

CITY OF LARCHWOOD, 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	\$6.01135	\$306,694	\$0	\$306,694	
2026-27	\$3.28762	\$312,828	\$7,413	\$320,240	4.4%
2027-28	\$3.36329	\$326,645	\$7,583	\$334,228	4.4%
2028-29	\$3.28418	\$340,912	\$7,405	\$348,317	4.2%
2029-30	\$3.35551	\$355,018	\$7,566	\$362,584	4.1%
2030-31	\$3.27530	\$369,836	\$7,385	\$377,221	4.0%
2031-32	\$3.34070	\$383,893	\$7,532	\$391,425	3.8%
2032-33	\$3.26060	\$399,253	\$7,352	\$406,605	3.9%
2033-34	\$3.32064	\$413,237	\$7,487	\$420,724	3.5%
2034-35	\$3.24083	\$429,139	\$7,307	\$436,446	3.7%
2035-36	\$3.29601	\$443,029	\$7,431	\$450,460	3.2%

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	\$99,354,188	\$51,019,100	\$0	\$51,019,100
2026-27	\$98,108,978	\$97,408,048	\$0	\$97,408,048
2027-28	\$100,076,227	\$99,375,297	\$0	\$99,375,297
2028-29	\$106,759,982	\$106,059,052	\$0	\$106,059,052
2029-30	\$108,757,231	\$108,056,301	\$0	\$108,056,301
2030-31	\$115,872,253	\$115,171,323	\$0	\$115,171,323
2031-32	\$117,869,502	\$117,168,572	\$0	\$117,168,572
2032-33	\$125,403,457	\$124,702,527	\$0	\$124,702,527
2033-34	\$127,400,706	\$126,699,776	\$0	\$126,699,776
2034-35	\$135,372,049	\$134,671,119	\$0	\$134,671,119
2035-36	\$137,369,298	\$136,668,368	\$0	\$136,668,368

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.29%	-0.86%	75.43%	24.03%	0.54%	0.00%
2026-27	93.01%	-14.00%	79.01%	20.27%	0.39%	0.00%
2027-28	92.34%	-14.02%	78.32%	20.98%	0.39%	0.00%
2028-29	91.07%	-13.39%	77.68%	21.67%	0.36%	0.00%
2029-30	90.46%	-13.38%	77.08%	22.28%	0.36%	0.00%
2030-31	89.27%	-12.77%	76.51%	22.90%	0.34%	0.00%
2031-32	88.74%	-12.77%	75.97%	23.45%	0.33%	0.00%
2032-33	87.64%	-12.19%	75.45%	24.01%	0.32%	0.00%
2033-34	87.18%	-12.20%	74.97%	24.50%	0.31%	0.00%
2034-35	86.16%	-11.66%	74.49%	25.02%	0.30%	0.00%
2035-36	85.75%	-11.68%	74.06%	25.45%	0.29%	0.00%

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 LARCHWOOD, 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	\$51,019,100	\$6.01135	\$306,694
2026-27	\$97,408,048	\$3.28762	\$320,240
2027-28	\$99,375,297	\$3.36329	\$334,228
2028-29	\$106,059,052	\$3.28418	\$348,317
2029-30	\$108,056,301	\$3.35551	\$362,584
2030-31	\$115,171,323	\$3.27530	\$377,221
2031-32	\$117,168,572	\$3.34070	\$391,425
2032-33	\$124,702,527	\$3.26060	\$406,605
2033-34	\$126,699,776	\$3.32064	\$420,724
2034-35	\$134,671,119	\$3.24083	\$436,446
2035-36	\$136,668,368	\$3.29601	\$450,460

CITY OF LARCHWOOD, 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	\$51,019,100	\$6.01135	\$306,694
2026-27	\$53,712,620	\$5.89348	\$316,554
2027-28	\$55,883,481	\$5.77792	\$322,891
2028-29	\$59,190,162	\$5.77792	\$341,996
2029-30	\$61,433,982	\$5.77792	\$354,961
2030-31	\$64,960,768	\$5.77792	\$375,338
2031-32	\$67,281,246	\$5.77792	\$388,746
2032-33	\$71,039,450	\$5.77792	\$410,461
2033-34	\$73,440,790	\$5.77792	\$424,335
2034-35	\$77,442,419	\$5.77792	\$447,456
2035-36	\$79,928,717	\$5.77792	\$461,822

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	\$43,695,428	(\$2.60586)	\$3,686
2027-28	\$43,491,816	(\$2.41463)	\$11,337
2028-29	\$46,868,890	(\$2.49374)	\$6,321
2029-30	\$46,622,319	(\$2.42241)	\$7,623
2030-31	\$50,210,554	(\$2.50262)	\$1,882
2031-32	\$49,887,325	(\$2.43722)	\$2,679
2032-33	\$53,663,077	(\$2.51732)	-\$3,856
2033-34	\$53,258,986	(\$2.45728)	-\$3,611
2034-35	\$57,228,700	(\$2.53709)	-\$11,010
2035-36	\$56,739,651	(\$2.48191)	-\$11,362

CITY OF LARCHWOOD, 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	\$143	\$202	\$50,000	\$51,515	\$143	\$169	\$50,000	\$58,947	\$129	\$29	\$110	\$29	\$143	\$193
\$100,000	\$123,480	\$285	\$404	\$100,000	\$103,030	\$285	\$337	\$100,000	\$117,894	\$271	\$222	\$253	\$222	\$285	\$386
\$150,000	\$185,220	\$428	\$607	\$150,000	\$154,545	\$428	\$506	\$150,000	\$176,842	\$414	\$415	\$395	\$415	\$428	\$579
\$200,000	\$246,960	\$698	\$809	\$200,000	\$206,060	\$698	\$675	\$200,000	\$235,789	\$556	\$609	\$538	\$609	\$570	\$772
\$250,000	\$308,700	\$969	\$1,011	\$250,000	\$257,575	\$969	\$844	\$250,000	\$294,736	\$699	\$802	\$680	\$802	\$713	\$965
\$300,000	\$370,440	\$1,239	\$1,213	\$300,000	\$309,090	\$1,239	\$1,012	\$300,000	\$353,683	\$842	\$995	\$823	\$995	\$855	\$1,158
\$400,000	\$493,920	\$1,780	\$1,618	\$400,000	\$412,120	\$1,780	\$1,350	\$400,000	\$471,578	\$1,127	\$1,381	\$1,108	\$1,381	\$1,141	\$1,545
\$500,000	\$617,400	\$2,321	\$2,022	\$500,000	\$515,151	\$2,321	\$1,687	\$500,000	\$589,472	\$1,412	\$1,767	\$1,393	\$1,767	\$1,426	\$1,931
\$600,000	\$740,880	\$2,862	\$2,427	\$600,000	\$618,181	\$2,862	\$2,025	\$600,000	\$707,366	\$1,697	\$2,153	\$1,678	\$2,153	\$1,711	\$2,317
\$700,000	\$864,360	\$3,403	\$2,831	\$700,000	\$721,211	\$3,403	\$2,362	\$700,000	\$825,261	\$1,982	\$2,539	\$1,964	\$2,539	\$1,996	\$2,703
\$800,000	\$987,840	\$3,944	\$3,235	\$800,000	\$824,241	\$3,944	\$2,700	\$800,000	\$943,155	\$2,267	\$2,925	\$2,249	\$2,925	\$2,281	\$3,089
\$900,000	\$1,111,320	\$4,485	\$3,640	\$900,000	\$927,271	\$4,485	\$3,037	\$900,000	\$1,061,050	\$2,552	\$3,311	\$2,534	\$3,311	\$2,566	\$3,475
\$1,000,000	\$1,234,800	\$5,026	\$4,044	\$1,000,000	\$1,030,301	\$5,026	\$3,375	\$1,000,000	\$1,178,944	\$2,837	\$3,698	\$2,819	\$3,698	\$2,851	\$3,861
\$2,000,000	\$2,469,600	\$10,437	\$8,089	\$2,000,000	\$2,060,602	\$10,437	\$6,749	\$2,000,000	\$2,357,888	\$5,689	\$7,559	\$5,670	\$7,559	\$5,703	\$7,723
\$3,000,000	\$3,704,400	\$15,847	\$12,133	\$3,000,000	\$3,090,903	\$15,847	\$10,124	\$3,000,000	\$3,536,832	\$8,540	\$11,420	\$8,521	\$11,420	\$8,554	\$11,584
\$4,000,000	\$4,939,200	\$21,257	\$16,177	\$4,000,000	\$4,121,204	\$21,257	\$13,498	\$4,000,000	\$4,715,776	\$11,391	\$15,282	\$11,373	\$15,282	\$11,405	\$15,446
\$5,000,000	\$6,174,000	\$26,667	\$20,222	\$5,000,000	\$5,151,505	\$26,667	\$16,873	\$5,000,000	\$5,894,720	\$14,243	\$19,143	\$14,224	\$19,143	\$14,256	\$19,307
\$6,000,000	\$7,408,800	\$32,077	\$24,266	\$6,000,000	\$6,181,806	\$32,077	\$20,247	\$6,000,000	\$7,073,664	\$17,094	\$23,005	\$17,075	\$23,005	\$17,108	\$23,168
\$7,000,000	\$8,643,600	\$37,488	\$28,310	\$7,000,000	\$7,212,107	\$37,488	\$23,622	\$7,000,000	\$8,252,608	\$19,945	\$26,866	\$19,927	\$26,866	\$19,959	\$27,030
\$8,000,000	\$9,878,400	\$42,898	\$32,355	\$8,000,000	\$8,242,408	\$42,898	\$26,996	\$8,000,000	\$9,431,552	\$22,796	\$30,727	\$22,778	\$30,727	\$22,810	\$30,891
\$9,000,000	\$11,113,200	\$48,308	\$36,399	\$9,000,000	\$9,272,709	\$48,308	\$30,371	\$9,000,000	\$10,610,496	\$25,648	\$34,589	\$25,629	\$34,589	\$25,662	\$34,753
\$10,000,000	\$12,348,000	\$53,718	\$40,443	\$10,000,000	\$10,303,010	\$53,718	\$33,745	\$10,000,000	\$11,789,440	\$28,499	\$38,450	\$28,480	\$38,450	\$28,513	\$38,614
\$15,000,000	\$18,522,000	\$80,769	\$60,665	\$15,000,000	\$15,454,515	\$80,769	\$50,618	\$15,000,000	\$17,684,160	\$42,755	\$57,757	\$42,737	\$57,757	\$42,769	\$57,921
\$20,000,000	\$24,696,000	\$107,821	\$80,887	\$20,000,000	\$20,606,020	\$107,821	\$67,491	\$20,000,000	\$23,578,880	\$57,012	\$77,064	\$56,993	\$77,064	\$57,026	\$77,228
\$25,000,000	\$30,870,000	\$134,872	\$101,109	\$25,000,000	\$25,757,525	\$134,872	\$84,364	\$25,000,000	\$29,473,600	\$71,268	\$96,371	\$71,250	\$96,371	\$71,282	\$96,535
\$30,000,000	\$37,044,000	\$161,923	\$121,330	\$30,000,000	\$30,909,030	\$161,923	\$101,236	\$30,000,000	\$35,368,320	\$85,525	\$115,678	\$85,506	\$115,678	\$85,538	\$115,842
\$35,000,000	\$43,218,000	\$188,974	\$141,552	\$35,000,000	\$36,060,535	\$188,974	\$118,109	\$35,000,000	\$41,263,040	\$99,781	\$134,985	\$99,762	\$134,985	\$99,795	\$135,149
\$40,000,000	\$49,392,000	\$216,025	\$161,774	\$40,000,000	\$41,212,040	\$216,025	\$134,982	\$40,000,000	\$47,157,760	\$114,037	\$154,292	\$114,019	\$154,292	\$114,051	\$154,456
\$45,000,000	\$55,566,000	\$243,076	\$181,995	\$45,000,000	\$46,363,545	\$243,076	\$151,855	\$45,000,000	\$53,052,480	\$128,294	\$173,599	\$128,275	\$173,599	\$128,308	\$173,763
\$50,000,000	\$61,740,000	\$270,127	\$202,217	\$50,000,000	\$51,515,050	\$270,127	\$168,727	\$50,000,000	\$58,947,200	\$142,550	\$192,906	\$142,532	\$192,906	\$142,564	\$193,070

CITY OF LARCHWOOD, 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	41.84%	\$26	18.35%	(\$99)	(77.24%)	(\$81)	(73.41%)	\$51	35.43%
\$100,000	\$119	41.84%	\$52	18.35%	(\$49)	(18.03%)	(\$30)	(12.02%)	\$101	35.43%
\$150,000	\$179	41.84%	\$78	18.35%	\$2	0.38%	\$20	5.09%	\$152	35.43%
\$200,000	\$111	15.85%	(\$23)	(3.34%)	\$52	9.36%	\$71	13.13%	\$202	35.43%
\$250,000	\$42	4.37%	(\$125)	(12.91%)	\$103	14.68%	\$121	17.80%	\$253	35.43%
\$300,000	(\$26)	(2.09%)	(\$227)	(18.31%)	\$153	18.19%	\$172	20.85%	\$303	35.43%
\$400,000	(\$163)	(9.13%)	(\$430)	(24.18%)	\$254	22.55%	\$273	24.60%	\$404	35.43%
\$500,000	(\$299)	(12.89%)	(\$634)	(27.31%)	\$355	25.15%	\$374	26.82%	\$505	35.43%
\$600,000	(\$436)	(15.22%)	(\$838)	(29.26%)	\$456	26.88%	\$475	28.28%	\$606	35.43%
\$700,000	(\$572)	(16.82%)	(\$1,041)	(30.59%)	\$557	28.11%	\$576	29.32%	\$707	35.43%
\$800,000	(\$709)	(17.97%)	(\$1,245)	(31.56%)	\$658	29.03%	\$677	30.09%	\$808	35.43%
\$900,000	(\$845)	(18.85%)	(\$1,448)	(32.29%)	\$759	29.74%	\$778	30.69%	\$909	35.43%
\$1,000,000	(\$982)	(19.54%)	(\$1,652)	(32.86%)	\$860	30.32%	\$879	31.17%	\$1,010	35.43%
\$2,000,000	(\$2,348)	(22.50%)	(\$3,688)	(35.33%)	\$1,870	32.88%	\$1,889	33.31%	\$2,020	35.43%
\$3,000,000	(\$3,714)	(23.44%)	(\$5,723)	(36.12%)	\$2,880	33.73%	\$2,899	34.02%	\$3,030	35.43%
\$4,000,000	(\$5,080)	(23.90%)	(\$7,759)	(36.50%)	\$3,891	34.15%	\$3,909	34.37%	\$4,040	35.43%
\$5,000,000	(\$6,446)	(24.17%)	(\$9,795)	(36.73%)	\$4,901	34.41%	\$4,919	34.58%	\$5,051	35.43%
\$6,000,000	(\$7,811)	(24.35%)	(\$11,830)	(36.88%)	\$5,911	34.58%	\$5,929	34.72%	\$6,061	35.43%
\$7,000,000	(\$9,177)	(24.48%)	(\$13,866)	(36.99%)	\$6,921	34.70%	\$6,939	34.82%	\$7,071	35.43%
\$8,000,000	(\$10,543)	(24.58%)	(\$15,902)	(37.07%)	\$7,931	34.79%	\$7,950	34.90%	\$8,081	35.43%
\$9,000,000	(\$11,909)	(24.65%)	(\$17,937)	(37.13%)	\$8,941	34.86%	\$8,960	34.96%	\$9,091	35.43%
\$10,000,000	(\$13,275)	(24.71%)	(\$19,973)	(37.18%)	\$9,951	34.92%	\$9,970	35.01%	\$10,101	35.43%
\$15,000,000	(\$20,104)	(24.89%)	(\$30,151)	(37.33%)	\$15,002	35.09%	\$15,020	35.15%	\$15,152	35.43%
\$20,000,000	(\$26,934)	(24.98%)	(\$40,330)	(37.40%)	\$20,052	35.17%	\$20,071	35.22%	\$20,202	35.43%
\$25,000,000	(\$33,763)	(25.03%)	(\$50,508)	(37.45%)	\$25,103	35.22%	\$25,121	35.26%	\$25,253	35.43%
\$30,000,000	(\$40,592)	(25.07%)	(\$60,686)	(37.48%)	\$30,153	35.26%	\$30,172	35.29%	\$30,303	35.43%
\$35,000,000	(\$47,422)	(25.09%)	(\$70,865)	(37.50%)	\$35,204	35.28%	\$35,223	35.31%	\$35,354	35.43%
\$40,000,000	(\$54,251)	(25.11%)	(\$81,043)	(37.52%)	\$40,255	35.30%	\$40,273	35.32%	\$40,405	35.43%
\$45,000,000	(\$61,081)	(25.13%)	(\$91,221)	(37.53%)	\$45,305	35.31%	\$45,324	35.33%	\$45,455	35.43%
\$50,000,000	(\$67,910)	(25.14%)	(\$101,400)	(37.54%)	\$50,356	35.32%	\$50,374	35.34%	\$50,506	35.43%