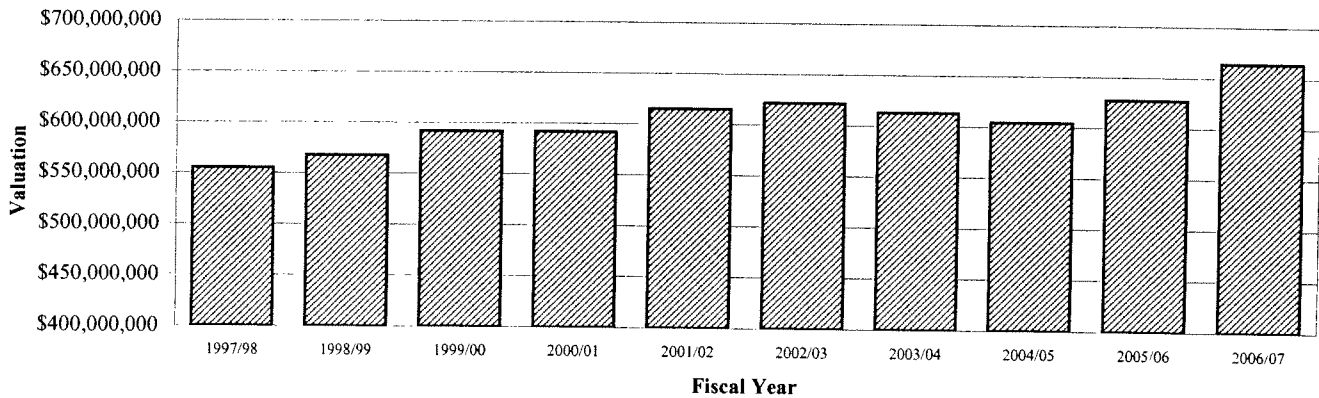


**City of Muscatine  
Taxable Property Valuation History  
(Excludes Tax Increment Values)**

<u>Fiscal Year</u>	<u>Real Property</u>	<u>Public Utilities</u>	<u>Military Exemption</u>	<u>Total</u>	<u>Agricultural Land</u>
1997/98	\$ 548,120,854	\$ 10,214,909	\$ 3,220,628	\$ 555,115,135	\$ 1,439,285
1998/99	560,194,006	10,710,915	3,149,442	567,755,479	1,469,108
1999/00	583,372,438	11,680,094	3,069,850	591,982,682	1,437,268
2000/01	588,865,922	6,143,188 *	2,949,646	592,059,464 *	1,550,679
2001/02	611,908,195	6,095,471	2,857,078	615,146,588	1,492,205
2002/03	617,939,796	6,739,905	2,772,444	621,907,257	1,438,355
2003/04	608,849,356	7,163,614	2,679,844	613,333,126	1,319,465
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

\* Beginning with the January 1, 1999 valuations, gas and electric utilities have been excluded from the taxable values shown above. These utilities are now charged an excise tax rather than taxes based on assessed values. For January 1, 1999, the value for these utilities totaled \$5,060,625.

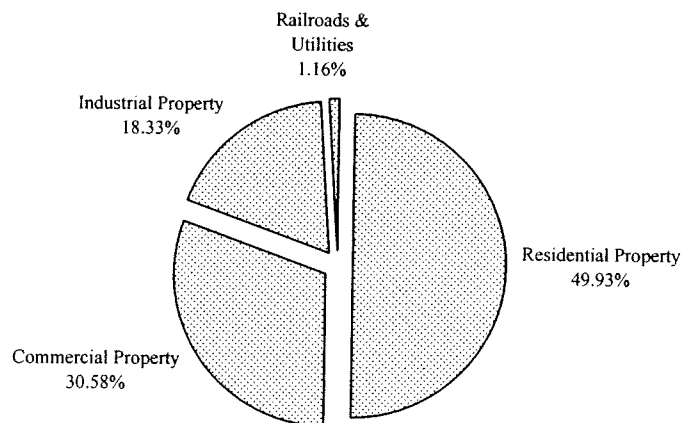
**Taxable Property Valuation  
Ten Year History**



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

	<u>January 1, 2004</u>	<u>January 1, 2005</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)	\$ 309,991,311	\$ 332,674,470	\$ 22,683,159	7.32%	12.03%
Commercial Property (2)	196,029,944	203,766,173	7,736,229	3.95%	4.89%
Industrial Property (3)	116,742,479	122,163,719	5,421,240	4.64%	4.64%
Railroads	223,555	291,104	67,549	30.22%	31.33%
Utilities (4)	<u>7,087,822</u>	<u>7,421,272</u>	<u>333,450</u>	4.70%	4.70%
<b>Total Valuations</b>	<b>\$ 630,075,111</b>	<b>\$ 666,316,738</b>	<b>\$ 36,241,627</b>	<b>5.75%</b>	<b>9.65%</b>
Less Military Exemptions	<u>2,455,752</u>	<u>2,382,598</u>	<u>(73,154)</u>	-2.98%	
<b>Total Net Valuation</b>	<b><u>\$ 627,619,359</u></b>	<b><u>\$ 663,934,140</u></b>	<b><u>\$ 36,314,781</u></b>	<b>5.79%</b>	
<b>MEMO ONLY</b>					
Total if Gas and Electric Utilities were Included	<u>\$ 631,752,286</u>	<u>\$ 667,926,449</u>	<u>\$ 36,174,163</u>	5.76%	

1. Residential taxable valuations realized a decrease in the rollback factor from 47.9642% to 45.9960% for January 1, 2005 (a decrease of 4.10%).
2. Commercial valuations for January 1, 2005 are at 99.1509% compared to 100% in 2004 (a decrease of .85%).
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.



**2005 Taxable Valuations by Type  
(Valuations Used for 2006/2007 Tax Levy)**