

CITY OF MUSCATINE, 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	\$8.28713	\$8,731,105	\$0	\$8,731,105	
2026-27	\$5.02088	\$8,905,727	\$49,082	\$8,954,810	2.6%
2027-28	\$5.05154	\$8,999,585	\$49,382	\$9,048,966	1.1%
2028-29	\$4.93886	\$9,229,937	\$48,280	\$9,278,218	2.5%
2029-30	\$4.96704	\$9,324,605	\$48,556	\$9,373,160	1.0%
2030-31	\$4.85487	\$9,560,615	\$47,459	\$9,608,075	2.5%
2031-32	\$4.88240	\$9,656,117	\$47,728	\$9,703,846	1.0%
2032-33	\$4.77247	\$9,897,913	\$46,654	\$9,944,567	2.5%
2033-34	\$4.79937	\$9,994,288	\$46,917	\$10,041,205	1.0%
2034-35	\$4.69161	\$10,242,022	\$45,863	\$10,287,885	2.5%
2035-36	\$4.71791	\$10,339,333	\$46,120	\$10,385,453	0.9%

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	\$1,945,652,334	\$1,053,574,238	\$78,762,292	\$1,132,336,530
2026-27	\$1,891,605,744	\$1,783,512,278	\$91,413,849	\$1,874,926,127
2027-28	\$1,901,021,790	\$1,791,328,283	\$93,013,890	\$1,884,342,173
2028-29	\$1,994,479,504	\$1,878,615,264	\$99,184,623	\$1,977,799,887
2029-30	\$2,004,535,936	\$1,887,071,655	\$100,784,664	\$1,987,856,319
2030-31	\$2,103,082,653	\$1,979,059,100	\$107,343,937	\$2,086,403,036
2031-32	\$2,113,139,085	\$1,987,515,491	\$108,943,978	\$2,096,459,468
2032-33	\$2,216,326,761	\$2,083,735,928	\$115,911,215	\$2,199,647,144
2033-34	\$2,226,383,193	\$2,092,192,319	\$117,511,256	\$2,209,703,576
2034-35	\$2,334,412,637	\$2,192,826,162	\$124,906,858	\$2,317,733,020
2035-36	\$2,344,469,069	\$2,201,282,553	\$126,506,899	\$2,327,789,452

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	55.96%	-1.05%	54.92%	29.89%	14.53%	0.33%
2026-27	77.98%	-13.34%	64.64%	24.75%	10.12%	0.20%
2027-28	77.91%	-13.38%	64.53%	24.84%	10.14%	0.20%
2028-29	77.50%	-12.84%	64.65%	25.06%	9.82%	0.19%
2029-30	77.40%	-12.85%	64.56%	25.14%	9.84%	0.19%
2030-31	76.98%	-12.30%	64.68%	25.34%	9.54%	0.18%
2031-32	76.90%	-12.30%	64.59%	25.42%	9.56%	0.18%
2032-33	76.49%	-11.78%	64.71%	25.62%	9.26%	0.17%
2033-34	76.41%	-11.79%	64.62%	25.69%	9.28%	0.17%
2034-35	76.02%	-11.29%	64.73%	25.89%	8.99%	0.16%
2035-36	75.95%	-11.30%	64.64%	25.96%	9.01%	0.16%

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 MUSCATINE, 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	\$1,053,574,238	\$8.28713	\$8,731,105
2026-27	\$1,783,512,278	\$5.02088	\$8,954,810
2027-28	\$1,791,328,283	\$5.05154	\$9,048,966
2028-29	\$1,878,615,264	\$4.93886	\$9,278,218
2029-30	\$1,887,071,655	\$4.96704	\$9,373,160
2030-31	\$1,979,059,100	\$4.85487	\$9,608,075
2031-32	\$1,987,515,491	\$4.88240	\$9,703,846
2032-33	\$2,083,735,928	\$4.77247	\$9,944,567
2033-34	\$2,092,192,319	\$4.79937	\$10,041,205
2034-35	\$2,192,826,162	\$4.69161	\$10,287,885
2035-36	\$2,201,282,553	\$4.71791	\$10,385,453

CITY OF MUSCATINE, 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	\$1,053,574,238	\$8.28713	\$8,731,105
2026-27	\$1,090,465,284	\$8.20508	\$8,947,353
2027-28	\$1,108,179,100	\$8.20508	\$9,092,696
2028-29	\$1,149,686,050	\$8.10000	\$9,312,457
2029-30	\$1,169,863,492	\$8.10000	\$9,475,894
2030-31	\$1,213,535,366	\$8.10000	\$9,829,636
2031-32	\$1,234,619,552	\$8.10000	\$10,000,418
2032-33	\$1,280,565,633	\$8.10000	\$10,372,582
2033-34	\$1,302,606,816	\$8.10000	\$10,551,115
2034-35	\$1,350,943,789	\$8.10000	\$10,942,645
2035-36	\$1,373,989,786	\$8.10000	\$11,129,317

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	\$693,046,994	(\$3.18420)	\$7,457
2027-28	\$683,149,183	(\$3.15354)	-\$43,729
2028-29	\$728,929,214	(\$3.16114)	-\$34,239
2029-30	\$717,208,163	(\$3.13296)	-\$102,734
2030-31	\$765,523,733	(\$3.24513)	-\$221,562
2031-32	\$752,895,939	(\$3.21760)	-\$296,573
2032-33	\$803,170,295	(\$3.32753)	-\$428,014
2033-34	\$789,585,503	(\$3.30063)	-\$509,910
2034-35	\$841,882,373	(\$3.40839)	-\$654,760
2035-36	\$827,292,767	(\$3.38209)	-\$743,864

CITY OF MUSCATINE, 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	\$197	\$300	\$50,000	\$51,515	\$197	\$250	\$50,000	\$58,947	\$177	\$43	\$152	\$43	\$197	\$286
\$100,000	\$123,480	\$393	\$599	\$100,000	\$103,030	\$393	\$500	\$100,000	\$117,894	\$374	\$330	\$348	\$330	\$393	\$572
\$150,000	\$185,220	\$590	\$899	\$150,000	\$154,545	\$590	\$750	\$150,000	\$176,842	\$571	\$616	\$545	\$616	\$590	\$859
\$200,000	\$246,960	\$963	\$1,199	\$200,000	\$206,060	\$963	\$1,000	\$200,000	\$235,789	\$767	\$902	\$742	\$902	\$786	\$1,145
\$250,000	\$308,700	\$1,335	\$1,499	\$250,000	\$257,575	\$1,335	\$1,250	\$250,000	\$294,736	\$964	\$1,188	\$938	\$1,188	\$983	\$1,431
\$300,000	\$370,440	\$1,708	\$1,798	\$300,000	\$309,090	\$1,708	\$1,501	\$300,000	\$353,683	\$1,160	\$1,474	\$1,135	\$1,474	\$1,179	\$1,717
\$400,000	\$493,920	\$2,454	\$2,398	\$400,000	\$412,120	\$2,454	\$2,001	\$400,000	\$471,578	\$1,553	\$2,047	\$1,528	\$2,047	\$1,572	\$2,289
\$500,000	\$617,400	\$3,200	\$2,997	\$500,000	\$515,151	\$3,200	\$2,501	\$500,000	\$589,472	\$1,946	\$2,619	\$1,921	\$2,619	\$1,965	\$2,862
\$600,000	\$740,880	\$3,946	\$3,597	\$600,000	\$618,181	\$3,946	\$3,001	\$600,000	\$707,366	\$2,339	\$3,191	\$2,314	\$3,191	\$2,358	\$3,434
\$700,000	\$864,360	\$4,692	\$4,196	\$700,000	\$721,211	\$4,692	\$3,501	\$700,000	\$825,261	\$2,732	\$3,764	\$2,707	\$3,764	\$2,752	\$4,007
\$800,000	\$987,840	\$5,438	\$4,796	\$800,000	\$824,241	\$5,438	\$4,002	\$800,000	\$943,155	\$3,126	\$4,336	\$3,100	\$4,336	\$3,145	\$4,579
\$900,000	\$1,111,320	\$6,183	\$5,395	\$900,000	\$927,271	\$6,183	\$4,502	\$900,000	\$1,061,050	\$3,519	\$4,909	\$3,493	\$4,909	\$3,538	\$5,151
\$1,000,000	\$1,234,800	\$6,929	\$5,995	\$1,000,000	\$1,030,301	\$6,929	\$5,002	\$1,000,000	\$1,178,944	\$3,912	\$5,481	\$3,886	\$5,481	\$3,931	\$5,724
\$2,000,000	\$2,469,600	\$14,388	\$11,990	\$2,000,000	\$2,060,602	\$14,388	\$10,004	\$2,000,000	\$2,357,888	\$7,842	\$11,204	\$7,817	\$11,204	\$7,861	\$11,447
\$3,000,000	\$3,704,400	\$21,846	\$17,984	\$3,000,000	\$3,090,903	\$21,846	\$15,006	\$3,000,000	\$3,536,832	\$11,773	\$16,928	\$11,748	\$16,928	\$11,792	\$17,171
\$4,000,000	\$4,939,200	\$29,305	\$23,979	\$4,000,000	\$4,121,204	\$29,305	\$20,008	\$4,000,000	\$4,715,776	\$15,704	\$22,652	\$15,678	\$22,652	\$15,723	\$22,894
\$5,000,000	\$6,174,000	\$36,763	\$29,974	\$5,000,000	\$5,151,505	\$36,763	\$25,010	\$5,000,000	\$5,894,720	\$19,635	\$28,375	\$19,609	\$28,375	\$19,654	\$28,618
\$6,000,000	\$7,408,800	\$44,221	\$35,969	\$6,000,000	\$6,181,806	\$44,221	\$30,012	\$6,000,000	\$7,073,664	\$23,565	\$34,099	\$23,540	\$34,099	\$23,584	\$34,342
\$7,000,000	\$8,643,600	\$51,680	\$41,964	\$7,000,000	\$7,212,107	\$51,680	\$35,014	\$7,000,000	\$8,252,608	\$27,496	\$39,823	\$27,470	\$39,823	\$27,515	\$40,065
\$8,000,000	\$9,878,400	\$59,138	\$47,958	\$8,000,000	\$8,242,408	\$59,138	\$40,016	\$8,000,000	\$9,431,552	\$31,427	\$45,546	\$31,401	\$45,546	\$31,446	\$45,789
\$9,000,000	\$11,113,200	\$66,597	\$53,953	\$9,000,000	\$9,272,709	\$66,597	\$45,018	\$9,000,000	\$10,610,496	\$35,357	\$51,270	\$35,332	\$51,270	\$35,376	\$51,513
\$10,000,000	\$12,348,000	\$74,055	\$59,948	\$10,000,000	\$10,303,010	\$74,055	\$50,020	\$10,000,000	\$11,789,440	\$39,288	\$56,993	\$39,263	\$56,993	\$39,307	\$57,236
\$15,000,000	\$18,522,000	\$111,347	\$89,922	\$15,000,000	\$15,454,515	\$111,347	\$75,030	\$15,000,000	\$17,684,160	\$58,942	\$85,612	\$58,916	\$85,612	\$58,961	\$85,854
\$20,000,000	\$24,696,000	\$148,639	\$119,896	\$20,000,000	\$20,606,020	\$148,639	\$100,040	\$20,000,000	\$23,578,880	\$78,595	\$114,230	\$78,570	\$114,230	\$78,614	\$114,472
\$25,000,000	\$30,870,000	\$185,931	\$149,870	\$25,000,000	\$25,757,525	\$185,931	\$125,049	\$25,000,000	\$29,473,600	\$98,249	\$142,848	\$98,223	\$142,848	\$98,268	\$143,090
\$30,000,000	\$37,044,000	\$223,223	\$179,844	\$30,000,000	\$30,909,030	\$223,223	\$150,059	\$30,000,000	\$35,368,320	\$117,902	\$171,466	\$117,877	\$171,466	\$117,922	\$171,709
\$35,000,000	\$43,218,000	\$260,515	\$209,818	\$35,000,000	\$36,060,535	\$260,515	\$175,069	\$35,000,000	\$41,263,040	\$137,556	\$200,084	\$137,531	\$200,084	\$137,575	\$200,327
\$40,000,000	\$49,392,000	\$297,807	\$239,792	\$40,000,000	\$41,212,040	\$297,807	\$200,079	\$40,000,000	\$47,157,760	\$157,210	\$228,702	\$157,184	\$228,702	\$157,229	\$228,945
\$45,000,000	\$55,566,000	\$335,100	\$269,766	\$45,000,000	\$46,363,545	\$335,100	\$225,089	\$45,000,000	\$53,052,480	\$176,863	\$257,320	\$176,838	\$257,320	\$176,882	\$257,563
\$50,000,000	\$61,740,000	\$372,392	\$299,740	\$50,000,000	\$51,515,050	\$372,392	\$250,099	\$50,000,000	\$58,947,200	\$196,517	\$285,938	\$196,491	\$285,938	\$196,536	\$286,181

CITY OF MUSCATINE, 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	\$103	52.51%	\$54	27.25%	(\$134)	(75.52%)	(\$108)	(71.41%)	\$90	45.61%
\$100,000	\$206	52.51%	\$107	27.25%	(\$44)	(11.87%)	(\$19)	(5.41%)	\$179	45.61%
\$150,000	\$310	52.51%	\$161	27.25%	\$45	7.93%	\$71	12.99%	\$269	45.61%
\$200,000	\$236	24.56%	\$38	3.93%	\$135	17.59%	\$160	21.64%	\$359	45.61%
\$250,000	\$163	12.22%	(\$85)	(6.36%)	\$225	23.30%	\$250	26.66%	\$448	45.61%
\$300,000	\$90	5.27%	(\$208)	(12.16%)	\$314	27.08%	\$340	29.94%	\$538	45.61%
\$400,000	(\$56)	(2.29%)	(\$453)	(18.48%)	\$493	31.77%	\$519	33.98%	\$717	45.61%
\$500,000	(\$203)	(6.33%)	(\$699)	(21.85%)	\$673	34.57%	\$698	36.36%	\$896	45.61%
\$600,000	(\$349)	(8.85%)	(\$945)	(23.94%)	\$852	36.42%	\$878	37.93%	\$1,076	45.61%
\$700,000	(\$495)	(10.56%)	(\$1,190)	(25.37%)	\$1,031	37.74%	\$1,057	39.04%	\$1,255	45.61%
\$800,000	(\$642)	(11.80%)	(\$1,436)	(26.41%)	\$1,211	38.73%	\$1,236	39.88%	\$1,434	45.61%
\$900,000	(\$788)	(12.75%)	(\$1,682)	(27.20%)	\$1,390	39.50%	\$1,415	40.52%	\$1,614	45.61%
\$1,000,000	(\$934)	(13.49%)	(\$1,927)	(27.81%)	\$1,569	40.12%	\$1,595	41.04%	\$1,793	45.61%
\$2,000,000	(\$2,398)	(16.67%)	(\$4,384)	(30.47%)	\$3,362	42.87%	\$3,388	43.34%	\$3,586	45.61%
\$3,000,000	(\$3,862)	(17.68%)	(\$6,840)	(31.31%)	\$5,155	43.79%	\$5,181	44.10%	\$5,379	45.61%
\$4,000,000	(\$5,325)	(18.17%)	(\$9,297)	(31.72%)	\$6,948	44.24%	\$6,973	44.48%	\$7,172	45.61%
\$5,000,000	(\$6,789)	(18.47%)	(\$11,753)	(31.97%)	\$8,741	44.52%	\$8,766	44.71%	\$8,965	45.61%
\$6,000,000	(\$8,253)	(18.66%)	(\$14,209)	(32.13%)	\$10,534	44.70%	\$10,559	44.86%	\$10,757	45.61%
\$7,000,000	(\$9,716)	(18.80%)	(\$16,666)	(32.25%)	\$12,327	44.83%	\$12,352	44.97%	\$12,550	45.61%
\$8,000,000	(\$11,180)	(18.90%)	(\$19,122)	(32.34%)	\$14,120	44.93%	\$14,145	45.05%	\$14,343	45.61%
\$9,000,000	(\$12,643)	(18.99%)	(\$21,579)	(32.40%)	\$15,912	45.00%	\$15,938	45.11%	\$16,136	45.61%
\$10,000,000	(\$14,107)	(19.05%)	(\$24,035)	(32.46%)	\$17,705	45.07%	\$17,731	45.16%	\$17,929	45.61%
\$15,000,000	(\$21,425)	(19.24%)	(\$36,317)	(32.62%)	\$26,670	45.25%	\$26,695	45.31%	\$26,894	45.61%
\$20,000,000	(\$28,743)	(19.34%)	(\$48,600)	(32.70%)	\$35,634	45.34%	\$35,660	45.39%	\$35,858	45.61%
\$25,000,000	(\$36,061)	(19.40%)	(\$60,882)	(32.74%)	\$44,599	45.39%	\$44,624	45.43%	\$44,823	45.61%
\$30,000,000	(\$43,380)	(19.43%)	(\$73,164)	(32.78%)	\$53,563	45.43%	\$53,589	45.46%	\$53,787	45.61%
\$35,000,000	(\$50,698)	(19.46%)	(\$85,446)	(32.80%)	\$62,528	45.46%	\$62,553	45.48%	\$62,752	45.61%
\$40,000,000	(\$58,016)	(19.48%)	(\$97,728)	(32.82%)	\$71,492	45.48%	\$71,518	45.50%	\$71,716	45.61%
\$45,000,000	(\$65,334)	(19.50%)	(\$110,011)	(32.83%)	\$80,457	45.49%	\$80,482	45.51%	\$80,681	45.61%
\$50,000,000	(\$72,652)	(19.51%)	(\$122,293)	(32.84%)	\$89,421	45.50%	\$89,447	45.52%	\$89,645	45.61%