

CITY OF STANWOOD, 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	\$7.86410	\$179,546	\$0	\$179,546	
2026-27	\$4.62954	\$183,137	\$408	\$183,545	2.2%
2027-28	\$4.65922	\$184,463	\$411	\$184,874	0.7%
2028-29	\$4.54047	\$188,571	\$400	\$188,971	2.2%
2029-30	\$4.56532	\$189,916	\$402	\$190,318	0.7%
2030-31	\$4.44602	\$194,125	\$392	\$194,517	2.2%
2031-32	\$4.47025	\$195,489	\$394	\$195,883	0.7%
2032-33	\$4.35445	\$199,801	\$384	\$200,185	2.2%
2033-34	\$4.37809	\$201,186	\$386	\$201,572	0.7%
2034-35	\$4.26561	\$205,603	\$376	\$205,979	2.2%
2035-36	\$4.28868	\$207,009	\$378	\$207,387	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	\$45,561,473	\$22,831,114	\$0	\$22,831,114
2026-27	\$41,580,061	\$39,646,514	\$0	\$39,646,514
2027-28	\$41,612,614	\$39,679,067	\$0	\$39,679,067
2028-29	\$43,552,871	\$41,619,324	\$0	\$41,619,324
2029-30	\$43,621,424	\$41,687,877	\$0	\$41,687,877
2030-31	\$45,684,313	\$43,750,766	\$0	\$43,750,766
2031-32	\$45,752,866	\$43,819,319	\$0	\$43,819,319
2032-33	\$47,906,035	\$45,972,488	\$0	\$45,972,488
2033-34	\$47,974,588	\$46,041,041	\$0	\$46,041,041
2034-35	\$50,221,840	\$48,288,293	\$0	\$48,288,293
2035-36	\$50,290,394	\$48,356,847	\$0	\$48,356,847

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.00%	-1.97%	70.03%	19.50%	5.64%	1.13%
2026-27	95.50%	-21.37%	74.13%	18.87%	3.93%	0.65%
2027-28	95.64%	-21.50%	74.15%	18.86%	3.93%	0.65%
2028-29	95.05%	-20.63%	74.42%	18.87%	3.78%	0.62%
2029-30	95.10%	-20.64%	74.46%	18.84%	3.78%	0.62%
2030-31	94.44%	-19.71%	74.73%	18.85%	3.64%	0.59%
2031-32	94.50%	-19.72%	74.77%	18.82%	3.63%	0.59%
2032-33	93.86%	-18.84%	75.02%	18.84%	3.49%	0.56%
2033-34	93.92%	-18.85%	75.06%	18.81%	3.49%	0.56%
2034-35	93.31%	-18.02%	75.29%	18.83%	3.36%	0.53%
2035-36	93.36%	-18.03%	75.33%	18.81%	3.35%	0.53%

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 STANWOOD, 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	\$22,831,114	\$7.86410	\$179,546
2026-27	\$39,646,514	\$4.62954	\$183,545
2027-28	\$39,679,067	\$4.65922	\$184,874
2028-29	\$41,619,324	\$4.54047	\$188,971
2029-30	\$41,687,877	\$4.56532	\$190,318
2030-31	\$43,750,766	\$4.44602	\$194,517
2031-32	\$43,819,319	\$4.47025	\$195,883
2032-33	\$45,972,488	\$4.35445	\$200,185
2033-34	\$46,041,041	\$4.37809	\$201,572
2034-35	\$48,288,293	\$4.26561	\$205,979
2035-36	\$48,356,847	\$4.28868	\$207,387

CITY OF STANWOOD, 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	\$22,831,114	\$7.86410	\$179,546
2026-27	\$23,380,147	\$7.86410	\$183,864
2027-28	\$23,774,507	\$7.86410	\$186,965
2028-29	\$24,580,491	\$7.86410	\$193,303
2029-30	\$24,995,600	\$7.86410	\$196,568
2030-31	\$25,843,411	\$7.86410	\$203,235
2031-32	\$26,280,301	\$7.86410	\$206,671
2032-33	\$27,172,081	\$7.86410	\$213,684
2033-34	\$27,631,965	\$7.86410	\$217,301
2034-35	\$28,570,014	\$7.86410	\$224,677
2035-36	\$29,054,035	\$7.86410	\$228,484

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	\$16,266,367	(\$3.23456)	-\$319
2027-28	\$15,904,561	(\$3.20488)	-\$2,092
2028-29	\$17,038,832	(\$3.32363)	-\$4,332
2029-30	\$16,692,277	(\$3.29878)	-\$6,249
2030-31	\$17,907,355	(\$3.41808)	-\$8,718
2031-32	\$17,539,018	(\$3.39385)	-\$10,788
2032-33	\$18,800,407	(\$3.50965)	-\$13,499
2033-34	\$18,409,077	(\$3.48601)	-\$15,729
2034-35	\$19,718,279	(\$3.59849)	-\$18,698
2035-36	\$19,302,812	(\$3.57542)	-\$21,097

CITY OF STANWOOD, 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	\$274	\$50,000	\$51,515	\$187	\$229	\$50,000	\$58,947	\$168	\$40	\$144	\$40	\$187	\$262
\$100,000	\$123,480	\$373	\$549	\$100,000	\$103,030	\$373	\$458	\$100,000	\$117,894	\$355	\$302	\$331	\$302	\$373	\$524
\$150,000	\$185,220	\$560	\$823	\$150,000	\$154,545	\$560	\$687	\$150,000	\$176,842	\$541	\$564	\$517	\$564	\$560	\$786
\$200,000	\$246,960	\$913	\$1,098	\$200,000	\$206,060	\$913	\$916	\$200,000	\$235,789	\$728	\$826	\$704	\$826	\$746	\$1,048
\$250,000	\$308,700	\$1,267	\$1,372	\$250,000	\$257,575	\$1,267	\$1,145	\$250,000	\$294,736	\$914	\$1,088	\$890	\$1,088	\$933	\$1,310
\$300,000	\$370,440	\$1,621	\$1,647	\$300,000	\$309,090	\$1,621	\$1,374	\$300,000	\$353,683	\$1,101	\$1,350	\$1,077	\$1,350	\$1,119	\$1,572
\$400,000	\$493,920	\$2,329	\$2,196	\$400,000	\$412,120	\$2,329	\$1,832	\$400,000	\$471,578	\$1,474	\$1,874	\$1,450	\$1,874	\$1,492	\$2,097
\$500,000	\$617,400	\$3,037	\$2,745	\$500,000	\$515,151	\$3,037	\$2,290	\$500,000	\$589,472	\$1,847	\$2,399	\$1,823	\$2,399	\$1,865	\$2,621
\$600,000	\$740,880	\$3,744	\$3,294	\$600,000	\$618,181	\$3,744	\$2,748	\$600,000	\$707,366	\$2,220	\$2,923	\$2,196	\$2,923	\$2,238	\$3,145
\$700,000	\$864,360	\$4,452	\$3,843	\$700,000	\$721,211	\$4,452	\$3,207	\$700,000	\$825,261	\$2,593	\$3,447	\$2,569	\$3,447	\$2,611	\$3,669
\$800,000	\$987,840	\$5,160	\$4,392	\$800,000	\$824,241	\$5,160	\$3,665	\$800,000	\$943,155	\$2,966	\$3,971	\$2,942	\$3,971	\$2,984	\$4,193
\$900,000	\$1,111,320	\$5,868	\$4,941	\$900,000	\$927,271	\$5,868	\$4,123	\$900,000	\$1,061,050	\$3,339	\$4,495	\$3,315	\$4,495	\$3,357	\$4,717
\$1,000,000	\$1,234,800	\$6,576	\$5,490	\$1,000,000	\$1,030,301	\$6,576	\$4,581	\$1,000,000	\$1,178,944	\$3,712	\$5,019	\$3,688	\$5,019	\$3,730	\$5,242
\$2,000,000	\$2,469,600	\$13,653	\$10,980	\$2,000,000	\$2,060,602	\$13,653	\$9,161	\$2,000,000	\$2,357,888	\$7,442	\$10,261	\$7,418	\$10,261	\$7,460	\$10,483
\$3,000,000	\$3,704,400	\$20,731	\$16,470	\$3,000,000	\$3,090,903	\$20,731	\$13,742	\$3,000,000	\$3,536,832	\$11,172	\$15,503	\$11,148	\$15,503	\$11,190	\$15,725
\$4,000,000	\$4,939,200	\$27,809	\$21,960	\$4,000,000	\$4,121,204	\$27,809	\$18,323	\$4,000,000	\$4,715,776	\$14,902	\$20,744	\$14,878	\$20,744	\$14,920	\$20,966
\$5,000,000	\$6,174,000	\$34,886	\$27,450	\$5,000,000	\$5,151,505	\$34,886	\$22,904	\$5,000,000	\$5,894,720	\$18,632	\$25,986	\$18,608	\$25,986	\$18,650	\$26,208
\$6,000,000	\$7,408,800	\$41,964	\$32,940	\$6,000,000	\$6,181,806	\$41,964	\$27,484	\$6,000,000	\$7,073,664	\$22,362	\$31,227	\$22,338	\$31,227	\$22,380	\$31,450
\$7,000,000	\$8,643,600	\$49,042	\$38,430	\$7,000,000	\$7,212,107	\$49,042	\$32,065	\$7,000,000	\$8,252,608	\$26,092	\$36,469	\$26,068	\$36,469	\$26,110	\$36,691
\$8,000,000	\$9,878,400	\$56,119	\$43,920	\$8,000,000	\$8,242,408	\$56,119	\$36,646	\$8,000,000	\$9,431,552	\$29,822	\$41,711	\$29,798	\$41,711	\$29,841	\$41,933
\$9,000,000	\$11,113,200	\$63,197	\$49,410	\$9,000,000	\$9,272,709	\$63,197	\$41,227	\$9,000,000	\$10,610,496	\$33,553	\$46,952	\$33,528	\$46,952	\$33,571	\$47,174
\$10,000,000	\$12,348,000	\$70,275	\$54,899	\$10,000,000	\$10,303,010	\$70,275	\$45,807	\$10,000,000	\$11,789,440	\$37,283	\$52,194	\$37,258	\$52,194	\$37,301	\$52,416
\$15,000,000	\$18,522,000	\$105,663	\$82,349	\$15,000,000	\$15,454,515	\$105,663	\$68,711	\$15,000,000	\$17,684,160	\$55,933	\$78,402	\$55,909	\$78,402	\$55,951	\$78,624
\$20,000,000	\$24,696,000	\$141,052	\$109,799	\$20,000,000	\$20,606,020	\$141,052	\$91,615	\$20,000,000	\$23,578,880	\$74,583	\$104,610	\$74,559	\$104,610	\$74,601	\$104,832
\$25,000,000	\$30,870,000	\$176,440	\$137,249	\$25,000,000	\$25,757,525	\$176,440	\$114,518	\$25,000,000	\$29,473,600	\$93,234	\$130,818	\$93,209	\$130,818	\$93,252	\$131,040
\$30,000,000	\$37,044,000	\$211,829	\$164,698	\$30,000,000	\$30,909,030	\$211,829	\$137,422	\$30,000,000	\$35,368,320	\$111,884	\$157,026	\$111,860	\$157,026	\$111,902	\$157,248
\$35,000,000	\$43,218,000	\$247,217	\$192,148	\$35,000,000	\$36,060,535	\$247,217	\$160,326	\$35,000,000	\$41,263,040	\$130,534	\$183,234	\$130,510	\$183,234	\$130,552	\$183,456
\$40,000,000	\$49,392,000	\$282,605	\$219,598	\$40,000,000	\$41,212,040	\$282,605	\$183,230	\$40,000,000	\$47,157,760	\$149,185	\$209,442	\$149,160	\$209,442	\$149,203	\$209,664
\$45,000,000	\$55,566,000	\$317,994	\$247,048	\$45,000,000	\$46,363,545	\$317,994	\$206,133	\$45,000,000	\$53,052,480	\$167,835	\$235,650	\$167,811	\$235,650	\$167,853	\$235,872
\$50,000,000	\$61,740,000	\$353,382	\$274,497	\$50,000,000	\$51,515,050	\$353,382	\$229,037	\$50,000,000	\$58,947,200	\$186,485	\$261,858	\$186,461	\$261,858	\$186,503	\$262,080

CITY OF STANWOOD, 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	\$88	47.18%	\$43	22.81%	(\$129)	(76.38%)	(\$104)	(72.41%)	\$76	40.52%
\$100,000	\$176	47.18%	\$85	22.81%	(\$53)	(14.95%)	(\$29)	(8.71%)	\$151	40.52%
\$150,000	\$264	47.18%	\$128	22.81%	\$23	4.16%	\$47	9.04%	\$227	40.52%
\$200,000	\$185	20.21%	\$3	0.30%	\$98	13.48%	\$122	17.39%	\$302	40.52%
\$250,000	\$105	8.30%	(\$122)	(9.63%)	\$174	18.99%	\$198	22.23%	\$378	40.52%
\$300,000	\$26	1.59%	(\$247)	(15.23%)	\$249	22.64%	\$273	25.40%	\$453	40.52%
\$400,000	(\$133)	(5.71%)	(\$497)	(21.32%)	\$400	27.17%	\$425	29.29%	\$605	40.52%
\$500,000	(\$292)	(9.61%)	(\$746)	(24.58%)	\$552	29.86%	\$576	31.59%	\$756	40.52%
\$600,000	(\$451)	(12.03%)	(\$996)	(26.60%)	\$703	31.65%	\$727	33.11%	\$907	40.52%
\$700,000	(\$609)	(13.68%)	(\$1,246)	(27.98%)	\$854	32.93%	\$878	34.18%	\$1,058	40.52%
\$800,000	(\$768)	(14.88%)	(\$1,495)	(28.98%)	\$1,005	33.89%	\$1,029	34.99%	\$1,209	40.52%
\$900,000	(\$927)	(15.80%)	(\$1,745)	(29.74%)	\$1,156	34.63%	\$1,180	35.61%	\$1,360	40.52%
\$1,000,000	(\$1,086)	(16.51%)	(\$1,995)	(30.34%)	\$1,307	35.22%	\$1,332	36.11%	\$1,512	40.52%
\$2,000,000	(\$2,673)	(19.58%)	(\$4,492)	(32.90%)	\$2,819	37.88%	\$2,843	38.33%	\$3,023	40.52%
\$3,000,000	(\$4,261)	(20.55%)	(\$6,989)	(33.71%)	\$4,330	38.76%	\$4,355	39.06%	\$4,535	40.52%
\$4,000,000	(\$5,849)	(21.03%)	(\$9,486)	(34.11%)	\$5,842	39.20%	\$5,866	39.43%	\$6,046	40.52%
\$5,000,000	(\$7,437)	(21.32%)	(\$11,983)	(34.35%)	\$7,353	39.47%	\$7,378	39.65%	\$7,558	40.52%
\$6,000,000	(\$9,024)	(21.50%)	(\$14,480)	(34.50%)	\$8,865	39.64%	\$8,889	39.79%	\$9,069	40.52%
\$7,000,000	(\$10,612)	(21.64%)	(\$16,977)	(34.62%)	\$10,377	39.77%	\$10,401	39.90%	\$10,581	40.52%
\$8,000,000	(\$12,200)	(21.74%)	(\$19,473)	(34.70%)	\$11,888	39.86%	\$11,912	39.98%	\$12,092	40.52%
\$9,000,000	(\$13,788)	(21.82%)	(\$21,970)	(34.76%)	\$13,400	39.94%	\$13,424	40.04%	\$13,604	40.52%
\$10,000,000	(\$15,375)	(21.88%)	(\$24,467)	(34.82%)	\$14,911	40.00%	\$14,935	40.09%	\$15,115	40.52%
\$15,000,000	(\$23,314)	(22.06%)	(\$36,952)	(34.97%)	\$22,469	40.17%	\$22,493	40.23%	\$22,673	40.52%
\$20,000,000	(\$31,253)	(22.16%)	(\$49,437)	(35.05%)	\$30,027	40.26%	\$30,051	40.30%	\$30,231	40.52%
\$25,000,000	(\$39,191)	(22.21%)	(\$61,922)	(35.09%)	\$37,584	40.31%	\$37,609	40.35%	\$37,789	40.52%
\$30,000,000	(\$47,130)	(22.25%)	(\$74,406)	(35.13%)	\$45,142	40.35%	\$45,166	40.38%	\$45,346	40.52%
\$35,000,000	(\$55,069)	(22.28%)	(\$86,891)	(35.15%)	\$52,700	40.37%	\$52,724	40.40%	\$52,904	40.52%
\$40,000,000	(\$63,008)	(22.30%)	(\$99,376)	(35.16%)	\$60,257	40.39%	\$60,282	40.41%	\$60,462	40.52%
\$45,000,000	(\$70,946)	(22.31%)	(\$111,861)	(35.18%)	\$67,815	40.41%	\$67,839	40.43%	\$68,019	40.52%
\$50,000,000	(\$78,885)	(22.32%)	(\$124,345)	(35.19%)	\$75,373	40.42%	\$75,397	40.44%	\$75,577	40.52%