

CITY OF NORTH WASHINGTON, 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	\$8.12685	\$20,241	\$0	\$20,241	
2026-27	\$5.75364	\$20,646	\$365	\$21,011	3.8%
2027-28	\$5.85546	\$21,327	\$372	\$21,699	3.3%
2028-29	\$5.62727	\$22,133	\$357	\$22,490	3.6%
2029-30	\$5.71812	\$22,833	\$363	\$23,196	3.1%
2030-31	\$5.49461	\$23,660	\$349	\$24,009	3.5%
2031-32	\$5.57564	\$24,344	\$354	\$24,698	2.9%
2032-33	\$5.36473	\$25,192	\$341	\$25,532	3.4%
2033-34	\$5.43728	\$25,858	\$345	\$26,204	2.6%
2034-35	\$5.23765	\$26,728	\$333	\$27,060	3.3%
2035-36	\$5.30283	\$27,378	\$337	\$27,715	2.4%

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	\$5,184,804	\$2,490,642	\$0	\$2,490,642
2026-27	\$3,869,296	\$3,651,820	\$0	\$3,651,820
2027-28	\$3,923,262	\$3,705,786	\$0	\$3,705,786
2028-29	\$4,214,154	\$3,996,678	\$0	\$3,996,678
2029-30	\$4,274,121	\$4,056,645	\$0	\$4,056,645
2030-31	\$4,587,067	\$4,369,591	\$0	\$4,369,591
2031-32	\$4,647,034	\$4,429,558	\$0	\$4,429,558
2032-33	\$4,976,751	\$4,759,275	\$0	\$4,759,275
2033-34	\$5,036,717	\$4,819,241	\$0	\$4,819,241
2034-35	\$5,383,954	\$5,166,478	\$0	\$5,166,478
2035-36	\$5,443,921	\$5,226,445	\$0	\$5,226,445

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.13%	-4.10%	75.04%	23.91%	0.00%	1.05%
2026-27	124.46%	-54.66%	69.80%	28.54%	0.00%	0.72%
2027-28	123.08%	-54.12%	68.96%	29.40%	0.00%	0.71%
2028-29	119.08%	-50.36%	68.73%	29.82%	0.00%	0.65%
2029-30	117.72%	-49.69%	68.03%	30.55%	0.00%	0.64%
2030-31	114.02%	-46.16%	67.86%	30.87%	0.00%	0.60%
2031-32	112.84%	-45.61%	67.23%	31.53%	0.00%	0.59%
2032-33	109.55%	-42.48%	67.07%	31.81%	0.00%	0.55%
2033-34	108.52%	-42.02%	66.50%	32.40%	0.00%	0.54%
2034-35	105.58%	-39.23%	66.36%	32.66%	0.00%	0.51%
2035-36	104.68%	-38.84%	65.84%	33.19%	0.00%	0.50%

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 NORTH WASHINGTON, 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	\$2,490,642	\$8.12685	\$20,241
2026-27	\$3,651,820	\$5.75364	\$21,011
2027-28	\$3,705,786	\$5.85546	\$21,699
2028-29	\$3,996,678	\$5.62727	\$22,490
2029-30	\$4,056,645	\$5.71812	\$23,196
2030-31	\$4,369,591	\$5.49461	\$24,009
2031-32	\$4,429,558	\$5.57564	\$24,698
2032-33	\$4,759,275	\$5.36473	\$25,532
2033-34	\$4,819,241	\$5.43728	\$26,204
2034-35	\$5,166,478	\$5.23765	\$27,060
2035-36	\$5,226,445	\$5.30283	\$27,715

CITY OF NORTH WASHINGTON, 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	\$2,490,642	\$8.12685	\$20,241
2026-27	\$2,596,383	\$7.96750	\$20,687
2027-28	\$2,678,012	\$7.88861	\$21,126
2028-29	\$2,814,159	\$7.88861	\$22,200
2029-30	\$2,898,409	\$7.88861	\$22,864
2030-31	\$3,043,260	\$7.88861	\$24,007
2031-32	\$3,130,263	\$7.88861	\$24,693
2032-33	\$3,284,260	\$7.88861	\$25,908
2033-34	\$3,374,168	\$7.88861	\$26,618
2034-35	\$3,537,784	\$7.88861	\$27,908
2035-36	\$3,630,742	\$7.88861	\$28,642

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	\$1,055,437	(\$2.21386)	\$325
2027-28	\$1,027,775	(\$2.03315)	\$573
2028-29	\$1,182,520	(\$2.26134)	\$291
2029-30	\$1,158,236	(\$2.17049)	\$332
2030-31	\$1,326,331	(\$2.39400)	\$2
2031-32	\$1,299,295	(\$2.31297)	\$4
2032-33	\$1,475,014	(\$2.52388)	-\$376
2033-34	\$1,445,073	(\$2.45133)	-\$414
2034-35	\$1,628,695	(\$2.65096)	-\$848
2035-36	\$1,595,703	(\$2.58578)	-\$927

CITY OF NORTH WASHINGTON, 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	\$193	\$339	\$50,000	\$51,515	\$193	\$283	\$50,000	\$58,947	\$174	\$49	\$149	\$49	\$193	\$324
\$100,000	\$123,480	\$385	\$678	\$100,000	\$103,030	\$385	\$566	\$100,000	\$117,894	\$367	\$373	\$342	\$373	\$385	\$648
\$150,000	\$185,220	\$578	\$1,018	\$150,000	\$154,545	\$578	\$849	\$150,000	\$176,842	\$560	\$697	\$534	\$697	\$578	\$972
\$200,000	\$246,960	\$944	\$1,357	\$200,000	\$206,060	\$944	\$1,132	\$200,000	\$235,789	\$752	\$1,021	\$727	\$1,021	\$771	\$1,296
\$250,000	\$308,700	\$1,310	\$1,696	\$250,000	\$257,575	\$1,310	\$1,415	\$250,000	\$294,736	\$945	\$1,345	\$920	\$1,345	\$964	\$1,619
\$300,000	\$370,440	\$1,675	\$2,035	\$300,000	\$309,090	\$1,675	\$1,698	\$300,000	\$353,683	\$1,138	\$1,669	\$1,113	\$1,669	\$1,156	\$1,943
\$400,000	\$493,920	\$2,407	\$2,714	\$400,000	\$412,120	\$2,407	\$2,264	\$400,000	\$471,578	\$1,523	\$2,316	\$1,498	\$2,316	\$1,542	\$2,591
\$500,000	\$617,400	\$3,138	\$3,392	\$500,000	\$515,151	\$3,138	\$2,831	\$500,000	\$589,472	\$1,909	\$2,964	\$1,884	\$2,964	\$1,927	\$3,239
\$600,000	\$740,880	\$3,870	\$4,071	\$600,000	\$618,181	\$3,870	\$3,397	\$600,000	\$707,366	\$2,294	\$3,612	\$2,269	\$3,612	\$2,313	\$3,887
\$700,000	\$864,360	\$4,601	\$4,749	\$700,000	\$721,211	\$4,601	\$3,963	\$700,000	\$825,261	\$2,680	\$4,260	\$2,655	\$4,260	\$2,698	\$4,534
\$800,000	\$987,840	\$5,332	\$5,428	\$800,000	\$824,241	\$5,332	\$4,529	\$800,000	\$943,155	\$3,065	\$4,908	\$3,040	\$4,908	\$3,084	\$5,182
\$900,000	\$1,111,320	\$6,064	\$6,106	\$900,000	\$927,271	\$6,064	\$5,095	\$900,000	\$1,061,050	\$3,451	\$5,555	\$3,425	\$5,555	\$3,469	\$5,830
\$1,000,000	\$1,234,800	\$6,795	\$6,785	\$1,000,000	\$1,030,301	\$6,795	\$5,661	\$1,000,000	\$1,178,944	\$3,836	\$6,203	\$3,811	\$6,203	\$3,855	\$6,478
\$2,000,000	\$2,469,600	\$14,109	\$13,569	\$2,000,000	\$2,060,602	\$14,109	\$11,322	\$2,000,000	\$2,357,888	\$7,691	\$12,681	\$7,666	\$12,681	\$7,709	\$12,956
\$3,000,000	\$3,704,400	\$21,424	\$20,354	\$3,000,000	\$3,090,903	\$21,424	\$16,983	\$3,000,000	\$3,536,832	\$11,545	\$19,159	\$11,520	\$19,159	\$11,564	\$19,434
\$4,000,000	\$4,939,200	\$28,738	\$27,139	\$4,000,000	\$4,121,204	\$28,738	\$22,644	\$4,000,000	\$4,715,776	\$15,400	\$25,637	\$15,375	\$25,637	\$15,419	\$25,911
\$5,000,000	\$6,174,000	\$36,052	\$33,924	\$5,000,000	\$5,151,505	\$36,052	\$28,306	\$5,000,000	\$5,894,720	\$19,255	\$32,114	\$19,230	\$32,114	\$19,273	\$32,389
\$6,000,000	\$7,408,800	\$43,366	\$40,708	\$6,000,000	\$6,181,806	\$43,366	\$33,967	\$6,000,000	\$7,073,664	\$23,109	\$38,592	\$23,084	\$38,592	\$23,128	\$38,867
\$7,000,000	\$8,643,600	\$50,680	\$47,493	\$7,000,000	\$7,212,107	\$50,680	\$39,628	\$7,000,000	\$8,252,608	\$26,964	\$45,070	\$26,939	\$45,070	\$26,983	\$45,345
\$8,000,000	\$9,878,400	\$57,994	\$54,278	\$8,000,000	\$8,242,408	\$57,994	\$45,289	\$8,000,000	\$9,431,552	\$30,819	\$51,548	\$30,794	\$51,548	\$30,838	\$51,823
\$9,000,000	\$11,113,200	\$65,309	\$61,063	\$9,000,000	\$9,272,709	\$65,309	\$50,950	\$9,000,000	\$10,610,496	\$34,674	\$58,026	\$34,649	\$58,026	\$34,692	\$58,301
\$10,000,000	\$12,348,000	\$72,623	\$67,847	\$10,000,000	\$10,303,010	\$72,623	\$56,611	\$10,000,000	\$11,789,440	\$38,528	\$64,504	\$38,503	\$64,504	\$38,547	\$64,778
\$15,000,000	\$18,522,000	\$109,194	\$101,771	\$15,000,000	\$15,454,515	\$109,194	\$84,917	\$15,000,000	\$17,684,160	\$57,802	\$96,893	\$57,777	\$96,893	\$57,820	\$97,168
\$20,000,000	\$24,696,000	\$145,764	\$135,695	\$20,000,000	\$20,606,020	\$145,764	\$113,222	\$20,000,000	\$23,578,880	\$77,075	\$129,282	\$77,050	\$129,282	\$77,094	\$129,557
\$25,000,000	\$30,870,000	\$182,335	\$169,619	\$25,000,000	\$25,757,525	\$182,335	\$141,528	\$25,000,000	\$29,473,600	\$96,349	\$161,671	\$96,324	\$161,671	\$96,367	\$161,946
\$30,000,000	\$37,044,000	\$218,906	\$203,542	\$30,000,000	\$30,909,030	\$218,906	\$169,833	\$30,000,000	\$35,368,320	\$115,622	\$194,060	\$115,597	\$194,060	\$115,641	\$194,335
\$35,000,000	\$43,218,000	\$255,477	\$237,466	\$35,000,000	\$36,060,535	\$255,477	\$198,139	\$35,000,000	\$41,263,040	\$134,896	\$226,450	\$134,871	\$226,450	\$134,914	\$226,724
\$40,000,000	\$49,392,000	\$292,048	\$271,390	\$40,000,000	\$41,212,040	\$292,048	\$226,444	\$40,000,000	\$47,157,760	\$154,169	\$258,839	\$154,144	\$258,839	\$154,188	\$259,113
\$45,000,000	\$55,566,000	\$328,619	\$305,313	\$45,000,000	\$46,363,545	\$328,619	\$254,750	\$45,000,000	\$53,052,480	\$173,443	\$291,228	\$173,418	\$291,228	\$173,461	\$291,503
\$50,000,000	\$61,740,000	\$365,189	\$339,237	\$50,000,000	\$51,515,050	\$365,189	\$283,055	\$50,000,000	\$58,947,200	\$192,716	\$323,617	\$192,691	\$323,617	\$192,735	\$323,892

CITY OF NORTH WASHINGTON, 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	\$147	76.01%	\$90	46.86%	(\$125)	(71.75%)	(\$100)	(67.00%)	\$131	68.05%
\$100,000	\$293	76.01%	\$181	46.86%	\$6	1.71%	\$31	9.17%	\$262	68.05%
\$150,000	\$440	76.01%	\$271	46.86%	\$137	24.56%	\$162	30.40%	\$393	68.05%
\$200,000	\$413	43.76%	\$188	19.95%	\$269	35.71%	\$294	40.38%	\$525	68.05%
\$250,000	\$387	29.52%	\$106	8.07%	\$400	42.30%	\$425	46.18%	\$656	68.05%
\$300,000	\$360	21.49%	\$23	1.37%	\$531	46.66%	\$556	49.97%	\$787	68.05%
\$400,000	\$307	12.76%	(\$142)	(5.91%)	\$793	52.08%	\$818	54.62%	\$1,049	68.05%
\$500,000	\$254	8.10%	(\$308)	(9.80%)	\$1,056	55.30%	\$1,081	57.37%	\$1,312	68.05%
\$600,000	\$201	5.20%	(\$473)	(12.22%)	\$1,318	57.44%	\$1,343	59.18%	\$1,574	68.05%
\$700,000	\$148	3.22%	(\$638)	(13.87%)	\$1,580	58.97%	\$1,605	60.47%	\$1,836	68.05%
\$800,000	\$95	1.79%	(\$804)	(15.07%)	\$1,842	60.11%	\$1,868	61.43%	\$2,099	68.05%
\$900,000	\$42	0.70%	(\$969)	(15.98%)	\$2,105	61.00%	\$2,130	62.18%	\$2,361	68.05%
\$1,000,000	(\$11)	(0.15%)	(\$1,134)	(16.69%)	\$2,367	61.71%	\$2,392	62.77%	\$2,623	68.05%
\$2,000,000	(\$540)	(3.83%)	(\$2,787)	(19.75%)	\$4,990	64.89%	\$5,015	65.43%	\$5,246	68.05%
\$3,000,000	(\$1,069)	(4.99%)	(\$4,440)	(20.73%)	\$7,613	65.94%	\$7,638	66.30%	\$7,869	68.05%
\$4,000,000	(\$1,599)	(5.56%)	(\$6,093)	(21.20%)	\$10,237	66.47%	\$10,262	66.74%	\$10,493	68.05%
\$5,000,000	(\$2,128)	(5.90%)	(\$7,746)	(21.49%)	\$12,860	66.79%	\$12,885	67.00%	\$13,116	68.05%
\$6,000,000	(\$2,658)	(6.13%)	(\$9,399)	(21.67%)	\$15,483	67.00%	\$15,508	67.18%	\$15,739	68.05%
\$7,000,000	(\$3,187)	(6.29%)	(\$11,053)	(21.81%)	\$18,106	67.15%	\$18,131	67.30%	\$18,362	68.05%
\$8,000,000	(\$3,716)	(6.41%)	(\$12,706)	(21.91%)	\$20,729	67.26%	\$20,754	67.40%	\$20,985	68.05%
\$9,000,000	(\$4,246)	(6.50%)	(\$14,359)	(21.99%)	\$23,352	67.35%	\$23,377	67.47%	\$23,608	68.05%
\$10,000,000	(\$4,775)	(6.58%)	(\$16,012)	(22.05%)	\$25,975	67.42%	\$26,000	67.53%	\$26,231	68.05%
\$15,000,000	(\$7,422)	(6.80%)	(\$24,277)	(22.23%)	\$39,091	67.63%	\$39,116	67.70%	\$39,347	68.05%
\$20,000,000	(\$10,069)	(6.91%)	(\$32,542)	(22.33%)	\$52,207	67.73%	\$52,232	67.79%	\$52,463	68.05%
\$25,000,000	(\$12,717)	(6.97%)	(\$40,808)	(22.38%)	\$65,323	67.80%	\$65,348	67.84%	\$65,579	68.05%
\$30,000,000	(\$15,364)	(7.02%)	(\$49,073)	(22.42%)	\$78,438	67.84%	\$78,463	67.88%	\$78,694	68.05%
\$35,000,000	(\$18,011)	(7.05%)	(\$57,338)	(22.44%)	\$91,554	67.87%	\$91,579	67.90%	\$91,810	68.05%
\$40,000,000	(\$20,658)	(7.07%)	(\$65,604)	(22.46%)	\$104,670	67.89%	\$104,695	67.92%	\$104,926	68.05%
\$45,000,000	(\$23,305)	(7.09%)	(\$73,869)	(22.48%)	\$117,785	67.91%	\$117,810	67.93%	\$118,041	68.05%
\$50,000,000	(\$25,952)	(7.11%)	(\$82,134)	(22.49%)	\$130,901	67.92%	\$130,926	67.95%	\$131,157	68.05%