

CITY OF WATERVILLE, 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	\$7.63548	\$16,153	\$0	\$16,153	
2026-27	\$4.91835	\$16,476	\$955	\$17,432	7.9%
2027-28	\$5.06115	\$17,780	\$983	\$18,763	7.6%
2028-29	\$4.90719	\$19,138	\$953	\$20,091	7.1%
2029-30	\$5.03004	\$20,493	\$977	\$21,470	6.9%
2030-31	\$4.86752	\$21,899	\$945	\$22,845	6.4%
2031-32	\$4.98624	\$23,302	\$968	\$24,270	6.2%
2032-33	\$4.82912	\$24,755	\$938	\$25,693	5.9%
2033-34	\$4.94439	\$26,207	\$960	\$27,167	5.7%
2034-35	\$4.79187	\$27,711	\$931	\$28,641	5.4%
2035-36	\$4.90421	\$29,214	\$952	\$30,166	5.3%

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	\$4,800,401	\$2,115,573	\$0	\$2,115,573
2026-27	\$3,841,470	\$3,544,197	\$0	\$3,544,197
2027-28	\$4,004,559	\$3,707,286	\$0	\$3,707,286
2028-29	\$4,391,546	\$4,094,273	\$0	\$4,094,273
2029-30	\$4,565,635	\$4,268,362	\$0	\$4,268,362
2030-31	\$4,990,565	\$4,693,292	\$0	\$4,693,292
2031-32	\$5,164,654	\$4,867,381	\$0	\$4,867,381
2032-33	\$5,617,729	\$5,320,456	\$0	\$5,320,456
2033-34	\$5,791,817	\$5,494,544	\$0	\$5,494,544
2034-35	\$6,274,291	\$5,977,018	\$0	\$5,977,018
2035-36	\$6,448,380	\$6,151,107	\$0	\$6,151,107

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	91.97%	-5.77%	86.20%	12.23%	0.00%	1.57%
2026-27	128.71%	-50.84%	77.87%	18.41%	0.00%	0.93%
2027-28	125.49%	-49.36%	76.12%	20.40%	0.00%	0.89%
2028-29	120.38%	-45.26%	75.12%	21.93%	0.00%	0.81%
2029-30	117.59%	-43.82%	73.77%	23.46%	0.00%	0.78%
2030-31	113.15%	-40.13%	73.02%	24.61%	0.00%	0.71%
2031-32	110.96%	-39.07%	71.90%	25.86%	0.00%	0.68%
2032-33	107.28%	-36.01%	71.27%	26.79%	0.00%	0.62%
2033-34	105.52%	-35.20%	70.32%	27.83%	0.00%	0.60%
2034-35	102.40%	-32.61%	69.79%	28.60%	0.00%	0.55%
2035-36	100.97%	-32.00%	68.97%	29.48%	0.00%	0.54%

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 WATERVILLE, 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	\$2,115,573	\$7.63548	\$16,153
2026-27	\$3,544,197	\$4.91835	\$17,432
2027-28	\$3,707,286	\$5.06115	\$18,763
2028-29	\$4,094,273	\$4.90719	\$20,091
2029-30	\$4,268,362	\$5.03004	\$21,470
2030-31	\$4,693,292	\$4.86752	\$22,845
2031-32	\$4,867,381	\$4.98624	\$24,270
2032-33	\$5,320,456	\$4.82912	\$25,693
2033-34	\$5,494,544	\$4.94439	\$27,167
2034-35	\$5,977,018	\$4.79187	\$28,641
2035-36	\$6,151,107	\$4.90421	\$30,166

CITY OF WATERVILLE, 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	\$2,115,573	\$7.63548	\$16,153
2026-27	\$2,236,196	\$7.48576	\$16,740
2027-28	\$2,373,909	\$7.26773	\$17,253
2028-29	\$2,550,305	\$7.26773	\$18,535
2029-30	\$2,692,483	\$7.26773	\$19,568
2030-31	\$2,881,496	\$7.26773	\$20,942
2031-32	\$3,028,366	\$7.26773	\$22,009
2032-33	\$3,230,649	\$7.26773	\$23,479
2033-34	\$3,382,468	\$7.26773	\$24,583
2034-35	\$3,598,713	\$7.26773	\$26,154
2035-36	\$3,755,733	\$7.26773	\$27,296

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	\$1,308,001	(\$2.56741)	\$692
2027-28	\$1,333,377	(\$2.20658)	\$1,510
2028-29	\$1,543,968	(\$2.36054)	\$1,556
2029-30	\$1,575,879	(\$2.23769)	\$1,902
2030-31	\$1,811,796	(\$2.40021)	\$1,903
2031-32	\$1,839,014	(\$2.28149)	\$2,261
2032-33	\$2,089,806	(\$2.43861)	\$2,214
2033-34	\$2,112,076	(\$2.32334)	\$2,584
2034-35	\$2,378,305	(\$2.47586)	\$2,487
2035-36	\$2,395,374	(\$2.36352)	\$2,871

CITY OF WATERVILLE, 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	\$181	\$301	\$50,000	\$51,515	\$181	\$251	\$50,000	\$58,947	\$164	\$44	\$140	\$44	\$181	\$287
\$100,000	\$123,480	\$362	\$601	\$100,000	\$103,030	\$362	\$502	\$100,000	\$117,894	\$345	\$330	\$321	\$330	\$362	\$574
\$150,000	\$185,220	\$543	\$902	\$150,000	\$154,545	\$543	\$752	\$150,000	\$176,842	\$526	\$617	\$502	\$617	\$543	\$861
\$200,000	\$246,960	\$887	\$1,202	\$200,000	\$206,060	\$887	\$1,003	\$200,000	\$235,789	\$707	\$904	\$683	\$904	\$724	\$1,148
\$250,000	\$308,700	\$1,230	\$1,503	\$250,000	\$257,575	\$1,230	\$1,254	\$250,000	\$294,736	\$888	\$1,191	\$864	\$1,191	\$905	\$1,435
\$300,000	\$370,440	\$1,574	\$1,803	\$300,000	\$309,090	\$1,574	\$1,505	\$300,000	\$353,683	\$1,069	\$1,478	\$1,045	\$1,478	\$1,086	\$1,722
\$400,000	\$493,920	\$2,261	\$2,404	\$400,000	\$412,120	\$2,261	\$2,006	\$400,000	\$471,578	\$1,431	\$2,052	\$1,408	\$2,052	\$1,449	\$2,295
\$500,000	\$617,400	\$2,948	\$3,005	\$500,000	\$515,151	\$2,948	\$2,508	\$500,000	\$589,472	\$1,793	\$2,626	\$1,770	\$2,626	\$1,811	\$2,869
\$600,000	\$740,880	\$3,636	\$3,606	\$600,000	\$618,181	\$3,636	\$3,009	\$600,000	\$707,366	\$2,155	\$3,200	\$2,132	\$3,200	\$2,173	\$3,443
\$700,000	\$864,360	\$4,323	\$4,207	\$700,000	\$721,211	\$4,323	\$3,511	\$700,000	\$825,261	\$2,518	\$3,774	\$2,494	\$3,774	\$2,535	\$4,017
\$800,000	\$987,840	\$5,010	\$4,808	\$800,000	\$824,241	\$5,010	\$4,012	\$800,000	\$943,155	\$2,880	\$4,347	\$2,856	\$4,347	\$2,897	\$4,591
\$900,000	\$1,111,320	\$5,697	\$5,409	\$900,000	\$927,271	\$5,697	\$4,514	\$900,000	\$1,061,050	\$3,242	\$4,921	\$3,218	\$4,921	\$3,259	\$5,165
\$1,000,000	\$1,234,800	\$6,384	\$6,010	\$1,000,000	\$1,030,301	\$6,384	\$5,015	\$1,000,000	\$1,178,944	\$3,604	\$5,495	\$3,581	\$5,495	\$3,622	\$5,739
\$2,000,000	\$2,469,600	\$13,256	\$12,021	\$2,000,000	\$2,060,602	\$13,256	\$10,030	\$2,000,000	\$2,357,888	\$7,226	\$11,234	\$7,202	\$11,234	\$7,243	\$11,477
\$3,000,000	\$3,704,400	\$20,128	\$18,031	\$3,000,000	\$3,090,903	\$20,128	\$15,045	\$3,000,000	\$3,536,832	\$10,847	\$16,972	\$10,824	\$16,972	\$10,865	\$17,216
\$4,000,000	\$4,939,200	\$27,000	\$24,042	\$4,000,000	\$4,121,204	\$27,000	\$20,060	\$4,000,000	\$4,715,776	\$14,469	\$22,711	\$14,445	\$22,711	\$14,487	\$22,954
\$5,000,000	\$6,174,000	\$33,872	\$30,052	\$5,000,000	\$5,151,505	\$33,872	\$25,075	\$5,000,000	\$5,894,720	\$18,091	\$28,449	\$18,067	\$28,449	\$18,108	\$28,693
\$6,000,000	\$7,408,800	\$40,744	\$36,062	\$6,000,000	\$6,181,806	\$40,744	\$30,090	\$6,000,000	\$7,073,664	\$21,712	\$34,188	\$21,689	\$34,188	\$21,730	\$34,431
\$7,000,000	\$8,643,600	\$47,616	\$42,073	\$7,000,000	\$7,212,107	\$47,616	\$35,105	\$7,000,000	\$8,252,608	\$25,334	\$39,926	\$25,310	\$39,926	\$25,351	\$40,170
\$8,000,000	\$9,878,400	\$54,488	\$48,083	\$8,000,000	\$8,242,408	\$54,488	\$40,120	\$8,000,000	\$9,431,552	\$28,955	\$45,665	\$28,932	\$45,665	\$28,973	\$45,908
\$9,000,000	\$11,113,200	\$61,360	\$54,094	\$9,000,000	\$9,272,709	\$61,360	\$45,135	\$9,000,000	\$10,610,496	\$32,577	\$51,403	\$32,554	\$51,403	\$32,595	\$51,647
\$10,000,000	\$12,348,000	\$68,232	\$60,104	\$10,000,000	\$10,303,010	\$68,232	\$50,150	\$10,000,000	\$11,789,440	\$36,199	\$57,142	\$36,175	\$57,142	\$36,216	\$57,385
\$15,000,000	\$18,522,000	\$102,591	\$90,156	\$15,000,000	\$15,454,515	\$102,591	\$75,225	\$15,000,000	\$17,684,160	\$54,307	\$85,835	\$54,283	\$85,835	\$54,324	\$86,078
\$20,000,000	\$24,696,000	\$136,951	\$120,208	\$20,000,000	\$20,606,020	\$136,951	\$100,300	\$20,000,000	\$23,578,880	\$72,415	\$114,527	\$72,391	\$114,527	\$72,433	\$114,771
\$25,000,000	\$30,870,000	\$171,311	\$150,260	\$25,000,000	\$25,757,525	\$171,311	\$125,375	\$25,000,000	\$29,473,600	\$90,523	\$143,220	\$90,500	\$143,220	\$90,541	\$143,463
\$30,000,000	\$37,044,000	\$205,670	\$180,312	\$30,000,000	\$30,909,030	\$205,670	\$150,450	\$30,000,000	\$35,368,320	\$108,631	\$171,913	\$108,608	\$171,913	\$108,649	\$172,156
\$35,000,000	\$43,218,000	\$240,030	\$210,364	\$35,000,000	\$36,060,535	\$240,030	\$175,525	\$35,000,000	\$41,263,040	\$126,739	\$200,605	\$126,716	\$200,605	\$126,757	\$200,849
\$40,000,000	\$49,392,000	\$274,390	\$240,417	\$40,000,000	\$41,212,040	\$274,390	\$200,600	\$40,000,000	\$47,157,760	\$144,848	\$229,298	\$144,824	\$229,298	\$144,865	\$229,541
\$45,000,000	\$55,566,000	\$308,749	\$270,469	\$45,000,000	\$46,363,545	\$308,749	\$225,675	\$45,000,000	\$53,052,480	\$162,956	\$257,991	\$162,932	\$257,991	\$162,973	\$258,234
\$50,000,000	\$61,740,000	\$343,109	\$300,521	\$50,000,000	\$51,515,050	\$343,109	\$250,751	\$50,000,000	\$58,947,200	\$181,064	\$286,683	\$181,040	\$286,683	\$181,081	\$286,927

CITY OF WATERVILLE, 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	\$119	65.96%	\$70	38.47%	(\$120)	(73.37%)	(\$96)	(68.89%)	\$106	58.45%
\$100,000	\$239	65.96%	\$139	38.47%	(\$14)	(4.10%)	\$9	2.93%	\$212	58.45%
\$150,000	\$358	65.96%	\$209	38.47%	\$92	17.45%	\$115	22.95%	\$318	58.45%
\$200,000	\$315	35.55%	\$116	13.10%	\$198	27.95%	\$221	32.36%	\$423	58.45%
\$250,000	\$272	22.12%	\$23	1.89%	\$303	34.17%	\$327	37.83%	\$529	58.45%
\$300,000	\$229	14.55%	(\$70)	(4.42%)	\$409	38.29%	\$433	41.40%	\$635	58.45%
\$400,000	\$143	6.32%	(\$255)	(11.29%)	\$621	43.39%	\$644	45.79%	\$847	58.45%
\$500,000	\$57	1.93%	(\$441)	(14.95%)	\$833	46.43%	\$856	48.38%	\$1,058	58.45%
\$600,000	(\$29)	(0.81%)	(\$627)	(17.24%)	\$1,044	48.45%	\$1,068	50.09%	\$1,270	58.45%
\$700,000	(\$116)	(2.67%)	(\$812)	(18.79%)	\$1,256	49.89%	\$1,280	51.30%	\$1,482	58.45%
\$800,000	(\$202)	(4.03%)	(\$998)	(19.92%)	\$1,468	50.97%	\$1,491	52.21%	\$1,694	58.45%
\$900,000	(\$288)	(5.05%)	(\$1,184)	(20.78%)	\$1,679	51.80%	\$1,703	52.91%	\$1,905	58.45%
\$1,000,000	(\$374)	(5.86%)	(\$1,369)	(21.45%)	\$1,891	52.47%	\$1,915	53.47%	\$2,117	58.45%
\$2,000,000	(\$1,235)	(9.32%)	(\$3,226)	(24.34%)	\$4,008	55.47%	\$4,032	55.98%	\$4,234	58.45%
\$3,000,000	(\$2,097)	(10.42%)	(\$5,083)	(25.25%)	\$6,125	56.46%	\$6,148	56.80%	\$6,351	58.45%
\$4,000,000	(\$2,959)	(10.96%)	(\$6,940)	(25.70%)	\$8,242	56.96%	\$8,265	57.22%	\$8,468	58.45%
\$5,000,000	(\$3,820)	(11.28%)	(\$8,797)	(25.97%)	\$10,359	57.26%	\$10,382	57.47%	\$10,585	58.45%
\$6,000,000	(\$4,682)	(11.49%)	(\$10,654)	(26.15%)	\$12,476	57.46%	\$12,499	57.63%	\$12,701	58.45%
\$7,000,000	(\$5,543)	(11.64%)	(\$12,511)	(26.27%)	\$14,593	57.60%	\$14,616	57.75%	\$14,818	58.45%
\$8,000,000	(\$6,405)	(11.75%)	(\$14,368)	(26.37%)	\$16,709	57.71%	\$16,733	57.84%	\$16,935	58.45%
\$9,000,000	(\$7,266)	(11.84%)	(\$16,225)	(26.44%)	\$18,826	57.79%	\$18,850	57.90%	\$19,052	58.45%
\$10,000,000	(\$8,128)	(11.91%)	(\$18,082)	(26.50%)	\$20,943	57.86%	\$20,967	57.96%	\$21,169	58.45%
\$15,000,000	(\$12,435)	(12.12%)	(\$27,366)	(26.67%)	\$31,528	58.05%	\$31,551	58.12%	\$31,754	58.45%
\$20,000,000	(\$16,743)	(12.23%)	(\$36,651)	(26.76%)	\$42,112	58.15%	\$42,136	58.21%	\$42,338	58.45%
\$25,000,000	(\$21,050)	(12.29%)	(\$45,935)	(26.81%)	\$52,697	58.21%	\$52,720	58.25%	\$52,923	58.45%
\$30,000,000	(\$25,358)	(12.33%)	(\$55,220)	(26.85%)	\$63,281	58.25%	\$63,305	58.29%	\$63,507	58.45%
\$35,000,000	(\$29,665)	(12.36%)	(\$64,505)	(26.87%)	\$73,866	58.28%	\$73,889	58.31%	\$74,092	58.45%
\$40,000,000	(\$33,973)	(12.38%)	(\$73,789)	(26.89%)	\$84,450	58.30%	\$84,474	58.33%	\$84,676	58.45%
\$45,000,000	(\$38,281)	(12.40%)	(\$83,074)	(26.91%)	\$95,035	58.32%	\$95,058	58.34%	\$95,261	58.45%
\$50,000,000	(\$42,588)	(12.41%)	(\$92,358)	(26.92%)	\$105,619	58.33%	\$105,643	58.35%	\$105,845	58.45%