

CITY OF DE WITT, 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	\$8.10000	\$2,018,591	\$0	\$2,018,591	
2026-27	\$4.14525	\$2,058,963	\$23,939	\$2,082,902	3.2%
2027-28	\$4.19345	\$2,100,041	\$24,218	\$2,124,259	2.0%
2028-29	\$4.11558	\$2,166,742	\$23,768	\$2,190,509	3.1%
2029-30	\$4.16073	\$2,208,339	\$24,029	\$2,232,368	1.9%
2030-31	\$4.08121	\$2,277,014	\$23,569	\$2,300,583	3.1%
2031-32	\$4.12345	\$2,318,248	\$23,813	\$2,342,061	1.8%
2032-33	\$4.04407	\$2,388,905	\$23,355	\$2,412,260	3.0%
2033-34	\$4.08361	\$2,429,759	\$23,583	\$2,453,342	1.7%
2034-35	\$4.00449	\$2,502,408	\$23,126	\$2,525,535	2.9%
2035-36	\$4.04150	\$2,542,852	\$23,340	\$2,566,192	1.6%

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	\$638,339,938	\$249,208,742	\$87,312,868	\$336,521,610
2026-27	\$627,136,069	\$502,479,303	\$100,941,810	\$603,421,113
2027-28	\$632,798,410	\$506,565,945	\$102,517,509	\$609,083,454
2028-29	\$665,103,308	\$532,248,053	\$109,140,299	\$641,388,352
2029-30	\$670,963,649	\$536,532,695	\$110,715,998	\$647,248,693
2030-31	\$705,164,880	\$563,701,212	\$117,748,712	\$681,449,924
2031-32	\$711,025,221	\$567,985,854	\$119,324,411	\$687,310,265
2032-33	\$746,995,542	\$596,493,041	\$126,787,545	\$723,280,586
2033-34	\$752,855,883	\$600,777,683	\$128,363,244	\$729,140,927
2034-35	\$790,669,029	\$630,675,753	\$136,278,320	\$766,954,073
2035-36	\$796,529,370	\$634,960,395	\$137,854,019	\$772,814,414

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	67.73%	-1.07%	66.66%	18.59%	12.91%	0.99%
2026-27	87.91%	-12.70%	75.21%	15.33%	8.22%	0.55%
2027-28	88.20%	-12.87%	75.33%	15.30%	8.15%	0.55%
2028-29	88.15%	-12.48%	75.68%	15.35%	7.82%	0.52%
2029-30	88.39%	-12.59%	75.80%	15.31%	7.74%	0.52%
2030-31	88.30%	-12.18%	76.12%	15.37%	7.43%	0.49%
2031-32	88.52%	-12.29%	76.23%	15.33%	7.37%	0.49%
2032-33	88.41%	-11.88%	76.53%	15.38%	7.07%	0.46%
2033-34	88.62%	-11.99%	76.63%	15.35%	7.01%	0.46%
2034-35	88.49%	-11.59%	76.90%	15.40%	6.73%	0.44%
2035-36	88.69%	-11.70%	76.99%	15.37%	6.68%	0.43%

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 DE WITT, 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	\$249,208,742	\$8.10000	\$2,018,591
2026-27	\$502,479,303	\$4.14525	\$2,082,902
2027-28	\$506,565,945	\$4.19345	\$2,124,259
2028-29	\$532,248,053	\$4.11558	\$2,190,509
2029-30	\$536,532,695	\$4.16073	\$2,232,368
2030-31	\$563,701,212	\$4.08121	\$2,300,583
2031-32	\$567,985,854	\$4.12345	\$2,342,061
2032-33	\$596,493,041	\$4.04407	\$2,412,260
2033-34	\$600,777,683	\$4.08361	\$2,453,342
2034-35	\$630,675,753	\$4.00449	\$2,525,535
2035-36	\$634,960,395	\$4.04150	\$2,566,192

CITY OF DE WITT, 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	\$249,208,742	\$8.10000	\$2,018,591
2026-27	\$247,974,369	\$8.10000	\$2,008,592
2027-28	\$253,266,218	\$8.10000	\$2,051,456
2028-29	\$261,218,659	\$8.10000	\$2,115,871
2029-30	\$268,511,525	\$8.10000	\$2,174,943
2030-31	\$276,874,134	\$8.10000	\$2,242,680
2031-32	\$284,613,884	\$8.10000	\$2,305,372
2032-33	\$293,408,780	\$8.10000	\$2,376,611
2033-34	\$301,619,921	\$8.10000	\$2,443,121
2034-35	\$310,871,096	\$8.10000	\$2,518,056
2035-36	\$319,577,505	\$8.10000	\$2,588,578

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	\$254,504,934	(\$3.95475)	\$74,309
2027-28	\$253,299,726	(\$3.90655)	\$72,803
2028-29	\$271,029,394	(\$3.98442)	\$74,638
2029-30	\$268,021,170	(\$3.93927)	\$57,424
2030-31	\$286,827,078	(\$4.01879)	\$57,903
2031-32	\$283,371,970	(\$3.97655)	\$36,689
2032-33	\$303,084,261	(\$4.05593)	\$35,648
2033-34	\$299,157,762	(\$4.01639)	\$10,220
2034-35	\$319,804,657	(\$4.09551)	\$7,479
2035-36	\$315,382,890	(\$4.05850)	-\$22,385

CITY OF DE WITT, 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	\$192	\$252	\$50,000	\$51,515	\$192	\$210	\$50,000	\$58,947	\$173	\$37	\$148	\$37	\$192	\$241
\$100,000	\$123,480	\$384	\$504	\$100,000	\$103,030	\$384	\$420	\$100,000	\$117,894	\$366	\$277	\$341	\$277	\$384	\$481
\$150,000	\$185,220	\$576	\$756	\$150,000	\$154,545	\$576	\$631	\$150,000	\$176,842	\$558	\$518	\$533	\$518	\$576	\$722
\$200,000	\$246,960	\$941	\$1,008	\$200,000	\$206,060	\$941	\$841	\$200,000	\$235,789	\$750	\$758	\$725	\$758	\$768	\$962
\$250,000	\$308,700	\$1,305	\$1,260	\$250,000	\$257,575	\$1,305	\$1,051	\$250,000	\$294,736	\$942	\$999	\$917	\$999	\$960	\$1,203
\$300,000	\$370,440	\$1,670	\$1,512	\$300,000	\$309,090	\$1,670	\$1,261	\$300,000	\$353,683	\$1,134	\$1,239	\$1,109	\$1,239	\$1,153	\$1,443
\$400,000	\$493,920	\$2,399	\$2,016	\$400,000	\$412,120	\$2,399	\$1,682	\$400,000	\$471,578	\$1,518	\$1,721	\$1,493	\$1,721	\$1,537	\$1,925
\$500,000	\$617,400	\$3,128	\$2,520	\$500,000	\$515,151	\$3,128	\$2,102	\$500,000	\$589,472	\$1,902	\$2,202	\$1,877	\$2,202	\$1,921	\$2,406
\$600,000	\$740,880	\$3,857	\$3,024	\$600,000	\$618,181	\$3,857	\$2,523	\$600,000	\$707,366	\$2,287	\$2,683	\$2,262	\$2,683	\$2,305	\$2,887
\$700,000	\$864,360	\$4,586	\$3,528	\$700,000	\$721,211	\$4,586	\$2,943	\$700,000	\$825,261	\$2,671	\$3,164	\$2,646	\$3,164	\$2,689	\$3,368
\$800,000	\$987,840	\$5,315	\$4,032	\$800,000	\$824,241	\$5,315	\$3,364	\$800,000	\$943,155	\$3,055	\$3,645	\$3,030	\$3,645	\$3,074	\$3,849
\$900,000	\$1,111,320	\$6,044	\$4,536	\$900,000	\$927,271	\$6,044	\$3,784	\$900,000	\$1,061,050	\$3,439	\$4,126	\$3,414	\$4,126	\$3,458	\$4,330
\$1,000,000	\$1,234,800	\$6,773	\$5,039	\$1,000,000	\$1,030,301	\$6,773	\$4,205	\$1,000,000	\$1,178,944	\$3,823	\$4,607	\$3,798	\$4,607	\$3,842	\$4,812
\$2,000,000	\$2,469,600	\$14,063	\$10,079	\$2,000,000	\$2,060,602	\$14,063	\$8,410	\$2,000,000	\$2,357,888	\$7,665	\$9,419	\$7,640	\$9,419	\$7,684	\$9,623
\$3,000,000	\$3,704,400	\$21,353	\$15,118	\$3,000,000	\$3,090,903	\$21,353	\$12,615	\$3,000,000	\$3,536,832	\$11,507	\$14,230	\$11,482	\$14,230	\$11,526	\$14,435
\$4,000,000	\$4,939,200	\$28,643	\$20,158	\$4,000,000	\$4,121,204	\$28,643	\$16,819	\$4,000,000	\$4,715,776	\$15,349	\$19,042	\$15,324	\$19,042	\$15,368	\$19,246
\$5,000,000	\$6,174,000	\$35,933	\$25,197	\$5,000,000	\$5,151,505	\$35,933	\$21,024	\$5,000,000	\$5,894,720	\$19,191	\$23,854	\$19,166	\$23,854	\$19,210	\$24,058
\$6,000,000	\$7,408,800	\$43,223	\$30,237	\$6,000,000	\$6,181,806	\$43,223	\$25,229	\$6,000,000	\$7,073,664	\$23,033	\$28,665	\$23,008	\$28,665	\$23,052	\$28,869
\$7,000,000	\$8,643,600	\$50,513	\$35,276	\$7,000,000	\$7,212,107	\$50,513	\$29,434	\$7,000,000	\$8,252,608	\$26,875	\$33,477	\$26,850	\$33,477	\$26,894	\$33,681
\$8,000,000	\$9,878,400	\$57,803	\$40,316	\$8,000,000	\$8,242,408	\$57,803	\$33,639	\$8,000,000	\$9,431,552	\$30,717	\$38,288	\$30,692	\$38,288	\$30,736	\$38,492
\$9,000,000	\$11,113,200	\$65,093	\$45,355	\$9,000,000	\$9,272,709	\$65,093	\$37,844	\$9,000,000	\$10,610,496	\$34,559	\$43,100	\$34,534	\$43,100	\$34,578	\$43,304
\$10,000,000	\$12,348,000	\$72,383	\$50,395	\$10,000,000	\$10,303,010	\$72,383	\$42,049	\$10,000,000	\$11,789,440	\$38,401	\$47,911	\$38,376	\$47,911	\$38,420	\$48,115
\$15,000,000	\$18,522,000	\$108,833	\$75,592	\$15,000,000	\$15,454,515	\$108,833	\$63,073	\$15,000,000	\$17,684,160	\$57,611	\$71,969	\$57,586	\$71,969	\$57,629	\$72,173
\$20,000,000	\$24,696,000	\$145,283	\$100,790	\$20,000,000	\$20,606,020	\$145,283	\$84,097	\$20,000,000	\$23,578,880	\$76,821	\$96,026	\$76,796	\$96,026	\$76,839	\$96,230
\$25,000,000	\$30,870,000	\$181,733	\$125,987	\$25,000,000	\$25,757,525	\$181,733	\$105,122	\$25,000,000	\$29,473,600	\$96,030	\$120,084	\$96,005	\$120,084	\$96,049	\$120,288
\$30,000,000	\$37,044,000	\$218,183	\$151,184	\$30,000,000	\$30,909,030	\$218,183	\$126,146	\$30,000,000	\$35,368,320	\$115,240	\$144,141	\$115,215	\$144,141	\$115,259	\$144,346
\$35,000,000	\$43,218,000	\$254,633	\$176,382	\$35,000,000	\$36,060,535	\$254,633	\$147,171	\$35,000,000	\$41,263,040	\$134,450	\$168,199	\$134,425	\$168,199	\$134,469	\$168,403
\$40,000,000	\$49,392,000	\$291,083	\$201,579	\$40,000,000	\$41,212,040	\$291,083	\$168,195	\$40,000,000	\$47,157,760	\$153,660	\$192,257	\$153,635	\$192,257	\$153,678	\$192,461
\$45,000,000	\$55,566,000	\$327,533	\$226,777	\$45,000,000	\$46,363,545	\$327,533	\$189,219	\$45,000,000	\$53,052,480	\$172,870	\$216,314	\$172,845	\$216,314	\$172,888	\$216,518
\$50,000,000	\$61,740,000	\$363,983	\$251,974	\$50,000,000	\$51,515,050	\$363,983	\$210,244	\$50,000,000	\$58,947,200	\$192,079	\$240,372	\$192,054	\$240,372	\$192,098	\$240,576

CITY OF DE WITT, 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	\$60	31.17%	\$18	9.45%	(\$137)	(78.95%)	(\$112)	(75.41%)	\$48	25.24%
\$100,000	\$120	31.17%	\$36	9.45%	(\$88)	(24.20%)	(\$63)	(18.64%)	\$97	25.24%
\$150,000	\$180	31.17%	\$54	9.45%	(\$40)	(7.17%)	(\$15)	(2.82%)	\$145	25.24%
\$200,000	\$67	7.13%	(\$100)	(10.61%)	\$8	1.13%	\$33	4.62%	\$194	25.24%
\$250,000	(\$45)	(3.48%)	(\$254)	(19.46%)	\$57	6.05%	\$82	8.94%	\$242	25.24%
\$300,000	(\$158)	(9.46%)	(\$408)	(24.45%)	\$105	9.30%	\$130	11.76%	\$291	25.24%
\$400,000	(\$383)	(15.97%)	(\$717)	(29.88%)	\$202	13.33%	\$227	15.23%	\$388	25.24%
\$500,000	(\$608)	(19.44%)	(\$1,025)	(32.78%)	\$299	15.74%	\$324	17.28%	\$485	25.24%
\$600,000	(\$833)	(21.60%)	(\$1,334)	(34.58%)	\$396	17.33%	\$421	18.63%	\$582	25.24%
\$700,000	(\$1,058)	(23.07%)	(\$1,642)	(35.81%)	\$493	18.47%	\$518	19.59%	\$679	25.24%
\$800,000	(\$1,283)	(24.14%)	(\$1,951)	(36.71%)	\$590	19.32%	\$615	20.30%	\$776	25.24%
\$900,000	(\$1,508)	(24.96%)	(\$2,259)	(37.38%)	\$687	19.98%	\$712	20.86%	\$873	25.24%
\$1,000,000	(\$1,733)	(25.59%)	(\$2,568)	(37.92%)	\$784	20.51%	\$809	21.30%	\$970	25.24%
\$2,000,000	(\$3,984)	(28.33%)	(\$5,653)	(40.20%)	\$1,754	22.88%	\$1,779	23.28%	\$1,939	25.24%
\$3,000,000	(\$6,234)	(29.20%)	(\$8,738)	(40.92%)	\$2,723	23.67%	\$2,748	23.93%	\$2,909	25.24%
\$4,000,000	(\$8,485)	(29.62%)	(\$11,823)	(41.28%)	\$3,693	24.06%	\$3,718	24.26%	\$3,878	25.24%
\$5,000,000	(\$10,735)	(29.88%)	(\$14,908)	(41.49%)	\$4,662	24.29%	\$4,687	24.46%	\$4,848	25.24%
\$6,000,000	(\$12,986)	(30.04%)	(\$17,994)	(41.63%)	\$5,632	24.45%	\$5,657	24.59%	\$5,817	25.24%
\$7,000,000	(\$15,236)	(30.16%)	(\$21,079)	(41.73%)	\$6,601	24.56%	\$6,626	24.68%	\$6,787	25.24%
\$8,000,000	(\$17,487)	(30.25%)	(\$24,164)	(41.80%)	\$7,571	24.65%	\$7,596	24.75%	\$7,756	25.24%
\$9,000,000	(\$19,737)	(30.32%)	(\$27,249)	(41.86%)	\$8,541	24.71%	\$8,566	24.80%	\$8,726	25.24%
\$10,000,000	(\$21,988)	(30.38%)	(\$30,334)	(41.91%)	\$9,510	24.77%	\$9,535	24.85%	\$9,696	25.24%
\$15,000,000	(\$33,241)	(30.54%)	(\$45,760)	(42.05%)	\$14,358	24.92%	\$14,383	24.98%	\$14,543	25.24%
\$20,000,000	(\$44,493)	(30.63%)	(\$61,185)	(42.11%)	\$19,206	25.00%	\$19,231	25.04%	\$19,391	25.24%
\$25,000,000	(\$55,746)	(30.67%)	(\$76,611)	(42.16%)	\$24,054	25.05%	\$24,079	25.08%	\$24,239	25.24%
\$30,000,000	(\$66,998)	(30.71%)	(\$92,037)	(42.18%)	\$28,901	25.08%	\$28,926	25.11%	\$29,087	25.24%
\$35,000,000	(\$78,251)	(30.73%)	(\$107,462)	(42.20%)	\$33,749	25.10%	\$33,774	25.12%	\$33,935	25.24%
\$40,000,000	(\$89,504)	(30.75%)	(\$122,888)	(42.22%)	\$38,597	25.12%	\$38,622	25.14%	\$38,782	25.24%
\$45,000,000	(\$100,756)	(30.76%)	(\$138,313)	(42.23%)	\$43,445	25.13%	\$43,470	25.15%	\$43,630	25.24%
\$50,000,000	(\$112,009)	(30.77%)	(\$153,739)	(42.24%)	\$48,292	25.14%	\$48,317	25.16%	\$48,478	25.24%