

CITY OF MOUNT PLEASANT, 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	\$8.09781	\$2,856,585	\$0	\$2,856,585	
2026-27	\$4.97849	\$2,913,716	\$7,760	\$2,921,477	2.3%
2027-28	\$5.00673	\$2,936,084	\$7,804	\$2,943,888	0.8%
2028-29	\$4.88894	\$3,002,763	\$7,621	\$3,010,384	2.3%
2029-30	\$4.91449	\$3,025,437	\$7,660	\$3,033,098	0.8%
2030-31	\$4.79736	\$3,093,756	\$7,478	\$3,101,234	2.2%
2031-32	\$4.82238	\$3,116,742	\$7,517	\$3,124,259	0.7%
2032-33	\$4.70797	\$3,186,746	\$7,338	\$3,194,085	2.2%
2033-34	\$4.73247	\$3,210,053	\$7,377	\$3,217,429	0.7%
2034-35	\$4.62066	\$3,281,776	\$7,202	\$3,288,978	2.2%
2035-36	\$4.64466	\$3,305,420	\$7,240	\$3,312,660	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	\$641,855,346	\$352,760,148	\$19,485,006	\$372,245,154
2026-27	\$614,624,764	\$586,819,550	\$21,996,271	\$608,815,821
2027-28	\$615,877,878	\$587,986,133	\$22,082,803	\$610,068,935
2028-29	\$644,831,953	\$615,753,862	\$23,269,148	\$639,023,010
2029-30	\$646,339,068	\$617,174,445	\$23,355,680	\$640,530,125
2030-31	\$676,860,615	\$646,446,002	\$24,605,670	\$671,051,672
2031-32	\$678,367,729	\$647,866,584	\$24,692,202	\$672,558,786
2032-33	\$710,259,993	\$678,442,032	\$26,009,017	\$704,451,050
2033-34	\$711,767,107	\$679,862,615	\$26,095,549	\$705,958,164
2034-35	\$745,089,867	\$711,798,392	\$27,482,532	\$739,280,924
2035-36	\$746,596,982	\$713,218,975	\$27,569,064	\$740,788,039

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	55.33%	-0.74%	54.59%	31.12%	13.16%	0.27%
2026-27	77.85%	-14.59%	63.26%	26.63%	9.31%	0.17%
2027-28	77.79%	-14.62%	63.17%	26.72%	9.32%	0.17%
2028-29	77.33%	-14.02%	63.31%	26.92%	9.00%	0.16%
2029-30	77.25%	-14.01%	63.24%	27.00%	9.01%	0.16%
2030-31	76.77%	-13.39%	63.39%	27.19%	8.70%	0.15%
2031-32	76.70%	-13.38%	63.32%	27.26%	8.70%	0.15%
2032-33	76.24%	-12.79%	63.45%	27.45%	8.41%	0.14%
2033-34	76.17%	-12.78%	63.38%	27.52%	8.41%	0.14%
2034-35	75.73%	-12.22%	63.50%	27.71%	8.13%	0.14%
2035-36	75.66%	-12.22%	63.44%	27.78%	8.14%	0.14%

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 PLEASANT, 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	\$352,760,148	\$8.09781	\$2,856,585
2026-27	\$586,819,550	\$4.97849	\$2,921,477
2027-28	\$587,986,133	\$5.00673	\$2,943,888
2028-29	\$615,753,862	\$4.88894	\$3,010,384
2029-30	\$617,174,445	\$4.91449	\$3,033,098
2030-31	\$646,446,002	\$4.79736	\$3,101,234
2031-32	\$647,866,584	\$4.82238	\$3,124,259
2032-33	\$678,442,032	\$4.70797	\$3,194,085
2033-34	\$679,862,615	\$4.73247	\$3,217,429
2034-35	\$711,798,392	\$4.62066	\$3,288,978
2035-36	\$713,218,975	\$4.64466	\$3,312,660

CITY OF MOUNT PLEASANT, 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	\$352,760,148	\$8.09781	\$2,856,585
2026-27	\$365,427,512	\$8.01763	\$2,929,864
2027-28	\$370,810,616	\$8.01763	\$2,973,024
2028-29	\$384,101,395	\$8.01763	\$3,079,584
2029-30	\$389,818,914	\$8.01763	\$3,125,425
2030-31	\$403,802,704	\$8.01763	\$3,237,542
2031-32	\$409,780,404	\$8.01763	\$3,285,469
2032-33	\$424,492,191	\$8.01763	\$3,403,423
2033-34	\$430,744,567	\$8.01763	\$3,453,552
2034-35	\$446,221,699	\$8.01763	\$3,577,642
2035-36	\$452,762,382	\$8.01763	\$3,630,083

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	\$221,392,039	(\$3.03914)	-\$8,387
2027-28	\$217,175,516	(\$3.01090)	-\$29,136
2028-29	\$231,652,467	(\$3.12869)	-\$69,201
2029-30	\$227,355,530	(\$3.10314)	-\$92,328
2030-31	\$242,643,297	(\$3.22027)	-\$136,308
2031-32	\$238,086,180	(\$3.19525)	-\$161,210
2032-33	\$253,949,841	(\$3.30966)	-\$209,338
2033-34	\$249,118,048	(\$3.28516)	-\$236,123
2034-35	\$265,576,693	(\$3.39697)	-\$288,664
2035-36	\$260,456,593	(\$3.37297)	-\$317,423

CITY OF MOUNT PLEASANT, 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	\$192	\$296	\$50,000	\$51,515	\$192	\$247	\$50,000	\$58,947	\$173	\$43	\$148	\$43	\$192	\$283
\$100,000	\$123,480	\$384	\$592	\$100,000	\$103,030	\$384	\$494	\$100,000	\$117,894	\$365	\$326	\$340	\$326	\$384	\$566
\$150,000	\$185,220	\$576	\$889	\$150,000	\$154,545	\$576	\$741	\$150,000	\$176,842	\$558	\$609	\$533	\$609	\$576	\$848
\$200,000	\$246,960	\$941	\$1,185	\$200,000	\$206,060	\$941	\$989	\$200,000	\$235,789	\$750	\$891	\$725	\$891	\$768	\$1,131
\$250,000	\$308,700	\$1,305	\$1,481	\$250,000	\$257,575	\$1,305	\$1,236	\$250,000	\$294,736	\$942	\$1,174	\$917	\$1,174	\$960	\$1,414
\$300,000	\$370,440	\$1,669	\$1,777	\$300,000	\$309,090	\$1,669	\$1,483	\$300,000	\$353,683	\$1,134	\$1,457	\$1,109	\$1,457	\$1,152	\$1,697
\$400,000	\$493,920	\$2,398	\$2,370	\$400,000	\$412,120	\$2,398	\$1,977	\$400,000	\$471,578	\$1,518	\$2,022	\$1,493	\$2,022	\$1,536	\$2,262
\$500,000	\$617,400	\$3,127	\$2,962	\$500,000	\$515,151	\$3,127	\$2,471	\$500,000	\$589,472	\$1,902	\$2,588	\$1,877	\$2,588	\$1,920	\$2,828
\$600,000	\$740,880	\$3,856	\$3,554	\$600,000	\$618,181	\$3,856	\$2,966	\$600,000	\$707,366	\$2,286	\$3,154	\$2,261	\$3,154	\$2,305	\$3,393
\$700,000	\$864,360	\$4,585	\$4,147	\$700,000	\$721,211	\$4,585	\$3,460	\$700,000	\$825,261	\$2,670	\$3,719	\$2,645	\$3,719	\$2,689	\$3,959
\$800,000	\$987,840	\$5,313	\$4,739	\$800,000	\$824,241	\$5,313	\$3,954	\$800,000	\$943,155	\$3,054	\$4,285	\$3,029	\$4,285	\$3,073	\$4,525
\$900,000	\$1,111,320	\$6,042	\$5,331	\$900,000	\$927,271	\$6,042	\$4,448	\$900,000	\$1,061,050	\$3,438	\$4,850	\$3,413	\$4,850	\$3,457	\$5,090
\$1,000,000	\$1,234,800	\$6,771	\$5,924	\$1,000,000	\$1,030,301	\$6,771	\$4,943	\$1,000,000	\$1,178,944	\$3,822	\$5,416	\$3,797	\$5,416	\$3,841	\$5,656
\$2,000,000	\$2,469,600	\$14,059	\$11,848	\$2,000,000	\$2,060,602	\$14,059	\$9,885	\$2,000,000	\$2,357,888	\$7,663	\$11,072	\$7,638	\$11,072	\$7,682	\$11,312
\$3,000,000	\$3,704,400	\$21,347	\$17,771	\$3,000,000	\$3,090,903	\$21,347	\$14,828	\$3,000,000	\$3,536,832	\$11,504	\$16,728	\$11,479	\$16,728	\$11,523	\$16,967
\$4,000,000	\$4,939,200	\$28,635	\$23,695	\$4,000,000	\$4,121,204	\$28,635	\$19,771	\$4,000,000	\$4,715,776	\$15,345	\$22,383	\$15,320	\$22,383	\$15,364	\$22,623
\$5,000,000	\$6,174,000	\$35,923	\$29,619	\$5,000,000	\$5,151,505	\$35,923	\$24,714	\$5,000,000	\$5,894,720	\$19,186	\$28,039	\$19,161	\$28,039	\$19,205	\$28,279
\$6,000,000	\$7,408,800	\$43,211	\$35,543	\$6,000,000	\$6,181,806	\$43,211	\$29,656	\$6,000,000	\$7,073,664	\$23,027	\$33,695	\$23,002	\$33,695	\$23,046	\$33,935
\$7,000,000	\$8,643,600	\$50,499	\$41,466	\$7,000,000	\$7,212,107	\$50,499	\$34,599	\$7,000,000	\$8,252,608	\$26,868	\$39,351	\$26,843	\$39,351	\$26,886	\$39,591
\$8,000,000	\$9,878,400	\$57,787	\$47,390	\$8,000,000	\$8,242,408	\$57,787	\$39,542	\$8,000,000	\$9,431,552	\$30,709	\$45,007	\$30,684	\$45,007	\$30,727	\$45,247
\$9,000,000	\$11,113,200	\$65,075	\$53,314	\$9,000,000	\$9,272,709	\$65,075	\$44,485	\$9,000,000	\$10,610,496	\$34,550	\$50,663	\$34,525	\$50,663	\$34,568	\$50,902
\$10,000,000	\$12,348,000	\$72,363	\$59,238	\$10,000,000	\$10,303,010	\$72,363	\$49,427	\$10,000,000	\$11,789,440	\$38,391	\$56,318	\$38,366	\$56,318	\$38,409	\$56,558
\$15,000,000	\$18,522,000	\$108,803	\$88,857	\$15,000,000	\$15,454,515	\$108,803	\$74,141	\$15,000,000	\$17,684,160	\$57,595	\$84,597	\$57,570	\$84,597	\$57,614	\$84,837
\$20,000,000	\$24,696,000	\$145,244	\$118,476	\$20,000,000	\$20,606,020	\$145,244	\$98,854	\$20,000,000	\$23,578,880	\$76,800	\$112,877	\$76,775	\$112,877	\$76,818	\$113,116
\$25,000,000	\$30,870,000	\$181,684	\$148,095	\$25,000,000	\$25,757,525	\$181,684	\$123,568	\$25,000,000	\$29,473,600	\$96,004	\$141,156	\$95,979	\$141,156	\$96,023	\$141,395
\$30,000,000	\$37,044,000	\$218,124	\$177,713	\$30,000,000	\$30,909,030	\$218,124	\$148,282	\$30,000,000	\$35,368,320	\$115,209	\$169,435	\$115,184	\$169,435	\$115,228	\$169,675
\$35,000,000	\$43,218,000	\$254,564	\$207,332	\$35,000,000	\$36,060,535	\$254,564	\$172,995	\$35,000,000	\$41,263,040	\$134,414	\$197,714	\$134,389	\$197,714	\$134,432	\$197,954
\$40,000,000	\$49,392,000	\$291,004	\$236,951	\$40,000,000	\$41,212,040	\$291,004	\$197,709	\$40,000,000	\$47,157,760	\$153,618	\$225,993	\$153,593	\$225,993	\$153,637	\$226,233
\$45,000,000	\$55,566,000	\$327,444	\$266,570	\$45,000,000	\$46,363,545	\$327,444	\$222,423	\$45,000,000	\$53,052,480	\$172,823	\$254,272	\$172,798	\$254,272	\$172,841	\$254,512
\$50,000,000	\$61,740,000	\$363,884	\$296,189	\$50,000,000	\$51,515,050	\$363,884	\$247,136	\$50,000,000	\$58,947,200	\$192,027	\$282,551	\$192,002	\$282,551	\$192,046	\$282,791

CITY OF MOUNT PLEASANT, 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	\$104	54.23%	\$55	28.69%	(\$130)	(75.25%)	(\$106)	(71.09%)	\$91	47.25%
\$100,000	\$208	54.23%	\$110	28.69%	(\$40)	(10.88%)	(\$15)	(4.34%)	\$181	47.25%
\$150,000	\$312	54.23%	\$165	28.69%	\$51	9.15%	\$76	14.26%	\$272	47.25%
\$200,000	\$244	25.97%	\$48	5.10%	\$142	18.91%	\$167	23.01%	\$363	47.25%
\$250,000	\$176	13.49%	(\$69)	(5.31%)	\$232	24.69%	\$257	28.09%	\$454	47.25%
\$300,000	\$108	6.46%	(\$187)	(11.17%)	\$323	28.51%	\$348	31.41%	\$544	47.25%
\$400,000	(\$29)	(1.19%)	(\$421)	(17.56%)	\$505	33.25%	\$530	35.48%	\$726	47.25%
\$500,000	(\$165)	(5.28%)	(\$656)	(20.97%)	\$686	36.08%	\$711	37.89%	\$907	47.25%
\$600,000	(\$301)	(7.82%)	(\$890)	(23.09%)	\$868	37.96%	\$893	39.48%	\$1,089	47.25%
\$700,000	(\$438)	(9.55%)	(\$1,125)	(24.53%)	\$1,049	39.30%	\$1,074	40.61%	\$1,270	47.25%
\$800,000	(\$574)	(10.81%)	(\$1,359)	(25.58%)	\$1,231	40.30%	\$1,256	41.45%	\$1,452	47.25%
\$900,000	(\$711)	(11.76%)	(\$1,594)	(26.38%)	\$1,412	41.07%	\$1,437	42.10%	\$1,633	47.25%
\$1,000,000	(\$847)	(12.51%)	(\$1,828)	(27.00%)	\$1,594	41.69%	\$1,619	42.63%	\$1,815	47.25%
\$2,000,000	(\$2,211)	(15.73%)	(\$4,174)	(29.69%)	\$3,409	44.48%	\$3,434	44.95%	\$3,630	47.25%
\$3,000,000	(\$3,576)	(16.75%)	(\$6,519)	(30.54%)	\$5,223	45.41%	\$5,248	45.72%	\$5,445	47.25%
\$4,000,000	(\$4,940)	(17.25%)	(\$8,864)	(30.96%)	\$7,038	45.87%	\$7,063	46.10%	\$7,260	47.25%
\$5,000,000	(\$6,304)	(17.55%)	(\$11,209)	(31.20%)	\$8,853	46.14%	\$8,878	46.33%	\$9,074	47.25%
\$6,000,000	(\$7,668)	(17.75%)	(\$13,555)	(31.37%)	\$10,668	46.33%	\$10,693	46.49%	\$10,889	47.25%
\$7,000,000	(\$9,033)	(17.89%)	(\$15,900)	(31.49%)	\$12,483	46.46%	\$12,508	46.60%	\$12,704	47.25%
\$8,000,000	(\$10,397)	(17.99%)	(\$18,245)	(31.57%)	\$14,298	46.56%	\$14,323	46.68%	\$14,519	47.25%
\$9,000,000	(\$11,761)	(18.07%)	(\$20,591)	(31.64%)	\$16,113	46.64%	\$16,138	46.74%	\$16,334	47.25%
\$10,000,000	(\$13,125)	(18.14%)	(\$22,936)	(31.70%)	\$17,928	46.70%	\$17,953	46.79%	\$18,149	47.25%
\$15,000,000	(\$19,947)	(18.33%)	(\$34,662)	(31.86%)	\$27,002	46.88%	\$27,027	46.95%	\$27,223	47.25%
\$20,000,000	(\$26,768)	(18.43%)	(\$46,389)	(31.94%)	\$36,077	46.98%	\$36,102	47.02%	\$36,298	47.25%
\$25,000,000	(\$33,589)	(18.49%)	(\$58,116)	(31.99%)	\$45,151	47.03%	\$45,176	47.07%	\$45,372	47.25%
\$30,000,000	(\$40,410)	(18.53%)	(\$69,842)	(32.02%)	\$54,226	47.07%	\$54,251	47.10%	\$54,447	47.25%
\$35,000,000	(\$47,232)	(18.55%)	(\$81,569)	(32.04%)	\$63,300	47.09%	\$63,325	47.12%	\$63,521	47.25%
\$40,000,000	(\$54,053)	(18.57%)	(\$93,295)	(32.06%)	\$72,375	47.11%	\$72,400	47.14%	\$72,596	47.25%
\$45,000,000	(\$60,874)	(18.59%)	(\$105,022)	(32.07%)	\$81,449	47.13%	\$81,474	47.15%	\$81,670	47.25%
\$50,000,000	(\$67,695)	(18.60%)	(\$116,748)	(32.08%)	\$90,524	47.14%	\$90,549	47.16%	\$90,745	47.25%