

CITY OF INWOOD, 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	\$7.86408	\$308,487	\$0	\$308,487	
2026-27	\$4.26419	\$314,657	\$1,360	\$316,017	2.4%
2027-28	\$4.28703	\$317,597	\$1,367	\$318,964	0.9%
2028-29	\$4.17409	\$325,343	\$1,331	\$326,674	2.4%
2029-30	\$4.19519	\$328,307	\$1,338	\$329,645	0.9%
2030-31	\$4.08446	\$336,238	\$1,302	\$337,541	2.4%
2031-32	\$4.10510	\$339,229	\$1,309	\$340,538	0.9%
2032-33	\$3.99765	\$347,348	\$1,275	\$348,623	2.4%
2033-34	\$4.01784	\$350,367	\$1,281	\$351,648	0.9%
2034-35	\$3.91351	\$358,681	\$1,248	\$359,929	2.4%
2035-36	\$3.93326	\$361,728	\$1,254	\$362,983	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	\$81,225,155	\$39,227,379	\$1,480,374	\$40,707,753
2026-27	\$77,745,904	\$74,109,476	\$1,658,019	\$75,767,495
2027-28	\$78,038,480	\$74,402,052	\$1,658,019	\$76,060,071
2028-29	\$81,981,711	\$78,262,382	\$1,740,920	\$80,003,302
2029-30	\$82,296,288	\$78,576,959	\$1,740,920	\$80,317,879
2030-31	\$86,446,650	\$82,640,275	\$1,827,966	\$84,468,241
2031-32	\$86,761,226	\$82,954,852	\$1,827,966	\$84,782,817
2032-33	\$91,104,805	\$87,207,032	\$1,919,364	\$89,126,396
2033-34	\$91,419,381	\$87,521,608	\$1,919,364	\$89,440,972
2034-35	\$95,964,618	\$91,970,877	\$2,015,332	\$93,986,209
2035-36	\$96,279,195	\$92,285,453	\$2,015,332	\$94,300,786

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	77.20%	-0.92%	76.28%	22.93%	0.00%	0.79%
2026-27	95.34%	-15.51%	79.83%	19.68%	0.00%	0.43%
2027-28	95.00%	-15.48%	79.52%	20.00%	0.00%	0.42%
2028-29	93.95%	-14.75%	79.20%	20.33%	0.00%	0.40%
2029-30	93.61%	-14.70%	78.91%	20.63%	0.00%	0.40%
2030-31	92.59%	-13.98%	78.62%	20.95%	0.00%	0.38%
2031-32	92.27%	-13.93%	78.34%	21.23%	0.00%	0.38%
2032-33	91.31%	-13.25%	78.05%	21.54%	0.00%	0.36%
2033-34	91.01%	-13.21%	77.80%	21.80%	0.00%	0.36%
2034-35	90.09%	-12.58%	77.52%	22.10%	0.00%	0.34%
2035-36	89.81%	-12.54%	77.27%	22.34%	0.00%	0.34%

**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 INWOOD, 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	\$39,227,379	\$7.86408	\$308,487
2026-27	\$74,109,476	\$4.26419	\$316,017
2027-28	\$74,402,052	\$4.28703	\$318,964
2028-29	\$78,262,382	\$4.17409	\$326,674
2029-30	\$78,576,959	\$4.19519	\$329,645
2030-31	\$82,640,275	\$4.08446	\$337,541
2031-32	\$82,954,852	\$4.10510	\$340,538
2032-33	\$87,207,032	\$3.99765	\$348,623
2033-34	\$87,521,608	\$4.01784	\$351,648
2034-35	\$91,970,877	\$3.91351	\$359,929
2035-36	\$92,285,453	\$3.93326	\$362,983

## CITY OF INWOOD, 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	\$39,227,379	\$7.86408	\$308,487
2026-27	\$40,319,783	\$7.78622	\$313,939
2027-28	\$41,220,480	\$7.78622	\$320,952
2028-29	\$42,865,930	\$7.78622	\$333,763
2029-30	\$43,802,555	\$7.78622	\$341,056
2030-31	\$45,543,385	\$7.78622	\$354,611
2031-32	\$46,517,714	\$7.78622	\$362,197
2032-33	\$48,358,776	\$7.78622	\$376,532
2033-34	\$49,372,916	\$7.78622	\$384,428
2034-35	\$51,319,396	\$7.78622	\$399,584
2035-36	\$52,375,316	\$7.78622	\$407,806

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	\$33,789,692	(\$3.52203)	\$2,078
2027-28	\$33,181,572	(\$3.49919)	-\$1,988
2028-29	\$35,396,452	(\$3.61213)	-\$7,089
2029-30	\$34,774,404	(\$3.59103)	-\$11,411
2030-31	\$37,096,890	(\$3.70176)	-\$17,070
2031-32	\$36,437,137	(\$3.68112)	-\$21,659
2032-33	\$38,848,256	(\$3.78857)	-\$27,909
2033-34	\$38,148,692	(\$3.76838)	-\$32,780
2034-35	\$40,651,481	(\$3.87271)	-\$39,655
2035-36	\$39,910,137	(\$3.85296)	-\$44,823

CITY OF INWOOD, 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	\$187	\$252	\$50,000	\$51,515	\$187	\$210	\$50,000	\$58,947	\$168	\$37	\$144	\$37	\$187	\$241
\$100,000	\$123,480	\$373	\$504	\$100,000	\$103,030	\$373	\$421	\$100,000	\$117,894	\$355	\$277	\$331	\$277	\$373	\$482
\$150,000	\$185,220	\$560	\$757	\$150,000	\$154,545	\$560	\$631	\$150,000	\$176,842	\$541	\$518	\$517	\$518	\$560	\$722
\$200,000	\$246,960	\$913	\$1,009	\$200,000	\$206,060	\$913	\$842	\$200,000	\$235,789	\$728	\$759	\$704	\$759	\$746	\$963
\$250,000	\$308,700	\$1,267	\$1,261	\$250,000	\$257,575	\$1,267	\$1,052	\$250,000	\$294,736	\$914	\$1,000	\$890	\$1,000	\$933	\$1,204
\$300,000	\$370,440	\$1,621	\$1,513	\$300,000	\$309,090	\$1,621	\$1,262	\$300,000	\$353,683	\$1,101	\$1,240	\$1,077	\$1,240	\$1,119	\$1,445
\$400,000	\$493,920	\$2,329	\$2,017	\$400,000	\$412,120	\$2,329	\$1,683	\$400,000	\$471,578	\$1,474	\$1,722	\$1,450	\$1,722	\$1,492	\$1,926
\$500,000	\$617,400	\$3,037	\$2,522	\$500,000	\$515,151	\$3,037	\$2,104	\$500,000	\$589,472	\$1,847	\$2,203	\$1,823	\$2,203	\$1,865	\$2,408
\$600,000	\$740,880	\$3,744	\$3,026	\$600,000	\$618,181	\$3,744	\$2,525	\$600,000	\$707,366	\$2,220	\$2,685	\$2,196	\$2,685	\$2,238	\$2,889
\$700,000	\$864,360	\$4,452	\$3,530	\$700,000	\$721,211	\$4,452	\$2,946	\$700,000	\$825,261	\$2,593	\$3,167	\$2,569	\$3,167	\$2,611	\$3,371
\$800,000	\$987,840	\$5,160	\$4,035	\$800,000	\$824,241	\$5,160	\$3,367	\$800,000	\$943,155	\$2,966	\$3,648	\$2,942	\$3,648	\$2,984	\$3,852
\$900,000	\$1,111,320	\$5,868	\$4,539	\$900,000	\$927,271	\$5,868	\$3,787	\$900,000	\$1,061,050	\$3,339	\$4,130	\$3,315	\$4,130	\$3,357	\$4,334
\$1,000,000	\$1,234,800	\$6,576	\$5,043	\$1,000,000	\$1,030,301	\$6,576	\$4,208	\$1,000,000	\$1,178,944	\$3,712	\$4,611	\$3,688	\$4,611	\$3,730	\$4,815
\$2,000,000	\$2,469,600	\$13,653	\$10,087	\$2,000,000	\$2,060,602	\$13,653	\$8,416	\$2,000,000	\$2,357,888	\$7,442	\$9,426	\$7,418	\$9,426	\$7,460	\$9,631
\$3,000,000	\$3,704,400	\$20,731	\$15,130	\$3,000,000	\$3,090,903	\$20,731	\$12,625	\$3,000,000	\$3,536,832	\$11,172	\$14,242	\$11,148	\$14,242	\$11,190	\$14,446
\$4,000,000	\$4,939,200	\$27,809	\$20,174	\$4,000,000	\$4,121,204	\$27,809	\$16,833	\$4,000,000	\$4,715,776	\$14,902	\$19,057	\$14,878	\$19,057	\$14,920	\$19,261
\$5,000,000	\$6,174,000	\$34,886	\$25,217	\$5,000,000	\$5,151,505	\$34,886	\$21,041	\$5,000,000	\$5,894,720	\$18,632	\$23,873	\$18,608	\$23,873	\$18,650	\$24,077
\$6,000,000	\$7,408,800	\$41,964	\$30,261	\$6,000,000	\$6,181,806	\$41,964	\$25,249	\$6,000,000	\$7,073,664	\$22,362	\$28,688	\$22,338	\$28,688	\$22,380	\$28,892
\$7,000,000	\$8,643,600	\$49,042	\$35,304	\$7,000,000	\$7,212,107	\$49,042	\$29,458	\$7,000,000	\$8,252,608	\$26,092	\$33,503	\$26,068	\$33,503	\$26,110	\$33,707
\$8,000,000	\$9,878,400	\$56,119	\$40,348	\$8,000,000	\$8,242,408	\$56,119	\$33,666	\$8,000,000	\$9,431,552	\$29,822	\$38,319	\$29,798	\$38,319	\$29,840	\$38,523
\$9,000,000	\$11,113,200	\$63,197	\$45,391	\$9,000,000	\$9,272,709	\$63,197	\$37,874	\$9,000,000	\$10,610,496	\$33,552	\$43,134	\$33,528	\$43,134	\$33,571	\$43,338
\$10,000,000	\$12,348,000	\$70,275	\$50,435	\$10,000,000	\$10,303,010	\$70,275	\$42,082	\$10,000,000	\$11,789,440	\$37,282	\$47,949	\$37,258	\$47,949	\$37,301	\$48,153
\$15,000,000	\$18,522,000	\$105,663	\$75,652	\$15,000,000	\$15,454,515	\$105,663	\$63,123	\$15,000,000	\$17,684,160	\$55,933	\$72,026	\$55,909	\$72,026	\$55,951	\$72,230
\$20,000,000	\$24,696,000	\$141,051	\$100,870	\$20,000,000	\$20,606,020	\$141,051	\$84,164	\$20,000,000	\$23,578,880	\$74,583	\$96,103	\$74,559	\$96,103	\$74,601	\$96,307
\$25,000,000	\$30,870,000	\$176,440	\$126,087	\$25,000,000	\$25,757,525	\$176,440	\$105,206	\$25,000,000	\$29,473,600	\$93,233	\$120,180	\$93,209	\$120,180	\$93,251	\$120,384
\$30,000,000	\$37,044,000	\$211,828	\$151,305	\$30,000,000	\$30,909,030	\$211,828	\$126,247	\$30,000,000	\$35,368,320	\$111,884	\$144,256	\$111,859	\$144,256	\$111,902	\$144,460
\$35,000,000	\$43,218,000	\$247,216	\$176,522	\$35,000,000	\$36,060,535	\$247,216	\$147,288	\$35,000,000	\$41,263,040	\$130,534	\$168,333	\$130,510	\$168,333	\$130,552	\$168,537
\$40,000,000	\$49,392,000	\$282,605	\$201,740	\$40,000,000	\$41,212,040	\$282,605	\$168,329	\$40,000,000	\$47,157,760	\$149,184	\$192,410	\$149,160	\$192,410	\$149,202	\$192,614
\$45,000,000	\$55,566,000	\$317,993	\$226,957	\$45,000,000	\$46,363,545	\$317,993	\$189,370	\$45,000,000	\$53,052,480	\$167,835	\$216,487	\$167,810	\$216,487	\$167,853	\$216,691
\$50,000,000	\$61,740,000	\$353,381	\$252,175	\$50,000,000	\$51,515,050	\$353,381	\$210,411	\$50,000,000	\$58,947,200	\$186,485	\$240,563	\$186,461	\$240,563	\$186,503	\$240,767

CITY OF            INWOOD, 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	\$66	35.21%	\$24	12.82%	(\$132)	(78.30%)	(\$108)	(74.65%)	\$54	29.10%
\$100,000	\$131	35.21%	\$48	12.82%	(\$78)	(21.87%)	(\$53)	(16.14%)	\$109	29.10%
\$150,000	\$197	35.21%	\$72	12.82%	(\$23)	(4.31%)	\$1	0.18%	\$163	29.10%
\$200,000	\$95	10.43%	(\$72)	(7.86%)	\$31	4.25%	\$55	7.84%	\$217	29.10%
\$250,000	(\$6)	(0.51%)	(\$215)	(16.98%)	\$85	9.32%	\$109	12.29%	\$271	29.10%
\$300,000	(\$108)	(6.67%)	(\$359)	(22.13%)	\$139	12.67%	\$164	15.20%	\$326	29.10%
\$400,000	(\$312)	(13.38%)	(\$646)	(27.72%)	\$248	16.82%	\$272	18.78%	\$434	29.10%
\$500,000	(\$515)	(16.96%)	(\$933)	(30.71%)	\$357	19.30%	\$381	20.89%	\$543	29.10%
\$600,000	(\$718)	(19.18%)	(\$1,220)	(32.57%)	\$465	20.95%	\$489	22.28%	\$651	29.10%
\$700,000	(\$922)	(20.70%)	(\$1,506)	(33.84%)	\$574	22.12%	\$598	23.27%	\$760	29.10%
\$800,000	(\$1,125)	(21.81%)	(\$1,793)	(34.76%)	\$682	23.00%	\$706	24.01%	\$868	29.10%
\$900,000	(\$1,329)	(22.64%)	(\$2,080)	(35.45%)	\$791	23.68%	\$815	24.58%	\$977	29.10%
\$1,000,000	(\$1,532)	(23.30%)	(\$2,367)	(36.00%)	\$899	24.22%	\$923	25.04%	\$1,085	29.10%
\$2,000,000	(\$3,566)	(26.12%)	(\$5,237)	(38.36%)	\$1,984	26.67%	\$2,009	27.08%	\$2,171	29.10%
\$3,000,000	(\$5,600)	(27.01%)	(\$8,106)	(39.10%)	\$3,070	27.48%	\$3,094	27.75%	\$3,256	29.10%
\$4,000,000	(\$7,635)	(27.45%)	(\$10,976)	(39.47%)	\$4,155	27.88%	\$4,179	28.09%	\$4,341	29.10%
\$5,000,000	(\$9,669)	(27.72%)	(\$13,845)	(39.69%)	\$5,240	28.13%	\$5,265	28.29%	\$5,426	29.10%
\$6,000,000	(\$11,703)	(27.89%)	(\$16,715)	(39.83%)	\$6,326	28.29%	\$6,350	28.43%	\$6,512	29.10%
\$7,000,000	(\$13,737)	(28.01%)	(\$19,584)	(39.93%)	\$7,411	28.40%	\$7,435	28.52%	\$7,597	29.10%
\$8,000,000	(\$15,771)	(28.10%)	(\$22,453)	(40.01%)	\$8,496	28.49%	\$8,520	28.59%	\$8,682	29.10%
\$9,000,000	(\$17,805)	(28.17%)	(\$25,323)	(40.07%)	\$9,581	28.56%	\$9,606	28.65%	\$9,768	29.10%
\$10,000,000	(\$19,840)	(28.23%)	(\$28,192)	(40.12%)	\$10,667	28.61%	\$10,691	28.69%	\$10,853	29.10%
\$15,000,000	(\$30,011)	(28.40%)	(\$42,540)	(40.26%)	\$16,093	28.77%	\$16,117	28.83%	\$16,279	29.10%
\$20,000,000	(\$40,181)	(28.49%)	(\$56,887)	(40.33%)	\$21,520	28.85%	\$21,544	28.90%	\$21,706	29.10%
\$25,000,000	(\$50,352)	(28.54%)	(\$71,234)	(40.37%)	\$26,946	28.90%	\$26,970	28.94%	\$27,132	29.10%
\$30,000,000	(\$60,523)	(28.57%)	(\$85,581)	(40.40%)	\$32,373	28.93%	\$32,397	28.96%	\$32,559	29.10%
\$35,000,000	(\$70,694)	(28.60%)	(\$99,929)	(40.42%)	\$37,799	28.96%	\$37,823	28.98%	\$37,985	29.10%
\$40,000,000	(\$80,865)	(28.61%)	(\$114,276)	(40.44%)	\$43,225	28.97%	\$43,250	29.00%	\$43,412	29.10%
\$45,000,000	(\$91,036)	(28.63%)	(\$128,623)	(40.45%)	\$48,652	28.99%	\$48,676	29.01%	\$48,838	29.10%
\$50,000,000	(\$101,207)	(28.64%)	(\$142,970)	(40.46%)	\$54,078	29.00%	\$54,103	29.02%	\$54,265	29.10%