

CITY OF WASHTA, 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	\$7.91736	\$56,552	\$0	\$56,552	
2026-27	\$6.46079	\$57,683	\$344	\$58,028	2.6%
2027-28	\$6.50746	\$58,318	\$347	\$58,665	1.1%
2028-29	\$6.26865	\$59,838	\$334	\$60,173	2.6%
2029-30	\$6.30579	\$60,473	\$336	\$60,810	1.1%
2030-31	\$6.07233	\$62,026	\$324	\$62,350	2.5%
2031-32	\$6.10794	\$62,661	\$326	\$62,987	1.0%
2032-33	\$5.88657	\$64,247	\$314	\$64,561	2.5%
2033-34	\$5.92077	\$64,883	\$316	\$65,199	1.0%
2034-35	\$5.71043	\$66,503	\$304	\$66,808	2.5%
2035-36	\$5.74332	\$67,142	\$306	\$67,448	1.0%

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	\$11,894,781	\$7,142,837	\$0	\$7,142,837
2026-27	\$9,827,624	\$8,981,560	\$0	\$8,981,560
2027-28	\$9,861,113	\$9,015,049	\$0	\$9,015,049
2028-29	\$10,445,046	\$9,598,982	\$0	\$9,598,982
2029-30	\$10,489,535	\$9,643,471	\$0	\$9,643,471
2030-31	\$11,113,896	\$10,267,832	\$0	\$10,267,832
2031-32	\$11,158,385	\$10,312,321	\$0	\$10,312,321
2032-33	\$11,813,507	\$10,967,443	\$0	\$10,967,443
2033-34	\$11,857,996	\$11,011,932	\$0	\$11,011,932
2034-35	\$12,545,276	\$11,699,212	\$0	\$11,699,212
2035-36	\$12,589,765	\$11,743,701	\$0	\$11,743,701

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	39.60%	-1.12%	38.48%	60.68%	0.00%	0.84%
2026-27	72.81%	-37.52%	35.30%	63.82%	0.00%	0.66%
2027-28	72.98%	-37.60%	35.39%	63.73%	0.00%	0.66%
2028-29	71.70%	-35.51%	36.19%	62.99%	0.00%	0.62%
2029-30	71.78%	-35.43%	36.35%	62.84%	0.00%	0.62%
2030-31	70.50%	-33.35%	37.15%	62.10%	0.00%	0.58%
2031-32	70.58%	-33.30%	37.29%	61.96%	0.00%	0.58%
2032-33	69.38%	-31.38%	38.01%	61.30%	0.00%	0.54%
2033-34	69.46%	-31.33%	38.13%	61.17%	0.00%	0.54%
2034-35	68.34%	-29.56%	38.78%	60.58%	0.00%	0.51%
2035-36	68.42%	-29.52%	38.90%	60.46%	0.00%	0.51%

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 WASHTA, 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	\$7,142,837	\$7.91736	\$56,552
2026-27	\$8,981,560	\$6.46079	\$58,028
2027-28	\$9,015,049	\$6.50746	\$58,665
2028-29	\$9,598,982	\$6.26865	\$60,173
2029-30	\$9,643,471	\$6.30579	\$60,810
2030-31	\$10,267,832	\$6.07233	\$62,350
2031-32	\$10,312,321	\$6.10794	\$62,987
2032-33	\$10,967,443	\$5.88657	\$64,561
2033-34	\$11,011,932	\$5.92077	\$65,199
2034-35	\$11,699,212	\$5.71043	\$66,808
2035-36	\$11,743,701	\$5.74332	\$67,448

CITY OF WASHTA, 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	\$7,142,837	\$7.91736	\$56,552
2026-27	\$7,685,204	\$7.68676	\$59,074
2027-28	\$7,775,722	\$7.68676	\$59,770
2028-29	\$8,136,131	\$7.68676	\$62,540
2029-30	\$8,230,836	\$7.68676	\$63,268
2030-31	\$8,610,445	\$7.68676	\$66,186
2031-32	\$8,709,548	\$7.68676	\$66,948
2032-33	\$9,109,331	\$7.68676	\$70,021
2033-34	\$9,213,073	\$7.68676	\$70,819
2034-35	\$9,634,062	\$7.68676	\$74,055
2035-36	\$9,742,677	\$7.68676	\$74,890

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	\$1,296,357	(\$1.22597)	-\$1,046
2027-28	\$1,239,327	(\$1.17930)	-\$1,105
2028-29	\$1,462,851	(\$1.41811)	-\$2,368
2029-30	\$1,412,635	(\$1.38097)	-\$2,459
2030-31	\$1,657,386	(\$1.61443)	-\$3,837
2031-32	\$1,602,773	(\$1.57882)	-\$3,961
2032-33	\$1,858,112	(\$1.80019)	-\$5,461
2033-34	\$1,798,859	(\$1.76599)	-\$5,620
2034-35	\$2,065,150	(\$1.97633)	-\$7,247
2035-36	\$2,001,023	(\$1.94344)	-\$7,442

CITY OF WASHTA, 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	\$188	\$375	\$50,000	\$51,515	\$188	\$313	\$50,000	\$58,947	\$170	\$54	\$145	\$54	\$188	\$358
\$100,000	\$123,480	\$376	\$750	\$100,000	\$103,030	\$376	\$626	\$100,000	\$117,894	\$357	\$412	\$333	\$412	\$376	\$716
\$150,000	\$185,220	\$563	\$1,125	\$150,000	\$154,545	\$563	\$938	\$150,000	\$176,842	\$545	\$770	\$521	\$770	\$563	\$1,074
\$200,000	\$246,960	\$920	\$1,500	\$200,000	\$206,060	\$920	\$1,251	\$200,000	\$235,789	\$733	\$1,128	\$708	\$1,128	\$751	\$1,432
\$250,000	\$308,700	\$1,276	\$1,875	\$250,000	\$257,575	\$1,276	\$1,564	\$250,000	\$294,736	\$921	\$1,486	\$896	\$1,486	\$939	\$1,790
\$300,000	\$370,440	\$1,632	\$2,249	\$300,000	\$309,090	\$1,632	\$1,877	\$300,000	\$353,683	\$1,108	\$1,844	\$1,084	\$1,844	\$1,127	\$2,148
\$400,000	\$493,920	\$2,345	\$2,999	\$400,000	\$412,120	\$2,345	\$2,503	\$400,000	\$471,578	\$1,484	\$2,560	\$1,460	\$2,560	\$1,502	\$2,864
\$500,000	\$617,400	\$3,057	\$3,749	\$500,000	\$515,151	\$3,057	\$3,128	\$500,000	\$589,472	\$1,859	\$3,276	\$1,835	\$3,276	\$1,878	\$3,579
\$600,000	\$740,880	\$3,770	\$4,499	\$600,000	\$618,181	\$3,770	\$3,754	\$600,000	\$707,366	\$2,235	\$3,992	\$2,211	\$3,992	\$2,253	\$4,295
\$700,000	\$864,360	\$4,482	\$5,249	\$700,000	\$721,211	\$4,482	\$4,379	\$700,000	\$825,261	\$2,611	\$4,708	\$2,586	\$4,708	\$2,629	\$5,011
\$800,000	\$987,840	\$5,195	\$5,998	\$800,000	\$824,241	\$5,195	\$5,005	\$800,000	\$943,155	\$2,986	\$5,424	\$2,962	\$5,424	\$3,004	\$5,727
\$900,000	\$1,111,320	\$5,908	\$6,748	\$900,000	\$927,271	\$5,908	\$5,631	\$900,000	\$1,061,050	\$3,362	\$6,139	\$3,337	\$6,139	\$3,380	\$6,443
\$1,000,000	\$1,234,800	\$6,620	\$7,498	\$1,000,000	\$1,030,301	\$6,620	\$6,256	\$1,000,000	\$1,178,944	\$3,737	\$6,855	\$3,713	\$6,855	\$3,755	\$7,159
\$2,000,000	\$2,469,600	\$13,746	\$14,996	\$2,000,000	\$2,060,602	\$13,746	\$12,513	\$2,000,000	\$2,357,888	\$7,492	\$14,014	\$7,468	\$14,014	\$7,511	\$14,318
\$3,000,000	\$3,704,400	\$20,871	\$22,494	\$3,000,000	\$3,090,903	\$20,871	\$18,769	\$3,000,000	\$3,536,832	\$11,248	\$21,173	\$11,223	\$21,173	\$11,266	\$21,477
\$4,000,000	\$4,939,200	\$27,997	\$29,992	\$4,000,000	\$4,121,204	\$27,997	\$25,025	\$4,000,000	\$4,715,776	\$15,003	\$28,332	\$14,979	\$28,332	\$15,021	\$28,636
\$5,000,000	\$6,174,000	\$35,123	\$37,491	\$5,000,000	\$5,151,505	\$35,123	\$31,282	\$5,000,000	\$5,894,720	\$18,758	\$35,491	\$18,734	\$35,491	\$18,777	\$35,795
\$6,000,000	\$7,408,800	\$42,248	\$44,989	\$6,000,000	\$6,181,806	\$42,248	\$37,538	\$6,000,000	\$7,073,664	\$22,514	\$42,650	\$22,489	\$42,650	\$22,532	\$42,954
\$7,000,000	\$8,643,600	\$49,374	\$52,487	\$7,000,000	\$7,212,107	\$49,374	\$43,794	\$7,000,000	\$8,252,608	\$26,269	\$49,809	\$26,245	\$49,809	\$26,287	\$50,113
\$8,000,000	\$9,878,400	\$56,499	\$59,985	\$8,000,000	\$8,242,408	\$56,499	\$50,051	\$8,000,000	\$9,431,552	\$30,024	\$56,968	\$30,000	\$56,968	\$30,043	\$57,271
\$9,000,000	\$11,113,200	\$63,625	\$67,483	\$9,000,000	\$9,272,709	\$63,625	\$56,307	\$9,000,000	\$10,610,496	\$33,780	\$64,127	\$33,755	\$64,127	\$33,798	\$64,430
\$10,000,000	\$12,348,000	\$70,751	\$74,981	\$10,000,000	\$10,303,010	\$70,751	\$62,563	\$10,000,000	\$11,789,440	\$37,535	\$71,286	\$37,511	\$71,286	\$37,553	\$71,589
\$15,000,000	\$18,522,000	\$106,379	\$112,472	\$15,000,000	\$15,454,515	\$106,379	\$93,845	\$15,000,000	\$17,684,160	\$56,312	\$107,080	\$56,287	\$107,080	\$56,330	\$107,384
\$20,000,000	\$24,696,000	\$142,007	\$149,962	\$20,000,000	\$20,606,020	\$142,007	\$125,127	\$20,000,000	\$23,578,880	\$75,088	\$142,875	\$75,064	\$142,875	\$75,107	\$143,179
\$25,000,000	\$30,870,000	\$177,635	\$187,453	\$25,000,000	\$25,757,525	\$177,635	\$156,408	\$25,000,000	\$29,473,600	\$93,865	\$178,670	\$93,841	\$178,670	\$93,883	\$178,973
\$30,000,000	\$37,044,000	\$213,263	\$224,943	\$30,000,000	\$30,909,030	\$213,263	\$187,690	\$30,000,000	\$35,368,320	\$112,642	\$214,464	\$112,617	\$214,464	\$112,660	\$214,768
\$35,000,000	\$43,218,000	\$248,891	\$262,434	\$35,000,000	\$36,060,535	\$248,891	\$218,971	\$35,000,000	\$41,263,040	\$131,418	\$250,259	\$131,394	\$250,259	\$131,437	\$250,563
\$40,000,000	\$49,392,000	\$284,519	\$299,925	\$40,000,000	\$41,212,040	\$284,519	\$250,253	\$40,000,000	\$47,157,760	\$150,195	\$286,054	\$150,171	\$286,054	\$150,213	\$286,357
\$45,000,000	\$55,566,000	\$320,148	\$337,415	\$45,000,000	\$46,363,545	\$320,148	\$281,535	\$45,000,000	\$53,052,480	\$168,972	\$321,849	\$168,947	\$321,849	\$168,990	\$322,152
\$50,000,000	\$61,740,000	\$355,776	\$374,906	\$50,000,000	\$51,515,050	\$355,776	\$312,816	\$50,000,000	\$58,947,200	\$187,748	\$357,643	\$187,724	\$357,643	\$187,767	\$357,947

CITY OF WASHTA, 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	\$187	99.67%	\$125	66.60%	(\$115)	(67.96%)	(\$91)	(62.57%)	\$170	90.63%
\$100,000	\$374	99.67%	\$250	66.60%	\$55	15.38%	\$79	23.84%	\$340	90.63%
\$150,000	\$561	99.67%	\$375	66.60%	\$225	41.30%	\$250	47.93%	\$511	90.63%
\$200,000	\$580	63.08%	\$332	36.07%	\$395	53.94%	\$420	59.25%	\$681	90.63%
\$250,000	\$599	46.92%	\$288	22.59%	\$565	61.43%	\$590	65.82%	\$851	90.63%
\$300,000	\$617	37.82%	\$245	15.00%	\$736	66.37%	\$760	70.12%	\$1,021	90.63%
\$400,000	\$655	27.92%	\$158	6.73%	\$1,076	72.51%	\$1,100	75.40%	\$1,361	90.63%
\$500,000	\$692	22.63%	\$71	2.32%	\$1,416	76.17%	\$1,441	78.52%	\$1,702	90.63%
\$600,000	\$729	19.34%	(\$16)	(0.43%)	\$1,757	78.60%	\$1,781	80.57%	\$2,042	90.63%
\$700,000	\$766	17.10%	(\$103)	(2.30%)	\$2,097	80.33%	\$2,122	82.04%	\$2,383	90.63%
\$800,000	\$804	15.47%	(\$190)	(3.66%)	\$2,437	81.63%	\$2,462	83.13%	\$2,723	90.63%
\$900,000	\$841	14.23%	(\$277)	(4.69%)	\$2,778	82.63%	\$2,802	83.97%	\$3,063	90.63%
\$1,000,000	\$878	13.26%	(\$364)	(5.49%)	\$3,118	83.44%	\$3,143	84.64%	\$3,404	90.63%
\$2,000,000	\$1,251	9.10%	(\$1,233)	(8.97%)	\$6,522	87.05%	\$6,546	87.66%	\$6,807	90.63%
\$3,000,000	\$1,623	7.78%	(\$2,102)	(10.07%)	\$9,925	88.24%	\$9,950	88.65%	\$10,211	90.63%
\$4,000,000	\$1,996	7.13%	(\$2,972)	(10.61%)	\$13,329	88.84%	\$13,353	89.15%	\$13,614	90.63%
\$5,000,000	\$2,368	6.74%	(\$3,841)	(10.94%)	\$16,733	89.20%	\$16,757	89.45%	\$17,018	90.63%
\$6,000,000	\$2,740	6.49%	(\$4,710)	(11.15%)	\$20,136	89.44%	\$20,161	89.65%	\$20,422	90.63%
\$7,000,000	\$3,113	6.30%	(\$5,580)	(11.30%)	\$23,540	89.61%	\$23,564	89.79%	\$23,825	90.63%
\$8,000,000	\$3,485	6.17%	(\$6,449)	(11.41%)	\$26,943	89.74%	\$26,968	89.89%	\$27,229	90.63%
\$9,000,000	\$3,858	6.06%	(\$7,318)	(11.50%)	\$30,347	89.84%	\$30,371	89.98%	\$30,632	90.63%
\$10,000,000	\$4,230	5.98%	(\$8,187)	(11.57%)	\$33,751	89.92%	\$33,775	90.04%	\$34,036	90.63%
\$15,000,000	\$6,093	5.73%	(\$12,534)	(11.78%)	\$50,769	90.16%	\$50,793	90.24%	\$51,054	90.63%
\$20,000,000	\$7,955	5.60%	(\$16,880)	(11.89%)	\$67,787	90.28%	\$67,811	90.34%	\$68,072	90.63%
\$25,000,000	\$9,818	5.53%	(\$21,227)	(11.95%)	\$84,805	90.35%	\$84,829	90.40%	\$85,090	90.63%
\$30,000,000	\$11,680	5.48%	(\$25,573)	(11.99%)	\$101,823	90.40%	\$101,847	90.44%	\$102,108	90.63%
\$35,000,000	\$13,543	5.44%	(\$29,920)	(12.02%)	\$118,841	90.43%	\$118,865	90.46%	\$119,126	90.63%
\$40,000,000	\$15,405	5.41%	(\$34,266)	(12.04%)	\$135,859	90.45%	\$135,883	90.49%	\$136,144	90.63%
\$45,000,000	\$17,268	5.39%	(\$38,613)	(12.06%)	\$152,877	90.47%	\$152,901	90.50%	\$153,162	90.63%
\$50,000,000	\$19,130	5.38%	(\$42,959)	(12.07%)	\$169,895	90.49%	\$169,919	90.52%	\$170,180	90.63%