

CITY OF WATERLOO, 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	\$8.91000	\$21,047,385	\$0	\$21,047,385	
2026-27	\$5.16442	\$21,468,333	\$219,095	\$21,687,428	3.0%
2027-28	\$5.21712	\$21,864,871	\$221,331	\$22,086,202	1.8%
2028-29	\$5.09233	\$22,527,929	\$216,037	\$22,743,966	3.0%
2029-30	\$5.14116	\$22,929,709	\$218,109	\$23,147,817	1.8%
2030-31	\$5.01700	\$23,610,758	\$212,841	\$23,823,599	2.9%
2031-32	\$5.06223	\$24,006,526	\$214,760	\$24,221,286	1.7%
2032-33	\$4.94118	\$24,705,705	\$209,625	\$24,915,329	2.9%
2033-34	\$4.98311	\$25,095,403	\$211,403	\$25,306,807	1.6%
2034-35	\$4.86504	\$25,812,933	\$206,394	\$26,019,327	2.8%
2035-36	\$4.90394	\$26,196,518	\$208,045	\$26,404,563	1.5%

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	\$5,414,081,524	\$2,362,220,554	\$634,646,620	\$2,996,867,174
2026-27	\$5,195,760,619	\$4,199,396,353	\$759,727,996	\$4,959,124,349
2027-28	\$5,254,235,090	\$4,233,408,933	\$784,189,887	\$5,017,598,820
2028-29	\$5,549,592,628	\$4,466,318,180	\$846,638,178	\$5,312,956,358
2029-30	\$5,610,186,574	\$4,502,450,234	\$871,100,069	\$5,373,550,304
2030-31	\$5,923,104,759	\$4,748,574,619	\$937,893,869	\$5,686,468,489
2031-32	\$5,983,698,704	\$4,784,706,674	\$962,355,760	\$5,747,062,434
2032-33	\$6,312,733,090	\$5,042,384,475	\$1,033,712,345	\$6,076,096,820
2033-34	\$6,373,327,035	\$5,078,516,530	\$1,058,174,236	\$6,136,690,765
2034-35	\$6,719,182,788	\$5,348,224,774	\$1,134,321,744	\$6,482,546,518
2035-36	\$6,779,776,733	\$5,384,356,828	\$1,158,783,635	\$6,543,140,463

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	58.62%	-1.54%	57.08%	33.55%	6.59%	2.56%
2026-27	81.98%	-16.60%	65.38%	27.92%	4.79%	1.55%
2027-28	81.59%	-16.58%	65.01%	28.16%	4.93%	1.53%
2028-29	80.67%	-15.80%	64.86%	28.47%	4.89%	1.44%
2029-30	80.29%	-15.74%	64.54%	28.68%	5.02%	1.43%
2030-31	79.40%	-14.98%	64.42%	28.96%	4.96%	1.35%
2031-32	79.06%	-14.93%	64.13%	29.16%	5.08%	1.33%
2032-33	78.23%	-14.22%	64.02%	29.43%	5.02%	1.26%
2033-34	77.92%	-14.18%	63.74%	29.61%	5.13%	1.25%
2034-35	77.15%	-13.51%	63.64%	29.87%	5.05%	1.18%
2035-36	76.87%	-13.48%	63.39%	30.03%	5.16%	1.17%

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 WATERLOO, 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	\$2,362,220,554	\$8.91000	\$21,047,385
2026-27	\$4,199,396,353	\$5.16442	\$21,687,428
2027-28	\$4,233,408,933	\$5.21712	\$22,086,202
2028-29	\$4,466,318,180	\$5.09233	\$22,743,966
2029-30	\$4,502,450,234	\$5.14116	\$23,147,817
2030-31	\$4,748,574,619	\$5.01700	\$23,823,599
2031-32	\$4,784,706,674	\$5.06223	\$24,221,286
2032-33	\$5,042,384,475	\$4.94118	\$24,915,329
2033-34	\$5,078,516,530	\$4.98311	\$25,306,807
2034-35	\$5,348,224,774	\$4.86504	\$26,019,327
2035-36	\$5,384,356,828	\$4.90394	\$26,404,563

CITY OF WATERLOO, 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	\$2,362,220,554	\$8.91000	\$21,047,385
2026-27	\$2,424,981,547	\$8.91000	\$21,606,586
2027-28	\$2,459,252,299	\$8.91000	\$21,911,938
2028-29	\$2,557,058,953	\$8.10000	\$20,712,178
2029-30	\$2,618,483,204	\$8.10000	\$21,209,714
2030-31	\$2,721,215,141	\$8.10000	\$22,041,843
2031-32	\$2,785,466,323	\$8.10000	\$22,562,277
2032-33	\$2,893,371,572	\$8.10000	\$23,436,310
2033-34	\$2,960,605,683	\$8.10000	\$23,980,906
2034-35	\$3,073,950,183	\$8.10000	\$24,898,996
2035-36	\$3,144,317,108	\$8.10000	\$25,468,969

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	\$1,774,414,806	(\$3.74558)	\$80,843
2027-28	\$1,774,156,633	(\$3.69288)	\$174,264
2028-29	\$1,909,259,227	(\$3.00767)	\$2,031,789
2029-30	\$1,883,967,030	(\$2.95884)	\$1,938,103
2030-31	\$2,027,359,479	(\$3.08300)	\$1,781,756
2031-32	\$1,999,240,351	(\$3.03777)	\$1,659,008
2032-33	\$2,149,012,904	(\$3.15882)	\$1,479,020
2033-34	\$2,117,910,846	(\$3.11689)	\$1,325,900
2034-35	\$2,274,274,591	(\$3.23496)	\$1,120,331
2035-36	\$2,240,039,720	(\$3.19606)	\$935,594

CITY OF WATERLOO, 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	\$211	\$310	\$50,000	\$51,515	\$211	\$258	\$50,000	\$58,947	\$191	\$45	\$163	\$45	\$211	\$296
\$100,000	\$123,480	\$423	\$619	\$100,000	\$103,030	\$423	\$517	\$100,000	\$117,894	\$402	\$341	\$375	\$341	\$423	\$591
\$150,000	\$185,220	\$634	\$929	\$150,000	\$154,545	\$634	\$775	\$150,000	\$176,842	\$613	\$636	\$586	\$636	\$634	\$887
\$200,000	\$246,960	\$1,035	\$1,239	\$200,000	\$206,060	\$1,035	\$1,034	\$200,000	\$235,789	\$825	\$932	\$797	\$932	\$845	\$1,183
\$250,000	\$308,700	\$1,436	\$1,549	\$250,000	\$257,575	\$1,436	\$1,292	\$250,000	\$294,736	\$1,036	\$1,228	\$1,009	\$1,228	\$1,057	\$1,479
\$300,000	\$370,440	\$1,837	\$1,858	\$300,000	\$309,090	\$1,837	\$1,551	\$300,000	\$353,683	\$1,247	\$1,524	\$1,220	\$1,524	\$1,268	\$1,774
\$400,000	\$493,920	\$2,639	\$2,478	\$400,000	\$412,120	\$2,639	\$2,068	\$400,000	\$471,578	\$1,670	\$2,115	\$1,642	\$2,115	\$1,690	\$2,366
\$500,000	\$617,400	\$3,441	\$3,097	\$500,000	\$515,151	\$3,441	\$2,585	\$500,000	\$589,472	\$2,093	\$2,707	\$2,065	\$2,707	\$2,113	\$2,957
\$600,000	\$740,880	\$4,242	\$3,717	\$600,000	\$618,181	\$4,242	\$3,101	\$600,000	\$707,366	\$2,515	\$3,298	\$2,488	\$3,298	\$2,536	\$3,549
\$700,000	\$864,360	\$5,044	\$4,336	\$700,000	\$721,211	\$5,044	\$3,618	\$700,000	\$825,261	\$2,938	\$3,889	\$2,910	\$3,889	\$2,958	\$4,140
\$800,000	\$987,840	\$5,846	\$4,956	\$800,000	\$824,241	\$5,846	\$4,135	\$800,000	\$943,155	\$3,360	\$4,481	\$3,333	\$4,481	\$3,381	\$4,732
\$900,000	\$1,111,320	\$6,648	\$5,575	\$900,000	\$927,271	\$6,648	\$4,652	\$900,000	\$1,061,050	\$3,783	\$5,072	\$3,756	\$5,072	\$3,804	\$5,323
\$1,000,000	\$1,234,800	\$7,450	\$6,195	\$1,000,000	\$1,030,301	\$7,450	\$5,169	\$1,000,000	\$1,178,944	\$4,206	\$5,664	\$4,178	\$5,664	\$4,226	\$5,915
\$2,000,000	\$2,469,600	\$15,469	\$12,390	\$2,000,000	\$2,060,602	\$15,469	\$10,338	\$2,000,000	\$2,357,888	\$8,432	\$11,579	\$8,404	\$11,579	\$8,452	\$11,830
\$3,000,000	\$3,704,400	\$23,488	\$18,585	\$3,000,000	\$3,090,903	\$23,488	\$15,507	\$3,000,000	\$3,536,832	\$12,658	\$17,493	\$12,630	\$17,493	\$12,678	\$17,744
\$4,000,000	\$4,939,200	\$31,507	\$24,780	\$4,000,000	\$4,121,204	\$31,507	\$20,676	\$4,000,000	\$4,715,776	\$16,884	\$23,408	\$16,857	\$23,408	\$16,905	\$23,659
\$5,000,000	\$6,174,000	\$39,526	\$30,975	\$5,000,000	\$5,151,505	\$39,526	\$25,845	\$5,000,000	\$5,894,720	\$21,110	\$29,323	\$21,083	\$29,323	\$21,131	\$29,574
\$6,000,000	\$7,408,800	\$47,545	\$37,170	\$6,000,000	\$6,181,806	\$47,545	\$31,014	\$6,000,000	\$7,073,664	\$25,336	\$35,238	\$25,309	\$35,238	\$25,357	\$35,489
\$7,000,000	\$8,643,600	\$55,564	\$43,365	\$7,000,000	\$7,212,107	\$55,564	\$36,183	\$7,000,000	\$8,252,608	\$29,563	\$41,152	\$29,535	\$41,152	\$29,583	\$41,403
\$8,000,000	\$9,878,400	\$63,583	\$49,560	\$8,000,000	\$8,242,408	\$63,583	\$41,352	\$8,000,000	\$9,431,552	\$33,789	\$47,067	\$33,761	\$47,067	\$33,809	\$47,318
\$9,000,000	\$11,113,200	\$71,602	\$55,755	\$9,000,000	\$9,272,709	\$71,602	\$46,521	\$9,000,000	\$10,610,496	\$38,015	\$52,982	\$37,987	\$52,982	\$38,035	\$53,233
\$10,000,000	\$12,348,000	\$79,621	\$61,950	\$10,000,000	\$10,303,010	\$79,621	\$51,690	\$10,000,000	\$11,789,440	\$42,241	\$58,897	\$42,214	\$58,897	\$42,262	\$59,148
\$15,000,000	\$18,522,000	\$119,716	\$92,925	\$15,000,000	\$15,454,515	\$119,716	\$77,535	\$15,000,000	\$17,684,160	\$63,372	\$88,471	\$63,344	\$88,471	\$63,392	\$88,721
\$20,000,000	\$24,696,000	\$159,811	\$123,900	\$20,000,000	\$20,606,020	\$159,811	\$103,380	\$20,000,000	\$23,578,880	\$84,503	\$118,044	\$84,475	\$118,044	\$84,523	\$118,295
\$25,000,000	\$30,870,000	\$199,906	\$154,875	\$25,000,000	\$25,757,525	\$199,906	\$129,226	\$25,000,000	\$29,473,600	\$105,633	\$147,618	\$105,606	\$147,618	\$105,654	\$147,869
\$30,000,000	\$37,044,000	\$240,001	\$185,850	\$30,000,000	\$30,909,030	\$240,001	\$155,071	\$30,000,000	\$35,368,320	\$126,764	\$177,192	\$126,737	\$177,192	\$126,785	\$177,443
\$35,000,000	\$43,218,000	\$280,096	\$216,825	\$35,000,000	\$36,060,535	\$280,096	\$180,916	\$35,000,000	\$41,263,040	\$147,895	\$206,766	\$147,867	\$206,766	\$147,915	\$207,017
\$40,000,000	\$49,392,000	\$320,191	\$247,800	\$40,000,000	\$41,212,040	\$320,191	\$206,761	\$40,000,000	\$47,157,760	\$169,026	\$236,340	\$168,998	\$236,340	\$169,046	\$236,590
\$45,000,000	\$55,566,000	\$360,286	\$278,775	\$45,000,000	\$46,363,545	\$360,286	\$232,606	\$45,000,000	\$53,052,480	\$190,157	\$265,913	\$190,129	\$265,913	\$190,177	\$266,164
\$50,000,000	\$61,740,000	\$400,381	\$309,750	\$50,000,000	\$51,515,050	\$400,381	\$258,451	\$50,000,000	\$58,947,200	\$211,287	\$295,487	\$211,260	\$295,487	\$211,308	\$295,738

CITY OF WATERLOO, 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	\$98	46.59%	\$47	22.31%	(\$146)	(76.48%)	(\$118)	(72.52%)	\$84	39.96%
\$100,000	\$197	46.59%	\$94	22.31%	(\$61)	(15.29%)	(\$34)	(9.08%)	\$169	39.96%
\$150,000	\$295	46.59%	\$141	22.31%	\$23	3.74%	\$50	8.60%	\$253	39.96%
\$200,000	\$204	19.72%	(\$1)	(0.10%)	\$107	13.02%	\$135	16.91%	\$338	39.96%
\$250,000	\$113	7.86%	(\$144)	(10.00%)	\$192	18.51%	\$219	21.74%	\$422	39.96%
\$300,000	\$22	1.18%	(\$286)	(15.57%)	\$276	22.15%	\$304	24.90%	\$507	39.96%
\$400,000	(\$161)	(6.09%)	(\$571)	(21.64%)	\$445	26.65%	\$473	28.77%	\$675	39.96%
\$500,000	(\$343)	(9.97%)	(\$856)	(24.88%)	\$614	29.34%	\$641	31.06%	\$844	39.96%
\$600,000	(\$525)	(12.39%)	(\$1,141)	(26.90%)	\$783	31.12%	\$810	32.57%	\$1,013	39.96%
\$700,000	(\$708)	(14.03%)	(\$1,426)	(28.27%)	\$952	32.39%	\$979	33.64%	\$1,182	39.96%
\$800,000	(\$890)	(15.23%)	(\$1,711)	(29.27%)	\$1,121	33.34%	\$1,148	34.44%	\$1,351	39.96%
\$900,000	(\$1,073)	(16.13%)	(\$1,996)	(30.02%)	\$1,289	34.08%	\$1,317	35.06%	\$1,520	39.96%
\$1,000,000	(\$1,255)	(16.85%)	(\$2,281)	(30.62%)	\$1,458	34.67%	\$1,486	35.56%	\$1,689	39.96%
\$2,000,000	(\$3,079)	(19.90%)	(\$5,131)	(33.17%)	\$3,147	37.32%	\$3,174	37.77%	\$3,377	39.96%
\$3,000,000	(\$4,903)	(20.87%)	(\$7,981)	(33.98%)	\$4,835	38.20%	\$4,863	38.50%	\$5,066	39.96%
\$4,000,000	(\$6,727)	(21.35%)	(\$10,831)	(34.38%)	\$6,524	38.64%	\$6,552	38.87%	\$6,754	39.96%
\$5,000,000	(\$8,551)	(21.63%)	(\$13,681)	(34.61%)	\$8,213	38.90%	\$8,240	39.08%	\$8,443	39.96%
\$6,000,000	(\$10,375)	(21.82%)	(\$16,531)	(34.77%)	\$9,901	39.08%	\$9,929	39.23%	\$10,132	39.96%
\$7,000,000	(\$12,199)	(21.96%)	(\$19,381)	(34.88%)	\$11,590	39.20%	\$11,617	39.33%	\$11,820	39.96%
\$8,000,000	(\$14,023)	(22.05%)	(\$22,231)	(34.96%)	\$13,278	39.30%	\$13,306	39.41%	\$13,509	39.96%
\$9,000,000	(\$15,847)	(22.13%)	(\$25,081)	(35.03%)	\$14,967	39.37%	\$14,995	39.47%	\$15,197	39.96%
\$10,000,000	(\$17,671)	(22.19%)	(\$27,931)	(35.08%)	\$16,656	39.43%	\$16,683	39.52%	\$16,886	39.96%
\$15,000,000	(\$26,791)	(22.38%)	(\$42,181)	(35.23%)	\$25,099	39.61%	\$25,126	39.67%	\$25,329	39.96%
\$20,000,000	(\$35,911)	(22.47%)	(\$56,431)	(35.31%)	\$33,542	39.69%	\$33,569	39.74%	\$33,772	39.96%
\$25,000,000	(\$45,031)	(22.53%)	(\$70,681)	(35.36%)	\$41,985	39.75%	\$42,012	39.78%	\$42,215	39.96%
\$30,000,000	(\$54,151)	(22.56%)	(\$84,930)	(35.39%)	\$50,428	39.78%	\$50,455	39.81%	\$50,658	39.96%
\$35,000,000	(\$63,271)	(22.59%)	(\$99,180)	(35.41%)	\$58,871	39.81%	\$58,898	39.83%	\$59,101	39.96%
\$40,000,000	(\$72,391)	(22.61%)	(\$113,430)	(35.43%)	\$67,314	39.82%	\$67,341	39.85%	\$67,544	39.96%
\$45,000,000	(\$81,511)	(22.62%)	(\$127,680)	(35.44%)	\$75,757	39.84%	\$75,784	39.86%	\$75,987	39.96%
\$50,000,000	(\$90,631)	(22.64%)	(\$141,930)	(35.45%)	\$84,200	39.85%	\$84,227	39.87%	\$84,430	39.96%