

CITY OF MYSTIC, 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	\$8.09158	\$53,399	\$0	\$53,399	
2026-27	\$5.67501	\$54,467	\$0	\$54,467	2.0%
2027-28	\$5.71351	\$54,739	\$0	\$54,739	0.5%
2028-29	\$5.51833	\$55,834	\$0	\$55,834	2.0%
2029-30	\$5.54592	\$56,113	\$0	\$56,113	0.5%
2030-31	\$5.35187	\$57,235	\$0	\$57,235	2.0%
2031-32	\$5.37863	\$57,522	\$0	\$57,522	0.5%
2032-33	\$5.19487	\$58,672	\$0	\$58,672	2.0%
2033-34	\$5.22084	\$58,965	\$0	\$58,965	0.5%
2034-35	\$5.04649	\$60,145	\$0	\$60,145	2.0%
2035-36	\$5.07172	\$60,445	\$0	\$60,445	0.5%

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	\$15,529,907	\$6,599,320	\$0	\$6,599,320
2026-27	\$11,808,027	\$9,597,674	\$0	\$9,597,674
2027-28	\$11,791,027	\$9,580,674	\$0	\$9,580,674
2028-29	\$12,328,271	\$10,117,918	\$0	\$10,117,918
2029-30	\$12,328,271	\$10,117,918	\$0	\$10,117,918
2030-31	\$12,904,817	\$10,694,464	\$0	\$10,694,464
2031-32	\$12,904,817	\$10,694,464	\$0	\$10,694,464
2032-33	\$13,504,564	\$11,294,211	\$0	\$11,294,211
2033-34	\$13,504,564	\$11,294,211	\$0	\$11,294,211
2034-35	\$14,128,445	\$11,918,092	\$0	\$11,918,092
2035-36	\$14,128,445	\$11,918,092	\$0	\$11,918,092

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.19%	-3.30%	85.90%	1.69%	0.00%	3.36%
2026-27	140.93%	-52.98%	87.96%	2.75%	0.00%	2.31%
2027-28	141.18%	-53.25%	87.94%	2.75%	0.00%	2.31%
2028-29	139.03%	-50.59%	88.45%	2.74%	0.00%	2.19%
2029-30	139.03%	-50.59%	88.45%	2.74%	0.00%	2.19%
2030-31	136.80%	-47.86%	88.94%	2.72%	0.00%	2.07%
2031-32	136.80%	-47.86%	88.94%	2.72%	0.00%	2.07%
2032-33	134.72%	-45.32%	89.40%	2.70%	0.00%	1.96%
2033-34	134.72%	-45.32%	89.40%	2.70%	0.00%	1.96%
2034-35	132.77%	-42.95%	89.82%	2.69%	0.00%	1.86%
2035-36	132.77%	-42.95%	89.82%	2.69%	0.00%	1.86%

**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 MYSTIC, 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	\$6,599,320	\$8.09158	\$53,399
2026-27	\$9,597,674	\$5.67501	\$54,467
2027-28	\$9,580,674	\$5.71351	\$54,739
2028-29	\$10,117,918	\$5.51833	\$55,834
2029-30	\$10,117,918	\$5.54592	\$56,113
2030-31	\$10,694,464	\$5.35187	\$57,235
2031-32	\$10,694,464	\$5.37863	\$57,522
2032-33	\$11,294,211	\$5.19487	\$58,672
2033-34	\$11,294,211	\$5.22084	\$58,965
2034-35	\$11,918,092	\$5.04649	\$60,145
2035-36	\$11,918,092	\$5.07172	\$60,445

## CITY OF MYSTIC, 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	\$6,599,320	\$8.09158	\$53,399
2026-27	\$6,605,004	\$8.09158	\$53,445
2027-28	\$6,731,920	\$8.09158	\$54,472
2028-29	\$6,918,152	\$8.09158	\$55,979
2029-30	\$7,051,708	\$8.09158	\$57,059
2030-31	\$7,247,662	\$8.09158	\$58,645
2031-32	\$7,388,183	\$8.09158	\$59,782
2032-33	\$7,594,362	\$8.09158	\$61,450
2033-34	\$7,742,238	\$8.09158	\$62,647
2034-35	\$7,959,184	\$8.09158	\$64,402
2035-36	\$8,114,779	\$8.09158	\$65,661

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	\$2,992,670	(\$2.41657)	\$1,022
2027-28	\$2,848,753	(\$2.37807)	\$267
2028-29	\$3,199,766	(\$2.57325)	-\$145
2029-30	\$3,066,211	(\$2.54566)	-\$946
2030-31	\$3,446,802	(\$2.73971)	-\$1,410
2031-32	\$3,306,281	(\$2.71295)	-\$2,261
2032-33	\$3,699,849	(\$2.89671)	-\$2,778
2033-34	\$3,551,972	(\$2.87074)	-\$3,682
2034-35	\$3,958,909	(\$3.04509)	-\$4,258
2035-36	\$3,803,313	(\$3.01986)	-\$5,216

CITY OF MYSTIC, 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	\$330	\$50,000	\$51,515	\$192	\$276	\$50,000	\$58,947	\$173	\$48	\$148	\$48	\$192	\$315
\$100,000	\$123,480	\$384	\$661	\$100,000	\$103,030	\$384	\$551	\$100,000	\$117,894	\$365	\$363	\$340	\$363	\$384	\$631
\$150,000	\$185,220	\$576	\$991	\$150,000	\$154,545	\$576	\$827	\$150,000	\$176,842	\$557	\$679	\$532	\$679	\$576	\$946
\$200,000	\$246,960	\$940	\$1,322	\$200,000	\$206,060	\$940	\$1,103	\$200,000	\$235,789	\$749	\$994	\$724	\$994	\$768	\$1,262
\$250,000	\$308,700	\$1,304	\$1,652	\$250,000	\$257,575	\$1,304	\$1,379	\$250,000	\$294,736	\$941	\$1,310	\$916	\$1,310	\$959	\$1,577
\$300,000	\$370,440	\$1,668	\$1,983	\$300,000	\$309,090	\$1,668	\$1,654	\$300,000	\$353,683	\$1,133	\$1,625	\$1,108	\$1,625	\$1,151	\$1,893
\$400,000	\$493,920	\$2,396	\$2,643	\$400,000	\$412,120	\$2,396	\$2,206	\$400,000	\$471,578	\$1,517	\$2,256	\$1,492	\$2,256	\$1,535	\$2,524
\$500,000	\$617,400	\$3,125	\$3,304	\$500,000	\$515,151	\$3,125	\$2,757	\$500,000	\$589,472	\$1,900	\$2,887	\$1,875	\$2,887	\$1,919	\$3,155
\$600,000	\$740,880	\$3,853	\$3,965	\$600,000	\$618,181	\$3,853	\$3,308	\$600,000	\$707,366	\$2,284	\$3,518	\$2,259	\$3,518	\$2,303	\$3,786
\$700,000	\$864,360	\$4,581	\$4,626	\$700,000	\$721,211	\$4,581	\$3,860	\$700,000	\$825,261	\$2,668	\$4,149	\$2,643	\$4,149	\$2,687	\$4,417
\$800,000	\$987,840	\$5,309	\$5,287	\$800,000	\$824,241	\$5,309	\$4,411	\$800,000	\$943,155	\$3,052	\$4,780	\$3,027	\$4,780	\$3,070	\$5,048
\$900,000	\$1,111,320	\$6,038	\$5,948	\$900,000	\$927,271	\$6,038	\$4,963	\$900,000	\$1,061,050	\$3,436	\$5,411	\$3,411	\$5,411	\$3,454	\$5,679
\$1,000,000	\$1,234,800	\$6,766	\$6,608	\$1,000,000	\$1,030,301	\$6,766	\$5,514	\$1,000,000	\$1,178,944	\$3,819	\$6,042	\$3,794	\$6,042	\$3,838	\$6,310
\$2,000,000	\$2,469,600	\$14,048	\$13,217	\$2,000,000	\$2,060,602	\$14,048	\$11,028	\$2,000,000	\$2,357,888	\$7,657	\$12,352	\$7,632	\$12,352	\$7,676	\$12,619
\$3,000,000	\$3,704,400	\$21,331	\$19,825	\$3,000,000	\$3,090,903	\$21,331	\$16,542	\$3,000,000	\$3,536,832	\$11,495	\$18,661	\$11,470	\$18,661	\$11,514	\$18,929
\$4,000,000	\$4,939,200	\$28,613	\$26,434	\$4,000,000	\$4,121,204	\$28,613	\$22,056	\$4,000,000	\$4,715,776	\$15,333	\$24,971	\$15,308	\$24,971	\$15,352	\$25,238
\$5,000,000	\$6,174,000	\$35,895	\$33,042	\$5,000,000	\$5,151,505	\$35,895	\$27,570	\$5,000,000	\$5,894,720	\$19,171	\$31,280	\$19,146	\$31,280	\$19,190	\$31,548
\$6,000,000	\$7,408,800	\$43,178	\$39,651	\$6,000,000	\$6,181,806	\$43,178	\$33,084	\$6,000,000	\$7,073,664	\$23,009	\$37,590	\$22,984	\$37,590	\$23,028	\$37,857
\$7,000,000	\$8,643,600	\$50,460	\$46,259	\$7,000,000	\$7,212,107	\$50,460	\$38,598	\$7,000,000	\$8,252,608	\$26,847	\$43,899	\$26,822	\$43,899	\$26,866	\$44,167
\$8,000,000	\$9,878,400	\$57,743	\$52,868	\$8,000,000	\$8,242,408	\$57,743	\$44,112	\$8,000,000	\$9,431,552	\$30,685	\$50,209	\$30,660	\$50,209	\$30,704	\$50,476
\$9,000,000	\$11,113,200	\$65,025	\$59,476	\$9,000,000	\$9,272,709	\$65,025	\$49,626	\$9,000,000	\$10,610,496	\$34,523	\$56,518	\$34,498	\$56,518	\$34,542	\$56,786
\$10,000,000	\$12,348,000	\$72,308	\$66,085	\$10,000,000	\$10,303,010	\$72,308	\$55,140	\$10,000,000	\$11,789,440	\$38,361	\$62,828	\$38,336	\$62,828	\$38,380	\$63,096
\$15,000,000	\$18,522,000	\$108,720	\$99,127	\$15,000,000	\$15,454,515	\$108,720	\$82,711	\$15,000,000	\$17,684,160	\$57,551	\$94,376	\$57,526	\$94,376	\$57,569	\$94,643
\$20,000,000	\$24,696,000	\$145,132	\$132,170	\$20,000,000	\$20,606,020	\$145,132	\$110,281	\$20,000,000	\$23,578,880	\$76,741	\$125,924	\$76,716	\$125,924	\$76,759	\$126,191
\$25,000,000	\$30,870,000	\$181,544	\$165,212	\$25,000,000	\$25,757,525	\$181,544	\$137,851	\$25,000,000	\$29,473,600	\$95,931	\$157,471	\$95,906	\$157,471	\$95,949	\$157,739
\$30,000,000	\$37,044,000	\$217,956	\$198,255	\$30,000,000	\$30,909,030	\$217,956	\$165,421	\$30,000,000	\$35,368,320	\$115,120	\$189,019	\$115,095	\$189,019	\$115,139	\$189,287
\$35,000,000	\$43,218,000	\$254,368	\$231,297	\$35,000,000	\$36,060,535	\$254,368	\$192,991	\$35,000,000	\$41,263,040	\$134,310	\$220,567	\$134,285	\$220,567	\$134,329	\$220,834
\$40,000,000	\$49,392,000	\$290,780	\$264,340	\$40,000,000	\$41,212,040	\$290,780	\$220,561	\$40,000,000	\$47,157,760	\$153,500	\$252,115	\$153,475	\$252,115	\$153,519	\$252,382
\$45,000,000	\$55,566,000	\$327,192	\$297,382	\$45,000,000	\$46,363,545	\$327,192	\$248,132	\$45,000,000	\$53,052,480	\$172,690	\$283,662	\$172,665	\$283,662	\$172,708	\$283,930
\$50,000,000	\$61,740,000	\$363,604	\$330,424	\$50,000,000	\$51,515,050	\$363,604	\$275,702	\$50,000,000	\$58,947,200	\$191,880	\$315,210	\$191,855	\$315,210	\$191,898	\$315,478

CITY OF MYSTIC, 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	\$139	72.19%	\$84	43.67%	(\$125)	(72.37%)	(\$100)	(67.72%)	\$124	64.40%
\$100,000	\$277	72.19%	\$168	43.67%	(\$2)	(0.50%)	\$23	6.80%	\$247	64.40%
\$150,000	\$416	72.19%	\$251	43.67%	\$122	21.86%	\$147	27.57%	\$371	64.40%
\$200,000	\$382	40.63%	\$163	17.34%	\$245	32.76%	\$270	37.33%	\$494	64.40%
\$250,000	\$348	26.70%	\$75	5.72%	\$369	39.21%	\$394	43.00%	\$618	64.40%
\$300,000	\$314	18.85%	(\$14)	(0.83%)	\$492	43.48%	\$517	46.71%	\$741	64.40%
\$400,000	\$247	10.31%	(\$191)	(7.96%)	\$740	48.77%	\$765	51.26%	\$989	64.40%
\$500,000	\$180	5.75%	(\$368)	(11.76%)	\$987	51.93%	\$1,012	53.95%	\$1,236	64.40%
\$600,000	\$112	2.91%	(\$544)	(14.13%)	\$1,234	54.02%	\$1,259	55.72%	\$1,483	64.40%
\$700,000	\$45	0.98%	(\$721)	(15.74%)	\$1,481	55.52%	\$1,506	56.98%	\$1,730	64.40%
\$800,000	(\$22)	(0.42%)	(\$898)	(16.91%)	\$1,728	56.63%	\$1,753	57.92%	\$1,977	64.40%
\$900,000	(\$90)	(1.49%)	(\$1,075)	(17.80%)	\$1,975	57.50%	\$2,000	58.65%	\$2,224	64.40%
\$1,000,000	(\$157)	(2.32%)	(\$1,252)	(18.50%)	\$2,223	58.19%	\$2,248	59.23%	\$2,472	64.40%
\$2,000,000	(\$831)	(5.92%)	(\$3,020)	(21.50%)	\$4,694	61.30%	\$4,719	61.83%	\$4,943	64.40%
\$3,000,000	(\$1,505)	(7.06%)	(\$4,788)	(22.45%)	\$7,166	62.34%	\$7,191	62.69%	\$7,415	64.40%
\$4,000,000	(\$2,179)	(7.62%)	(\$6,557)	(22.92%)	\$9,637	62.85%	\$9,662	63.12%	\$9,886	64.40%
\$5,000,000	(\$2,853)	(7.95%)	(\$8,325)	(23.19%)	\$12,109	63.16%	\$12,134	63.37%	\$12,358	64.40%
\$6,000,000	(\$3,527)	(8.17%)	(\$10,094)	(23.38%)	\$14,581	63.37%	\$14,606	63.55%	\$14,830	64.40%
\$7,000,000	(\$4,201)	(8.33%)	(\$11,862)	(23.51%)	\$17,052	63.52%	\$17,077	63.67%	\$17,301	64.40%
\$8,000,000	(\$4,875)	(8.44%)	(\$13,630)	(23.61%)	\$19,524	63.63%	\$19,549	63.76%	\$19,773	64.40%
\$9,000,000	(\$5,549)	(8.53%)	(\$15,399)	(23.68%)	\$21,995	63.71%	\$22,020	63.83%	\$22,244	64.40%
\$10,000,000	(\$6,223)	(8.61%)	(\$17,167)	(23.74%)	\$24,467	63.78%	\$24,492	63.89%	\$24,716	64.40%
\$15,000,000	(\$9,592)	(8.82%)	(\$26,009)	(23.92%)	\$36,825	63.99%	\$36,850	64.06%	\$37,074	64.40%
\$20,000,000	(\$12,962)	(8.93%)	(\$34,851)	(24.01%)	\$49,183	64.09%	\$49,208	64.14%	\$49,432	64.40%
\$25,000,000	(\$16,332)	(9.00%)	(\$43,693)	(24.07%)	\$61,541	64.15%	\$61,566	64.19%	\$61,790	64.40%
\$30,000,000	(\$19,701)	(9.04%)	(\$52,535)	(24.10%)	\$73,899	64.19%	\$73,924	64.23%	\$74,148	64.40%
\$35,000,000	(\$23,071)	(9.07%)	(\$61,377)	(24.13%)	\$86,257	64.22%	\$86,282	64.25%	\$86,506	64.40%
\$40,000,000	(\$26,441)	(9.09%)	(\$70,219)	(24.15%)	\$98,615	64.24%	\$98,640	64.27%	\$98,864	64.40%
\$45,000,000	(\$29,810)	(9.11%)	(\$79,061)	(24.16%)	\$110,973	64.26%	\$110,997	64.28%	\$111,222	64.40%
\$50,000,000	(\$33,180)	(9.13%)	(\$87,903)	(24.18%)	\$123,330	64.27%	\$123,355	64.30%	\$123,579	64.40%