

CITY OF PACKWOOD, 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	\$6.97720	\$29,170	\$0	\$29,170	
2026-27	\$4.24058	\$29,753	\$62	\$29,816	2.2%
2027-28	\$4.26923	\$29,965	\$63	\$30,028	0.7%
2028-29	\$4.13260	\$30,628	\$61	\$30,689	2.2%
2029-30	\$4.15509	\$30,842	\$61	\$30,903	0.7%
2030-31	\$4.01978	\$31,521	\$59	\$31,581	2.2%
2031-32	\$4.04156	\$31,738	\$59	\$31,798	0.7%
2032-33	\$3.91249	\$32,434	\$58	\$32,491	2.2%
2033-34	\$3.93360	\$32,654	\$58	\$32,712	0.7%
2034-35	\$3.81030	\$33,366	\$56	\$33,422	2.2%
2035-36	\$3.83078	\$33,589	\$56	\$33,645	0.7%

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	\$10,023,243	\$4,180,751	\$0	\$4,180,751
2026-27	\$8,382,293	\$7,031,037	\$0	\$7,031,037
2027-28	\$8,384,727	\$7,033,471	\$0	\$7,033,471
2028-29	\$8,777,289	\$7,426,033	\$0	\$7,426,033
2029-30	\$8,788,723	\$7,437,467	\$0	\$7,437,467
2030-31	\$9,207,541	\$7,856,285	\$0	\$7,856,285
2031-32	\$9,218,975	\$7,867,719	\$0	\$7,867,719
2032-33	\$9,655,763	\$8,304,507	\$0	\$8,304,507
2033-34	\$9,667,196	\$8,315,940	\$0	\$8,315,940
2034-35	\$10,122,698	\$8,771,442	\$0	\$8,771,442
2035-36	\$10,134,131	\$8,782,875	\$0	\$8,782,875

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.86%	-2.26%	86.60%	11.33%	0.00%	2.07%
2026-27	121.64%	-36.44%	85.20%	13.50%	0.00%	1.23%
2027-28	121.80%	-36.60%	85.20%	13.49%	0.00%	1.23%
2028-29	120.18%	-34.83%	85.35%	13.42%	0.00%	1.16%
2029-30	120.19%	-34.82%	85.37%	13.40%	0.00%	1.16%
2030-31	118.52%	-33.00%	85.52%	13.32%	0.00%	1.10%
2031-32	118.54%	-32.99%	85.54%	13.30%	0.00%	1.10%
2032-33	116.97%	-31.30%	85.67%	13.23%	0.00%	1.04%
2033-34	116.99%	-31.29%	85.69%	13.21%	0.00%	1.04%
2034-35	115.52%	-29.70%	85.81%	13.15%	0.00%	0.99%
2035-36	115.53%	-29.70%	85.83%	13.13%	0.00%	0.98%

**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 PACKWOOD, 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	\$4,180,751	\$6.97720	\$29,170
2026-27	\$7,031,037	\$4.24058	\$29,816
2027-28	\$7,033,471	\$4.26923	\$30,028
2028-29	\$7,426,033	\$4.13260	\$30,689
2029-30	\$7,437,467	\$4.15509	\$30,903
2030-31	\$7,856,285	\$4.01978	\$31,581
2031-32	\$7,867,719	\$4.04156	\$31,798
2032-33	\$8,304,507	\$3.91249	\$32,491
2033-34	\$8,315,940	\$3.93360	\$32,712
2034-35	\$8,771,442	\$3.81030	\$33,422
2035-36	\$8,782,875	\$3.83078	\$33,645

## CITY OF PACKWOOD, 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	\$4,180,751	\$6.97720	\$29,170
2026-27	\$4,235,358	\$6.97720	\$29,551
2027-28	\$4,322,124	\$6.97720	\$30,156
2028-29	\$4,469,090	\$6.97720	\$31,182
2029-30	\$4,560,415	\$6.97720	\$31,819
2030-31	\$4,715,139	\$6.97720	\$32,898
2031-32	\$4,811,249	\$6.97720	\$33,569
2032-33	\$4,974,130	\$6.97720	\$34,705
2033-34	\$5,075,292	\$6.97720	\$35,411
2034-35	\$5,246,762	\$6.97720	\$36,608
2035-36	\$5,353,226	\$6.97720	\$37,351

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	\$2,795,679	(\$2.73662)	\$265
2027-28	\$2,711,347	(\$2.70797)	-\$129
2028-29	\$2,956,943	(\$2.84460)	-\$493
2029-30	\$2,877,052	(\$2.82211)	-\$916
2030-31	\$3,141,147	(\$2.95742)	-\$1,318
2031-32	\$3,056,470	(\$2.93564)	-\$1,771
2032-33	\$3,330,377	(\$3.06471)	-\$2,214
2033-34	\$3,240,649	(\$3.04360)	-\$2,700
2034-35	\$3,524,680	(\$3.16690)	-\$3,186
2035-36	\$3,429,649	(\$3.14642)	-\$3,705

CITY OF PACKWOOD, 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	\$165	\$248	\$50,000	\$51,515	\$165	\$207	\$50,000	\$58,947	\$149	\$36	\$128	\$36	\$165	\$237
\$100,000	\$123,480	\$331	\$496	\$100,000	\$103,030	\$331	\$414	\$100,000	\$117,894	\$315	\$273	\$293	\$273	\$331	\$474
\$150,000	\$185,220	\$496	\$745	\$150,000	\$154,545	\$496	\$621	\$150,000	\$176,842	\$480	\$510	\$459	\$510	\$496	\$711
\$200,000	\$246,960	\$810	\$993	\$200,000	\$206,060	\$810	\$828	\$200,000	\$235,789	\$646	\$747	\$624	\$747	\$662	\$948
\$250,000	\$308,700	\$1,124	\$1,241	\$250,000	\$257,575	\$1,124	\$1,035	\$250,000	\$294,736	\$811	\$984	\$790	\$984	\$827	\$1,185
\$300,000	\$370,440	\$1,438	\$1,489	\$300,000	\$309,090	\$1,438	\$1,242	\$300,000	\$353,683	\$977	\$1,221	\$955	\$1,221	\$993	\$1,422
\$400,000	\$493,920	\$2,066	\$1,985	\$400,000	\$412,120	\$2,066	\$1,657	\$400,000	\$471,578	\$1,308	\$1,695	\$1,286	\$1,695	\$1,324	\$1,896
\$500,000	\$617,400	\$2,694	\$2,482	\$500,000	\$515,151	\$2,694	\$2,071	\$500,000	\$589,472	\$1,639	\$2,169	\$1,617	\$2,169	\$1,655	\$2,370
\$600,000	\$740,880	\$3,322	\$2,978	\$600,000	\$618,181	\$3,322	\$2,485	\$600,000	\$707,366	\$1,970	\$2,642	\$1,948	\$2,642	\$1,986	\$2,843
\$700,000	\$864,360	\$3,950	\$3,475	\$700,000	\$721,211	\$3,950	\$2,899	\$700,000	\$825,261	\$2,301	\$3,116	\$2,279	\$3,116	\$2,317	\$3,317
\$800,000	\$987,840	\$4,578	\$3,971	\$800,000	\$824,241	\$4,578	\$3,313	\$800,000	\$943,155	\$2,631	\$3,590	\$2,610	\$3,590	\$2,648	\$3,791
\$900,000	\$1,111,320	\$5,206	\$4,467	\$900,000	\$927,271	\$5,206	\$3,727	\$900,000	\$1,061,050	\$2,962	\$4,064	\$2,941	\$4,064	\$2,978	\$4,265
\$1,000,000	\$1,234,800	\$5,834	\$4,964	\$1,000,000	\$1,030,301	\$5,834	\$4,142	\$1,000,000	\$1,178,944	\$3,293	\$4,538	\$3,272	\$4,538	\$3,309	\$4,739
\$2,000,000	\$2,469,600	\$12,113	\$9,927	\$2,000,000	\$2,060,602	\$12,113	\$8,283	\$2,000,000	\$2,357,888	\$6,603	\$9,277	\$6,581	\$9,277	\$6,619	\$9,478
\$3,000,000	\$3,704,400	\$18,393	\$14,891	\$3,000,000	\$3,090,903	\$18,393	\$12,425	\$3,000,000	\$3,536,832	\$9,912	\$14,016	\$9,891	\$14,016	\$9,928	\$14,217
\$4,000,000	\$4,939,200	\$24,672	\$19,854	\$4,000,000	\$4,121,204	\$24,672	\$16,566	\$4,000,000	\$4,715,776	\$13,222	\$18,755	\$13,200	\$18,755	\$13,238	\$18,956
\$5,000,000	\$6,174,000	\$30,952	\$24,818	\$5,000,000	\$5,151,505	\$30,952	\$20,708	\$5,000,000	\$5,894,720	\$16,531	\$23,494	\$16,509	\$23,494	\$16,547	\$23,695
\$6,000,000	\$7,408,800	\$37,231	\$29,782	\$6,000,000	\$6,181,806	\$37,231	\$24,850	\$6,000,000	\$7,073,664	\$19,840	\$28,234	\$19,819	\$28,234	\$19,856	\$28,435
\$7,000,000	\$8,643,600	\$43,511	\$34,745	\$7,000,000	\$7,212,107	\$43,511	\$28,991	\$7,000,000	\$8,252,608	\$23,150	\$32,973	\$23,128	\$32,973	\$23,166	\$33,174
\$8,000,000	\$9,878,400	\$49,790	\$39,709	\$8,000,000	\$8,242,408	\$49,790	\$33,133	\$8,000,000	\$9,431,552	\$26,459	\$37,712	\$26,438	\$37,712	\$26,475	\$37,913
\$9,000,000	\$11,113,200	\$56,070	\$44,673	\$9,000,000	\$9,272,709	\$56,070	\$37,274	\$9,000,000	\$10,610,496	\$29,769	\$42,451	\$29,747	\$42,451	\$29,785	\$42,652
\$10,000,000	\$12,348,000	\$62,349	\$49,636	\$10,000,000	\$10,303,010	\$62,349	\$41,416	\$10,000,000	\$11,789,440	\$33,078	\$47,190	\$33,056	\$47,190	\$33,094	\$47,391
\$15,000,000	\$18,522,000	\$93,747	\$74,454	\$15,000,000	\$15,454,515	\$93,747	\$62,124	\$15,000,000	\$17,684,160	\$49,625	\$70,885	\$49,603	\$70,885	\$49,641	\$71,086
\$20,000,000	\$24,696,000	\$125,144	\$99,272	\$20,000,000	\$20,606,020	\$125,144	\$82,832	\$20,000,000	\$23,578,880	\$66,172	\$94,581	\$66,150	\$94,581	\$66,188	\$94,782
\$25,000,000	\$30,870,000	\$156,541	\$124,091	\$25,000,000	\$25,757,525	\$156,541	\$103,540	\$25,000,000	\$29,473,600	\$82,719	\$118,276	\$82,697	\$118,276	\$82,735	\$118,477
\$30,000,000	\$37,044,000	\$187,939	\$148,909	\$30,000,000	\$30,909,030	\$187,939	\$124,248	\$30,000,000	\$35,368,320	\$99,266	\$141,972	\$99,244	\$141,972	\$99,282	\$142,173
\$35,000,000	\$43,218,000	\$219,336	\$173,727	\$35,000,000	\$36,060,535	\$219,336	\$144,955	\$35,000,000	\$41,263,040	\$115,813	\$165,667	\$115,791	\$165,667	\$115,829	\$165,868
\$40,000,000	\$49,392,000	\$250,734	\$198,545	\$40,000,000	\$41,212,040	\$250,734	\$165,663	\$40,000,000	\$47,157,760	\$132,360	\$189,363	\$132,338	\$189,363	\$132,376	\$189,564
\$45,000,000	\$55,566,000	\$282,131	\$223,363	\$45,000,000	\$46,363,545	\$282,131	\$186,371	\$45,000,000	\$53,052,480	\$148,907	\$213,058	\$148,885	\$213,058	\$148,923	\$213,259
\$50,000,000	\$61,740,000	\$313,528	\$248,181	\$50,000,000	\$51,515,050	\$313,528	\$207,079	\$50,000,000	\$58,947,200	\$165,454	\$236,754	\$165,432	\$236,754	\$165,470	\$236,955

CITY OF            PACKWOOD, 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	\$83	49.99%	\$42	25.15%	(\$113)	(75.93%)	(\$92)	(71.88%)	\$71	43.20%
\$100,000	\$165	49.99%	\$83	25.15%	(\$42)	(13.33%)	(\$20)	(6.97%)	\$143	43.20%
\$150,000	\$248	49.99%	\$125	25.15%	\$30	6.14%	\$51	11.12%	\$214	43.20%
\$200,000	\$182	22.50%	\$18	2.21%	\$101	15.64%	\$123	19.62%	\$286	43.20%
\$250,000	\$117	10.37%	(\$89)	(7.91%)	\$172	21.26%	\$194	24.56%	\$357	43.20%
\$300,000	\$51	3.53%	(\$196)	(13.62%)	\$244	24.98%	\$265	27.79%	\$429	43.20%
\$400,000	(\$81)	(3.91%)	(\$410)	(19.83%)	\$387	29.59%	\$408	31.76%	\$572	43.20%
\$500,000	(\$212)	(7.88%)	(\$623)	(23.14%)	\$530	32.34%	\$551	34.10%	\$715	43.20%
\$600,000	(\$344)	(10.35%)	(\$837)	(25.20%)	\$673	34.16%	\$694	35.64%	\$858	43.20%
\$700,000	(\$476)	(12.04%)	(\$1,051)	(26.61%)	\$816	35.46%	\$837	36.74%	\$1,001	43.20%
\$800,000	(\$607)	(13.26%)	(\$1,265)	(27.63%)	\$959	36.44%	\$980	37.56%	\$1,144	43.20%
\$900,000	(\$739)	(14.19%)	(\$1,479)	(28.40%)	\$1,102	37.19%	\$1,123	38.20%	\$1,287	43.20%
\$1,000,000	(\$870)	(14.92%)	(\$1,692)	(29.01%)	\$1,245	37.80%	\$1,266	38.70%	\$1,430	43.20%
\$2,000,000	(\$2,186)	(18.05%)	(\$3,830)	(31.62%)	\$2,674	40.51%	\$2,696	40.96%	\$2,859	43.20%
\$3,000,000	(\$3,502)	(19.04%)	(\$5,968)	(32.45%)	\$4,104	41.41%	\$4,126	41.71%	\$4,289	43.20%
\$4,000,000	(\$4,818)	(19.53%)	(\$8,106)	(32.85%)	\$5,534	41.85%	\$5,555	42.09%	\$5,719	43.20%
\$5,000,000	(\$6,134)	(19.82%)	(\$10,244)	(33.10%)	\$6,964	42.12%	\$6,985	42.31%	\$7,148	43.20%
\$6,000,000	(\$7,450)	(20.01%)	(\$12,382)	(33.26%)	\$8,393	42.30%	\$8,415	42.46%	\$8,578	43.20%
\$7,000,000	(\$8,765)	(20.15%)	(\$14,520)	(33.37%)	\$9,823	42.43%	\$9,844	42.56%	\$10,008	43.20%
\$8,000,000	(\$10,081)	(20.25%)	(\$16,658)	(33.46%)	\$11,253	42.53%	\$11,274	42.64%	\$11,438	43.20%
\$9,000,000	(\$11,397)	(20.33%)	(\$18,796)	(33.52%)	\$12,682	42.60%	\$12,704	42.71%	\$12,867	43.20%
\$10,000,000	(\$12,713)	(20.39%)	(\$20,933)	(33.57%)	\$14,112	42.66%	\$14,134	42.76%	\$14,297	43.20%
\$15,000,000	(\$19,292)	(20.58%)	(\$31,623)	(33.73%)	\$21,261	42.84%	\$21,282	42.90%	\$21,445	43.20%
\$20,000,000	(\$25,872)	(20.67%)	(\$42,312)	(33.81%)	\$28,409	42.93%	\$28,431	42.98%	\$28,594	43.20%
\$25,000,000	(\$32,451)	(20.73%)	(\$53,002)	(33.86%)	\$35,558	42.99%	\$35,579	43.02%	\$35,742	43.20%
\$30,000,000	(\$39,030)	(20.77%)	(\$63,691)	(33.89%)	\$42,706	43.02%	\$42,728	43.05%	\$42,891	43.20%
\$35,000,000	(\$45,609)	(20.79%)	(\$74,381)	(33.91%)	\$49,854	43.05%	\$49,876	43.07%	\$50,039	43.20%
\$40,000,000	(\$52,189)	(20.81%)	(\$85,070)	(33.93%)	\$57,003	43.07%	\$57,024	43.09%	\$57,188	43.20%
\$45,000,000	(\$58,768)	(20.83%)	(\$95,760)	(33.94%)	\$64,151	43.08%	\$64,173	43.10%	\$64,336	43.20%
\$50,000,000	(\$65,347)	(20.84%)	(\$106,449)	(33.95%)	\$71,300	43.09%	\$71,321	43.11%	\$71,485	43.20%