

CITY OF GLENWOOD, 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	\$8.04575	\$1,697,017	\$0	\$1,697,017	
2026-27	\$4.22388	\$1,730,957	\$6,752	\$1,737,709	2.4%
2027-28	\$4.25910	\$1,746,399	\$6,808	\$1,753,208	0.9%
2028-29	\$4.16415	\$1,788,270	\$6,657	\$1,794,927	2.4%
2029-30	\$4.19607	\$1,803,902	\$6,708	\$1,810,610	0.9%
2030-31	\$4.10069	\$1,846,820	\$6,555	\$1,853,375	2.4%
2031-32	\$4.13162	\$1,862,644	\$6,605	\$1,869,249	0.9%
2032-33	\$4.03810	\$1,906,635	\$6,455	\$1,913,090	2.3%
2033-34	\$4.06808	\$1,922,655	\$6,503	\$1,929,159	0.8%
2034-35	\$3.97639	\$1,967,740	\$6,356	\$1,974,097	2.3%
2035-36	\$4.00547	\$1,983,967	\$6,403	\$1,990,370	0.8%

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	\$441,556,974	\$210,920,831	\$6,606,270	\$217,527,101
2026-27	\$430,706,441	\$411,401,601	\$14,472,530	\$425,874,131
2027-28	\$434,479,644	\$411,638,050	\$18,009,284	\$429,647,334
2028-29	\$458,144,815	\$431,042,840	\$22,269,665	\$453,312,505
2029-30	\$462,140,018	\$431,501,289	\$25,806,419	\$457,307,708
2030-31	\$487,255,680	\$451,966,714	\$30,456,656	\$482,423,370
2031-32	\$491,250,883	\$452,425,163	\$33,993,410	\$486,418,573
2032-33	\$517,645,288	\$473,759,982	\$39,052,997	\$512,812,978
2033-34	\$521,640,492	\$474,218,431	\$42,589,751	\$516,808,182
2034-35	\$549,365,958	\$496,454,493	\$48,079,155	\$544,533,648
2035-36	\$553,361,162	\$496,912,943	\$51,615,909	\$548,528,852

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.27%	-0.87%	85.40%	13.22%	0.36%	0.78%
2026-27	102.46%	-13.85%	88.62%	10.43%	0.25%	0.40%
2027-28	102.76%	-14.04%	88.71%	10.34%	0.25%	0.40%
2028-29	102.42%	-13.61%	88.81%	10.29%	0.24%	0.38%
2029-30	102.65%	-13.74%	88.91%	10.20%	0.24%	0.37%
2030-31	102.26%	-13.25%	89.01%	10.16%	0.23%	0.35%
2031-32	102.47%	-13.38%	89.09%	10.07%	0.23%	0.35%
2032-33	102.09%	-12.91%	89.18%	10.03%	0.22%	0.33%
2033-34	102.29%	-13.03%	89.26%	9.96%	0.21%	0.33%
2034-35	101.91%	-12.57%	89.34%	9.92%	0.21%	0.31%
2035-36	102.10%	-12.69%	89.41%	9.85%	0.20%	0.31%

**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 GLENWOOD, 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	\$210,920,831	\$8.04575	\$1,697,017
2026-27	\$411,401,601	\$4.22388	\$1,737,709
2027-28	\$411,638,050	\$4.25910	\$1,753,208
2028-29	\$431,042,840	\$4.16415	\$1,794,927
2029-30	\$431,501,289	\$4.19607	\$1,810,610
2030-31	\$451,966,714	\$4.10069	\$1,853,375
2031-32	\$452,425,163	\$4.13162	\$1,869,249
2032-33	\$473,759,982	\$4.03810	\$1,913,090
2033-34	\$474,218,431	\$4.06808	\$1,929,159
2034-35	\$496,454,493	\$3.97639	\$1,974,097
2035-36	\$496,912,943	\$4.00547	\$1,990,370

CITY OF GLENWOOD, 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	\$210,920,831	\$8.04575	\$1,697,017
2026-27	\$211,848,350	\$8.04575	\$1,704,479
2027-28	\$211,148,275	\$8.04575	\$1,698,847
2028-29	\$216,638,588	\$8.04575	\$1,743,020
2029-30	\$219,815,610	\$8.04575	\$1,768,582
2030-31	\$225,468,904	\$8.04575	\$1,814,067
2031-32	\$229,003,507	\$8.04575	\$1,842,506
2032-33	\$234,829,328	\$8.04575	\$1,889,379
2033-34	\$238,741,138	\$8.04575	\$1,920,852
2034-35	\$244,750,135	\$8.04575	\$1,969,199
2035-36	\$249,058,238	\$8.04575	\$2,003,861

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	\$199,553,251	(\$3.82187)	\$33,230
2027-28	\$200,489,775	(\$3.78665)	\$54,361
2028-29	\$214,404,252	(\$3.88160)	\$51,907
2029-30	\$211,685,679	(\$3.84968)	\$42,028
2030-31	\$226,497,810	(\$3.94506)	\$39,308
2031-32	\$223,421,656	(\$3.91413)	\$26,743
2032-33	\$238,930,654	(\$4.00765)	\$23,712
2033-34	\$235,477,293	(\$3.97767)	\$8,306
2034-35	\$251,704,359	(\$4.06936)	\$4,898
2035-36	\$247,854,705	(\$4.04028)	-\$13,491

CITY OF GLENWOOD, 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	\$191	\$253	\$50,000	\$51,515	\$191	\$211	\$50,000	\$58,947	\$172	\$37	\$147	\$37	\$191	\$242
\$100,000	\$123,480	\$382	\$506	\$100,000	\$103,030	\$382	\$422	\$100,000	\$117,894	\$363	\$278	\$338	\$278	\$382	\$483
\$150,000	\$185,220	\$572	\$760	\$150,000	\$154,545	\$572	\$634	\$150,000	\$176,842	\$554	\$520	\$529	\$520	\$572	\$725
\$200,000	\$246,960	\$934	\$1,013	\$200,000	\$206,060	\$934	\$845	\$200,000	\$235,789	\$745	\$762	\$720	\$762	\$763	\$967
\$250,000	\$308,700	\$1,297	\$1,266	\$250,000	\$257,575	\$1,297	\$1,056	\$250,000	\$294,736	\$936	\$1,004	\$911	\$1,004	\$954	\$1,209
\$300,000	\$370,440	\$1,659	\$1,519	\$300,000	\$309,090	\$1,659	\$1,267	\$300,000	\$353,683	\$1,126	\$1,245	\$1,102	\$1,245	\$1,145	\$1,450
\$400,000	\$493,920	\$2,383	\$2,025	\$400,000	\$412,120	\$2,383	\$1,690	\$400,000	\$471,578	\$1,508	\$1,729	\$1,483	\$1,729	\$1,526	\$1,934
\$500,000	\$617,400	\$3,107	\$2,532	\$500,000	\$515,151	\$3,107	\$2,112	\$500,000	\$589,472	\$1,890	\$2,212	\$1,865	\$2,212	\$1,908	\$2,417
\$600,000	\$740,880	\$3,831	\$3,038	\$600,000	\$618,181	\$3,831	\$2,535	\$600,000	\$707,366	\$2,271	\$2,696	\$2,246	\$2,696	\$2,290	\$2,901
\$700,000	\$864,360	\$4,555	\$3,544	\$700,000	\$721,211	\$4,555	\$2,957	\$700,000	\$825,261	\$2,653	\$3,179	\$2,628	\$3,179	\$2,671	\$3,384
\$800,000	\$987,840	\$5,279	\$4,051	\$800,000	\$824,241	\$5,279	\$3,380	\$800,000	\$943,155	\$3,034	\$3,663	\$3,010	\$3,663	\$3,053	\$3,868
\$900,000	\$1,111,320	\$6,003	\$4,557	\$900,000	\$927,271	\$6,003	\$3,802	\$900,000	\$1,061,050	\$3,416	\$4,146	\$3,391	\$4,146	\$3,435	\$4,351
\$1,000,000	\$1,234,800	\$6,727	\$5,064	\$1,000,000	\$1,030,301	\$6,727	\$4,225	\$1,000,000	\$1,178,944	\$3,798	\$4,629	\$3,773	\$4,629	\$3,816	\$4,834
\$2,000,000	\$2,469,600	\$13,969	\$10,127	\$2,000,000	\$2,060,602	\$13,969	\$8,450	\$2,000,000	\$2,357,888	\$7,614	\$9,464	\$7,589	\$9,464	\$7,632	\$9,669
\$3,000,000	\$3,704,400	\$21,210	\$15,191	\$3,000,000	\$3,090,903	\$21,210	\$12,675	\$3,000,000	\$3,536,832	\$11,430	\$14,298	\$11,405	\$14,298	\$11,449	\$14,503
\$4,000,000	\$4,939,200	\$28,451	\$20,254	\$4,000,000	\$4,121,204	\$28,451	\$16,900	\$4,000,000	\$4,715,776	\$15,246	\$19,133	\$15,222	\$19,133	\$15,265	\$19,338
\$5,000,000	\$6,174,000	\$35,692	\$25,318	\$5,000,000	\$5,151,505	\$35,692	\$21,125	\$5,000,000	\$5,894,720	\$19,063	\$23,967	\$19,038	\$23,967	\$19,081	\$24,172
\$6,000,000	\$7,408,800	\$42,933	\$30,381	\$6,000,000	\$6,181,806	\$42,933	\$25,350	\$6,000,000	\$7,073,664	\$22,879	\$28,802	\$22,854	\$28,802	\$22,897	\$29,007
\$7,000,000	\$8,643,600	\$50,174	\$35,445	\$7,000,000	\$7,212,107	\$50,174	\$29,575	\$7,000,000	\$8,252,608	\$26,695	\$33,636	\$26,670	\$33,636	\$26,714	\$33,841
\$8,000,000	\$9,878,400	\$57,416	\$40,508	\$8,000,000	\$8,242,408	\$57,416	\$33,800	\$8,000,000	\$9,431,552	\$30,511	\$38,471	\$30,487	\$38,471	\$30,530	\$38,676
\$9,000,000	\$11,113,200	\$64,657	\$45,572	\$9,000,000	\$9,272,709	\$64,657	\$38,025	\$9,000,000	\$10,610,496	\$34,328	\$43,305	\$34,303	\$43,305	\$34,346	\$43,510
\$10,000,000	\$12,348,000	\$71,898	\$50,635	\$10,000,000	\$10,303,010	\$71,898	\$42,249	\$10,000,000	\$11,789,440	\$38,144	\$48,140	\$38,119	\$48,140	\$38,162	\$48,345
\$15,000,000	\$18,522,000	\$108,104	\$75,953	\$15,000,000	\$15,454,515	\$108,104	\$63,374	\$15,000,000	\$17,684,160	\$57,225	\$72,312	\$57,200	\$72,312	\$57,243	\$72,517
\$20,000,000	\$24,696,000	\$144,310	\$101,271	\$20,000,000	\$20,606,020	\$144,310	\$84,499	\$20,000,000	\$23,578,880	\$76,306	\$96,485	\$76,281	\$96,485	\$76,325	\$96,690
\$25,000,000	\$30,870,000	\$180,516	\$126,588	\$25,000,000	\$25,757,525	\$180,516	\$105,624	\$25,000,000	\$29,473,600	\$95,387	\$120,657	\$95,362	\$120,657	\$95,406	\$120,862
\$30,000,000	\$37,044,000	\$216,722	\$151,906	\$30,000,000	\$30,909,030	\$216,722	\$126,748	\$30,000,000	\$35,368,320	\$114,468	\$144,829	\$114,444	\$144,829	\$114,487	\$145,035
\$35,000,000	\$43,218,000	\$252,927	\$177,224	\$35,000,000	\$36,060,535	\$252,927	\$147,873	\$35,000,000	\$41,263,040	\$133,550	\$169,002	\$133,525	\$169,002	\$133,568	\$169,207
\$40,000,000	\$49,392,000	\$289,133	\$202,541	\$40,000,000	\$41,212,040	\$289,133	\$168,998	\$40,000,000	\$47,157,760	\$152,631	\$193,174	\$152,606	\$193,174	\$152,649	\$193,379
\$45,000,000	\$55,566,000	\$325,339	\$227,859	\$45,000,000	\$46,363,545	\$325,339	\$190,123	\$45,000,000	\$53,052,480	\$171,712	\$217,347	\$171,687	\$217,347	\$171,730	\$217,552
\$50,000,000	\$61,740,000	\$361,545	\$253,177	\$50,000,000	\$51,515,050	\$361,545	\$211,247	\$50,000,000	\$58,947,200	\$190,793	\$241,519	\$190,768	\$241,519	\$190,811	\$241,724

CITY OF GLENWOOD, 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	\$62	32.68%	\$20	10.71%	(\$136)	(78.71%)	(\$111)	(75.13%)	\$51	26.68%
\$100,000	\$125	32.68%	\$41	10.71%	(\$85)	(23.33%)	(\$60)	(17.70%)	\$102	26.68%
\$150,000	\$187	32.68%	\$61	10.71%	(\$34)	(6.10%)	(\$9)	(1.70%)	\$153	26.68%
\$200,000	\$78	8.37%	(\$90)	(9.58%)	\$17	2.30%	\$42	5.82%	\$204	26.68%
\$250,000	(\$31)	(2.37%)	(\$240)	(18.53%)	\$68	7.27%	\$93	10.19%	\$255	26.68%
\$300,000	(\$140)	(8.41%)	(\$391)	(23.58%)	\$119	10.56%	\$144	13.05%	\$305	26.68%
\$400,000	(\$357)	(15.00%)	(\$693)	(29.07%)	\$221	14.64%	\$246	16.56%	\$407	26.68%
\$500,000	(\$575)	(18.51%)	(\$994)	(32.01%)	\$323	17.07%	\$347	18.63%	\$509	26.68%
\$600,000	(\$793)	(20.70%)	(\$1,296)	(33.83%)	\$424	18.69%	\$449	20.00%	\$611	26.68%
\$700,000	(\$1,011)	(22.19%)	(\$1,598)	(35.07%)	\$526	19.84%	\$551	20.97%	\$713	26.68%
\$800,000	(\$1,228)	(23.27%)	(\$1,899)	(35.98%)	\$628	20.70%	\$653	21.69%	\$815	26.68%
\$900,000	(\$1,446)	(24.09%)	(\$2,201)	(36.66%)	\$730	21.37%	\$755	22.25%	\$916	26.68%
\$1,000,000	(\$1,664)	(24.73%)	(\$2,502)	(37.20%)	\$832	21.90%	\$857	22.70%	\$1,018	26.68%
\$2,000,000	(\$3,842)	(27.50%)	(\$5,519)	(39.51%)	\$1,850	24.30%	\$1,875	24.70%	\$2,037	26.68%
\$3,000,000	(\$6,019)	(28.38%)	(\$8,535)	(40.24%)	\$2,868	25.09%	\$2,893	25.37%	\$3,055	26.68%
\$4,000,000	(\$8,197)	(28.81%)	(\$11,551)	(40.60%)	\$3,886	25.49%	\$3,911	25.70%	\$4,073	26.68%
\$5,000,000	(\$10,374)	(29.07%)	(\$14,567)	(40.81%)	\$4,905	25.73%	\$4,930	25.89%	\$5,091	26.68%
\$6,000,000	(\$12,552)	(29.24%)	(\$17,584)	(40.96%)	\$5,923	25.89%	\$5,948	26.03%	\$6,110	26.68%
\$7,000,000	(\$14,730)	(29.36%)	(\$20,600)	(41.06%)	\$6,941	26.00%	\$6,966	26.12%	\$7,128	26.68%
\$8,000,000	(\$16,907)	(29.45%)	(\$23,616)	(41.13%)	\$7,960	26.09%	\$7,984	26.19%	\$8,146	26.68%
\$9,000,000	(\$19,085)	(29.52%)	(\$26,632)	(41.19%)	\$8,978	26.15%	\$9,003	26.24%	\$9,164	26.68%
\$10,000,000	(\$21,263)	(29.57%)	(\$29,649)	(41.24%)	\$9,996	26.21%	\$10,021	26.29%	\$10,183	26.68%
\$15,000,000	(\$32,151)	(29.74%)	(\$44,730)	(41.38%)	\$15,087	26.36%	\$15,112	26.42%	\$15,274	26.68%
\$20,000,000	(\$43,039)	(29.82%)	(\$59,811)	(41.45%)	\$20,179	26.44%	\$20,203	26.49%	\$20,365	26.68%
\$25,000,000	(\$53,927)	(29.87%)	(\$74,892)	(41.49%)	\$25,270	26.49%	\$25,295	26.52%	\$25,456	26.68%
\$30,000,000	(\$64,816)	(29.91%)	(\$89,973)	(41.52%)	\$30,361	26.52%	\$30,386	26.55%	\$30,548	26.68%
\$35,000,000	(\$75,704)	(29.93%)	(\$105,054)	(41.54%)	\$35,452	26.55%	\$35,477	26.57%	\$35,639	26.68%
\$40,000,000	(\$86,592)	(29.95%)	(\$120,136)	(41.55%)	\$40,544	26.56%	\$40,568	26.58%	\$40,730	26.68%
\$45,000,000	(\$97,480)	(29.96%)	(\$135,217)	(41.56%)	\$45,635	26.58%	\$45,660	26.59%	\$45,821	26.68%
\$50,000,000	(\$108,369)	(29.97%)	(\$150,298)	(41.57%)	\$50,726	26.59%	\$50,751	26.60%	\$50,913	26.68%