

CITY OF OELWEIN, 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	\$8.20589	\$1,286,649	\$0	\$1,286,649	
2026-27	\$5.02869	\$1,312,382	\$9,788	\$1,322,170	2.8%
2027-28	\$5.06767	\$1,328,781	\$9,864	\$1,338,645	1.2%
2028-29	\$4.94114	\$1,365,417	\$9,618	\$1,375,035	2.7%
2029-30	\$4.97594	\$1,382,626	\$9,686	\$1,392,311	1.3%
2030-31	\$4.84759	\$1,420,158	\$9,436	\$1,429,593	2.7%
2031-32	\$4.87980	\$1,437,039	\$9,498	\$1,446,537	1.2%
2032-33	\$4.75517	\$1,475,468	\$9,256	\$1,484,724	2.6%
2033-34	\$4.78539	\$1,492,146	\$9,315	\$1,501,461	1.1%
2034-35	\$4.66432	\$1,531,490	\$9,079	\$1,540,569	2.6%
2035-36	\$4.69362	\$1,548,272	\$9,136	\$1,557,408	1.1%

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	\$370,271,130	\$156,795,762	\$29,747,962	\$186,543,724
2026-27	\$324,428,181	\$262,925,402	\$33,374,681	\$296,300,083
2027-28	\$325,685,202	\$264,153,940	\$33,403,163	\$297,557,104
2028-29	\$341,511,460	\$278,282,982	\$35,100,380	\$313,383,362
2029-30	\$343,065,663	\$279,808,704	\$35,128,862	\$314,937,565
2030-31	\$359,948,491	\$294,908,030	\$36,912,362	\$331,820,393
2031-32	\$361,502,694	\$296,433,752	\$36,940,844	\$333,374,596
2032-33	\$379,176,611	\$312,233,569	\$38,814,945	\$351,048,513
2033-34	\$380,730,815	\$313,759,290	\$38,843,427	\$352,602,717
2034-35	\$399,228,865	\$330,288,111	\$40,812,656	\$371,100,767
2035-36	\$400,783,068	\$331,813,832	\$40,841,138	\$372,654,970

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.45%	-2.41%	64.04%	18.17%	15.36%	2.22%
2026-27	96.78%	-27.83%	68.94%	18.14%	11.17%	1.40%
2027-28	97.01%	-27.96%	69.05%	18.10%	11.13%	1.39%
2028-29	96.40%	-26.77%	69.63%	18.07%	10.67%	1.32%
2029-30	96.52%	-26.77%	69.75%	18.00%	10.62%	1.32%
2030-31	95.85%	-25.53%	70.32%	17.97%	10.18%	1.25%
2031-32	95.97%	-25.53%	70.43%	17.91%	10.13%	1.24%
2032-33	95.32%	-24.36%	70.96%	17.88%	9.72%	1.18%
2033-34	95.44%	-24.37%	71.06%	17.82%	9.67%	1.18%
2034-35	94.82%	-23.27%	71.55%	17.80%	9.28%	1.12%
2035-36	94.93%	-23.28%	71.65%	17.75%	9.25%	1.11%

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 OELWEIN, 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	\$156,795,762	\$8.20589	\$1,286,649
2026-27	\$262,925,402	\$5.02869	\$1,322,170
2027-28	\$264,153,940	\$5.06767	\$1,338,645
2028-29	\$278,282,982	\$4.94114	\$1,375,035
2029-30	\$279,808,704	\$4.97594	\$1,392,311
2030-31	\$294,908,030	\$4.84759	\$1,429,593
2031-32	\$296,433,752	\$4.87980	\$1,446,537
2032-33	\$312,233,569	\$4.75517	\$1,484,724
2033-34	\$313,759,290	\$4.78539	\$1,501,461
2034-35	\$330,288,111	\$4.66432	\$1,540,569
2035-36	\$331,813,832	\$4.69362	\$1,557,408

CITY OF OELWEIN, 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	\$156,795,762	\$8.20589	\$1,286,649
2026-27	\$158,154,329	\$8.20589	\$1,297,797
2027-28	\$161,685,460	\$8.20589	\$1,326,773
2028-29	\$166,911,867	\$8.10000	\$1,351,986
2029-30	\$170,658,779	\$8.10000	\$1,382,336
2030-31	\$176,164,368	\$8.10000	\$1,426,931
2031-32	\$180,107,988	\$8.10000	\$1,458,875
2032-33	\$185,907,257	\$8.10000	\$1,505,849
2033-34	\$190,058,446	\$8.10000	\$1,539,473
2034-35	\$196,167,009	\$8.10000	\$1,588,953
2035-36	\$200,536,191	\$8.10000	\$1,624,343

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	\$104,771,073	(\$3.17720)	\$24,373
2027-28	\$102,468,480	(\$3.13822)	\$11,872
2028-29	\$111,371,115	(\$3.15886)	\$23,049
2029-30	\$109,149,925	(\$3.12406)	\$9,975
2030-31	\$118,743,662	(\$3.25241)	\$2,662
2031-32	\$116,325,763	(\$3.22020)	-\$12,337
2032-33	\$126,326,312	(\$3.34483)	-\$21,125
2033-34	\$123,700,844	(\$3.31461)	-\$38,013
2034-35	\$134,121,102	(\$3.43568)	-\$48,383
2035-36	\$131,277,642	(\$3.40638)	-\$66,935

CITY OF OELWEIN, 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	\$195	\$299	\$50,000	\$51,515	\$195	\$250	\$50,000	\$58,947	\$176	\$43	\$150	\$43	\$195	\$286
\$100,000	\$123,480	\$389	\$599	\$100,000	\$103,030	\$389	\$499	\$100,000	\$117,894	\$370	\$329	\$345	\$329	\$389	\$572
\$150,000	\$185,220	\$584	\$898	\$150,000	\$154,545	\$584	\$749	\$150,000	\$176,842	\$565	\$615	\$540	\$615	\$584	\$857
\$200,000	\$246,960	\$953	\$1,197	\$200,000	\$206,060	\$953	\$999	\$200,000	\$235,789	\$760	\$901	\$734	\$901	\$778	\$1,143
\$250,000	\$308,700	\$1,322	\$1,496	\$250,000	\$257,575	\$1,322	\$1,249	\$250,000	\$294,736	\$954	\$1,186	\$929	\$1,186	\$973	\$1,429
\$300,000	\$370,440	\$1,692	\$1,796	\$300,000	\$309,090	\$1,692	\$1,498	\$300,000	\$353,683	\$1,149	\$1,472	\$1,123	\$1,472	\$1,168	\$1,715
\$400,000	\$493,920	\$2,430	\$2,394	\$400,000	\$412,120	\$2,430	\$1,998	\$400,000	\$471,578	\$1,538	\$2,044	\$1,513	\$2,044	\$1,557	\$2,286
\$500,000	\$617,400	\$3,169	\$2,993	\$500,000	\$515,151	\$3,169	\$2,497	\$500,000	\$589,472	\$1,927	\$2,615	\$1,902	\$2,615	\$1,946	\$2,858
\$600,000	\$740,880	\$3,907	\$3,591	\$600,000	\$618,181	\$3,907	\$2,997	\$600,000	\$707,366	\$2,316	\$3,187	\$2,291	\$3,187	\$2,335	\$3,429
\$700,000	\$864,360	\$4,646	\$4,190	\$700,000	\$721,211	\$4,646	\$3,496	\$700,000	\$825,261	\$2,706	\$3,758	\$2,680	\$3,758	\$2,725	\$4,001
\$800,000	\$987,840	\$5,384	\$4,789	\$800,000	\$824,241	\$5,384	\$3,996	\$800,000	\$943,155	\$3,095	\$4,330	\$3,070	\$4,330	\$3,114	\$4,572
\$900,000	\$1,111,320	\$6,123	\$5,387	\$900,000	\$927,271	\$6,123	\$4,495	\$900,000	\$1,061,050	\$3,484	\$4,901	\$3,459	\$4,901	\$3,503	\$5,144
\$1,000,000	\$1,234,800	\$6,861	\$5,986	\$1,000,000	\$1,030,301	\$6,861	\$4,994	\$1,000,000	\$1,178,944	\$3,873	\$5,473	\$3,848	\$5,473	\$3,892	\$5,715
\$2,000,000	\$2,469,600	\$14,247	\$11,972	\$2,000,000	\$2,060,602	\$14,247	\$9,989	\$2,000,000	\$2,357,888	\$7,765	\$11,188	\$7,740	\$11,188	\$7,784	\$11,430
\$3,000,000	\$3,704,400	\$21,632	\$17,957	\$3,000,000	\$3,090,903	\$21,632	\$14,983	\$3,000,000	\$3,536,832	\$11,658	\$16,903	\$11,632	\$16,903	\$11,677	\$17,145
\$4,000,000	\$4,939,200	\$29,017	\$23,943	\$4,000,000	\$4,121,204	\$29,017	\$19,978	\$4,000,000	\$4,715,776	\$15,550	\$22,618	\$15,525	\$22,618	\$15,569	\$22,860
\$5,000,000	\$6,174,000	\$36,403	\$29,929	\$5,000,000	\$5,151,505	\$36,403	\$24,972	\$5,000,000	\$5,894,720	\$19,442	\$28,333	\$19,417	\$28,333	\$19,461	\$28,575
\$6,000,000	\$7,408,800	\$43,788	\$35,915	\$6,000,000	\$6,181,806	\$43,788	\$29,967	\$6,000,000	\$7,073,664	\$23,334	\$34,048	\$23,309	\$34,048	\$23,353	\$34,290
\$7,000,000	\$8,643,600	\$51,173	\$41,901	\$7,000,000	\$7,212,107	\$51,173	\$34,961	\$7,000,000	\$8,252,608	\$27,226	\$39,763	\$27,201	\$39,763	\$27,245	\$40,005
\$8,000,000	\$9,878,400	\$58,558	\$47,886	\$8,000,000	\$8,242,408	\$58,558	\$39,956	\$8,000,000	\$9,431,552	\$31,119	\$45,478	\$31,093	\$45,478	\$31,137	\$45,720
\$9,000,000	\$11,113,200	\$65,944	\$53,872	\$9,000,000	\$9,272,709	\$65,944	\$44,950	\$9,000,000	\$10,610,496	\$35,011	\$51,193	\$34,985	\$51,193	\$35,030	\$51,435
\$10,000,000	\$12,348,000	\$73,329	\$59,858	\$10,000,000	\$10,303,010	\$73,329	\$49,945	\$10,000,000	\$11,789,440	\$38,903	\$56,908	\$38,878	\$56,908	\$38,922	\$57,150
\$15,000,000	\$18,522,000	\$110,256	\$89,787	\$15,000,000	\$15,454,515	\$110,256	\$74,917	\$15,000,000	\$17,684,160	\$58,364	\$85,483	\$58,339	\$85,483	\$58,383	\$85,726
\$20,000,000	\$24,696,000	\$147,182	\$119,716	\$20,000,000	\$20,606,020	\$147,182	\$99,890	\$20,000,000	\$23,578,880	\$77,825	\$114,058	\$77,800	\$114,058	\$77,844	\$114,301
\$25,000,000	\$30,870,000	\$184,109	\$149,645	\$25,000,000	\$25,757,525	\$184,109	\$124,862	\$25,000,000	\$29,473,600	\$97,286	\$142,634	\$97,260	\$142,634	\$97,305	\$142,876
\$30,000,000	\$37,044,000	\$221,035	\$179,574	\$30,000,000	\$30,909,030	\$221,035	\$149,834	\$30,000,000	\$35,368,320	\$116,747	\$171,209	\$116,721	\$171,209	\$116,766	\$171,451
\$35,000,000	\$43,218,000	\$257,962	\$209,503	\$35,000,000	\$36,060,535	\$257,962	\$174,807	\$35,000,000	\$41,263,040	\$136,208	\$199,784	\$136,182	\$199,784	\$136,226	\$200,026
\$40,000,000	\$49,392,000	\$294,888	\$239,432	\$40,000,000	\$41,212,040	\$294,888	\$199,779	\$40,000,000	\$47,157,760	\$155,669	\$228,359	\$155,643	\$228,359	\$155,687	\$228,601
\$45,000,000	\$55,566,000	\$331,815	\$269,361	\$45,000,000	\$46,363,545	\$331,815	\$224,751	\$45,000,000	\$53,052,480	\$175,129	\$256,934	\$175,104	\$256,934	\$175,148	\$257,177
\$50,000,000	\$61,740,000	\$368,741	\$299,290	\$50,000,000	\$51,515,050	\$368,741	\$249,724	\$50,000,000	\$58,947,200	\$194,590	\$285,509	\$194,565	\$285,509	\$194,609	\$285,752

CITY OF OELWEIN, 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	\$105	53.79%	\$55	28.32%	(\$132)	(75.32%)	(\$107)	(71.17%)	\$91	46.83%
\$100,000	\$209	53.79%	\$110	28.32%	(\$41)	(11.13%)	(\$16)	(4.61%)	\$182	46.83%
\$150,000	\$314	53.79%	\$165	28.32%	\$50	8.84%	\$75	13.94%	\$273	46.83%
\$200,000	\$244	25.61%	\$46	4.81%	\$141	18.57%	\$166	22.66%	\$365	46.83%
\$250,000	\$174	13.17%	(\$74)	(5.58%)	\$232	24.34%	\$258	27.72%	\$456	46.83%
\$300,000	\$104	6.15%	(\$193)	(11.43%)	\$323	28.15%	\$349	31.03%	\$547	46.83%
\$400,000	(\$36)	(1.47%)	(\$432)	(17.79%)	\$506	32.88%	\$531	35.10%	\$729	46.83%
\$500,000	(\$176)	(5.55%)	(\$671)	(21.19%)	\$688	35.70%	\$713	37.50%	\$911	46.83%
\$600,000	(\$316)	(8.08%)	(\$911)	(23.30%)	\$870	37.57%	\$896	39.09%	\$1,094	46.83%
\$700,000	(\$456)	(9.81%)	(\$1,150)	(24.75%)	\$1,052	38.90%	\$1,078	40.21%	\$1,276	46.83%
\$800,000	(\$596)	(11.06%)	(\$1,389)	(25.79%)	\$1,235	39.90%	\$1,260	41.05%	\$1,458	46.83%
\$900,000	(\$736)	(12.01%)	(\$1,628)	(26.59%)	\$1,417	40.67%	\$1,442	41.70%	\$1,641	46.83%
\$1,000,000	(\$876)	(12.76%)	(\$1,867)	(27.21%)	\$1,599	41.29%	\$1,625	42.22%	\$1,823	46.83%
\$2,000,000	(\$2,275)	(15.97%)	(\$4,258)	(29.89%)	\$3,422	44.07%	\$3,448	44.54%	\$3,646	46.83%
\$3,000,000	(\$3,675)	(16.99%)	(\$6,649)	(30.73%)	\$5,245	44.99%	\$5,270	45.31%	\$5,469	46.83%
\$4,000,000	(\$5,074)	(17.49%)	(\$9,039)	(31.15%)	\$7,068	45.45%	\$7,093	45.69%	\$7,291	46.83%
\$5,000,000	(\$6,474)	(17.78%)	(\$11,430)	(31.40%)	\$8,891	45.73%	\$8,916	45.92%	\$9,114	46.83%
\$6,000,000	(\$7,873)	(17.98%)	(\$13,821)	(31.56%)	\$10,714	45.91%	\$10,739	46.07%	\$10,937	46.83%
\$7,000,000	(\$9,273)	(18.12%)	(\$16,212)	(31.68%)	\$12,536	46.05%	\$12,562	46.18%	\$12,760	46.83%
\$8,000,000	(\$10,672)	(18.22%)	(\$18,603)	(31.77%)	\$14,359	46.14%	\$14,385	46.26%	\$14,583	46.83%
\$9,000,000	(\$12,072)	(18.31%)	(\$20,993)	(31.84%)	\$16,182	46.22%	\$16,207	46.33%	\$16,406	46.83%
\$10,000,000	(\$13,471)	(18.37%)	(\$23,384)	(31.89%)	\$18,005	46.28%	\$18,030	46.38%	\$18,229	46.83%
\$15,000,000	(\$20,468)	(18.56%)	(\$35,338)	(32.05%)	\$27,119	46.47%	\$27,145	46.53%	\$27,343	46.83%
\$20,000,000	(\$27,466)	(18.66%)	(\$47,293)	(32.13%)	\$36,234	46.56%	\$36,259	46.61%	\$36,457	46.83%
\$25,000,000	(\$34,463)	(18.72%)	(\$59,247)	(32.18%)	\$45,348	46.61%	\$45,373	46.65%	\$45,571	46.83%
\$30,000,000	(\$41,461)	(18.76%)	(\$71,201)	(32.21%)	\$54,462	46.65%	\$54,487	46.68%	\$54,686	46.83%
\$35,000,000	(\$48,458)	(18.79%)	(\$83,155)	(32.24%)	\$63,576	46.68%	\$63,602	46.70%	\$63,800	46.83%
\$40,000,000	(\$55,456)	(18.81%)	(\$95,109)	(32.25%)	\$72,691	46.70%	\$72,716	46.72%	\$72,914	46.83%
\$45,000,000	(\$62,453)	(18.82%)	(\$107,063)	(32.27%)	\$81,805	46.71%	\$81,830	46.73%	\$82,028	46.83%
\$50,000,000	(\$69,451)	(18.83%)	(\$119,017)	(32.28%)	\$90,919	46.72%	\$90,944	46.74%	\$91,143	46.83%