

CITY OF COLWELL, 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	\$8.37000	\$12,535	\$0	\$12,535	
2026-27	\$6.40908	\$12,786	\$0	\$12,786	2.0%
2027-28	\$6.44759	\$12,850	\$0	\$12,850	0.5%
2028-29	\$6.19656	\$13,107	\$0	\$13,107	2.0%
2029-30	\$6.22754	\$13,172	\$0	\$13,172	0.5%
2030-31	\$5.98485	\$13,436	\$0	\$13,436	2.0%
2031-32	\$6.01477	\$13,503	\$0	\$13,503	0.5%
2032-33	\$5.78554	\$13,773	\$0	\$13,773	2.0%
2033-34	\$5.81447	\$13,842	\$0	\$13,842	0.5%
2034-35	\$5.59752	\$14,118	\$0	\$14,118	2.0%
2035-36	\$5.62551	\$14,189	\$0	\$14,189	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	\$2,769,143	\$1,497,604	\$0	\$1,497,604
2026-27	\$2,228,352	\$1,994,927	\$0	\$1,994,927
2027-28	\$2,226,352	\$1,992,927	\$0	\$1,992,927
2028-29	\$2,348,562	\$2,115,137	\$0	\$2,115,137
2029-30	\$2,348,562	\$2,115,137	\$0	\$2,115,137
2030-31	\$2,478,353	\$2,244,928	\$0	\$2,244,928
2031-32	\$2,478,353	\$2,244,928	\$0	\$2,244,928
2032-33	\$2,613,977	\$2,380,552	\$0	\$2,380,552
2033-34	\$2,613,977	\$2,380,552	\$0	\$2,380,552
2034-35	\$2,755,701	\$2,522,276	\$0	\$2,522,276
2035-36	\$2,755,701	\$2,522,276	\$0	\$2,522,276

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	45.77%	-1.84%	43.93%	54.39%	0.00%	1.68%
2026-27	78.96%	-41.58%	37.38%	61.36%	0.00%	1.26%
2027-28	79.04%	-41.72%	37.31%	61.42%	0.00%	1.26%
2028-29	77.45%	-39.41%	38.04%	60.77%	0.00%	1.19%
2029-30	77.45%	-39.41%	38.04%	60.77%	0.00%	1.19%
2030-31	75.89%	-37.13%	38.76%	60.11%	0.00%	1.12%
2031-32	75.89%	-37.13%	38.76%	60.11%	0.00%	1.12%
2032-33	74.43%	-35.01%	39.42%	59.52%	0.00%	1.06%
2033-34	74.43%	-35.01%	39.42%	59.52%	0.00%	1.06%
2034-35	73.06%	-33.05%	40.01%	58.99%	0.00%	1.00%
2035-36	73.06%	-33.05%	40.01%	58.99%	0.00%	1.00%

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 COLWELL, 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	\$1,497,604	\$8.37000	\$12,535
2026-27	\$1,994,927	\$6.40908	\$12,786
2027-28	\$1,992,927	\$6.44759	\$12,850
2028-29	\$2,115,137	\$6.19656	\$13,107
2029-30	\$2,115,137	\$6.22754	\$13,172
2030-31	\$2,244,928	\$5.98485	\$13,436
2031-32	\$2,244,928	\$6.01477	\$13,503
2032-33	\$2,380,552	\$5.78554	\$13,773
2033-34	\$2,380,552	\$5.81447	\$13,842
2034-35	\$2,522,276	\$5.59752	\$14,118
2035-36	\$2,522,276	\$5.62551	\$14,189

CITY OF COLWELL, 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	\$1,497,604	\$8.37000	\$12,535
2026-27	\$1,593,757	\$8.12621	\$12,951
2027-28	\$1,608,537	\$8.12621	\$13,071
2028-29	\$1,675,106	\$8.10000	\$13,568
2029-30	\$1,690,659	\$8.10000	\$13,694
2030-31	\$1,760,604	\$8.10000	\$14,261
2031-32	\$1,776,968	\$8.10000	\$14,393
2032-33	\$1,850,460	\$8.10000	\$14,989
2033-34	\$1,867,681	\$8.10000	\$15,128
2034-35	\$1,944,901	\$8.10000	\$15,754
2035-36	\$1,963,020	\$8.10000	\$15,900

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	\$401,170	(\$1.71713)	-\$166
2027-28	\$384,390	(\$1.67862)	-\$222
2028-29	\$440,031	(\$1.90344)	-\$462
2029-30	\$424,479	(\$1.87246)	-\$522
2030-31	\$484,324	(\$2.11515)	-\$825
2031-32	\$467,960	(\$2.08523)	-\$891
2032-33	\$530,092	(\$2.31446)	-\$1,216
2033-34	\$512,872	(\$2.28553)	-\$1,287
2034-35	\$577,376	(\$2.50248)	-\$1,635
2035-36	\$559,256	(\$2.47449)	-\$1,711

CITY OF COLWELL, 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	\$199	\$370	\$50,000	\$51,515	\$199	\$308	\$50,000	\$58,947	\$179	\$54	\$153	\$54	\$199	\$353
\$100,000	\$123,480	\$397	\$739	\$100,000	\$103,030	\$397	\$617	\$100,000	\$117,894	\$378	\$406	\$352	\$406	\$397	\$706
\$150,000	\$185,220	\$596	\$1,109	\$150,000	\$154,545	\$596	\$925	\$150,000	\$176,842	\$576	\$759	\$550	\$759	\$596	\$1,058
\$200,000	\$246,960	\$972	\$1,478	\$200,000	\$206,060	\$972	\$1,233	\$200,000	\$235,789	\$775	\$1,112	\$749	\$1,112	\$794	\$1,411
\$250,000	\$308,700	\$1,349	\$1,848	\$250,000	\$257,575	\$1,349	\$1,542	\$250,000	\$294,736	\$973	\$1,465	\$947	\$1,465	\$993	\$1,764
\$300,000	\$370,440	\$1,725	\$2,217	\$300,000	\$309,090	\$1,725	\$1,850	\$300,000	\$353,683	\$1,172	\$1,817	\$1,146	\$1,817	\$1,191	\$2,117
\$400,000	\$493,920	\$2,479	\$2,956	\$400,000	\$412,120	\$2,479	\$2,466	\$400,000	\$471,578	\$1,569	\$2,523	\$1,543	\$2,523	\$1,588	\$2,822
\$500,000	\$617,400	\$3,232	\$3,695	\$500,000	\$515,151	\$3,232	\$3,083	\$500,000	\$589,472	\$1,966	\$3,229	\$1,940	\$3,229	\$1,985	\$3,528
\$600,000	\$740,880	\$3,985	\$4,434	\$600,000	\$618,181	\$3,985	\$3,700	\$600,000	\$707,366	\$2,363	\$3,934	\$2,337	\$3,934	\$2,382	\$4,233
\$700,000	\$864,360	\$4,739	\$5,173	\$700,000	\$721,211	\$4,739	\$4,316	\$700,000	\$825,261	\$2,760	\$4,640	\$2,734	\$4,640	\$2,779	\$4,939
\$800,000	\$987,840	\$5,492	\$5,912	\$800,000	\$824,241	\$5,492	\$4,933	\$800,000	\$943,155	\$3,157	\$5,345	\$3,131	\$5,345	\$3,176	\$5,645
\$900,000	\$1,111,320	\$6,245	\$6,651	\$900,000	\$927,271	\$6,245	\$5,550	\$900,000	\$1,061,050	\$3,554	\$6,051	\$3,528	\$6,051	\$3,573	\$6,350
\$1,000,000	\$1,234,800	\$6,999	\$7,390	\$1,000,000	\$1,030,301	\$6,999	\$6,166	\$1,000,000	\$1,178,944	\$3,951	\$6,757	\$3,925	\$6,757	\$3,970	\$7,056
\$2,000,000	\$2,469,600	\$14,532	\$14,780	\$2,000,000	\$2,060,602	\$14,532	\$12,332	\$2,000,000	\$2,357,888	\$7,921	\$13,812	\$7,895	\$13,812	\$7,940	\$14,112
\$3,000,000	\$3,704,400	\$22,065	\$22,170	\$3,000,000	\$3,090,903	\$22,065	\$18,499	\$3,000,000	\$3,536,832	\$11,891	\$20,868	\$11,865	\$20,868	\$11,910	\$21,167
\$4,000,000	\$4,939,200	\$29,598	\$29,560	\$4,000,000	\$4,121,204	\$29,598	\$24,665	\$4,000,000	\$4,715,776	\$15,861	\$27,924	\$15,835	\$27,924	\$15,880	\$28,223
\$5,000,000	\$6,174,000	\$37,131	\$36,950	\$5,000,000	\$5,151,505	\$37,131	\$30,831	\$5,000,000	\$5,894,720	\$19,831	\$34,980	\$19,805	\$34,980	\$19,850	\$35,279
\$6,000,000	\$7,408,800	\$44,664	\$44,341	\$6,000,000	\$6,181,806	\$44,664	\$36,997	\$6,000,000	\$7,073,664	\$23,801	\$42,036	\$23,775	\$42,036	\$23,820	\$42,335
\$7,000,000	\$8,643,600	\$52,197	\$51,731	\$7,000,000	\$7,212,107	\$52,197	\$43,163	\$7,000,000	\$8,252,608	\$27,771	\$49,091	\$27,745	\$49,091	\$27,790	\$49,391
\$8,000,000	\$9,878,400	\$59,730	\$59,121	\$8,000,000	\$8,242,408	\$59,730	\$49,330	\$8,000,000	\$9,431,552	\$31,741	\$56,147	\$31,715	\$56,147	\$31,760	\$56,446
\$9,000,000	\$11,113,200	\$67,263	\$66,511	\$9,000,000	\$9,272,709	\$67,263	\$55,496	\$9,000,000	\$10,610,496	\$35,711	\$63,203	\$35,685	\$63,203	\$35,730	\$63,502
\$10,000,000	\$12,348,000	\$74,796	\$73,901	\$10,000,000	\$10,303,010	\$74,796	\$61,662	\$10,000,000	\$11,789,440	\$39,681	\$70,259	\$39,655	\$70,259	\$39,700	\$70,558
\$15,000,000	\$18,522,000	\$112,461	\$110,851	\$15,000,000	\$15,454,515	\$112,461	\$92,493	\$15,000,000	\$17,684,160	\$59,531	\$105,538	\$59,505	\$105,538	\$59,550	\$105,837
\$20,000,000	\$24,696,000	\$150,126	\$147,802	\$20,000,000	\$20,606,020	\$150,126	\$123,324	\$20,000,000	\$23,578,880	\$79,381	\$140,817	\$79,355	\$140,817	\$79,400	\$141,116
\$25,000,000	\$30,870,000	\$187,791	\$184,752	\$25,000,000	\$25,757,525	\$187,791	\$154,155	\$25,000,000	\$29,473,600	\$99,231	\$176,096	\$99,206	\$176,096	\$99,251	\$176,395
\$30,000,000	\$37,044,000	\$225,456	\$221,703	\$30,000,000	\$30,909,030	\$225,456	\$184,986	\$30,000,000	\$35,368,320	\$119,081	\$211,375	\$119,056	\$211,375	\$119,101	\$211,674
\$35,000,000	\$43,218,000	\$263,121	\$258,653	\$35,000,000	\$36,060,535	\$263,121	\$215,817	\$35,000,000	\$41,263,040	\$138,932	\$246,654	\$138,906	\$246,654	\$138,951	\$246,953
\$40,000,000	\$49,392,000	\$300,786	\$295,604	\$40,000,000	\$41,212,040	\$300,786	\$246,648	\$40,000,000	\$47,157,760	\$158,782	\$281,933	\$158,756	\$281,933	\$158,801	\$282,232
\$45,000,000	\$55,566,000	\$338,451	\$332,554	\$45,000,000	\$46,363,545	\$338,451	\$277,479	\$45,000,000	\$53,052,480	\$178,632	\$317,212	\$178,606	\$317,212	\$178,651	\$317,511
\$50,000,000	\$61,740,000	\$376,116	\$369,505	\$50,000,000	\$51,515,050	\$376,116	\$308,310	\$50,000,000	\$58,947,200	\$198,482	\$352,491	\$198,456	\$352,491	\$198,501	\$352,790

CITY OF COLWELL, 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	\$171	86.15%	\$110	55.32%	(\$126)	(70.13%)	(\$100)	(65.10%)	\$154	77.73%
\$100,000	\$342	86.15%	\$220	55.32%	\$29	7.57%	\$54	15.46%	\$309	77.73%
\$150,000	\$513	86.15%	\$329	55.32%	\$183	31.74%	\$209	37.91%	\$463	77.73%
\$200,000	\$506	52.04%	\$261	26.86%	\$337	43.52%	\$363	48.46%	\$617	77.73%
\$250,000	\$499	36.97%	\$193	14.29%	\$491	50.50%	\$517	54.60%	\$771	77.73%
\$300,000	\$492	28.49%	\$124	7.21%	\$646	55.11%	\$672	58.60%	\$926	77.73%
\$400,000	\$477	19.25%	(\$12)	(0.50%)	\$954	60.83%	\$980	63.52%	\$1,234	77.73%
\$500,000	\$463	14.33%	(\$149)	(4.61%)	\$1,263	64.25%	\$1,289	66.43%	\$1,543	77.73%
\$600,000	\$449	11.26%	(\$286)	(7.17%)	\$1,571	66.51%	\$1,597	68.35%	\$1,851	77.73%
\$700,000	\$434	9.17%	(\$422)	(8.91%)	\$1,880	68.12%	\$1,906	69.71%	\$2,160	77.73%
\$800,000	\$420	7.65%	(\$559)	(10.18%)	\$2,189	69.33%	\$2,214	70.73%	\$2,469	77.73%
\$900,000	\$406	6.50%	(\$696)	(11.14%)	\$2,497	70.27%	\$2,523	71.51%	\$2,777	77.73%
\$1,000,000	\$392	5.59%	(\$832)	(11.89%)	\$2,806	71.02%	\$2,832	72.14%	\$3,086	77.73%
\$2,000,000	\$249	1.71%	(\$2,199)	(15.13%)	\$5,892	74.38%	\$5,917	74.95%	\$6,172	77.73%
\$3,000,000	\$106	0.48%	(\$3,566)	(16.16%)	\$8,977	75.50%	\$9,003	75.88%	\$9,257	77.73%
\$4,000,000	(\$37)	(0.13%)	(\$4,933)	(16.67%)	\$12,063	76.06%	\$12,089	76.34%	\$12,343	77.73%
\$5,000,000	(\$180)	(0.49%)	(\$6,300)	(16.97%)	\$15,149	76.39%	\$15,175	76.62%	\$15,429	77.73%
\$6,000,000	(\$323)	(0.72%)	(\$7,666)	(17.16%)	\$18,235	76.61%	\$18,260	76.81%	\$18,515	77.73%
\$7,000,000	(\$466)	(0.89%)	(\$9,033)	(17.31%)	\$21,320	76.77%	\$21,346	76.94%	\$21,600	77.73%
\$8,000,000	(\$609)	(1.02%)	(\$10,400)	(17.41%)	\$24,406	76.89%	\$24,432	77.04%	\$24,686	77.73%
\$9,000,000	(\$752)	(1.12%)	(\$11,767)	(17.49%)	\$27,492	76.98%	\$27,518	77.11%	\$27,772	77.73%
\$10,000,000	(\$895)	(1.20%)	(\$13,134)	(17.56%)	\$30,578	77.06%	\$30,604	77.17%	\$30,858	77.73%
\$15,000,000	(\$1,609)	(1.43%)	(\$19,968)	(17.76%)	\$46,007	77.28%	\$46,032	77.36%	\$46,287	77.73%
\$20,000,000	(\$2,324)	(1.55%)	(\$26,802)	(17.85%)	\$61,436	77.39%	\$61,461	77.45%	\$61,716	77.73%
\$25,000,000	(\$3,038)	(1.62%)	(\$33,636)	(17.91%)	\$76,864	77.46%	\$76,890	77.51%	\$77,144	77.73%
\$30,000,000	(\$3,753)	(1.66%)	(\$40,470)	(17.95%)	\$92,293	77.50%	\$92,319	77.54%	\$92,573	77.73%
\$35,000,000	(\$4,467)	(1.70%)	(\$47,304)	(17.98%)	\$107,722	77.54%	\$107,748	77.57%	\$108,002	77.73%
\$40,000,000	(\$5,182)	(1.72%)	(\$54,138)	(18.00%)	\$123,151	77.56%	\$123,177	77.59%	\$123,431	77.73%
\$45,000,000	(\$5,896)	(1.74%)	(\$60,972)	(18.01%)	\$138,580	77.58%	\$138,606	77.60%	\$138,860	77.73%
\$50,000,000	(\$6,611)	(1.76%)	(\$67,806)	(18.03%)	\$154,009	77.59%	\$154,035	77.62%	\$154,289	77.73%