25%	0.00%	0.80%
2028-29	108.19%	-26.22%	81.97%	8.22%	0.00%	0.76%
2029-30	108.33%	-26.24%	82.10%	8.16%	0.00%	0.76%
2030-31	107.71%	-25.06%	82.65%	8.12%	0.00%	0.72%
2031-32	107.85%	-25.09%	82.76%	8.07%	0.00%	0.71%
2032-33	107.25%	-23.98%	83.27%	8.04%	0.00%	0.68%
2033-34	107.38%	-24.00%	83.38%	7.99%	0.00%	0.67%
2034-35	106.80%	-22.95%	83.84%	7.96%	0.00%	0.64%
2035-36	106.93%	-22.99%	83.94%	7.92%	0.00%	0.64%

**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 MODALE, 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	\$8,876,247	\$8.38851	\$74,458
2026-27	\$14,722,314	\$5.20943	\$76,695
2027-28	\$14,819,878	\$5.26069	\$77,963
2028-29	\$15,623,152	\$5.13718	\$80,259
2029-30	\$15,734,717	\$5.18478	\$81,581
2030-31	\$16,592,306	\$5.05887	\$83,938
2031-32	\$16,703,870	\$5.10299	\$85,240
2032-33	\$17,603,417	\$4.97964	\$87,659
2033-34	\$17,714,981	\$5.02055	\$88,939
2034-35	\$18,658,197	\$4.89975	\$91,420
2035-36	\$18,769,761	\$4.93771	\$92,680

CITY OF MODALE, 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	\$8,876,247	\$8.38851	\$74,458
2026-27	\$9,013,928	\$8.38851	\$75,613
2027-28	\$9,227,406	\$8.38851	\$77,404
2028-29	\$9,546,990	\$8.10000	\$77,331
2029-30	\$9,771,834	\$8.10000	\$79,152
2030-31	\$10,109,341	\$8.10000	\$81,886
2031-32	\$10,346,125	\$8.10000	\$83,804
2032-33	\$10,702,495	\$8.10000	\$86,690
2033-34	\$10,951,876	\$8.10000	\$88,710
2034-35	\$11,328,117	\$8.10000	\$91,758
2035-36	\$11,590,730	\$8.10000	\$93,885

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	\$5,708,385	(\$3.17908)	\$1,081
2027-28	\$5,592,472	(\$3.12782)	\$559
2028-29	\$6,076,163	(\$2.96282)	\$2,928
2029-30	\$5,962,883	(\$2.91522)	\$2,429
2030-31	\$6,482,965	(\$3.04113)	\$2,053
2031-32	\$6,357,745	(\$2.99701)	\$1,436
2032-33	\$6,900,922	(\$3.12036)	\$968
2033-34	\$6,763,106	(\$3.07945)	\$229
2034-35	\$7,330,080	(\$3.20025)	-\$337
2035-36	\$7,179,031	(\$3.16229)	-\$1,205

CITY OF MODALE, 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	\$199	\$312	\$50,000	\$51,515	\$199	\$261	\$50,000	\$58,947	\$180	\$45	\$154	\$45	\$199	\$298
\$100,000	\$123,480	\$398	\$625	\$100,000	\$103,030	\$398	\$521	\$100,000	\$117,894	\$379	\$343	\$353	\$343	\$398	\$596
\$150,000	\$185,220	\$597	\$937	\$150,000	\$154,545	\$597	\$782	\$150,000	\$176,842	\$578	\$642	\$552	\$642	\$597	\$895
\$200,000	\$246,960	\$974	\$1,249	\$200,000	\$206,060	\$974	\$1,042	\$200,000	\$235,789	\$776	\$940	\$751	\$940	\$796	\$1,193
\$250,000	\$308,700	\$1,352	\$1,562	\$250,000	\$257,575	\$1,352	\$1,303	\$250,000	\$294,736	\$975	\$1,238	\$950	\$1,238	\$995	\$1,491
\$300,000	\$370,440	\$1,729	\$1,874	\$300,000	\$309,090	\$1,729	\$1,564	\$300,000	\$353,683	\$1,174	\$1,536	\$1,148	\$1,536	\$1,194	\$1,789
\$400,000	\$493,920	\$2,484	\$2,499	\$400,000	\$412,120	\$2,484	\$2,085	\$400,000	\$471,578	\$1,572	\$2,133	\$1,546	\$2,133	\$1,592	\$2,386
\$500,000	\$617,400	\$3,239	\$3,123	\$500,000	\$515,151	\$3,239	\$2,606	\$500,000	\$589,472	\$1,970	\$2,729	\$1,944	\$2,729	\$1,989	\$2,982
\$600,000	\$740,880	\$3,994	\$3,748	\$600,000	\$618,181	\$3,994	\$3,127	\$600,000	\$707,366	\$2,368	\$3,326	\$2,342	\$3,326	\$2,387	\$3,578
\$700,000	\$864,360	\$4,749	\$4,373	\$700,000	\$721,211	\$4,749	\$3,649	\$700,000	\$825,261	\$2,766	\$3,922	\$2,740	\$3,922	\$2,785	\$4,175
\$800,000	\$987,840	\$5,504	\$4,997	\$800,000	\$824,241	\$5,504	\$4,170	\$800,000	\$943,155	\$3,164	\$4,518	\$3,138	\$4,518	\$3,183	\$4,771
\$900,000	\$1,111,320	\$6,259	\$5,622	\$900,000	\$927,271	\$6,259	\$4,691	\$900,000	\$1,061,050	\$3,562	\$5,115	\$3,536	\$5,115	\$3,581	\$5,368
\$1,000,000	\$1,234,800	\$7,014	\$6,247	\$1,000,000	\$1,030,301	\$7,014	\$5,212	\$1,000,000	\$1,178,944	\$3,960	\$5,711	\$3,934	\$5,711	\$3,979	\$5,964
\$2,000,000	\$2,469,600	\$14,564	\$12,493	\$2,000,000	\$2,060,602	\$14,564	\$10,424	\$2,000,000	\$2,357,888	\$7,938	\$11,675	\$7,912	\$11,675	\$7,958	\$11,928
\$3,000,000	\$3,704,400	\$22,113	\$18,740	\$3,000,000	\$3,090,903	\$22,113	\$15,636	\$3,000,000	\$3,536,832	\$11,917	\$17,639	\$11,891	\$17,639	\$11,936	\$17,892
\$4,000,000	\$4,939,200	\$29,663	\$24,987	\$4,000,000	\$4,121,204	\$29,663	\$20,849	\$4,000,000	\$4,715,776	\$15,896	\$23,604	\$15,870	\$23,604	\$15,915	\$23,856
\$5,000,000	\$6,174,000	\$37,213	\$31,233	\$5,000,000	\$5,151,505	\$37,213	\$26,061	\$5,000,000	\$5,894,720	\$19,875	\$29,568	\$19,849	\$29,568	\$19,894	\$29,821
\$6,000,000	\$7,408,800	\$44,762	\$37,480	\$6,000,000	\$6,181,806	\$44,762	\$31,273	\$6,000,000	\$7,073,664	\$23,854	\$35,532	\$23,828	\$35,532	\$23,873	\$35,785
\$7,000,000	\$8,643,600	\$52,312	\$43,727	\$7,000,000	\$7,212,107	\$52,312	\$36,485	\$7,000,000	\$8,252,608	\$27,832	\$41,496	\$27,806	\$41,496	\$27,852	\$41,749
\$8,000,000	\$9,878,400	\$59,862	\$49,974	\$8,000,000	\$8,242,408	\$59,862	\$41,697	\$8,000,000	\$9,431,552	\$31,811	\$47,460	\$31,785	\$47,460	\$31,830	\$47,713
\$9,000,000	\$11,113,200	\$67,411	\$56,220	\$9,000,000	\$9,272,709	\$67,411	\$46,909	\$9,000,000	\$10,610,496	\$35,790	\$53,424	\$35,764	\$53,424	\$35,809	\$53,677
\$10,000,000	\$12,348,000	\$74,961	\$62,467	\$10,000,000	\$10,303,010	\$74,961	\$52,122	\$10,000,000	\$11,789,440	\$39,769	\$59,388	\$39,743	\$59,388	\$39,788	\$59,641
\$15,000,000	\$18,522,000	\$112,709	\$93,700	\$15,000,000	\$15,454,515	\$112,709	\$78,182	\$15,000,000	\$17,684,160	\$59,663	\$89,209	\$59,637	\$89,209	\$59,682	\$89,462
\$20,000,000	\$24,696,000	\$150,458	\$124,934	\$20,000,000	\$20,606,020	\$150,458	\$104,243	\$20,000,000	\$23,578,880	\$79,557	\$119,030	\$79,531	\$119,030	\$79,576	\$119,282
\$25,000,000	\$30,870,000	\$188,206	\$156,167	\$25,000,000	\$25,757,525	\$188,206	\$130,304	\$25,000,000	\$29,473,600	\$99,451	\$148,850	\$99,425	\$148,850	\$99,470	\$149,103
\$30,000,000	\$37,044,000	\$225,954	\$187,401	\$30,000,000	\$30,909,030	\$225,954	\$156,365	\$30,000,000	\$35,368,320	\$119,345	\$178,671	\$119,319	\$178,671	\$119,364	\$178,924
\$35,000,000	\$43,218,000	\$263,702	\$218,634	\$35,000,000	\$36,060,535	\$263,702	\$182,426	\$35,000,000	\$41,263,040	\$139,239	\$208,491	\$139,213	\$208,491	\$139,258	\$208,744
\$40,000,000	\$49,392,000	\$301,451	\$249,868	\$40,000,000	\$41,212,040	\$301,451	\$208,486	\$40,000,000	\$47,157,760	\$159,133	\$238,312	\$159,107	\$238,312	\$159,152	\$238,565
\$45,000,000	\$55,566,000	\$339,199	\$281,101	\$45,000,000	\$46,363,545	\$339,199	\$234,547	\$45,000,000	\$53,052,480	\$179,027	\$268,133	\$179,001	\$268,133	\$179,046	\$268,386
\$50,000,000	\$61,740,000	\$376,947	\$312,335	\$50,000,000	\$51,515,050	\$376,947	\$260,608	\$50,000,000	\$58,947,200	\$198,921	\$297,953	\$198,895	\$297,953	\$198,940	\$298,206

CITY OF            MODALE, 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	\$113	57.00%	\$62	31.00%	(\$134)	(74.80%)	(\$109)	(70.57%)	\$99	49.90%
\$100,000	\$227	57.00%	\$123	31.00%	(\$35)	(9.28%)	(\$9)	(2.62%)	\$199	49.90%
\$150,000	\$340	57.00%	\$185	31.00%	\$64	11.11%	\$90	16.32%	\$298	49.90%
\$200,000	\$275	28.23%	\$68	6.99%	\$163	21.05%	\$189	25.22%	\$397	49.90%
\$250,000	\$210	15.53%	(\$49)	(3.61%)	\$263	26.93%	\$289	30.39%	\$496	49.90%
\$300,000	\$145	8.37%	(\$166)	(9.58%)	\$362	30.82%	\$388	33.77%	\$596	49.90%
\$400,000	\$14	0.58%	(\$399)	(16.08%)	\$560	35.65%	\$586	37.92%	\$794	49.90%
\$500,000	(\$116)	(3.58%)	(\$633)	(19.55%)	\$759	38.53%	\$785	40.37%	\$993	49.90%
\$600,000	(\$246)	(6.16%)	(\$867)	(21.70%)	\$958	40.44%	\$983	41.99%	\$1,191	49.90%
\$700,000	(\$376)	(7.93%)	(\$1,101)	(23.18%)	\$1,156	41.80%	\$1,182	43.14%	\$1,390	49.90%
\$800,000	(\$507)	(9.21%)	(\$1,334)	(24.24%)	\$1,355	42.82%	\$1,380	43.99%	\$1,588	49.90%
\$900,000	(\$637)	(10.18%)	(\$1,568)	(25.05%)	\$1,553	43.61%	\$1,579	44.66%	\$1,787	49.90%
\$1,000,000	(\$767)	(10.94%)	(\$1,802)	(25.69%)	\$1,752	44.24%	\$1,778	45.19%	\$1,985	49.90%
\$2,000,000	(\$2,070)	(14.22%)	(\$4,139)	(28.42%)	\$3,737	47.08%	\$3,763	47.56%	\$3,971	49.90%
\$3,000,000	(\$3,373)	(15.25%)	(\$6,477)	(29.29%)	\$5,722	48.02%	\$5,748	48.34%	\$5,956	49.90%
\$4,000,000	(\$4,676)	(15.76%)	(\$8,814)	(29.72%)	\$7,708	48.49%	\$7,733	48.73%	\$7,941	49.90%
\$5,000,000	(\$5,979)	(16.07%)	(\$11,152)	(29.97%)	\$9,693	48.77%	\$9,719	48.96%	\$9,927	49.90%
\$6,000,000	(\$7,282)	(16.27%)	(\$13,489)	(30.14%)	\$11,678	48.96%	\$11,704	49.12%	\$11,912	49.90%
\$7,000,000	(\$8,585)	(16.41%)	(\$15,827)	(30.25%)	\$13,664	49.09%	\$13,689	49.23%	\$13,897	49.90%
\$8,000,000	(\$9,888)	(16.52%)	(\$18,164)	(30.34%)	\$15,649	49.19%	\$15,675	49.31%	\$15,883	49.90%
\$9,000,000	(\$11,191)	(16.60%)	(\$20,502)	(30.41%)	\$17,634	49.27%	\$17,660	49.38%	\$17,868	49.90%
\$10,000,000	(\$12,494)	(16.67%)	(\$22,839)	(30.47%)	\$19,620	49.33%	\$19,645	49.43%	\$19,853	49.90%
\$15,000,000	(\$19,009)	(16.87%)	(\$34,527)	(30.63%)	\$29,546	49.52%	\$29,572	49.59%	\$29,780	49.90%
\$20,000,000	(\$25,524)	(16.96%)	(\$46,214)	(30.72%)	\$39,473	49.62%	\$39,499	49.66%	\$39,706	49.90%
\$25,000,000	(\$32,039)	(17.02%)	(\$57,902)	(30.77%)	\$49,399	49.67%	\$49,425	49.71%	\$49,633	49.90%
\$30,000,000	(\$38,553)	(17.06%)	(\$69,589)	(30.80%)	\$59,326	49.71%	\$59,352	49.74%	\$59,560	49.90%
\$35,000,000	(\$45,068)	(17.09%)	(\$81,277)	(30.82%)	\$69,253	49.74%	\$69,278	49.76%	\$69,486	49.90%
\$40,000,000	(\$51,583)	(17.11%)	(\$92,964)	(30.84%)	\$79,179	49.76%	\$79,205	49.78%	\$79,413	49.90%
\$45,000,000	(\$58,098)	(17.13%)	(\$104,652)	(30.85%)	\$89,106	49.77%	\$89,132	49.79%	\$89,339	49.90%
\$50,000,000	(\$64,613)	(17.14%)	(\$116,339)	(30.86%)	\$99,032	49.78%	\$99,058	49.80%	\$99,266	49.90%