

CITY OF WALCOTT, 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	\$7.63502	\$978,679	\$0	\$978,679	
2026-27	\$4.90832	\$998,252	\$40,736	\$1,038,988	6.2%
2027-28	\$5.01089	\$1,059,767	\$41,587	\$1,101,355	6.0%
2028-29	\$4.87842	\$1,123,383	\$40,488	\$1,163,871	5.7%
2029-30	\$4.97816	\$1,187,147	\$41,316	\$1,228,463	5.5%
2030-31	\$4.84519	\$1,253,032	\$40,212	\$1,293,244	5.3%
2031-32	\$4.94403	\$1,319,110	\$41,032	\$1,360,142	5.2%
2032-33	\$4.81233	\$1,387,344	\$39,939	\$1,427,284	4.9%
2033-34	\$4.91030	\$1,455,828	\$40,752	\$1,496,581	4.9%
2034-35	\$4.77979	\$1,526,512	\$39,669	\$1,566,181	4.7%
2035-36	\$4.87694	\$1,597,505	\$40,476	\$1,637,981	4.6%

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	\$233,897,075	\$128,182,890	\$18,170,206	\$146,353,096
2026-27	\$252,341,323	\$211,679,133	\$32,819,281	\$244,498,413
2027-28	\$266,688,757	\$219,792,241	\$39,053,606	\$258,845,847
2028-29	\$293,347,151	\$238,575,346	\$46,928,895	\$285,504,241
2029-30	\$307,776,585	\$246,770,455	\$53,163,220	\$299,933,675
2030-31	\$336,499,797	\$266,912,898	\$61,743,989	\$328,656,887
2031-32	\$350,929,230	\$275,108,006	\$67,978,314	\$343,086,320
2032-33	\$381,731,620	\$296,588,871	\$77,299,839	\$373,888,710
2033-34	\$396,161,053	\$304,783,979	\$83,534,164	\$388,318,143
2034-35	\$429,143,692	\$327,667,302	\$93,633,481	\$421,300,782
2035-36	\$443,573,126	\$335,862,410	\$99,867,806	\$435,730,216

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	40.34%	-0.78%	39.56%	56.79%	2.78%	0.68%
2026-27	55.68%	-8.73%	46.95%	49.92%	2.07%	0.41%
2027-28	52.78%	-8.29%	44.48%	52.49%	2.05%	0.39%
2028-29	49.93%	-7.55%	42.38%	54.81%	1.97%	0.35%
2029-30	47.68%	-7.20%	40.48%	56.78%	1.96%	0.33%
2030-31	45.40%	-6.58%	38.82%	58.61%	1.88%	0.30%
2031-32	43.63%	-6.32%	37.31%	60.17%	1.87%	0.29%
2032-33	41.76%	-5.81%	35.95%	61.67%	1.80%	0.27%
2033-34	40.33%	-5.61%	34.72%	62.93%	1.80%	0.26%
2034-35	38.77%	-5.18%	33.59%	64.19%	1.73%	0.24%
2035-36	37.59%	-5.03%	32.56%	65.23%	1.73%	0.23%

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 WALCOTT, 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	\$128,182,890	\$7.63502	\$978,679
2026-27	\$211,679,133	\$4.90832	\$1,038,988
2027-28	\$219,792,241	\$5.01089	\$1,101,355
2028-29	\$238,575,346	\$4.87842	\$1,163,871
2029-30	\$246,770,455	\$4.97816	\$1,228,463
2030-31	\$266,912,898	\$4.84519	\$1,293,244
2031-32	\$275,108,006	\$4.94403	\$1,360,142
2032-33	\$296,588,871	\$4.81233	\$1,427,284
2033-34	\$304,783,979	\$4.91030	\$1,496,581
2034-35	\$327,667,302	\$4.77979	\$1,566,181
2035-36	\$335,862,410	\$4.87694	\$1,637,981

CITY OF WALCOTT, 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	\$128,182,890	\$7.63502	\$978,679
2026-27	\$141,948,578	\$7.41264	\$1,052,214
2027-28	\$143,059,631	\$7.41264	\$1,060,450
2028-29	\$155,190,151	\$7.41264	\$1,150,369
2029-30	\$162,613,885	\$7.41264	\$1,205,398
2030-31	\$175,634,035	\$7.41264	\$1,301,912
2031-32	\$183,140,033	\$7.41264	\$1,357,551
2032-33	\$197,094,341	\$7.41264	\$1,460,989
2033-34	\$204,687,169	\$7.41264	\$1,517,272
2034-35	\$219,622,566	\$7.41264	\$1,627,983
2035-36	\$227,306,556	\$7.41264	\$1,684,942

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	\$69,730,555	(\$2.50432)	-\$13,225
2027-28	\$76,732,610	(\$2.40175)	\$40,905
2028-29	\$83,385,195	(\$2.53422)	\$13,502
2029-30	\$84,156,570	(\$2.43448)	\$23,065
2030-31	\$91,278,863	(\$2.56745)	-\$8,668
2031-32	\$91,967,972	(\$2.46861)	\$2,591
2032-33	\$99,494,530	(\$2.60031)	-\$33,706
2033-34	\$100,096,810	(\$2.50234)	-\$20,692
2034-35	\$108,044,736	(\$2.63285)	-\$61,802
2035-36	\$108,555,854	(\$2.53570)	-\$46,961

CITY OF WALCOTT, 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	\$299	\$50,000	\$51,515	\$181	\$250	\$50,000	\$58,947	\$164	\$43	\$140	\$43	\$181	\$286
\$100,000	\$123,480	\$362	\$598	\$100,000	\$103,030	\$362	\$499	\$100,000	\$117,894	\$345	\$329	\$321	\$329	\$362	\$571
\$150,000	\$185,220	\$543	\$897	\$150,000	\$154,545	\$543	\$749	\$150,000	\$176,842	\$526	\$615	\$502	\$615	\$543	\$857
\$200,000	\$246,960	\$887	\$1,197	\$200,000	\$206,060	\$887	\$998	\$200,000	\$235,789	\$707	\$900	\$683	\$900	\$724	\$1,142
\$250,000	\$308,700	\$1,230	\$1,496	\$250,000	\$257,575	\$1,230	\$1,248	\$250,000	\$294,736	\$888	\$1,186	\$864	\$1,186	\$905	\$1,428
\$300,000	\$370,440	\$1,574	\$1,795	\$300,000	\$309,090	\$1,574	\$1,498	\$300,000	\$353,683	\$1,069	\$1,471	\$1,045	\$1,471	\$1,086	\$1,714
\$400,000	\$493,920	\$2,261	\$2,393	\$400,000	\$412,120	\$2,261	\$1,997	\$400,000	\$471,578	\$1,431	\$2,043	\$1,407	\$2,043	\$1,449	\$2,285
\$500,000	\$617,400	\$2,948	\$2,991	\$500,000	\$515,151	\$2,948	\$2,496	\$500,000	\$589,472	\$1,793	\$2,614	\$1,770	\$2,614	\$1,811	\$2,856
\$600,000	\$740,880	\$3,635	\$3,590	\$600,000	\$618,181	\$3,635	\$2,995	\$600,000	\$707,366	\$2,155	\$3,185	\$2,132	\$3,185	\$2,173	\$3,427
\$700,000	\$864,360	\$4,323	\$4,188	\$700,000	\$721,211	\$4,323	\$3,494	\$700,000	\$825,261	\$2,517	\$3,756	\$2,494	\$3,756	\$2,535	\$3,999
\$800,000	\$987,840	\$5,010	\$4,786	\$800,000	\$824,241	\$5,010	\$3,994	\$800,000	\$943,155	\$2,880	\$4,328	\$2,856	\$4,328	\$2,897	\$4,570
\$900,000	\$1,111,320	\$5,697	\$5,385	\$900,000	\$927,271	\$5,697	\$4,493	\$900,000	\$1,061,050	\$3,242	\$4,899	\$3,218	\$4,899	\$3,259	\$5,141
\$1,000,000	\$1,234,800	\$6,384	\$5,983	\$1,000,000	\$1,030,301	\$6,384	\$4,992	\$1,000,000	\$1,178,944	\$3,604	\$5,470	\$3,580	\$5,470	\$3,621	\$5,712
\$2,000,000	\$2,469,600	\$13,256	\$11,966	\$2,000,000	\$2,060,602	\$13,256	\$9,984	\$2,000,000	\$2,357,888	\$7,225	\$11,182	\$7,202	\$11,182	\$7,243	\$11,424
\$3,000,000	\$3,704,400	\$20,127	\$17,949	\$3,000,000	\$3,090,903	\$20,127	\$14,976	\$3,000,000	\$3,536,832	\$10,847	\$16,894	\$10,823	\$16,894	\$10,864	\$17,137
\$4,000,000	\$4,939,200	\$26,999	\$23,931	\$4,000,000	\$4,121,204	\$26,999	\$19,968	\$4,000,000	\$4,715,776	\$14,468	\$22,607	\$14,445	\$22,607	\$14,486	\$22,849
\$5,000,000	\$6,174,000	\$33,870	\$29,914	\$5,000,000	\$5,151,505	\$33,870	\$24,960	\$5,000,000	\$5,894,720	\$18,089	\$28,319	\$18,066	\$28,319	\$18,107	\$28,561
\$6,000,000	\$7,408,800	\$40,742	\$35,897	\$6,000,000	\$6,181,806	\$40,742	\$29,952	\$6,000,000	\$7,073,664	\$21,711	\$34,031	\$21,687	\$34,031	\$21,728	\$34,273
\$7,000,000	\$8,643,600	\$47,613	\$41,880	\$7,000,000	\$7,212,107	\$47,613	\$34,944	\$7,000,000	\$8,252,608	\$25,332	\$39,743	\$25,309	\$39,743	\$25,350	\$39,985
\$8,000,000	\$9,878,400	\$54,485	\$47,863	\$8,000,000	\$8,242,408	\$54,485	\$39,936	\$8,000,000	\$9,431,552	\$28,954	\$45,455	\$28,930	\$45,455	\$28,971	\$45,698
\$9,000,000	\$11,113,200	\$61,356	\$53,846	\$9,000,000	\$9,272,709	\$61,356	\$44,928	\$9,000,000	\$10,610,496	\$32,575	\$51,168	\$32,552	\$51,168	\$32,593	\$51,410
\$10,000,000	\$12,348,000	\$68,228	\$59,828	\$10,000,000	\$10,303,010	\$68,228	\$49,920	\$10,000,000	\$11,789,440	\$36,197	\$56,880	\$36,173	\$56,880	\$36,214	\$57,122
\$15,000,000	\$18,522,000	\$102,585	\$89,743	\$15,000,000	\$15,454,515	\$102,585	\$74,880	\$15,000,000	\$17,684,160	\$54,304	\$85,441	\$54,280	\$85,441	\$54,321	\$85,683
\$20,000,000	\$24,696,000	\$136,943	\$119,657	\$20,000,000	\$20,606,020	\$136,943	\$99,840	\$20,000,000	\$23,578,880	\$72,411	\$114,002	\$72,387	\$114,002	\$72,428	\$114,244
\$25,000,000	\$30,870,000	\$171,300	\$149,571	\$25,000,000	\$25,757,525	\$171,300	\$124,800	\$25,000,000	\$29,473,600	\$90,518	\$142,563	\$90,494	\$142,563	\$90,535	\$142,805
\$30,000,000	\$37,044,000	\$205,658	\$179,485	\$30,000,000	\$30,909,030	\$205,658	\$149,760	\$30,000,000	\$35,368,320	\$108,625	\$171,124	\$108,601	\$171,124	\$108,642	\$171,366
\$35,000,000	\$43,218,000	\$240,016	\$209,399	\$35,000,000	\$36,060,535	\$240,016	\$174,720	\$35,000,000	\$41,263,040	\$126,732	\$199,685	\$126,708	\$199,685	\$126,749	\$199,927
\$40,000,000	\$49,392,000	\$274,373	\$239,314	\$40,000,000	\$41,212,040	\$274,373	\$199,680	\$40,000,000	\$47,157,760	\$144,839	\$228,246	\$144,815	\$228,246	\$144,856	\$228,488
\$45,000,000	\$55,566,000	\$308,731	\$269,228	\$45,000,000	\$46,363,545	\$308,731	\$224,640	\$45,000,000	\$53,052,480	\$162,946	\$256,807	\$162,922	\$256,807	\$162,964	\$257,049
\$50,000,000	\$61,740,000	\$343,088	\$299,142	\$50,000,000	\$51,515,050	\$343,088	\$249,600	\$50,000,000	\$58,947,200	\$181,053	\$285,368	\$181,029	\$285,368	\$181,071	\$285,610

CITY OF WALCOTT, 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	\$118	65.21%	\$69	37.85%	(\$120)	(73.49%)	(\$97)	(69.03%)	\$105	57.73%
\$100,000	\$236	65.21%	\$137	37.85%	(\$16)	(4.53%)	\$8	2.47%	\$209	57.73%
\$150,000	\$354	65.21%	\$206	37.85%	\$89	16.92%	\$112	22.40%	\$314	57.73%
\$200,000	\$310	34.93%	\$112	12.59%	\$193	27.37%	\$217	31.76%	\$418	57.73%
\$250,000	\$265	21.57%	\$18	1.43%	\$298	33.57%	\$322	37.20%	\$523	57.73%
\$300,000	\$221	14.04%	(\$76)	(4.85%)	\$403	37.66%	\$426	40.76%	\$627	57.73%
\$400,000	\$132	5.84%	(\$264)	(11.69%)	\$612	42.74%	\$635	45.13%	\$836	57.73%
\$500,000	\$43	1.46%	(\$452)	(15.34%)	\$821	45.77%	\$844	47.71%	\$1,045	57.73%
\$600,000	(\$46)	(1.26%)	(\$640)	(17.61%)	\$1,030	47.78%	\$1,053	49.41%	\$1,254	57.73%
\$700,000	(\$135)	(3.11%)	(\$828)	(19.16%)	\$1,239	49.21%	\$1,262	50.62%	\$1,464	57.73%
\$800,000	(\$223)	(4.46%)	(\$1,016)	(20.28%)	\$1,448	50.28%	\$1,471	51.52%	\$1,673	57.73%
\$900,000	(\$312)	(5.48%)	(\$1,204)	(21.14%)	\$1,657	51.12%	\$1,681	52.22%	\$1,882	57.73%
\$1,000,000	(\$401)	(6.28%)	(\$1,392)	(21.80%)	\$1,866	51.78%	\$1,890	52.78%	\$2,091	57.73%
\$2,000,000	(\$1,290)	(9.73%)	(\$3,272)	(24.68%)	\$3,957	54.76%	\$3,980	55.27%	\$4,182	57.73%
\$3,000,000	(\$2,179)	(10.82%)	(\$5,151)	(25.59%)	\$6,048	55.76%	\$6,071	56.09%	\$6,272	57.73%
\$4,000,000	(\$3,067)	(11.36%)	(\$7,031)	(26.04%)	\$8,138	56.25%	\$8,162	56.51%	\$8,363	57.73%
\$5,000,000	(\$3,956)	(11.68%)	(\$8,910)	(26.31%)	\$10,229	56.55%	\$10,253	56.75%	\$10,454	57.73%
\$6,000,000	(\$4,845)	(11.89%)	(\$10,790)	(26.48%)	\$12,320	56.75%	\$12,344	56.92%	\$12,545	57.73%
\$7,000,000	(\$5,733)	(12.04%)	(\$12,669)	(26.61%)	\$14,411	56.89%	\$14,434	57.03%	\$14,636	57.73%
\$8,000,000	(\$6,622)	(12.15%)	(\$14,549)	(26.70%)	\$16,502	56.99%	\$16,525	57.12%	\$16,726	57.73%
\$9,000,000	(\$7,511)	(12.24%)	(\$16,428)	(26.77%)	\$18,592	57.08%	\$18,616	57.19%	\$18,817	57.73%
\$10,000,000	(\$8,399)	(12.31%)	(\$18,308)	(26.83%)	\$20,683	57.14%	\$20,707	57.24%	\$20,908	57.73%
\$15,000,000	(\$12,843)	(12.52%)	(\$27,705)	(27.01%)	\$31,137	57.34%	\$31,161	57.41%	\$31,362	57.73%
\$20,000,000	(\$17,286)	(12.62%)	(\$37,103)	(27.09%)	\$41,591	57.44%	\$41,615	57.49%	\$41,816	57.73%
\$25,000,000	(\$21,729)	(12.68%)	(\$46,500)	(27.15%)	\$52,045	57.50%	\$52,069	57.54%	\$52,270	57.73%
\$30,000,000	(\$26,173)	(12.73%)	(\$55,898)	(27.18%)	\$62,499	57.54%	\$62,523	57.57%	\$62,724	57.73%
\$35,000,000	(\$30,616)	(12.76%)	(\$65,295)	(27.20%)	\$72,953	57.56%	\$72,977	57.59%	\$73,178	57.73%
\$40,000,000	(\$35,060)	(12.78%)	(\$74,693)	(27.22%)	\$83,407	57.59%	\$83,431	57.61%	\$83,632	57.73%
\$45,000,000	(\$39,503)	(12.80%)	(\$84,091)	(27.24%)	\$93,861	57.60%	\$93,885	57.63%	\$94,086	57.73%
\$50,000,000	(\$43,946)	(12.81%)	(\$93,488)	(27.25%)	\$104,315	57.62%	\$104,339	57.64%	\$104,540	57.73%