

City of Muscatine
Taxable Property Valuation Comparison
(Excludes Tax Increment Values)

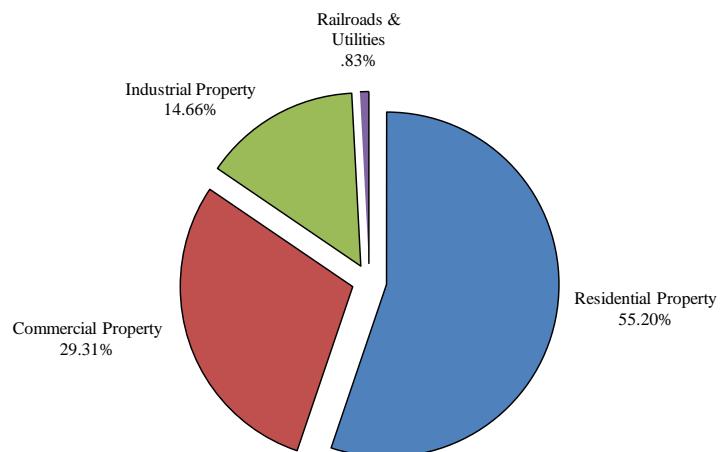
	<u>January 1, 2011</u>	<u>January 1, 2012</u>	<u>Valuation Increase</u>	<u>Percent Increase (Decrease) in Taxable Value</u>	MEMO ONLY
	<u>January 1, 2011</u>	<u>January 1, 2012</u>	<u>(Decrease)</u>	<u>Percent Increase (Decrease) in Actual Value</u>	Percent Increase (Decrease) in Actual Value
Residential Property (1)	\$ 418,570,988	\$ 439,988,430	\$ 21,417,442	5.12%	0.99%
Commercial Property (2)	236,549,608	233,677,171	(2,872,437)	-1.21%	-1.21%
Industrial Property (3)	117,483,923	116,856,275	(627,648)	-0.53%	-0.53%
Railroads	628,206	648,208	20,002	3.18%	3.18%
Utilities (4)	6,457,240	5,981,766	(475,474)	-7.36%	-7.36%
 Total Valuations	 \$ 779,689,965	 \$ 797,151,850	 \$ 17,461,885	 2.24%	 0.36%
Less Military Exemptions	2,001,533	1,946,036	(55,497)	-2.77%	
 Total Net Valuation	 \$ 777,688,432	 \$ 795,205,814	 \$ 17,517,382	 2.25%	

MEMO ONLY

Total if Gas and Electric Utilities were Included

\$ 781,443,576 \$ 798,621,557 \$ 17,177,981 2.21%

1. Residential taxable valuations realized an increase in the rollback factor from 50.7518% to 52.8166% for January 1, 2012 (an increase of 4.06%).
2. Commercial valuations for January 1, 2012 are at 100%, the same as in 2011 (0% change).
3. Industrial property continues to be valued at 100% of assessed value.
4. Beginning with January 1, 1999 valuations, gas and electric utility values have been excluded from the actual values shown. The taxation of these utilities is no longer based on assessed values. These utilities pay an excise tax based on the amount of energy delivered in a one year period. The amount of the City's utility tax revenue depends upon the amount of energy produced and used statewide and each city's proportional share.

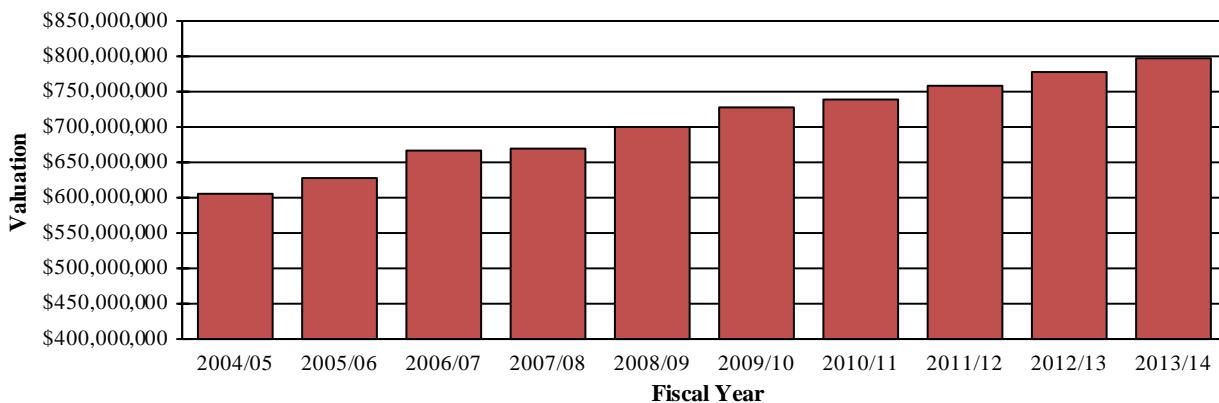


2012 Taxable Valuations by Type
(Valuations Used for 2013/2014 Tax Levy)

City of Muscatine
Taxable Property Valuation History
(Excludes Tax Increment Values)

Fiscal Year	Real Property	Public Utilities	Military Exemption	Total	Agricultural Land
2004/05	\$ 600,461,872	\$ 6,486,449	\$ 2,547,347	\$ 604,400,974	\$ 1,035,415
2005/06	622,763,734	7,311,377	2,455,752	627,619,359	1,007,245
2006/07	658,604,362	7,712,376	2,382,598	663,934,140	1,078,685
2007/08	663,799,345	6,652,746	2,376,768	668,075,323	1,074,675
2008/09	694,284,386	6,926,265	2,278,038	698,932,613	1,109,792
2009/10	720,403,370	7,312,791	2,215,335	725,500,826	984,243
2010/11	731,822,753	7,233,428	2,126,455	736,929,726	828,855
2011/12	750,941,861	7,339,282	2,070,643	756,210,500	906,007
2012/13	772,604,519	7,085,446	2,001,533	777,688,432	878,503
2013/14	790,521,876	6,629,974	1,946,036	795,205,814	908,805

Taxable Property Valuation
Ten Year History



City of Muscatine
City Tax Rate History
Fiscal Years 2004/2005 through 2013/2014

<u>Fiscal Year</u>	Tax Rate (Per \$1,000 Valuation)	Percent Change
2004/2005	15.14549	2.00%
2005/2006	15.51344	2.43%
2006/2007	16.03891	3.39%
2007/2008	16.52993	3.06%
2008/2009	16.15095	-2.29%
2009/2010	15.55353	-3.70%
2010/2011	15.77146	1.40%
2011/2012	15.77146	0.00%
2012/2013	15.67209	-0.63%
2013/2014	15.67209	0.00%

