

CITY OF CORWITH, 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	\$8.32607	\$87,424	\$0	\$87,424	
2026-27	\$6.33925	\$89,173	\$2,138	\$91,311	4.4%
2027-28	\$6.47419	\$93,137	\$2,184	\$95,321	4.4%
2028-29	\$6.24859	\$97,228	\$2,108	\$99,336	4.2%
2029-30	\$6.37442	\$101,322	\$2,150	\$103,473	4.2%
2030-31	\$6.15100	\$105,542	\$2,075	\$107,617	4.0%
2031-32	\$6.27192	\$109,719	\$2,116	\$111,835	3.9%
2032-33	\$6.05668	\$114,071	\$2,043	\$116,114	3.8%
2033-34	\$6.16516	\$118,181	\$2,080	\$120,261	3.6%
2034-35	\$5.95752	\$122,666	\$2,010	\$124,675	3.7%
2035-36	\$6.05512	\$126,705	\$2,043	\$128,748	3.3%

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	\$17,543,522	\$10,500,079	\$0	\$10,500,079
2026-27	\$15,999,730	\$14,404,098	\$0	\$14,404,098
2027-28	\$16,318,919	\$14,723,287	\$0	\$14,723,287
2028-29	\$17,492,918	\$15,897,286	\$0	\$15,897,286
2029-30	\$17,828,107	\$16,232,475	\$0	\$16,232,475
2030-31	\$19,091,474	\$17,495,842	\$0	\$17,495,842
2031-32	\$19,426,663	\$17,831,031	\$0	\$17,831,031
2032-33	\$20,766,942	\$19,171,310	\$0	\$19,171,310
2033-34	\$21,102,131	\$19,506,499	\$0	\$19,506,499
2034-35	\$22,523,039	\$20,927,407	\$0	\$20,927,407
2035-36	\$22,858,228	\$21,262,596	\$0	\$21,262,596

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	30.10%	-2.28%	27.82%	71.74%	0.00%	0.44%
2026-27	50.49%	-27.42%	23.07%	75.97%	0.00%	0.32%
2027-28	49.46%	-26.94%	22.52%	76.55%	0.00%	0.31%
2028-29	47.70%	-25.03%	22.68%	76.50%	0.00%	0.29%
2029-30	46.78%	-24.51%	22.26%	76.94%	0.00%	0.29%
2030-31	45.19%	-22.72%	22.47%	76.83%	0.00%	0.26%
2031-32	44.39%	-22.30%	22.10%	77.22%	0.00%	0.26%
2032-33	42.99%	-20.72%	22.27%	77.12%	0.00%	0.24%
2033-34	42.30%	-20.37%	21.93%	77.48%	0.00%	0.24%
2034-35	41.05%	-18.97%	22.08%	77.39%	0.00%	0.22%
2035-36	40.45%	-18.68%	21.77%	77.72%	0.00%	0.22%

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 CORWITH, 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	\$10,500,079	\$8.32607	\$87,424
2026-27	\$14,404,098	\$6.33925	\$91,311
2027-28	\$14,723,287	\$6.47419	\$95,321
2028-29	\$15,897,286	\$6.24859	\$99,336
2029-30	\$16,232,475	\$6.37442	\$103,473
2030-31	\$17,495,842	\$6.15100	\$107,617
2031-32	\$17,831,031	\$6.27192	\$111,835
2032-33	\$19,171,310	\$6.05668	\$116,114
2033-34	\$19,506,499	\$6.16516	\$120,261
2034-35	\$20,927,407	\$5.95752	\$124,675
2035-36	\$21,262,596	\$6.05512	\$128,748

CITY OF CORWITH, 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	\$10,500,079	\$8.32607	\$87,424
2026-27	\$11,661,305	\$8.08356	\$94,265
2027-28	\$11,994,274	\$8.00353	\$95,997
2028-29	\$12,803,732	\$8.00353	\$102,475
2029-30	\$13,140,506	\$8.00353	\$105,170
2030-31	\$14,003,778	\$8.00353	\$112,080
2031-32	\$14,344,546	\$8.00353	\$114,807
2032-33	\$15,264,334	\$8.00353	\$122,169
2033-34	\$15,609,318	\$8.00353	\$124,930
2034-35	\$16,588,467	\$8.00353	\$132,766
2035-36	\$16,937,877	\$8.00353	\$135,563

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	\$2,742,792	(\$1.74431)	-\$2,954
2027-28	\$2,729,012	(\$1.52934)	-\$675
2028-29	\$3,093,555	(\$1.75494)	-\$3,139
2029-30	\$3,091,969	(\$1.62911)	-\$1,698
2030-31	\$3,492,064	(\$1.85253)	-\$4,463
2031-32	\$3,486,485	(\$1.73161)	-\$2,972
2032-33	\$3,906,977	(\$1.94685)	-\$6,054
2033-34	\$3,897,181	(\$1.83837)	-\$4,669
2034-35	\$4,338,940	(\$2.04601)	-\$8,091
2035-36	\$4,324,719	(\$1.94841)	-\$6,815

CITY OF CORWITH, 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	\$380	\$50,000	\$51,515	\$197	\$317	\$50,000	\$58,947	\$178	\$55	\$153	\$55	\$197	\$363
\$100,000	\$123,480	\$395	\$760	\$100,000	\$103,030	\$395	\$634	\$100,000	\$117,894	\$376	\$418	\$350	\$418	\$395	\$725
\$150,000	\$185,220	\$592	\$1,139	\$150,000	\$154,545	\$592	\$951	\$150,000	\$176,842	\$573	\$780	\$548	\$780	\$592	\$1,088
\$200,000	\$246,960	\$967	\$1,519	\$200,000	\$206,060	\$967	\$1,267	\$200,000	\$235,789	\$771	\$1,143	\$745	\$1,143	\$790	\$1,450
\$250,000	\$308,700	\$1,342	\$1,899	\$250,000	\$257,575	\$1,342	\$1,584	\$250,000	\$294,736	\$968	\$1,505	\$942	\$1,505	\$987	\$1,813
\$300,000	\$370,440	\$1,716	\$2,279	\$300,000	\$309,090	\$1,716	\$1,901	\$300,000	\$353,683	\$1,166	\$1,868	\$1,140	\$1,868	\$1,185	\$2,176
\$400,000	\$493,920	\$2,466	\$3,038	\$400,000	\$412,120	\$2,466	\$2,535	\$400,000	\$471,578	\$1,561	\$2,593	\$1,535	\$2,593	\$1,580	\$2,901
\$500,000	\$617,400	\$3,215	\$3,798	\$500,000	\$515,151	\$3,215	\$3,169	\$500,000	\$589,472	\$1,955	\$3,318	\$1,930	\$3,318	\$1,975	\$3,626
\$600,000	\$740,880	\$3,964	\$4,557	\$600,000	\$618,181	\$3,964	\$3,802	\$600,000	\$707,366	\$2,350	\$4,043	\$2,325	\$4,043	\$2,370	\$4,351
\$700,000	\$864,360	\$4,714	\$5,317	\$700,000	\$721,211	\$4,714	\$4,436	\$700,000	\$825,261	\$2,745	\$4,769	\$2,720	\$4,769	\$2,764	\$5,076
\$800,000	\$987,840	\$5,463	\$6,076	\$800,000	\$824,241	\$5,463	\$5,070	\$800,000	\$943,155	\$3,140	\$5,494	\$3,115	\$5,494	\$3,159	\$5,801
\$900,000	\$1,111,320	\$6,212	\$6,836	\$900,000	\$927,271	\$6,212	\$5,704	\$900,000	\$1,061,050	\$3,535	\$6,219	\$3,509	\$6,219	\$3,554	\$6,527
\$1,000,000	\$1,234,800	\$6,962	\$7,595	\$1,000,000	\$1,030,301	\$6,962	\$6,337	\$1,000,000	\$1,178,944	\$3,930	\$6,944	\$3,904	\$6,944	\$3,949	\$7,252
\$2,000,000	\$2,469,600	\$14,455	\$15,191	\$2,000,000	\$2,060,602	\$14,455	\$12,675	\$2,000,000	\$2,357,888	\$7,879	\$14,196	\$7,854	\$14,196	\$7,898	\$14,503
\$3,000,000	\$3,704,400	\$21,949	\$22,786	\$3,000,000	\$3,090,903	\$21,949	\$19,012	\$3,000,000	\$3,536,832	\$11,828	\$21,448	\$11,803	\$21,448	\$11,848	\$21,755
\$4,000,000	\$4,939,200	\$29,442	\$30,381	\$4,000,000	\$4,121,204	\$29,442	\$25,350	\$4,000,000	\$4,715,776	\$15,778	\$28,699	\$15,752	\$28,699	\$15,797	\$29,007
\$5,000,000	\$6,174,000	\$36,936	\$37,976	\$5,000,000	\$5,151,505	\$36,936	\$31,687	\$5,000,000	\$5,894,720	\$19,727	\$35,951	\$19,701	\$35,951	\$19,746	\$36,258
\$6,000,000	\$7,408,800	\$44,429	\$45,572	\$6,000,000	\$6,181,806	\$44,429	\$38,024	\$6,000,000	\$7,073,664	\$23,676	\$43,203	\$23,650	\$43,203	\$23,695	\$43,510
\$7,000,000	\$8,643,600	\$51,923	\$53,167	\$7,000,000	\$7,212,107	\$51,923	\$44,362	\$7,000,000	\$8,252,608	\$27,625	\$50,454	\$27,599	\$50,454	\$27,644	\$50,762
\$8,000,000	\$9,878,400	\$59,416	\$60,762	\$8,000,000	\$8,242,408	\$59,416	\$50,699	\$8,000,000	\$9,431,552	\$31,574	\$57,706	\$31,549	\$57,706	\$31,594	\$58,013
\$9,000,000	\$11,113,200	\$66,910	\$68,357	\$9,000,000	\$9,272,709	\$66,910	\$57,036	\$9,000,000	\$10,610,496	\$35,524	\$64,958	\$35,498	\$64,958	\$35,543	\$65,265
\$10,000,000	\$12,348,000	\$74,403	\$75,953	\$10,000,000	\$10,303,010	\$74,403	\$63,374	\$10,000,000	\$11,789,440	\$39,473	\$72,209	\$39,447	\$72,209	\$39,492	\$72,517
\$15,000,000	\$18,522,000	\$111,870	\$113,929	\$15,000,000	\$15,454,515	\$111,870	\$95,061	\$15,000,000	\$17,684,160	\$59,219	\$108,468	\$59,193	\$108,468	\$59,238	\$108,775
\$20,000,000	\$24,696,000	\$149,338	\$151,905	\$20,000,000	\$20,606,020	\$149,338	\$126,748	\$20,000,000	\$23,578,880	\$78,965	\$144,726	\$78,939	\$144,726	\$78,984	\$145,034
\$25,000,000	\$30,870,000	\$186,805	\$189,881	\$25,000,000	\$25,757,525	\$186,805	\$158,435	\$25,000,000	\$29,473,600	\$98,711	\$180,985	\$98,685	\$180,985	\$98,730	\$181,292
\$30,000,000	\$37,044,000	\$224,272	\$227,858	\$30,000,000	\$30,909,030	\$224,272	\$190,121	\$30,000,000	\$35,368,320	\$118,456	\$217,243	\$118,431	\$217,243	\$118,476	\$217,551
\$35,000,000	\$43,218,000	\$261,740	\$265,834	\$35,000,000	\$36,060,535	\$261,740	\$221,808	\$35,000,000	\$41,263,040	\$138,202	\$253,501	\$138,177	\$253,501	\$138,222	\$253,809
\$40,000,000	\$49,392,000	\$299,207	\$303,810	\$40,000,000	\$41,212,040	\$299,207	\$253,495	\$40,000,000	\$47,157,760	\$157,948	\$289,760	\$157,923	\$289,760	\$157,968	\$290,067
\$45,000,000	\$55,566,000	\$336,674	\$341,786	\$45,000,000	\$46,363,545	\$336,674	\$285,182	\$45,000,000	\$53,052,480	\$177,694	\$326,018	\$177,669	\$326,018	\$177,713	\$326,326
\$50,000,000	\$61,740,000	\$374,142	\$379,763	\$50,000,000	\$51,515,050	\$374,142	\$316,869	\$50,000,000	\$58,947,200	\$197,440	\$362,277	\$197,415	\$362,277	\$197,459	\$362,584

CITY OF CORWITH, 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	\$182	92.32%	\$119	60.47%	(\$123)	(69.13%)	(\$98)	(63.94%)	\$165	83.62%
\$100,000	\$365	92.32%	\$239	60.47%	\$42	11.14%	\$68	19.29%	\$330	83.62%
\$150,000	\$547	92.32%	\$358	60.47%	\$207	36.11%	\$233	42.49%	\$495	83.62%
\$200,000	\$552	57.08%	\$300	31.07%	\$372	48.28%	\$398	53.39%	\$660	83.62%
\$250,000	\$557	41.52%	\$243	18.08%	\$537	55.49%	\$563	59.73%	\$826	83.62%
\$300,000	\$562	32.75%	\$185	10.77%	\$702	60.26%	\$728	63.87%	\$991	83.62%
\$400,000	\$572	23.21%	\$69	2.81%	\$1,033	66.17%	\$1,058	68.95%	\$1,321	83.62%
\$500,000	\$583	18.12%	(\$46)	(1.44%)	\$1,363	69.70%	\$1,389	71.95%	\$1,651	83.62%
\$600,000	\$593	14.95%	(\$162)	(4.09%)	\$1,693	72.04%	\$1,719	73.94%	\$1,981	83.62%
\$700,000	\$603	12.79%	(\$278)	(5.89%)	\$2,023	73.70%	\$2,049	75.34%	\$2,312	83.62%
\$800,000	\$613	11.22%	(\$393)	(7.20%)	\$2,354	74.95%	\$2,379	76.39%	\$2,642	83.62%
\$900,000	\$623	10.03%	(\$509)	(8.19%)	\$2,684	75.92%	\$2,710	77.21%	\$2,972	83.62%
\$1,000,000	\$633	9.10%	(\$624)	(8.97%)	\$3,014	76.69%	\$3,040	77.86%	\$3,302	83.62%
\$2,000,000	\$735	5.09%	(\$1,781)	(12.32%)	\$6,317	80.17%	\$6,342	80.76%	\$6,605	83.62%
\$3,000,000	\$837	3.81%	(\$2,937)	(13.38%)	\$9,619	81.32%	\$9,645	81.72%	\$9,907	83.62%
\$4,000,000	\$939	3.19%	(\$4,093)	(13.90%)	\$12,922	81.90%	\$12,947	82.19%	\$13,210	83.62%
\$5,000,000	\$1,041	2.82%	(\$5,249)	(14.21%)	\$16,224	82.24%	\$16,250	82.48%	\$16,512	83.62%
\$6,000,000	\$1,142	2.57%	(\$6,405)	(14.42%)	\$19,527	82.47%	\$19,552	82.67%	\$19,815	83.62%
\$7,000,000	\$1,244	2.40%	(\$7,561)	(14.56%)	\$22,829	82.64%	\$22,855	82.81%	\$23,117	83.62%
\$8,000,000	\$1,346	2.27%	(\$8,717)	(14.67%)	\$26,132	82.76%	\$26,157	82.91%	\$26,420	83.62%
\$9,000,000	\$1,448	2.16%	(\$9,873)	(14.76%)	\$29,434	82.86%	\$29,460	82.99%	\$29,722	83.62%
\$10,000,000	\$1,550	2.08%	(\$11,029)	(14.82%)	\$32,737	82.93%	\$32,762	83.05%	\$33,025	83.62%
\$15,000,000	\$2,059	1.84%	(\$16,810)	(15.03%)	\$49,249	83.16%	\$49,275	83.24%	\$49,537	83.62%
\$20,000,000	\$2,567	1.72%	(\$22,590)	(15.13%)	\$65,762	83.28%	\$65,787	83.34%	\$66,050	83.62%
\$25,000,000	\$3,076	1.65%	(\$28,370)	(15.19%)	\$82,274	83.35%	\$82,300	83.40%	\$82,562	83.62%
\$30,000,000	\$3,585	1.60%	(\$34,151)	(15.23%)	\$98,786	83.39%	\$98,812	83.43%	\$99,075	83.62%
\$35,000,000	\$4,094	1.56%	(\$39,931)	(15.26%)	\$115,299	83.43%	\$115,325	83.46%	\$115,587	83.62%
\$40,000,000	\$4,603	1.54%	(\$45,712)	(15.28%)	\$131,811	83.45%	\$131,837	83.48%	\$132,100	83.62%
\$45,000,000	\$5,112	1.52%	(\$51,492)	(15.29%)	\$148,324	83.47%	\$148,350	83.50%	\$148,612	83.62%
\$50,000,000	\$5,621	1.50%	(\$57,272)	(15.31%)	\$164,836	83.49%	\$164,862	83.51%	\$165,125	83.62%