

CITY OF MOUNT VERNON, 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	\$8.38836	\$1,289,575	\$0	\$1,289,575	
2026-27	\$3.92146	\$1,315,366	\$3,749	\$1,319,116	2.3%
2027-28	\$3.95801	\$1,325,711	\$3,784	\$1,329,495	0.8%
2028-29	\$3.87883	\$1,356,085	\$3,709	\$1,359,794	2.3%
2029-30	\$3.91323	\$1,366,591	\$3,742	\$1,370,333	0.8%
2030-31	\$3.83411	\$1,397,740	\$3,666	\$1,401,406	2.3%
2031-32	\$3.86751	\$1,408,413	\$3,698	\$1,412,111	0.8%
2032-33	\$3.78960	\$1,440,354	\$3,623	\$1,443,977	2.3%
2033-34	\$3.82204	\$1,451,198	\$3,654	\$1,454,853	0.8%
2034-35	\$3.74537	\$1,483,950	\$3,581	\$1,487,531	2.2%
2035-36	\$3.77688	\$1,494,967	\$3,611	\$1,498,578	0.7%

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	\$424,551,445	\$153,733,842	\$51,327,727	\$205,061,569
2026-27	\$423,250,445	\$336,383,484	\$69,321,980	\$405,705,464
2027-28	\$428,684,312	\$335,899,888	\$75,239,443	\$411,139,331
2028-29	\$452,736,033	\$350,568,046	\$84,623,005	\$435,191,052
2029-30	\$458,264,899	\$350,179,450	\$90,540,468	\$440,719,918
2030-31	\$483,744,217	\$365,510,155	\$100,689,082	\$466,199,236
2031-32	\$489,273,084	\$365,121,558	\$106,606,545	\$471,728,103
2032-33	\$516,140,217	\$381,036,774	\$117,558,462	\$498,595,236
2033-34	\$521,669,084	\$380,648,178	\$123,475,925	\$504,124,103
2034-35	\$549,981,555	\$397,165,263	\$135,271,311	\$532,436,574
2035-36	\$555,510,421	\$396,776,667	\$141,188,774	\$537,965,440

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.51%	-1.12%	83.39%	13.81%	0.46%	1.09%
2026-27	99.66%	-12.01%	87.65%	10.60%	0.30%	0.55%
2027-28	99.81%	-12.20%	87.61%	10.66%	0.29%	0.54%
2028-29	99.46%	-11.85%	87.60%	10.76%	0.28%	0.51%
2029-30	99.58%	-12.01%	87.57%	10.81%	0.28%	0.51%
2030-31	99.20%	-11.64%	87.56%	10.91%	0.27%	0.48%
2031-32	99.32%	-11.79%	87.53%	10.96%	0.26%	0.47%
2032-33	98.94%	-11.42%	87.52%	11.05%	0.25%	0.45%
2033-34	99.06%	-11.56%	87.50%	11.09%	0.25%	0.44%
2034-35	98.68%	-11.20%	87.48%	11.18%	0.24%	0.42%
2035-36	98.79%	-11.33%	87.46%	11.22%	0.23%	0.41%

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 MOUNT VERNON, 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	\$153,733,842	\$8.38836	\$1,289,575
2026-27	\$336,383,484	\$3.92146	\$1,319,116
2027-28	\$335,899,888	\$3.95801	\$1,329,495
2028-29	\$350,568,046	\$3.87883	\$1,359,794
2029-30	\$350,179,450	\$3.91323	\$1,370,333
2030-31	\$365,510,155	\$3.83411	\$1,401,406
2031-32	\$365,121,558	\$3.86751	\$1,412,111
2032-33	\$381,036,774	\$3.78960	\$1,443,977
2033-34	\$380,648,178	\$3.82204	\$1,454,853
2034-35	\$397,165,263	\$3.74537	\$1,487,531
2035-36	\$396,776,667	\$3.77688	\$1,498,578

CITY OF MOUNT VERNON, 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	\$153,733,842	\$8.38836	\$1,289,575
2026-27	\$147,911,857	\$8.38836	\$1,240,738
2027-28	\$143,172,666	\$8.38836	\$1,200,984
2028-29	\$144,182,392	\$8.10000	\$1,167,877
2029-30	\$145,707,927	\$8.10000	\$1,180,234
2030-31	\$146,576,629	\$8.10000	\$1,187,271
2031-32	\$148,467,081	\$8.10000	\$1,202,583
2032-33	\$149,189,234	\$8.10000	\$1,208,433
2033-34	\$151,464,576	\$8.10000	\$1,226,863
2034-35	\$152,034,978	\$8.10000	\$1,231,483
2035-36	\$154,714,754	\$8.10000	\$1,253,190

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	\$188,471,627	(\$4.46690)	\$78,378
2027-28	\$192,727,221	(\$4.43035)	\$128,511
2028-29	\$206,385,654	(\$4.22117)	\$191,916
2029-30	\$204,471,523	(\$4.18677)	\$190,099
2030-31	\$218,933,526	(\$4.26589)	\$214,135
2031-32	\$216,654,478	(\$4.23249)	\$209,528
2032-33	\$231,847,540	(\$4.31040)	\$235,544
2033-34	\$229,183,602	(\$4.27796)	\$227,990
2034-35	\$245,130,285	(\$4.35463)	\$256,048
2035-36	\$242,061,913	(\$4.32312)	\$245,388

CITY OF MOUNT VERNON, 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	\$237	\$50,000	\$51,515	\$199	\$198	\$50,000	\$58,947	\$180	\$34	\$154	\$34	\$199	\$226
\$100,000	\$123,480	\$398	\$473	\$100,000	\$103,030	\$398	\$395	\$100,000	\$117,894	\$379	\$260	\$353	\$260	\$398	\$452
\$150,000	\$185,220	\$597	\$710	\$150,000	\$154,545	\$597	\$593	\$150,000	\$176,842	\$578	\$486	\$552	\$486	\$597	\$678
\$200,000	\$246,960	\$974	\$947	\$200,000	\$206,060	\$974	\$790	\$200,000	\$235,789	\$776	\$712	\$751	\$712	\$796	\$904
\$250,000	\$308,700	\$1,352	\$1,184	\$250,000	\$257,575	\$1,352	\$988	\$250,000	\$294,736	\$975	\$938	\$950	\$938	\$995	\$1,130
\$300,000	\$370,440	\$1,729	\$1,420	\$300,000	\$309,090	\$1,729	\$1,185	\$300,000	\$353,683	\$1,174	\$1,164	\$1,148	\$1,164	\$1,194	\$1,356
\$400,000	\$493,920	\$2,484	\$1,894	\$400,000	\$412,120	\$2,484	\$1,580	\$400,000	\$471,578	\$1,572	\$1,616	\$1,546	\$1,616	\$1,591	\$1,808
\$500,000	\$617,400	\$3,239	\$2,367	\$500,000	\$515,151	\$3,239	\$1,975	\$500,000	\$589,472	\$1,970	\$2,068	\$1,944	\$2,068	\$1,989	\$2,260
\$600,000	\$740,880	\$3,994	\$2,841	\$600,000	\$618,181	\$3,994	\$2,370	\$600,000	\$707,366	\$2,368	\$2,520	\$2,342	\$2,520	\$2,387	\$2,712
\$700,000	\$864,360	\$4,749	\$3,314	\$700,000	\$721,211	\$4,749	\$2,765	\$700,000	\$825,261	\$2,766	\$2,972	\$2,740	\$2,972	\$2,785	\$3,164
\$800,000	\$987,840	\$5,504	\$3,787	\$800,000	\$824,241	\$5,504	\$3,160	\$800,000	\$943,155	\$3,164	\$3,424	\$3,138	\$3,424	\$3,183	\$3,616
\$900,000	\$1,111,320	\$6,259	\$4,261	\$900,000	\$927,271	\$6,259	\$3,555	\$900,000	\$1,061,050	\$3,562	\$3,876	\$3,536	\$3,876	\$3,581	\$4,068
\$1,000,000	\$1,234,800	\$7,014	\$4,734	\$1,000,000	\$1,030,301	\$7,014	\$3,950	\$1,000,000	\$1,178,944	\$3,959	\$4,328	\$3,934	\$4,328	\$3,979	\$4,520
\$2,000,000	\$2,469,600	\$14,563	\$9,469	\$2,000,000	\$2,060,602	\$14,563	\$7,901	\$2,000,000	\$2,357,888	\$7,938	\$8,849	\$7,912	\$8,849	\$7,957	\$9,040
\$3,000,000	\$3,704,400	\$22,113	\$14,203	\$3,000,000	\$3,090,903	\$22,113	\$11,851	\$3,000,000	\$3,536,832	\$11,917	\$13,369	\$11,891	\$13,369	\$11,936	\$13,561
\$4,000,000	\$4,939,200	\$29,662	\$18,937	\$4,000,000	\$4,121,204	\$29,662	\$15,801	\$4,000,000	\$4,715,776	\$15,896	\$17,889	\$15,870	\$17,889	\$15,915	\$18,081
\$5,000,000	\$6,174,000	\$37,212	\$23,672	\$5,000,000	\$5,151,505	\$37,212	\$19,751	\$5,000,000	\$5,894,720	\$19,874	\$22,409	\$19,849	\$22,409	\$19,894	\$22,601
\$6,000,000	\$7,408,800	\$44,762	\$28,406	\$6,000,000	\$6,181,806	\$44,762	\$23,702	\$6,000,000	\$7,073,664	\$23,853	\$26,930	\$23,827	\$26,930	\$23,872	\$27,121
\$7,000,000	\$8,643,600	\$52,311	\$33,141	\$7,000,000	\$7,212,107	\$52,311	\$27,652	\$7,000,000	\$8,252,608	\$27,832	\$31,450	\$27,806	\$31,450	\$27,851	\$31,641
\$8,000,000	\$9,878,400	\$59,861	\$37,875	\$8,000,000	\$8,242,408	\$59,861	\$31,602	\$8,000,000	\$9,431,552	\$31,811	\$35,970	\$31,785	\$35,970	\$31,830	\$36,162
\$9,000,000	\$11,113,200	\$67,410	\$42,609	\$9,000,000	\$9,272,709	\$67,410	\$35,553	\$9,000,000	\$10,610,496	\$35,789	\$40,490	\$35,763	\$40,490	\$35,809	\$40,682
\$10,000,000	\$12,348,000	\$74,960	\$47,344	\$10,000,000	\$10,303,010	\$74,960	\$39,503	\$10,000,000	\$11,789,440	\$39,768	\$45,010	\$39,742	\$45,010	\$39,787	\$45,202
\$15,000,000	\$18,522,000	\$112,707	\$71,015	\$15,000,000	\$15,454,515	\$112,707	\$59,254	\$15,000,000	\$17,684,160	\$59,662	\$67,611	\$59,636	\$67,611	\$59,681	\$67,803
\$20,000,000	\$24,696,000	\$150,455	\$94,687	\$20,000,000	\$20,606,020	\$150,455	\$79,006	\$20,000,000	\$23,578,880	\$79,555	\$90,212	\$79,530	\$90,212	\$79,575	\$90,404
\$25,000,000	\$30,870,000	\$188,202	\$118,359	\$25,000,000	\$25,757,525	\$188,202	\$98,757	\$25,000,000	\$29,473,600	\$99,449	\$112,813	\$99,423	\$112,813	\$99,468	\$113,005
\$30,000,000	\$37,044,000	\$225,950	\$142,031	\$30,000,000	\$30,909,030	\$225,950	\$118,509	\$30,000,000	\$35,368,320	\$119,343	\$135,414	\$119,317	\$135,414	\$119,362	\$135,606
\$35,000,000	\$43,218,000	\$263,698	\$165,703	\$35,000,000	\$36,060,535	\$263,698	\$138,260	\$35,000,000	\$41,263,040	\$139,236	\$158,015	\$139,211	\$158,015	\$139,256	\$158,207
\$40,000,000	\$49,392,000	\$301,445	\$189,374	\$40,000,000	\$41,212,040	\$301,445	\$158,011	\$40,000,000	\$47,157,760	\$159,130	\$180,616	\$159,104	\$180,616	\$159,149	\$180,808
\$45,000,000	\$55,566,000	\$339,193	\$213,046	\$45,000,000	\$46,363,545	\$339,193	\$177,763	\$45,000,000	\$53,052,480	\$179,024	\$203,217	\$178,998	\$203,217	\$179,043	\$203,409
\$50,000,000	\$61,740,000	\$376,941	\$236,718	\$50,000,000	\$51,515,050	\$376,941	\$197,514	\$50,000,000	\$58,947,200	\$198,917	\$225,818	\$198,892	\$225,818	\$198,937	\$226,010

CITY OF MOUNT VERNON, 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	\$38	18.99%	(\$1)	(0.71%)	(\$145)	(80.90%)	(\$119)	(77.69%)	\$27	13.61%
\$100,000	\$76	18.99%	(\$3)	(0.71%)	(\$118)	(31.24%)	(\$92)	(26.20%)	\$54	13.61%
\$150,000	\$113	18.99%	(\$4)	(0.71%)	(\$91)	(15.79%)	(\$65)	(11.84%)	\$81	13.61%
\$200,000	(\$27)	(2.81%)	(\$184)	(18.91%)	(\$64)	(8.26%)	(\$38)	(5.10%)	\$108	13.61%
\$250,000	(\$168)	(12.44%)	(\$364)	(26.94%)	(\$37)	(3.80%)	(\$11)	(1.18%)	\$135	13.61%
\$300,000	(\$309)	(17.87%)	(\$544)	(31.47%)	(\$10)	(0.85%)	\$16	1.38%	\$162	13.61%
\$400,000	(\$590)	(23.77%)	(\$904)	(36.39%)	\$44	2.81%	\$70	4.53%	\$217	13.61%
\$500,000	(\$872)	(26.92%)	(\$1,264)	(39.02%)	\$98	4.99%	\$124	6.39%	\$271	13.61%
\$600,000	(\$1,153)	(28.88%)	(\$1,624)	(40.66%)	\$152	6.44%	\$178	7.61%	\$325	13.61%
\$700,000	(\$1,435)	(30.22%)	(\$1,984)	(41.77%)	\$207	7.47%	\$232	8.48%	\$379	13.61%
\$800,000	(\$1,717)	(31.19%)	(\$2,344)	(42.58%)	\$261	8.24%	\$287	9.13%	\$433	13.61%
\$900,000	(\$1,998)	(31.92%)	(\$2,704)	(43.20%)	\$315	8.84%	\$341	9.64%	\$487	13.61%
\$1,000,000	(\$2,280)	(32.50%)	(\$3,064)	(43.68%)	\$369	9.32%	\$395	10.04%	\$541	13.61%
\$2,000,000	(\$5,095)	(34.98%)	(\$6,663)	(45.75%)	\$911	11.47%	\$936	11.83%	\$1,083	13.61%
\$3,000,000	(\$7,910)	(35.77%)	(\$10,262)	(46.41%)	\$1,452	12.18%	\$1,478	12.43%	\$1,624	13.61%
\$4,000,000	(\$10,725)	(36.16%)	(\$13,861)	(46.73%)	\$1,993	12.54%	\$2,019	12.72%	\$2,166	13.61%
\$5,000,000	(\$13,540)	(36.39%)	(\$17,461)	(46.92%)	\$2,535	12.75%	\$2,561	12.90%	\$2,707	13.61%
\$6,000,000	(\$16,355)	(36.54%)	(\$21,060)	(47.05%)	\$3,076	12.90%	\$3,102	13.02%	\$3,249	13.61%
\$7,000,000	(\$19,171)	(36.65%)	(\$24,659)	(47.14%)	\$3,618	13.00%	\$3,644	13.10%	\$3,790	13.61%
\$8,000,000	(\$21,986)	(36.73%)	(\$28,258)	(47.21%)	\$4,159	13.08%	\$4,185	13.17%	\$4,332	13.61%
\$9,000,000	(\$24,801)	(36.79%)	(\$31,858)	(47.26%)	\$4,701	13.13%	\$4,727	13.22%	\$4,873	13.61%
\$10,000,000	(\$27,616)	(36.84%)	(\$35,457)	(47.30%)	\$5,242	13.18%	\$5,268	13.26%	\$5,415	13.61%
\$15,000,000	(\$41,692)	(36.99%)	(\$53,453)	(47.43%)	\$7,950	13.32%	\$7,975	13.37%	\$8,122	13.61%
\$20,000,000	(\$55,768)	(37.07%)	(\$71,449)	(47.49%)	\$10,657	13.40%	\$10,683	13.43%	\$10,829	13.61%
\$25,000,000	(\$69,844)	(37.11%)	(\$89,445)	(47.53%)	\$13,364	13.44%	\$13,390	13.47%	\$13,537	13.61%
\$30,000,000	(\$83,919)	(37.14%)	(\$107,441)	(47.55%)	\$16,072	13.47%	\$16,097	13.49%	\$16,244	13.61%
\$35,000,000	(\$97,995)	(37.16%)	(\$125,438)	(47.57%)	\$18,779	13.49%	\$18,805	13.51%	\$18,951	13.61%
\$40,000,000	(\$112,071)	(37.18%)	(\$143,434)	(47.58%)	\$21,486	13.50%	\$21,512	13.52%	\$21,659	13.61%
\$45,000,000	(\$126,147)	(37.19%)	(\$161,430)	(47.59%)	\$24,194	13.51%	\$24,219	13.53%	\$24,366	13.61%
\$50,000,000	(\$140,223)	(37.20%)	(\$179,426)	(47.60%)	\$26,901	13.52%	\$26,927	13.54%	\$27,073	13.61%