

CITY OF CROMWELL, 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	\$7.67848	\$23,788	\$0	\$23,788	
2026-27	\$5.04970	\$24,264	\$107	\$24,371	2.4%
2027-28	\$5.08728	\$24,492	\$108	\$24,600	0.9%
2028-29	\$4.94723	\$25,092	\$105	\$25,197	2.4%
2029-30	\$4.97656	\$25,323	\$105	\$25,428	0.9%
2030-31	\$4.83477	\$25,936	\$102	\$26,039	2.4%
2031-32	\$4.86319	\$26,169	\$103	\$26,272	0.9%
2032-33	\$4.72667	\$26,797	\$100	\$26,897	2.4%
2033-34	\$4.75423	\$27,031	\$101	\$27,132	0.9%
2034-35	\$4.62265	\$27,675	\$98	\$27,772	2.4%
2035-36	\$4.64940	\$27,911	\$98	\$28,009	0.9%

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	\$6,492,898	\$3,098,020	\$0	\$3,098,020
2026-27	\$5,211,439	\$4,826,149	\$0	\$4,826,149
2027-28	\$5,220,882	\$4,835,592	\$0	\$4,835,592
2028-29	\$5,478,366	\$5,093,076	\$0	\$5,093,076
2029-30	\$5,494,808	\$5,109,518	\$0	\$5,109,518
2030-31	\$5,770,978	\$5,385,688	\$0	\$5,385,688
2031-32	\$5,787,420	\$5,402,130	\$0	\$5,402,130
2032-33	\$6,075,748	\$5,690,458	\$0	\$5,690,458
2033-34	\$6,092,190	\$5,706,900	\$0	\$5,706,900
2034-35	\$6,393,166	\$6,007,876	\$0	\$6,007,876
2035-36	\$6,409,608	\$6,024,318	\$0	\$6,024,318

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.93%	-4.47%	79.46%	2.01%	0.00%	1.82%
2026-27	124.25%	-40.59%	83.66%	3.04%	0.00%	1.17%
2027-28	124.44%	-40.75%	83.69%	3.03%	0.00%	1.17%
2028-29	123.29%	-38.91%	84.38%	3.03%	0.00%	1.11%
2029-30	123.31%	-38.88%	84.43%	3.02%	0.00%	1.10%
2030-31	122.06%	-36.96%	85.09%	3.00%	0.00%	1.05%
2031-32	122.08%	-36.94%	85.14%	3.00%	0.00%	1.04%
2032-33	120.90%	-35.14%	85.76%	2.99%	0.00%	0.99%
2033-34	120.92%	-35.12%	85.80%	2.98%	0.00%	0.99%
2034-35	119.81%	-33.44%	86.37%	2.97%	0.00%	0.94%
2035-36	119.84%	-33.42%	86.41%	2.96%	0.00%	0.94%

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 CROMWELL, 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	\$3,098,020	\$7.67848	\$23,788
2026-27	\$4,826,149	\$5.04970	\$24,371
2027-28	\$4,835,592	\$5.08728	\$24,600
2028-29	\$5,093,076	\$4.94723	\$25,197
2029-30	\$5,109,518	\$4.97656	\$25,428
2030-31	\$5,385,688	\$4.83477	\$26,039
2031-32	\$5,402,130	\$4.86319	\$26,272
2032-33	\$5,690,458	\$4.72667	\$26,897
2033-34	\$5,706,900	\$4.75423	\$27,132
2034-35	\$6,007,876	\$4.62265	\$27,772
2035-36	\$6,024,318	\$4.64940	\$28,009

CITY OF CROMWELL, 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	\$3,098,020	\$7.67848	\$23,788
2026-27	\$3,109,899	\$7.67848	\$23,879
2027-28	\$3,175,540	\$7.67848	\$24,383
2028-29	\$3,268,374	\$7.67848	\$25,096
2029-30	\$3,337,478	\$7.67848	\$25,627
2030-31	\$3,435,351	\$7.67848	\$26,378
2031-32	\$3,508,090	\$7.67848	\$26,937
2032-33	\$3,611,264	\$7.67848	\$27,729
2033-34	\$3,687,841	\$7.67848	\$28,317
2034-35	\$3,796,600	\$7.67848	\$29,152
2035-36	\$3,877,205	\$7.67848	\$29,771

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	\$1,716,250	(\$2.62878)	\$491
2027-28	\$1,660,051	(\$2.59120)	\$217
2028-29	\$1,824,702	(\$2.73125)	\$100
2029-30	\$1,772,040	(\$2.70192)	-\$199
2030-31	\$1,950,338	(\$2.84371)	-\$340
2031-32	\$1,894,041	(\$2.81529)	-\$665
2032-33	\$2,079,194	(\$2.95181)	-\$832
2033-34	\$2,019,060	(\$2.92425)	-\$1,185
2034-35	\$2,211,276	(\$3.05583)	-\$1,380
2035-36	\$2,147,113	(\$3.02908)	-\$1,762

CITY OF CROMWELL, 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	\$182	\$298	\$50,000	\$51,515	\$182	\$249	\$50,000	\$58,947	\$164	\$43	\$141	\$43	\$182	\$285
\$100,000	\$123,480	\$364	\$597	\$100,000	\$103,030	\$364	\$498	\$100,000	\$117,894	\$347	\$328	\$323	\$328	\$364	\$570
\$150,000	\$185,220	\$546	\$895	\$150,000	\$154,545	\$546	\$747	\$150,000	\$176,842	\$529	\$613	\$505	\$613	\$546	\$855
\$200,000	\$246,960	\$892	\$1,194	\$200,000	\$206,060	\$892	\$996	\$200,000	\$235,789	\$711	\$898	\$687	\$898	\$728	\$1,140
\$250,000	\$308,700	\$1,237	\$1,492	\$250,000	\$257,575	\$1,237	\$1,245	\$250,000	\$294,736	\$893	\$1,183	\$869	\$1,183	\$911	\$1,425
\$300,000	\$370,440	\$1,583	\$1,791	\$300,000	\$309,090	\$1,583	\$1,494	\$300,000	\$353,683	\$1,075	\$1,468	\$1,051	\$1,468	\$1,093	\$1,710
\$400,000	\$493,920	\$2,274	\$2,388	\$400,000	\$412,120	\$2,274	\$1,993	\$400,000	\$471,578	\$1,439	\$2,038	\$1,415	\$2,038	\$1,457	\$2,280
\$500,000	\$617,400	\$2,965	\$2,985	\$500,000	\$515,151	\$2,965	\$2,491	\$500,000	\$589,472	\$1,803	\$2,608	\$1,780	\$2,608	\$1,821	\$2,850
\$600,000	\$740,880	\$3,656	\$3,582	\$600,000	\$618,181	\$3,656	\$2,989	\$600,000	\$707,366	\$2,168	\$3,178	\$2,144	\$3,178	\$2,185	\$3,420
\$700,000	\$864,360	\$4,347	\$4,179	\$700,000	\$721,211	\$4,347	\$3,487	\$700,000	\$825,261	\$2,532	\$3,748	\$2,508	\$3,748	\$2,549	\$3,990
\$800,000	\$987,840	\$5,038	\$4,776	\$800,000	\$824,241	\$5,038	\$3,985	\$800,000	\$943,155	\$2,896	\$4,318	\$2,872	\$4,318	\$2,914	\$4,560
\$900,000	\$1,111,320	\$5,729	\$5,373	\$900,000	\$927,271	\$5,729	\$4,483	\$900,000	\$1,061,050	\$3,260	\$4,888	\$3,236	\$4,888	\$3,278	\$5,130
\$1,000,000	\$1,234,800	\$6,420	\$5,970	\$1,000,000	\$1,030,301	\$6,420	\$4,981	\$1,000,000	\$1,178,944	\$3,624	\$5,458	\$3,601	\$5,458	\$3,642	\$5,700
\$2,000,000	\$2,469,600	\$13,331	\$11,940	\$2,000,000	\$2,060,602	\$13,331	\$9,963	\$2,000,000	\$2,357,888	\$7,266	\$11,158	\$7,243	\$11,158	\$7,284	\$11,400
\$3,000,000	\$3,704,400	\$20,242	\$17,910	\$3,000,000	\$3,090,903	\$20,242	\$14,944	\$3,000,000	\$3,536,832	\$10,908	\$16,858	\$10,885	\$16,858	\$10,926	\$17,100
\$4,000,000	\$4,939,200	\$27,152	\$23,880	\$4,000,000	\$4,121,204	\$27,152	\$19,925	\$4,000,000	\$4,715,776	\$14,550	\$22,558	\$14,527	\$22,558	\$14,568	\$22,800
\$5,000,000	\$6,174,000	\$34,063	\$29,850	\$5,000,000	\$5,151,505	\$34,063	\$24,906	\$5,000,000	\$5,894,720	\$18,192	\$28,258	\$18,169	\$28,258	\$18,210	\$28,500
\$6,000,000	\$7,408,800	\$40,974	\$35,820	\$6,000,000	\$6,181,806	\$40,974	\$29,888	\$6,000,000	\$7,073,664	\$21,834	\$33,958	\$21,811	\$33,958	\$21,852	\$34,200
\$7,000,000	\$8,643,600	\$47,884	\$41,790	\$7,000,000	\$7,212,107	\$47,884	\$34,869	\$7,000,000	\$8,252,608	\$25,477	\$39,658	\$25,453	\$39,658	\$25,494	\$39,899
\$8,000,000	\$9,878,400	\$54,795	\$47,760	\$8,000,000	\$8,242,408	\$54,795	\$39,850	\$8,000,000	\$9,431,552	\$29,119	\$45,358	\$29,095	\$45,358	\$29,136	\$45,599
\$9,000,000	\$11,113,200	\$61,705	\$53,730	\$9,000,000	\$9,272,709	\$61,705	\$44,831	\$9,000,000	\$10,610,496	\$32,761	\$51,058	\$32,737	\$51,058	\$32,778	\$51,299
\$10,000,000	\$12,348,000	\$68,616	\$59,700	\$10,000,000	\$10,303,010	\$68,616	\$49,813	\$10,000,000	\$11,789,440	\$36,403	\$56,757	\$36,379	\$56,757	\$36,420	\$56,999
\$15,000,000	\$18,522,000	\$103,169	\$89,550	\$15,000,000	\$15,454,515	\$103,169	\$74,719	\$15,000,000	\$17,684,160	\$54,613	\$85,257	\$54,589	\$85,257	\$54,630	\$85,499
\$20,000,000	\$24,696,000	\$137,722	\$119,399	\$20,000,000	\$20,606,020	\$137,722	\$99,625	\$20,000,000	\$23,578,880	\$72,823	\$113,757	\$72,799	\$113,757	\$72,841	\$113,998
\$25,000,000	\$30,870,000	\$172,276	\$149,249	\$25,000,000	\$25,757,525	\$172,276	\$124,532	\$25,000,000	\$29,473,600	\$91,033	\$142,256	\$91,009	\$142,256	\$91,051	\$142,498
\$30,000,000	\$37,044,000	\$206,829	\$179,099	\$30,000,000	\$30,909,030	\$206,829	\$149,438	\$30,000,000	\$35,368,320	\$109,243	\$170,756	\$109,219	\$170,756	\$109,261	\$170,998
\$35,000,000	\$43,218,000	\$241,382	\$208,949	\$35,000,000	\$36,060,535	\$241,382	\$174,344	\$35,000,000	\$41,263,040	\$127,453	\$199,256	\$127,430	\$199,256	\$127,471	\$199,497
\$40,000,000	\$49,392,000	\$275,935	\$238,799	\$40,000,000	\$41,212,040	\$275,935	\$199,251	\$40,000,000	\$47,157,760	\$145,663	\$227,755	\$145,640	\$227,755	\$145,681	\$227,997
\$45,000,000	\$55,566,000	\$310,488	\$268,649	\$45,000,000	\$46,363,545	\$310,488	\$224,157	\$45,000,000	\$53,052,480	\$163,874	\$256,255	\$163,850	\$256,255	\$163,891	\$256,497
\$50,000,000	\$61,740,000	\$345,041	\$298,499	\$50,000,000	\$51,515,050	\$345,041	\$249,063	\$50,000,000	\$58,947,200	\$182,084	\$284,754	\$182,060	\$284,754	\$182,101	\$284,996

CITY OF CROMWELL, 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	\$116	63.92%	\$67	36.77%	(\$121)	(73.69%)	(\$98)	(69.27%)	\$103	56.50%
\$100,000	\$233	63.92%	\$134	36.77%	(\$18)	(5.28%)	\$5	1.67%	\$206	56.50%
\$150,000	\$349	63.92%	\$201	36.77%	\$85	16.01%	\$108	21.44%	\$309	56.50%
\$200,000	\$302	33.88%	\$104	11.71%	\$188	26.38%	\$211	30.74%	\$412	56.50%
\$250,000	\$255	20.62%	\$8	0.64%	\$290	32.53%	\$314	36.13%	\$514	56.50%
\$300,000	\$208	13.15%	(\$89)	(5.59%)	\$393	36.59%	\$417	39.66%	\$617	56.50%
\$400,000	\$114	5.01%	(\$281)	(12.38%)	\$599	41.63%	\$623	44.00%	\$823	56.50%
\$500,000	\$20	0.67%	(\$474)	(16.00%)	\$805	44.63%	\$829	46.56%	\$1,029	56.50%
\$600,000	(\$74)	(2.03%)	(\$667)	(18.25%)	\$1,011	46.63%	\$1,034	48.25%	\$1,235	56.50%
\$700,000	(\$168)	(3.87%)	(\$860)	(19.79%)	\$1,216	48.05%	\$1,240	49.45%	\$1,441	56.50%
\$800,000	(\$262)	(5.20%)	(\$1,053)	(20.90%)	\$1,422	49.11%	\$1,446	50.34%	\$1,646	56.50%
\$900,000	(\$356)	(6.22%)	(\$1,246)	(21.75%)	\$1,628	49.94%	\$1,652	51.03%	\$1,852	56.50%
\$1,000,000	(\$450)	(7.01%)	(\$1,439)	(22.41%)	\$1,834	50.60%	\$1,857	51.59%	\$2,058	56.50%
\$2,000,000	(\$1,391)	(10.43%)	(\$3,368)	(25.27%)	\$3,892	53.56%	\$3,915	54.06%	\$4,116	56.50%
\$3,000,000	(\$2,332)	(11.52%)	(\$5,298)	(26.17%)	\$5,950	54.54%	\$5,973	54.88%	\$6,174	56.50%
\$4,000,000	(\$3,272)	(12.05%)	(\$7,227)	(26.62%)	\$8,008	55.03%	\$8,031	55.29%	\$8,232	56.50%
\$5,000,000	(\$4,213)	(12.37%)	(\$9,157)	(26.88%)	\$10,065	55.33%	\$10,089	55.53%	\$10,289	56.50%
\$6,000,000	(\$5,154)	(12.58%)	(\$11,086)	(27.06%)	\$12,123	55.52%	\$12,147	55.69%	\$12,347	56.50%
\$7,000,000	(\$6,094)	(12.73%)	(\$13,015)	(27.18%)	\$14,181	55.66%	\$14,205	55.81%	\$14,405	56.50%
\$8,000,000	(\$7,035)	(12.84%)	(\$14,945)	(27.27%)	\$16,239	55.77%	\$16,263	55.90%	\$16,463	56.50%
\$9,000,000	(\$7,976)	(12.93%)	(\$16,874)	(27.35%)	\$18,297	55.85%	\$18,321	55.96%	\$18,521	56.50%
\$10,000,000	(\$8,916)	(12.99%)	(\$18,803)	(27.40%)	\$20,355	55.92%	\$20,379	56.02%	\$20,579	56.50%
\$15,000,000	(\$13,620)	(13.20%)	(\$28,450)	(27.58%)	\$30,644	56.11%	\$30,668	56.18%	\$30,868	56.50%
\$20,000,000	(\$18,323)	(13.30%)	(\$38,097)	(27.66%)	\$40,934	56.21%	\$40,958	56.26%	\$41,158	56.50%
\$25,000,000	(\$23,026)	(13.37%)	(\$47,744)	(27.71%)	\$51,223	56.27%	\$51,247	56.31%	\$51,447	56.50%
\$30,000,000	(\$27,729)	(13.41%)	(\$57,391)	(27.75%)	\$61,513	56.31%	\$61,537	56.34%	\$61,737	56.50%
\$35,000,000	(\$32,433)	(13.44%)	(\$67,037)	(27.77%)	\$71,802	56.34%	\$71,826	56.37%	\$72,026	56.50%
\$40,000,000	(\$37,136)	(13.46%)	(\$76,684)	(27.79%)	\$82,092	56.36%	\$82,115	56.38%	\$82,316	56.50%
\$45,000,000	(\$41,839)	(13.48%)	(\$86,331)	(27.80%)	\$92,381	56.37%	\$92,405	56.40%	\$92,605	56.50%
\$50,000,000	(\$46,543)	(13.49%)	(\$95,978)	(27.82%)	\$102,671	56.39%	\$102,694	56.41%	\$102,895	56.50%