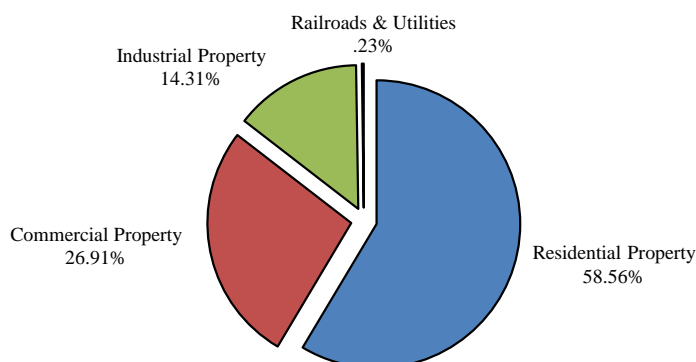


**City of Muscatine**  
**Taxable Property Valuation Comparison**  
**(Excludes Tax Increment Values)**

	<u>January 1, 2022</u>	<u>January 1, 2023</u>	<u>Valuation Increase (Decrease)</u>	<u>Percent Increase (Decrease) in Taxable Value</u>	<u>MEMO ONLY Percent Increase (Decrease) in Actual Value</u>
Residential Property (1)	\$ 609,990,675	\$ 599,548,984	\$ (10,441,691)	-1.71%	15.60%
Commercial Property (2)	259,230,197	275,508,892	16,278,695	6.28%	7.77%
Industrial Property (3)	147,657,328	146,474,986	(1,182,342)	-0.80%	-0.41%
Railroads (5)	1,108,400	1,269,818	161,418	14.56%	14.65%
Utilities (6)	2,227,762	1,085,030	(1,142,732)	-51.30%	-51.30%
Total Valuations	\$ 1,020,214,362	\$ 1,023,887,710	\$ 3,673,348	0.36%	12.29%
Less Military Exemptions and for 1-1-23 Homestead Exemptions	<u>1,228,494</u>	<u>6,767,669</u>	<u>5,539,175</u>	450.89%	
Total Net Valuation	<u>\$ 1,018,985,868</u>	<u>\$ 1,017,120,041</u>	<u>\$ (1,865,827)</u>	-0.18%	
<b>MEMO ONLY</b>					
Total if Gas and Electric Utilities were Included	<u>\$ 1,022,315,903</u>	<u>\$ 1,020,898,476</u>	<u>\$ (1,417,427)</u>	-0.14%	

1. Residential taxable valuations realized an increase in the rollback factor from 54.6501% to 46.3428% for January 1, 2023 (a decrease of 15.2% in taxable valuations).
2. Commercial valuations for January 1, 2013 were rolled back from 100% to 95%. For January 1, 2014 they were rolled back to 90%. These valuations were 90% for January 1, 2015, but they no longer include multi-residential properties which were then reported in a separate class. The commercial rollback remained at 90% for the January 1, 2016, January 1, 2017, January 1, 2018, January 1, 2019, January 1, 2020, and January 1, 2021 valuations. Beginning with the January 1, 2022 valuations, the rollback remained at 90%; however, the first \$150,000 of each commercial, industrial, and railroad properties were rolled back to the residential rollback of 54.6501% for the 1-1-22 valuations and 46.3428% for the 1-1-23 valuations.
3. Industrial property values for January 1, 2013 were rolled back from 100% to 95%. For January 1, 2014 they were rolled back to 90%. These valuations remained at 90% for January 1, 2015, January 1, 2016, January 1, 2017, January 1, 2018, January 1, 2019, January 1, 2020, and January 1, 2021. Beginning with the January 1, 2022 valuation, the rollback remained at 90%; however, the first \$150,000 of each commercial, industrial, and railroad properties were rolled back to the residential rollback of 54.6501% for the 1-1-22 valuations and 46.3428% for the 1-1-23 valuations.
5. Railroad property values for January 1, 2013 were rolled back from 100% to 95%. For January 1, 2014 they were rolled back to 90%. These valuations remained at 90% for January 1, 2015 and continued at 90% for January 1, 2016 through January 1, 2021. Beginning with the January 1, 2022 valuations, the rollback remained at 90%; however, the first \$150,000 of each commercial, industrial, and railroad properties were rolled back to the residential rollback of 54.6501% for the 1-1-22 valuation and 46.3428% for the 1-1-23 valuation.
6. 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.



**2023 Taxable Valuations by Type**  
**(Valuations Used for 2024/2025 Tax Levy)**