

CITY OF OWASA, 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	\$8,136	\$0	\$8,136	
2026-27	\$5.79321	\$8,298	\$0	\$8,298	2.0%
2027-28	\$5.83440	\$8,340	\$0	\$8,340	0.5%
2028-29	\$5.61282	\$8,507	\$0	\$8,507	2.0%
2029-30	\$5.64088	\$8,549	\$0	\$8,549	0.5%
2030-31	\$5.42035	\$8,720	\$0	\$8,720	2.0%
2031-32	\$5.44745	\$8,764	\$0	\$8,764	0.5%
2032-33	\$5.23903	\$8,939	\$0	\$8,939	2.0%
2033-34	\$5.26523	\$8,984	\$0	\$8,984	0.5%
2034-35	\$5.06787	\$9,163	\$0	\$9,163	2.0%
2035-36	\$5.09321	\$9,209	\$0	\$9,209	0.5%

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	\$2,581,365	\$1,034,534	\$0	\$1,034,534
2026-27	\$2,216,276	\$1,432,429	\$0	\$1,432,429
2027-28	\$2,213,276	\$1,429,429	\$0	\$1,429,429
2028-29	\$2,299,423	\$1,515,576	\$0	\$1,515,576
2029-30	\$2,299,423	\$1,515,576	\$0	\$1,515,576
2030-31	\$2,392,630	\$1,608,783	\$0	\$1,608,783
2031-32	\$2,392,630	\$1,608,783	\$0	\$1,608,783
2032-33	\$2,490,086	\$1,706,239	\$0	\$1,706,239
2033-34	\$2,490,086	\$1,706,239	\$0	\$1,706,239
2034-35	\$2,591,985	\$1,808,138	\$0	\$1,808,138
2035-36	\$2,591,985	\$1,808,138	\$0	\$1,808,138

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	41.69%	-3.67%	38.02%	57.90%	0.00%	4.09%
2026-27	69.19%	-41.26%	27.93%	69.12%	0.00%	2.95%
2027-28	69.34%	-41.56%	27.78%	69.26%	0.00%	2.96%
2028-29	68.01%	-39.39%	28.62%	68.59%	0.00%	2.79%
2029-30	68.01%	-39.39%	28.62%	68.59%	0.00%	2.79%
2030-31	66.64%	-37.11%	29.53%	67.85%	0.00%	2.63%
2031-32	66.64%	-37.11%	29.53%	67.85%	0.00%	2.63%
2032-33	65.34%	-34.99%	30.35%	67.17%	0.00%	2.48%
2033-34	65.34%	-34.99%	30.35%	67.17%	0.00%	2.48%
2034-35	64.13%	-33.02%	31.11%	66.55%	0.00%	2.34%
2035-36	64.13%	-33.02%	31.11%	66.55%	0.00%	2.34%

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 OWASA, 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	\$1,034,534	\$7.86408	\$8,136
2026-27	\$1,432,429	\$5.79321	\$8,298
2027-28	\$1,429,429	\$5.83440	\$8,340
2028-29	\$1,515,576	\$5.61282	\$8,507
2029-30	\$1,515,576	\$5.64088	\$8,549
2030-31	\$1,608,783	\$5.42035	\$8,720
2031-32	\$1,608,783	\$5.44745	\$8,764
2032-33	\$1,706,239	\$5.23903	\$8,939
2033-34	\$1,706,239	\$5.26523	\$8,984
2034-35	\$1,808,138	\$5.06787	\$9,163
2035-36	\$1,808,138	\$5.09321	\$9,209

CITY OF OWASA, 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	\$1,034,534	\$7.86408	\$8,136
2026-27	\$1,105,413	\$7.63503	\$8,440
2027-28	\$1,114,713	\$7.63503	\$8,511
2028-29	\$1,161,443	\$7.63503	\$8,868
2029-30	\$1,171,229	\$7.63503	\$8,942
2030-31	\$1,220,325	\$7.63503	\$9,317
2031-32	\$1,230,622	\$7.63503	\$9,396
2032-33	\$1,282,205	\$7.63503	\$9,790
2033-34	\$1,293,040	\$7.63503	\$9,872
2034-35	\$1,347,236	\$7.63503	\$10,286
2035-36	\$1,358,637	\$7.63503	\$10,373

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	\$327,016	(\$1.84182)	-\$141
2027-28	\$314,716	(\$1.80063)	-\$171
2028-29	\$354,133	(\$2.02221)	-\$361
2029-30	\$344,347	(\$1.99415)	-\$393
2030-31	\$388,458	(\$2.21468)	-\$597
2031-32	\$378,161	(\$2.18758)	-\$632
2032-33	\$424,034	(\$2.39600)	-\$851
2033-34	\$413,199	(\$2.36980)	-\$889
2034-35	\$460,903	(\$2.56716)	-\$1,123
2035-36	\$449,502	(\$2.54182)	-\$1,164

CITY OF OWASA, 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	\$335	\$50,000	\$51,515	\$187	\$279	\$50,000	\$58,947	\$168	\$48	\$144	\$48	\$187	\$320
\$100,000	\$123,480	\$373	\$669	\$100,000	\$103,030	\$373	\$558	\$100,000	\$117,894	\$355	\$368	\$331	\$368	\$373	\$639
\$150,000	\$185,220	\$560	\$1,004	\$150,000	\$154,545	\$560	\$838	\$150,000	\$176,842	\$541	\$688	\$517	\$688	\$560	\$959
\$200,000	\$246,960	\$913	\$1,339	\$200,000	\$206,060	\$913	\$1,117	\$200,000	\$235,789	\$728	\$1,007	\$704	\$1,007	\$746	\$1,278
\$250,000	\$308,700	\$1,267	\$1,673	\$250,000	\$257,575	\$1,267	\$1,396	\$250,000	\$294,736	\$914	\$1,327	\$890	\$1,327	\$933	\$1,598
\$300,000	\$370,440	\$1,621	\$2,008	\$300,000	\$309,090	\$1,621	\$1,675	\$300,000	\$353,683	\$1,101	\$1,646	\$1,077	\$1,646	\$1,119	\$1,917
\$400,000	\$493,920	\$2,329	\$2,677	\$400,000	\$412,120	\$2,329	\$2,234	\$400,000	\$471,578	\$1,474	\$2,285	\$1,450	\$2,285	\$1,492	\$2,556
\$500,000	\$617,400	\$3,037	\$3,347	\$500,000	\$515,151	\$3,037	\$2,792	\$500,000	\$589,472	\$1,847	\$2,924	\$1,823	\$2,924	\$1,865	\$3,195
\$600,000	\$740,880	\$3,744	\$4,016	\$600,000	\$618,181	\$3,744	\$3,351	\$600,000	\$707,366	\$2,220	\$3,563	\$2,196	\$3,563	\$2,238	\$3,834
\$700,000	\$864,360	\$4,452	\$4,685	\$700,000	\$721,211	\$4,452	\$3,909	\$700,000	\$825,261	\$2,593	\$4,202	\$2,569	\$4,202	\$2,611	\$4,473
\$800,000	\$987,840	\$5,160	\$5,354	\$800,000	\$824,241	\$5,160	\$4,468	\$800,000	\$943,155	\$2,966	\$4,841	\$2,942	\$4,841	\$2,984	\$5,112
\$900,000	\$1,111,320	\$5,868	\$6,024	\$900,000	\$927,271	\$5,868	\$5,026	\$900,000	\$1,061,050	\$3,339	\$5,480	\$3,315	\$5,480	\$3,357	\$5,751
\$1,000,000	\$1,234,800	\$6,576	\$6,693	\$1,000,000	\$1,030,301	\$6,576	\$5,585	\$1,000,000	\$1,178,944	\$3,712	\$6,119	\$3,688	\$6,119	\$3,730	\$6,390
\$2,000,000	\$2,469,600	\$13,653	\$13,386	\$2,000,000	\$2,060,602	\$13,653	\$11,169	\$2,000,000	\$2,357,888	\$7,442	\$12,510	\$7,418	\$12,510	\$7,460	\$12,781
\$3,000,000	\$3,704,400	\$20,731	\$20,079	\$3,000,000	\$3,090,903	\$20,731	\$16,754	\$3,000,000	\$3,536,832	\$11,172	\$18,900	\$11,148	\$18,900	\$11,190	\$19,171
\$4,000,000	\$4,939,200	\$27,809	\$26,772	\$4,000,000	\$4,121,204	\$27,809	\$22,338	\$4,000,000	\$4,715,776	\$14,902	\$25,290	\$14,878	\$25,290	\$14,920	\$25,561
\$5,000,000	\$6,174,000	\$34,886	\$33,465	\$5,000,000	\$5,151,505	\$34,886	\$27,923	\$5,000,000	\$5,894,720	\$18,632	\$31,680	\$18,608	\$31,680	\$18,650	\$31,951
\$6,000,000	\$7,408,800	\$41,964	\$40,158	\$6,000,000	\$6,181,806	\$41,964	\$33,508	\$6,000,000	\$7,073,664	\$22,362	\$38,071	\$22,338	\$38,071	\$22,380	\$38,342
\$7,000,000	\$8,643,600	\$49,042	\$46,851	\$7,000,000	\$7,212,107	\$49,042	\$39,092	\$7,000,000	\$8,252,608	\$26,092	\$44,461	\$26,068	\$44,461	\$26,110	\$44,732
\$8,000,000	\$9,878,400	\$56,119	\$53,544	\$8,000,000	\$8,242,408	\$56,119	\$44,677	\$8,000,000	\$9,431,552	\$29,822	\$50,851	\$29,798	\$50,851	\$29,840	\$51,122
\$9,000,000	\$11,113,200	\$63,197	\$60,237	\$9,000,000	\$9,272,709	\$63,197	\$50,261	\$9,000,000	\$10,610,496	\$33,552	\$57,242	\$33,528	\$57,242	\$33,571	\$57,513
\$10,000,000	\$12,348,000	\$70,275	\$66,930	\$10,000,000	\$10,303,010	\$70,275	\$55,846	\$10,000,000	\$11,789,440	\$37,282	\$63,632	\$37,258	\$63,632	\$37,301	\$63,903
\$15,000,000	\$18,522,000	\$105,663	\$100,396	\$15,000,000	\$15,454,515	\$105,663	\$83,769	\$15,000,000	\$17,684,160	\$55,933	\$95,583	\$55,909	\$95,583	\$55,951	\$95,854
\$20,000,000	\$24,696,000	\$141,051	\$133,861	\$20,000,000	\$20,606,020	\$141,051	\$111,692	\$20,000,000	\$23,578,880	\$74,583	\$127,535	\$74,559	\$127,535	\$74,601	\$127,806
\$25,000,000	\$30,870,000	\$176,440	\$167,326	\$25,000,000	\$25,757,525	\$176,440	\$139,615	\$25,000,000	\$29,473,600	\$93,233	\$159,486	\$93,209	\$159,486	\$93,251	\$159,757
\$30,000,000	\$37,044,000	\$211,828	\$200,791	\$30,000,000	\$30,909,030	\$211,828	\$167,538	\$30,000,000	\$35,368,320	\$111,884	\$191,438	\$111,859	\$191,438	\$111,902	\$191,709
\$35,000,000	\$43,218,000	\$247,216	\$234,257	\$35,000,000	\$36,060,535	\$247,216	\$195,461	\$35,000,000	\$41,263,040	\$130,534	\$223,389	\$130,510	\$223,389	\$130,552	\$223,660
\$40,000,000	\$49,392,000	\$282,605	\$267,722	\$40,000,000	\$41,212,040	\$282,605	\$223,384	\$40,000,000	\$47,157,760	\$149,184	\$255,341	\$149,160	\$255,341	\$149,202	\$255,612
\$45,000,000	\$55,566,000	\$317,993	\$301,187	\$45,000,000	\$46,363,545	\$317,993	\$251,307	\$45,000,000	\$53,052,480	\$167,835	\$287,292	\$167,810	\$287,292	\$167,853	\$287,563
\$50,000,000	\$61,740,000	\$353,381	\$334,652	\$50,000,000	\$51,515,050	\$353,381	\$279,230	\$50,000,000	\$58,947,200	\$186,485	\$319,243	\$186,461	\$319,243	\$186,503	\$319,514

CITY OF OWASA, 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	\$148	79.44%	\$93	49.72%	(\$120)	(71.20%)	(\$96)	(66.36%)	\$133	71.32%
\$100,000	\$296	79.44%	\$185	49.72%	\$13	3.69%	\$37	11.29%	\$266	71.32%
\$150,000	\$444	79.44%	\$278	49.72%	\$146	26.99%	\$170	32.94%	\$399	71.32%
\$200,000	\$425	46.55%	\$204	22.28%	\$279	38.34%	\$303	43.11%	\$532	71.32%
\$250,000	\$406	32.04%	\$129	10.17%	\$412	45.07%	\$436	49.02%	\$665	71.32%
\$300,000	\$387	23.86%	\$54	3.34%	\$545	49.52%	\$569	52.88%	\$798	71.32%
\$400,000	\$348	14.96%	(\$95)	(4.08%)	\$811	55.03%	\$835	57.63%	\$1,064	71.32%
\$500,000	\$310	10.20%	(\$244)	(8.05%)	\$1,077	58.32%	\$1,101	60.43%	\$1,330	71.32%
\$600,000	\$271	7.25%	(\$394)	(10.51%)	\$1,343	60.51%	\$1,367	62.28%	\$1,596	71.32%
\$700,000	\$233	5.23%	(\$543)	(12.20%)	\$1,609	62.06%	\$1,633	63.59%	\$1,862	71.32%
\$800,000	\$194	3.77%	(\$692)	(13.42%)	\$1,875	63.23%	\$1,900	64.57%	\$2,128	71.32%
\$900,000	\$156	2.66%	(\$842)	(14.34%)	\$2,141	64.13%	\$2,166	65.33%	\$2,394	71.32%
\$1,000,000	\$118	1.79%	(\$991)	(15.07%)	\$2,407	64.85%	\$2,432	65.94%	\$2,660	71.32%
\$2,000,000	(\$267)	(1.96%)	(\$2,484)	(18.19%)	\$5,068	68.09%	\$5,092	68.64%	\$5,320	71.32%
\$3,000,000	(\$652)	(3.14%)	(\$3,977)	(19.18%)	\$7,728	69.17%	\$7,752	69.54%	\$7,981	71.32%
\$4,000,000	(\$1,036)	(3.73%)	(\$5,470)	(19.67%)	\$10,388	69.71%	\$10,412	69.98%	\$10,641	71.32%
\$5,000,000	(\$1,421)	(4.07%)	(\$6,963)	(19.96%)	\$13,048	70.03%	\$13,072	70.25%	\$13,301	71.32%
\$6,000,000	(\$1,806)	(4.30%)	(\$8,456)	(20.15%)	\$15,708	70.25%	\$15,733	70.43%	\$15,961	71.32%
\$7,000,000	(\$2,190)	(4.47%)	(\$9,949)	(20.29%)	\$18,369	70.40%	\$18,393	70.56%	\$18,622	71.32%
\$8,000,000	(\$2,575)	(4.59%)	(\$11,442)	(20.39%)	\$21,029	70.51%	\$21,053	70.65%	\$21,282	71.32%
\$9,000,000	(\$2,959)	(4.68%)	(\$12,936)	(20.47%)	\$23,689	70.60%	\$23,713	70.73%	\$23,942	71.32%
\$10,000,000	(\$3,344)	(4.76%)	(\$14,429)	(20.53%)	\$26,349	70.67%	\$26,374	70.79%	\$26,602	71.32%
\$15,000,000	(\$5,267)	(4.98%)	(\$21,894)	(20.72%)	\$39,651	70.89%	\$39,675	70.96%	\$39,903	71.32%
\$20,000,000	(\$7,190)	(5.10%)	(\$29,359)	(20.81%)	\$52,952	71.00%	\$52,976	71.05%	\$53,205	71.32%
\$25,000,000	(\$9,113)	(5.17%)	(\$36,825)	(20.87%)	\$66,253	71.06%	\$66,277	71.11%	\$66,506	71.32%
\$30,000,000	(\$11,037)	(5.21%)	(\$44,290)	(20.91%)	\$79,554	71.10%	\$79,578	71.14%	\$79,807	71.32%
\$35,000,000	(\$12,960)	(5.24%)	(\$51,756)	(20.94%)	\$92,855	71.13%	\$92,879	71.17%	\$93,108	71.32%
\$40,000,000	(\$14,883)	(5.27%)	(\$59,221)	(20.96%)	\$106,156	71.16%	\$106,181	71.19%	\$106,409	71.32%
\$45,000,000	(\$16,806)	(5.28%)	(\$66,686)	(20.97%)	\$119,457	71.18%	\$119,482	71.20%	\$119,710	71.32%
\$50,000,000	(\$18,729)	(5.30%)	(\$74,152)	(20.98%)	\$132,759	71.19%	\$132,783	71.21%	\$133,012	71.32%