

CITY OF NORTHWOOD, 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	\$7.78621	\$531,168	\$0	\$531,168	
2026-27	\$4.47499	\$541,791	\$3,788	\$545,579	2.7%
2027-28	\$4.50627	\$548,689	\$3,814	\$552,503	1.3%
2028-29	\$4.39062	\$563,553	\$3,716	\$567,270	2.7%
2029-30	\$4.41957	\$570,801	\$3,741	\$574,542	1.3%
2030-31	\$4.30350	\$586,032	\$3,643	\$589,675	2.6%
2031-32	\$4.33025	\$593,135	\$3,665	\$596,800	1.2%
2032-33	\$4.21761	\$608,736	\$3,570	\$612,306	2.6%
2033-34	\$4.24234	\$615,696	\$3,591	\$619,286	1.1%
2034-35	\$4.13296	\$631,672	\$3,498	\$635,170	2.6%
2035-36	\$4.15585	\$638,491	\$3,518	\$642,009	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	\$152,248,816	\$68,219,075	\$7,580,401	\$75,799,476
2026-27	\$138,646,767	\$121,917,482	\$8,649,681	\$130,567,163
2027-28	\$139,416,696	\$122,607,595	\$8,729,497	\$131,337,092
2028-29	\$146,521,791	\$129,200,390	\$9,241,797	\$138,442,187
2029-30	\$147,400,645	\$129,999,428	\$9,321,613	\$139,321,041
2030-31	\$154,965,201	\$137,022,078	\$9,863,519	\$146,885,597
2031-32	\$155,844,055	\$137,821,116	\$9,943,335	\$147,764,451
2032-33	\$163,774,435	\$145,178,504	\$10,516,327	\$155,694,831
2033-34	\$164,653,290	\$145,977,543	\$10,596,143	\$156,573,686
2034-35	\$172,965,458	\$153,684,079	\$11,201,775	\$164,885,854
2035-36	\$173,844,313	\$154,483,118	\$11,281,591	\$165,764,709

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.53%	-2.05%	70.48%	18.58%	6.10%	1.42%
2026-27	96.92%	-22.37%	74.55%	17.98%	4.27%	0.82%
2027-28	96.52%	-22.36%	74.16%	18.40%	4.27%	0.82%
2028-29	95.38%	-21.32%	74.06%	18.83%	4.10%	0.78%
2029-30	94.93%	-21.22%	73.71%	19.21%	4.09%	0.77%
2030-31	93.79%	-20.15%	73.64%	19.60%	3.93%	0.73%
2031-32	93.38%	-20.06%	73.31%	19.96%	3.92%	0.73%
2032-33	92.30%	-19.07%	73.24%	20.33%	3.77%	0.69%
2033-34	91.92%	-18.99%	72.93%	20.66%	3.77%	0.69%
2034-35	90.91%	-18.06%	72.85%	21.02%	3.62%	0.65%
2035-36	90.55%	-17.99%	72.57%	21.33%	3.62%	0.65%

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 NORTHWOOD, 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	\$68,219,075	\$7.78621	\$531,168
2026-27	\$121,917,482	\$4.47499	\$545,579
2027-28	\$122,607,595	\$4.50627	\$552,503
2028-29	\$129,200,390	\$4.39062	\$567,270
2029-30	\$129,999,428	\$4.41957	\$574,542
2030-31	\$137,022,078	\$4.30350	\$589,675
2031-32	\$137,821,116	\$4.33025	\$596,800
2032-33	\$145,178,504	\$4.21761	\$612,306
2033-34	\$145,977,543	\$4.24234	\$619,286
2034-35	\$153,684,079	\$4.13296	\$635,170
2035-36	\$154,483,118	\$4.15585	\$642,009

CITY OF NORTHWOOD, 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	\$68,219,075	\$7.78621	\$531,168
2026-27	\$69,431,792	\$7.78621	\$540,610
2027-28	\$71,050,674	\$7.78621	\$553,215
2028-29	\$73,698,737	\$7.78621	\$573,834
2029-30	\$75,464,787	\$7.78621	\$587,585
2030-31	\$78,268,847	\$7.78621	\$609,418
2031-32	\$80,105,594	\$7.78621	\$623,719
2032-33	\$83,073,595	\$7.78621	\$646,828
2033-34	\$84,984,975	\$7.78621	\$661,711
2034-35	\$88,125,424	\$7.78621	\$686,163
2035-36	\$90,115,144	\$7.78621	\$701,655

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	\$52,485,691	(\$3.31122)	\$4,969
2027-28	\$51,556,921	(\$3.27994)	-\$712
2028-29	\$55,501,653	(\$3.39559)	-\$6,564
2029-30	\$54,534,641	(\$3.36664)	-\$13,043
2030-31	\$58,753,231	(\$3.48271)	-\$19,743
2031-32	\$57,715,522	(\$3.45596)	-\$26,919
2032-33	\$62,104,909	(\$3.56860)	-\$34,522
2033-34	\$60,992,568	(\$3.54387)	-\$42,424
2034-35	\$65,558,655	(\$3.65325)	-\$50,993
2035-36	\$64,367,974	(\$3.63036)	-\$59,647

CITY OF NORTHWOOD, 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	\$185	\$266	\$50,000	\$51,515	\$185	\$222	\$50,000	\$58,947	\$167	\$39	\$143	\$39	\$185	\$254
\$100,000	\$123,480	\$369	\$531	\$100,000	\$103,030	\$369	\$443	\$100,000	\$117,894	\$351	\$292	\$327	\$292	\$369	\$507
\$150,000	\$185,220	\$554	\$797	\$150,000	\$154,545	\$554	\$665	\$150,000	\$176,842	\$536	\$546	\$512	\$546	\$554	\$761
\$200,000	\$246,960	\$904	\$1,063	\$200,000	\$206,060	\$904	\$887	\$200,000	\$235,789	\$721	\$800	\$697	\$800	\$739	\$1,015
\$250,000	\$308,700	\$1,255	\$1,328	\$250,000	\$257,575	\$1,255	\$1,108	\$250,000	\$294,736	\$905	\$1,053	\$881	\$1,053	\$923	\$1,268
\$300,000	\$370,440	\$1,605	\$1,594	\$300,000	\$309,090	\$1,605	\$1,330	\$300,000	\$353,683	\$1,090	\$1,307	\$1,066	\$1,307	\$1,108	\$1,522
\$400,000	\$493,920	\$2,306	\$2,126	\$400,000	\$412,120	\$2,306	\$1,774	\$400,000	\$471,578	\$1,459	\$1,814	\$1,435	\$1,814	\$1,477	\$2,029
\$500,000	\$617,400	\$3,007	\$2,657	\$500,000	\$515,151	\$3,007	\$2,217	\$500,000	\$589,472	\$1,829	\$2,322	\$1,805	\$2,322	\$1,847	\$2,537
\$600,000	\$740,880	\$3,707	\$3,188	\$600,000	\$618,181	\$3,707	\$2,660	\$600,000	\$707,366	\$2,198	\$2,829	\$2,174	\$2,829	\$2,216	\$3,044
\$700,000	\$864,360	\$4,408	\$3,720	\$700,000	\$721,211	\$4,408	\$3,104	\$700,000	\$825,261	\$2,567	\$3,336	\$2,543	\$3,336	\$2,585	\$3,552
\$800,000	\$987,840	\$5,109	\$4,251	\$800,000	\$824,241	\$5,109	\$3,547	\$800,000	\$943,155	\$2,937	\$3,844	\$2,913	\$3,844	\$2,954	\$4,059
\$900,000	\$1,111,320	\$5,810	\$4,783	\$900,000	\$927,271	\$5,810	\$3,991	\$900,000	\$1,061,050	\$3,306	\$4,351	\$3,282	\$4,351	\$3,324	\$4,566
\$1,000,000	\$1,234,800	\$6,510	\$5,314	\$1,000,000	\$1,030,301	\$6,510	\$4,434	\$1,000,000	\$1,178,944	\$3,675	\$4,858	\$3,651	\$4,858	\$3,693	\$5,074
\$2,000,000	\$2,469,600	\$13,518	\$10,628	\$2,000,000	\$2,060,602	\$13,518	\$8,868	\$2,000,000	\$2,357,888	\$7,368	\$9,932	\$7,344	\$9,932	\$7,386	\$10,147
\$3,000,000	\$3,704,400	\$20,526	\$15,942	\$3,000,000	\$3,090,903	\$20,526	\$13,302	\$3,000,000	\$3,536,832	\$11,061	\$15,006	\$11,037	\$15,006	\$11,079	\$15,221
\$4,000,000	\$4,939,200	\$27,533	\$21,256	\$4,000,000	\$4,121,204	\$27,533	\$17,736	\$4,000,000	\$4,715,776	\$14,755	\$20,079	\$14,731	\$20,079	\$14,772	\$20,294
\$5,000,000	\$6,174,000	\$34,541	\$26,570	\$5,000,000	\$5,151,505	\$34,541	\$22,170	\$5,000,000	\$5,894,720	\$18,448	\$25,153	\$18,424	\$25,153	\$18,466	\$25,368
\$6,000,000	\$7,408,800	\$41,548	\$31,884	\$6,000,000	\$6,181,806	\$41,548	\$26,603	\$6,000,000	\$7,073,664	\$22,141	\$30,226	\$22,117	\$30,226	\$22,159	\$30,442
\$7,000,000	\$8,643,600	\$48,556	\$37,198	\$7,000,000	\$7,212,107	\$48,556	\$31,037	\$7,000,000	\$8,252,608	\$25,834	\$35,300	\$25,810	\$35,300	\$25,852	\$35,515
\$8,000,000	\$9,878,400	\$55,564	\$42,512	\$8,000,000	\$8,242,408	\$55,564	\$35,471	\$8,000,000	\$9,431,552	\$29,527	\$40,374	\$29,503	\$40,374	\$29,545	\$40,589
\$9,000,000	\$11,113,200	\$62,571	\$47,826	\$9,000,000	\$9,272,709	\$62,571	\$39,905	\$9,000,000	\$10,610,496	\$33,220	\$45,447	\$33,196	\$45,447	\$33,238	\$45,662
\$10,000,000	\$12,348,000	\$69,579	\$53,140	\$10,000,000	\$10,303,010	\$69,579	\$44,339	\$10,000,000	\$11,789,440	\$36,913	\$50,521	\$36,889	\$50,521	\$36,931	\$50,736
\$15,000,000	\$18,522,000	\$104,617	\$79,709	\$15,000,000	\$15,454,515	\$104,617	\$66,509	\$15,000,000	\$17,684,160	\$55,379	\$75,889	\$55,355	\$75,889	\$55,397	\$76,104
\$20,000,000	\$24,696,000	\$139,655	\$106,279	\$20,000,000	\$20,606,020	\$139,655	\$88,678	\$20,000,000	\$23,578,880	\$73,845	\$101,257	\$73,821	\$101,257	\$73,862	\$101,472
\$25,000,000	\$30,870,000	\$174,693	\$132,849	\$25,000,000	\$25,757,525	\$174,693	\$110,848	\$25,000,000	\$29,473,600	\$92,310	\$126,624	\$92,286	\$126,624	\$92,328	\$126,840
\$30,000,000	\$37,044,000	\$209,730	\$159,419	\$30,000,000	\$30,909,030	\$209,730	\$133,017	\$30,000,000	\$35,368,320	\$110,776	\$151,992	\$110,752	\$151,992	\$110,794	\$152,208
\$35,000,000	\$43,218,000	\$244,768	\$185,989	\$35,000,000	\$36,060,535	\$244,768	\$155,187	\$35,000,000	\$41,263,040	\$129,241	\$177,360	\$129,217	\$177,360	\$129,259	\$177,575
\$40,000,000	\$49,392,000	\$279,806	\$212,558	\$40,000,000	\$41,212,040	\$279,806	\$177,356	\$40,000,000	\$47,157,760	\$147,707	\$202,728	\$147,683	\$202,728	\$147,725	\$202,943
\$45,000,000	\$55,566,000	\$314,844	\$239,128	\$45,000,000	\$46,363,545	\$314,844	\$199,526	\$45,000,000	\$53,052,480	\$166,173	\$228,096	\$166,149	\$228,096	\$166,191	\$228,311
\$50,000,000	\$61,740,000	\$349,882	\$265,698	\$50,000,000	\$51,515,050	\$349,882	\$221,695	\$50,000,000	\$58,947,200	\$184,638	\$253,464	\$184,614	\$253,464	\$184,656	\$253,679

CITY OF NORTHWOOD, 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	\$81	43.89%	\$37	20.06%	(\$128)	(76.91%)	(\$104)	(73.02%)	\$69	37.38%
\$100,000	\$162	43.89%	\$74	20.06%	(\$59)	(16.85%)	(\$35)	(10.76%)	\$138	37.38%
\$150,000	\$243	43.89%	\$111	20.06%	\$10	1.83%	\$34	6.60%	\$207	37.38%
\$200,000	\$158	17.52%	(\$18)	(1.94%)	\$79	10.94%	\$103	14.76%	\$276	37.38%
\$250,000	\$74	5.88%	(\$146)	(11.66%)	\$148	16.33%	\$172	19.50%	\$345	37.38%
\$300,000	(\$11)	(0.68%)	(\$275)	(17.13%)	\$217	19.90%	\$241	22.60%	\$414	37.38%
\$400,000	(\$180)	(7.82%)	(\$532)	(23.08%)	\$355	24.32%	\$379	26.40%	\$552	37.38%
\$500,000	(\$350)	(11.63%)	(\$790)	(26.26%)	\$493	26.96%	\$517	28.65%	\$690	37.38%
\$600,000	(\$519)	(14.00%)	(\$1,047)	(28.24%)	\$631	28.71%	\$655	30.13%	\$828	37.38%
\$700,000	(\$688)	(15.62%)	(\$1,304)	(29.59%)	\$769	29.96%	\$793	31.18%	\$966	37.38%
\$800,000	(\$858)	(16.79%)	(\$1,562)	(30.57%)	\$907	30.89%	\$931	31.97%	\$1,104	37.38%
\$900,000	(\$1,027)	(17.68%)	(\$1,819)	(31.31%)	\$1,045	31.61%	\$1,069	32.58%	\$1,242	37.38%
\$1,000,000	(\$1,196)	(18.38%)	(\$2,077)	(31.90%)	\$1,183	32.19%	\$1,207	33.06%	\$1,380	37.38%
\$2,000,000	(\$2,890)	(21.38%)	(\$4,650)	(34.40%)	\$2,564	34.79%	\$2,588	35.23%	\$2,761	37.38%
\$3,000,000	(\$4,584)	(22.33%)	(\$7,224)	(35.19%)	\$3,944	35.66%	\$3,968	35.95%	\$4,141	37.38%
\$4,000,000	(\$6,277)	(22.80%)	(\$9,798)	(35.58%)	\$5,325	36.09%	\$5,349	36.31%	\$5,522	37.38%
\$5,000,000	(\$7,971)	(23.08%)	(\$12,371)	(35.82%)	\$6,705	36.35%	\$6,729	36.52%	\$6,902	37.38%
\$6,000,000	(\$9,665)	(23.26%)	(\$14,945)	(35.97%)	\$8,086	36.52%	\$8,110	36.67%	\$8,283	37.38%
\$7,000,000	(\$11,358)	(23.39%)	(\$17,519)	(36.08%)	\$9,466	36.64%	\$9,490	36.77%	\$9,663	37.38%
\$8,000,000	(\$13,052)	(23.49%)	(\$20,092)	(36.16%)	\$10,846	36.73%	\$10,870	36.85%	\$11,044	37.38%
\$9,000,000	(\$14,745)	(23.57%)	(\$22,666)	(36.22%)	\$12,227	36.81%	\$12,251	36.90%	\$12,424	37.38%
\$10,000,000	(\$16,439)	(23.63%)	(\$25,240)	(36.28%)	\$13,607	36.86%	\$13,631	36.95%	\$13,805	37.38%
\$15,000,000	(\$24,907)	(23.81%)	(\$38,108)	(36.43%)	\$20,510	37.04%	\$20,534	37.09%	\$20,707	37.38%
\$20,000,000	(\$33,375)	(23.90%)	(\$50,977)	(36.50%)	\$27,412	37.12%	\$27,436	37.17%	\$27,609	37.38%
\$25,000,000	(\$41,843)	(23.95%)	(\$63,845)	(36.55%)	\$34,314	37.17%	\$34,338	37.21%	\$34,512	37.38%
\$30,000,000	(\$50,312)	(23.99%)	(\$76,713)	(36.58%)	\$41,217	37.21%	\$41,241	37.24%	\$41,414	37.38%
\$35,000,000	(\$58,780)	(24.01%)	(\$89,582)	(36.60%)	\$48,119	37.23%	\$48,143	37.26%	\$48,316	37.38%
\$40,000,000	(\$67,248)	(24.03%)	(\$102,450)	(36.61%)	\$55,021	37.25%	\$55,045	37.27%	\$55,219	37.38%
\$45,000,000	(\$75,716)	(24.05%)	(\$115,319)	(36.63%)	\$61,924	37.26%	\$61,948	37.28%	\$62,121	37.38%
\$50,000,000	(\$84,184)	(24.06%)	(\$128,187)	(36.64%)	\$68,826	37.28%	\$68,850	37.29%	\$69,023	37.38%