

CITY OF MURRAY, 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	\$8.23500	\$121,912	\$0	\$121,912	
2026-27	\$5.30377	\$124,350	\$1,028	\$125,378	2.8%
2027-28	\$5.34763	\$126,030	\$1,037	\$127,066	1.3%
2028-29	\$5.19401	\$129,608	\$1,007	\$130,615	2.8%
2029-30	\$5.23437	\$131,404	\$1,015	\$132,419	1.4%
2030-31	\$5.08043	\$135,067	\$985	\$136,052	2.7%
2031-32	\$5.11748	\$136,824	\$992	\$137,816	1.3%
2032-33	\$4.96936	\$140,572	\$963	\$141,536	2.7%
2033-34	\$5.00342	\$142,290	\$970	\$143,260	1.2%
2034-35	\$4.86077	\$146,126	\$942	\$147,068	2.7%
2035-36	\$4.89212	\$147,806	\$948	\$148,754	1.1%

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	\$31,151,418	\$14,804,085	\$0	\$14,804,085
2026-27	\$25,303,848	\$23,639,442	\$0	\$23,639,442
2027-28	\$25,425,644	\$23,761,238	\$0	\$23,761,238
2028-29	\$26,811,553	\$25,147,147	\$0	\$25,147,147
2029-30	\$26,962,349	\$25,297,943	\$0	\$25,297,943
2030-31	\$28,444,071	\$26,779,665	\$0	\$26,779,665
2031-32	\$28,594,867	\$26,930,461	\$0	\$26,930,461
2032-33	\$30,146,114	\$28,481,708	\$0	\$28,481,708
2033-34	\$30,296,910	\$28,632,504	\$0	\$28,632,504
2034-35	\$31,920,506	\$30,256,100	\$0	\$30,256,100
2035-36	\$32,071,302	\$30,406,896	\$0	\$30,406,896

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	85.44%	-2.98%	82.46%	7.00%	1.40%	1.65%
2026-27	123.78%	-38.66%	85.12%	7.01%	1.29%	1.04%
2027-28	123.96%	-38.76%	85.20%	6.98%	1.28%	1.03%
2028-29	122.58%	-36.90%	85.69%	6.92%	1.23%	0.97%
2029-30	122.62%	-36.85%	85.77%	6.88%	1.22%	0.97%
2030-31	121.19%	-34.96%	86.24%	6.83%	1.16%	0.91%
2031-32	121.23%	-34.92%	86.31%	6.79%	1.16%	0.91%
2032-33	119.90%	-33.16%	86.74%	6.74%	1.10%	0.86%
2033-34	119.94%	-33.13%	86.81%	6.70%	1.10%	0.86%
2034-35	118.69%	-31.49%	87.20%	6.66%	1.05%	0.81%
2035-36	118.74%	-31.47%	87.26%	6.63%	1.04%	0.81%

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 MURRAY, 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	\$14,804,085	\$8.23500	\$121,912
2026-27	\$23,639,442	\$5.30377	\$125,378
2027-28	\$23,761,238	\$5.34763	\$127,066
2028-29	\$25,147,147	\$5.19401	\$130,615
2029-30	\$25,297,943	\$5.23437	\$132,419
2030-31	\$26,779,665	\$5.08043	\$136,052
2031-32	\$26,930,461	\$5.11748	\$137,816
2032-33	\$28,481,708	\$4.96936	\$141,536
2033-34	\$28,632,504	\$5.00342	\$143,260
2034-35	\$30,256,100	\$4.86077	\$147,068
2035-36	\$30,406,896	\$4.89212	\$148,754

CITY OF MURRAY, 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	\$14,804,085	\$8.23500	\$121,912
2026-27	\$14,987,948	\$8.23500	\$123,426
2027-28	\$15,348,490	\$8.23500	\$126,395
2028-29	\$15,885,651	\$8.10000	\$128,674
2029-30	\$16,265,322	\$8.10000	\$131,749
2030-31	\$16,832,119	\$8.10000	\$136,340
2031-32	\$17,231,879	\$8.10000	\$139,578
2032-33	\$17,829,859	\$8.10000	\$144,422
2033-34	\$18,250,818	\$8.10000	\$147,832
2034-35	\$18,881,646	\$8.10000	\$152,941
2035-36	\$19,324,869	\$8.10000	\$156,531

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	\$8,651,494	(\$2.93123)	\$1,952
2027-28	\$8,412,747	(\$2.88737)	\$671
2028-29	\$9,261,496	(\$2.90599)	\$1,941
2029-30	\$9,032,621	(\$2.86563)	\$670
2030-31	\$9,947,547	(\$3.01957)	-\$288
2031-32	\$9,698,582	(\$2.98252)	-\$1,762
2032-33	\$10,651,850	(\$3.13064)	-\$2,886
2033-34	\$10,381,686	(\$3.09658)	-\$4,571
2034-35	\$11,374,454	(\$3.23923)	-\$5,873
2035-36	\$11,082,027	(\$3.20788)	-\$7,777

CITY OF MURRAY, 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	\$195	\$314	\$50,000	\$51,515	\$195	\$262	\$50,000	\$58,947	\$176	\$45	\$151	\$45	\$195	\$299
\$100,000	\$123,480	\$391	\$627	\$100,000	\$103,030	\$391	\$523	\$100,000	\$117,894	\$372	\$345	\$346	\$345	\$391	\$599
\$150,000	\$185,220	\$586	\$941	\$150,000	\$154,545	\$586	\$785	\$150,000	\$176,842	\$567	\$644	\$542	\$644	\$586	\$898
\$200,000	\$246,960	\$956	\$1,255	\$200,000	\$206,060	\$956	\$1,047	\$200,000	\$235,789	\$762	\$944	\$737	\$944	\$781	\$1,198
\$250,000	\$308,700	\$1,327	\$1,568	\$250,000	\$257,575	\$1,327	\$1,309	\$250,000	\$294,736	\$958	\$1,243	\$932	\$1,243	\$976	\$1,497
\$300,000	\$370,440	\$1,698	\$1,882	\$300,000	\$309,090	\$1,698	\$1,570	\$300,000	\$353,683	\$1,153	\$1,543	\$1,127	\$1,543	\$1,172	\$1,797
\$400,000	\$493,920	\$2,439	\$2,509	\$400,000	\$412,120	\$2,439	\$2,094	\$400,000	\$471,578	\$1,543	\$2,142	\$1,518	\$2,142	\$1,562	\$2,396
\$500,000	\$617,400	\$3,180	\$3,137	\$500,000	\$515,151	\$3,180	\$2,617	\$500,000	\$589,472	\$1,934	\$2,741	\$1,909	\$2,741	\$1,953	\$2,995
\$600,000	\$740,880	\$3,921	\$3,764	\$600,000	\$618,181	\$3,921	\$3,141	\$600,000	\$707,366	\$2,325	\$3,340	\$2,299	\$3,340	\$2,344	\$3,594
\$700,000	\$864,360	\$4,662	\$4,391	\$700,000	\$721,211	\$4,662	\$3,664	\$700,000	\$825,261	\$2,715	\$3,939	\$2,690	\$3,939	\$2,734	\$4,193
\$800,000	\$987,840	\$5,403	\$5,019	\$800,000	\$824,241	\$5,403	\$4,187	\$800,000	\$943,155	\$3,106	\$4,538	\$3,080	\$4,538	\$3,125	\$4,792
\$900,000	\$1,111,320	\$6,145	\$5,646	\$900,000	\$927,271	\$6,145	\$4,711	\$900,000	\$1,061,050	\$3,496	\$5,137	\$3,471	\$5,137	\$3,515	\$5,391
\$1,000,000	\$1,234,800	\$6,886	\$6,273	\$1,000,000	\$1,030,301	\$6,886	\$5,234	\$1,000,000	\$1,178,944	\$3,887	\$5,736	\$3,862	\$5,736	\$3,906	\$5,990
\$2,000,000	\$2,469,600	\$14,297	\$12,547	\$2,000,000	\$2,060,602	\$14,297	\$10,469	\$2,000,000	\$2,357,888	\$7,793	\$11,725	\$7,768	\$11,725	\$7,812	\$11,979
\$3,000,000	\$3,704,400	\$21,709	\$18,820	\$3,000,000	\$3,090,903	\$21,709	\$15,703	\$3,000,000	\$3,536,832	\$11,699	\$17,715	\$11,674	\$17,715	\$11,718	\$17,969
\$4,000,000	\$4,939,200	\$29,120	\$25,093	\$4,000,000	\$4,121,204	\$29,120	\$20,937	\$4,000,000	\$4,715,776	\$15,605	\$23,704	\$15,580	\$23,704	\$15,624	\$23,958
\$5,000,000	\$6,174,000	\$36,532	\$31,367	\$5,000,000	\$5,151,505	\$36,532	\$26,172	\$5,000,000	\$5,894,720	\$19,511	\$29,694	\$19,486	\$29,694	\$19,530	\$29,948
\$6,000,000	\$7,408,800	\$43,943	\$37,640	\$6,000,000	\$6,181,806	\$43,943	\$31,406	\$6,000,000	\$7,073,664	\$23,417	\$35,683	\$23,392	\$35,683	\$23,436	\$35,937
\$7,000,000	\$8,643,600	\$51,355	\$43,913	\$7,000,000	\$7,212,107	\$51,355	\$36,641	\$7,000,000	\$8,252,608	\$27,323	\$41,673	\$27,298	\$41,673	\$27,342	\$41,927
\$8,000,000	\$9,878,400	\$58,766	\$50,187	\$8,000,000	\$8,242,408	\$58,766	\$41,875	\$8,000,000	\$9,431,552	\$31,229	\$47,662	\$31,204	\$47,662	\$31,248	\$47,916
\$9,000,000	\$11,113,200	\$66,178	\$56,460	\$9,000,000	\$9,272,709	\$66,178	\$47,109	\$9,000,000	\$10,610,496	\$35,135	\$53,652	\$35,110	\$53,652	\$35,154	\$53,906
\$10,000,000	\$12,348,000	\$73,589	\$62,733	\$10,000,000	\$10,303,010	\$73,589	\$52,344	\$10,000,000	\$11,789,440	\$39,041	\$59,641	\$39,016	\$59,641	\$39,060	\$59,895
\$15,000,000	\$18,522,000	\$110,647	\$94,100	\$15,000,000	\$15,454,515	\$110,647	\$78,516	\$15,000,000	\$17,684,160	\$58,571	\$89,589	\$58,546	\$89,589	\$58,590	\$89,843
\$20,000,000	\$24,696,000	\$147,704	\$125,466	\$20,000,000	\$20,606,020	\$147,704	\$104,687	\$20,000,000	\$23,578,880	\$78,101	\$119,537	\$78,076	\$119,537	\$78,120	\$119,791
\$25,000,000	\$30,870,000	\$184,762	\$156,833	\$25,000,000	\$25,757,525	\$184,762	\$130,859	\$25,000,000	\$29,473,600	\$97,631	\$149,485	\$97,605	\$149,485	\$97,650	\$149,739
\$30,000,000	\$37,044,000	\$221,819	\$188,199	\$30,000,000	\$30,909,030	\$221,819	\$157,031	\$30,000,000	\$35,368,320	\$117,161	\$179,432	\$117,135	\$179,432	\$117,180	\$179,686
\$35,000,000	\$43,218,000	\$258,877	\$219,566	\$35,000,000	\$36,060,535	\$258,877	\$183,203	\$35,000,000	\$41,263,040	\$136,691	\$209,380	\$136,665	\$209,380	\$136,710	\$209,634
\$40,000,000	\$49,392,000	\$295,934	\$250,933	\$40,000,000	\$41,212,040	\$295,934	\$209,375	\$40,000,000	\$47,157,760	\$156,221	\$239,328	\$156,195	\$239,328	\$156,240	\$239,582
\$45,000,000	\$55,566,000	\$332,992	\$282,299	\$45,000,000	\$46,363,545	\$332,992	\$235,547	\$45,000,000	\$53,052,480	\$175,751	\$269,275	\$175,725	\$269,275	\$175,770	\$269,529
\$50,000,000	\$61,740,000	\$370,049	\$313,666	\$50,000,000	\$51,515,050	\$370,049	\$261,719	\$50,000,000	\$58,947,200	\$195,281	\$299,223	\$195,255	\$299,223	\$195,300	\$299,477

CITY OF MURRAY, 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	\$118	60.61%	\$66	34.01%	(\$131)	(74.23%)	(\$106)	(69.89%)	\$104	53.34%
\$100,000	\$237	60.61%	\$133	34.01%	(\$27)	(7.19%)	(\$1)	(0.39%)	\$208	53.34%
\$150,000	\$355	60.61%	\$199	34.01%	\$77	13.66%	\$103	18.99%	\$313	53.34%
\$200,000	\$298	31.18%	\$90	9.45%	\$182	23.83%	\$207	28.09%	\$417	53.34%
\$250,000	\$241	18.18%	(\$18)	(1.39%)	\$286	29.85%	\$311	33.38%	\$521	53.34%
\$300,000	\$184	10.86%	(\$127)	(7.50%)	\$390	33.83%	\$415	36.84%	\$625	53.34%
\$400,000	\$71	2.89%	(\$345)	(14.15%)	\$598	38.77%	\$624	41.09%	\$833	53.34%
\$500,000	(\$43)	(1.36%)	(\$563)	(17.70%)	\$807	41.71%	\$832	43.60%	\$1,042	53.34%
\$600,000	(\$157)	(4.01%)	(\$780)	(19.90%)	\$1,015	43.66%	\$1,040	45.25%	\$1,250	53.34%
\$700,000	(\$271)	(5.81%)	(\$998)	(21.41%)	\$1,223	45.06%	\$1,249	46.43%	\$1,458	53.34%
\$800,000	(\$385)	(7.12%)	(\$1,216)	(22.50%)	\$1,432	46.10%	\$1,457	47.30%	\$1,667	53.34%
\$900,000	(\$499)	(8.11%)	(\$1,434)	(23.33%)	\$1,640	46.91%	\$1,666	47.98%	\$1,875	53.34%
\$1,000,000	(\$612)	(8.89%)	(\$1,651)	(23.98%)	\$1,848	47.55%	\$1,874	48.52%	\$2,084	53.34%
\$2,000,000	(\$1,751)	(12.24%)	(\$3,828)	(26.78%)	\$3,932	50.46%	\$3,957	50.95%	\$4,167	53.34%
\$3,000,000	(\$2,889)	(13.31%)	(\$6,006)	(27.66%)	\$6,016	51.42%	\$6,041	51.75%	\$6,251	53.34%
\$4,000,000	(\$4,027)	(13.83%)	(\$8,183)	(28.10%)	\$8,099	51.90%	\$8,125	52.15%	\$8,334	53.34%
\$5,000,000	(\$5,165)	(14.14%)	(\$10,360)	(28.36%)	\$10,183	52.19%	\$10,208	52.39%	\$10,418	53.34%
\$6,000,000	(\$6,303)	(14.34%)	(\$12,537)	(28.53%)	\$12,266	52.38%	\$12,292	52.55%	\$12,501	53.34%
\$7,000,000	(\$7,441)	(14.49%)	(\$14,714)	(28.65%)	\$14,350	52.52%	\$14,375	52.66%	\$14,585	53.34%
\$8,000,000	(\$8,580)	(14.60%)	(\$16,891)	(28.74%)	\$16,433	52.62%	\$16,459	52.75%	\$16,668	53.34%
\$9,000,000	(\$9,718)	(14.68%)	(\$19,068)	(28.81%)	\$18,517	52.70%	\$18,542	52.81%	\$18,752	53.34%
\$10,000,000	(\$10,856)	(14.75%)	(\$21,245)	(28.87%)	\$20,600	52.77%	\$20,626	52.87%	\$20,836	53.34%
\$15,000,000	(\$16,547)	(14.95%)	(\$32,131)	(29.04%)	\$31,018	52.96%	\$31,044	53.02%	\$31,253	53.34%
\$20,000,000	(\$22,238)	(15.06%)	(\$43,017)	(29.12%)	\$41,436	53.05%	\$41,461	53.10%	\$41,671	53.34%
\$25,000,000	(\$27,929)	(15.12%)	(\$53,902)	(29.17%)	\$51,854	53.11%	\$51,879	53.15%	\$52,089	53.34%
\$30,000,000	(\$33,620)	(15.16%)	(\$64,788)	(29.21%)	\$62,271	53.15%	\$62,297	53.18%	\$62,507	53.34%
\$35,000,000	(\$39,311)	(15.19%)	(\$75,674)	(29.23%)	\$72,689	53.18%	\$72,715	53.21%	\$72,924	53.34%
\$40,000,000	(\$45,002)	(15.21%)	(\$86,559)	(29.25%)	\$83,107	53.20%	\$83,132	53.22%	\$83,342	53.34%
\$45,000,000	(\$50,693)	(15.22%)	(\$97,445)	(29.26%)	\$93,525	53.21%	\$93,550	53.24%	\$93,760	53.34%
\$50,000,000	(\$56,383)	(15.24%)	(\$108,331)	(29.27%)	\$103,942	53.23%	\$103,968	53.25%	\$104,178	53.34%