

CITY OF VAN WERT, 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	\$20,226	\$0	\$20,226	
2026-27	\$6.64517	\$20,631	\$168	\$20,799	2.8%
2027-28	\$6.71258	\$20,903	\$170	\$21,073	1.3%
2028-29	\$6.37034	\$21,494	\$161	\$21,655	2.8%
2029-30	\$6.41809	\$21,782	\$162	\$21,944	1.3%
2030-31	\$6.08838	\$22,383	\$154	\$22,537	2.7%
2031-32	\$6.13026	\$22,657	\$155	\$22,812	1.2%
2032-33	\$5.83011	\$23,269	\$147	\$23,416	2.6%
2033-34	\$5.86747	\$23,533	\$148	\$23,681	1.1%
2034-35	\$5.59276	\$24,155	\$141	\$24,297	2.6%
2035-36	\$5.62800	\$24,418	\$142	\$24,560	1.1%

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	\$6,025,270	\$2,571,990	\$0	\$2,571,990
2026-27	\$3,598,477	\$3,129,937	\$0	\$3,129,937
2027-28	\$3,607,826	\$3,139,286	\$0	\$3,139,286
2028-29	\$3,867,932	\$3,399,392	\$0	\$3,399,392
2029-30	\$3,887,602	\$3,419,062	\$0	\$3,419,062
2030-31	\$4,170,134	\$3,701,594	\$0	\$3,701,594
2031-32	\$4,189,804	\$3,721,264	\$0	\$3,721,264
2032-33	\$4,484,930	\$4,016,390	\$0	\$4,016,390
2033-34	\$4,504,600	\$4,036,060	\$0	\$4,036,060
2034-35	\$4,812,826	\$4,344,286	\$0	\$4,344,286
2035-36	\$4,832,496	\$4,363,956	\$0	\$4,363,956

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	102.95%	-7.42%	95.54%	1.75%	0.00%	2.71%
2026-27	195.23%	-101.68%	93.55%	3.40%	0.00%	2.23%
2027-28	195.45%	-101.88%	93.57%	3.39%	0.00%	2.22%
2028-29	188.46%	-94.50%	93.96%	3.29%	0.00%	2.05%
2029-30	188.12%	-94.12%	93.99%	3.27%	0.00%	2.04%
2030-31	181.39%	-87.04%	94.35%	3.17%	0.00%	1.88%
2031-32	181.11%	-86.73%	94.38%	3.16%	0.00%	1.87%
2032-33	175.14%	-80.46%	94.69%	3.07%	0.00%	1.74%
2033-34	174.92%	-80.20%	94.72%	3.05%	0.00%	1.73%
2034-35	169.59%	-74.61%	94.98%	2.98%	0.00%	1.60%
2035-36	169.40%	-74.40%	95.01%	2.97%	0.00%	1.60%

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 VAN WERT, 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	\$2,571,990	\$7.86410	\$20,226
2026-27	\$3,129,937	\$6.64517	\$20,799
2027-28	\$3,139,286	\$6.71258	\$21,073
2028-29	\$3,399,392	\$6.37034	\$21,655
2029-30	\$3,419,062	\$6.41809	\$21,944
2030-31	\$3,701,594	\$6.08838	\$22,537
2031-32	\$3,721,264	\$6.13026	\$22,812
2032-33	\$4,016,390	\$5.83011	\$23,416
2033-34	\$4,036,060	\$5.86747	\$23,681
2034-35	\$4,344,286	\$5.59276	\$24,297
2035-36	\$4,363,956	\$5.62800	\$24,560

CITY OF VAN WERT, 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	\$2,571,990	\$7.86410	\$20,226
2026-27	\$2,582,250	\$7.86410	\$20,307
2027-28	\$2,650,802	\$7.86410	\$20,846
2028-29	\$2,746,076	\$7.86410	\$21,595
2029-30	\$2,818,248	\$7.86410	\$22,163
2030-31	\$2,918,729	\$7.86410	\$22,953
2031-32	\$2,994,703	\$7.86410	\$23,551
2032-33	\$3,100,662	\$7.86410	\$24,384
2033-34	\$3,180,649	\$7.86410	\$25,013
2034-35	\$3,292,379	\$7.86410	\$25,892
2035-36	\$3,376,579	\$7.86410	\$26,554

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	\$547,686	(\$1.21893)	\$492
2027-28	\$488,485	(\$1.15152)	\$227
2028-29	\$653,316	(\$1.49376)	\$60
2029-30	\$600,814	(\$1.44601)	-\$219
2030-31	\$782,865	(\$1.77572)	-\$416
2031-32	\$726,561	(\$1.73384)	-\$738
2032-33	\$915,728	(\$2.03399)	-\$968
2033-34	\$855,411	(\$1.99663)	-\$1,331
2034-35	\$1,051,906	(\$2.27134)	-\$1,595
2035-36	\$987,377	(\$2.23610)	-\$1,993

CITY OF VAN WERT, 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	\$376	\$50,000	\$51,515	\$187	\$314	\$50,000	\$58,947	\$168	\$54	\$144	\$54	\$187	\$359
\$100,000	\$123,480	\$373	\$752	\$100,000	\$103,030	\$373	\$627	\$100,000	\$117,894	\$355	\$413	\$331	\$413	\$373	\$718
\$150,000	\$185,220	\$560	\$1,128	\$150,000	\$154,545	\$560	\$941	\$150,000	\$176,842	\$541	\$772	\$517	\$772	\$560	\$1,077
\$200,000	\$246,960	\$913	\$1,504	\$200,000	\$206,060	\$913	\$1,255	\$200,000	\$235,789	\$728	\$1,131	\$704	\$1,131	\$746	\$1,436
\$250,000	\$308,700	\$1,267	\$1,879	\$250,000	\$257,575	\$1,267	\$1,568	\$250,000	\$294,736	\$914	\$1,490	\$890	\$1,490	\$933	\$1,794
\$300,000	\$370,440	\$1,621	\$2,255	\$300,000	\$309,090	\$1,621	\$1,882	\$300,000	\$353,683	\$1,101	\$1,849	\$1,077	\$1,849	\$1,119	\$2,153
\$400,000	\$493,920	\$2,329	\$3,007	\$400,000	\$412,120	\$2,329	\$2,509	\$400,000	\$471,578	\$1,474	\$2,567	\$1,450	\$2,567	\$1,492	\$2,871
\$500,000	\$617,400	\$3,037	\$3,759	\$500,000	\$515,151	\$3,037	\$3,136	\$500,000	\$589,472	\$1,847	\$3,285	\$1,823	\$3,285	\$1,865	\$3,589
\$600,000	\$740,880	\$3,744	\$4,511	\$600,000	\$618,181	\$3,744	\$3,764	\$600,000	\$707,366	\$2,220	\$4,002	\$2,196	\$4,002	\$2,238	\$4,307
\$700,000	\$864,360	\$4,452	\$5,263	\$700,000	\$721,211	\$4,452	\$4,391	\$700,000	\$825,261	\$2,593	\$4,720	\$2,569	\$4,720	\$2,611	\$5,025
\$800,000	\$987,840	\$5,160	\$6,014	\$800,000	\$824,241	\$5,160	\$5,018	\$800,000	\$943,155	\$2,966	\$5,438	\$2,942	\$5,438	\$2,984	\$5,742
\$900,000	\$1,111,320	\$5,868	\$6,766	\$900,000	\$927,271	\$5,868	\$5,646	\$900,000	\$1,061,050	\$3,339	\$6,156	\$3,315	\$6,156	\$3,357	\$6,460
\$1,000,000	\$1,234,800	\$6,576	\$7,518	\$1,000,000	\$1,030,301	\$6,576	\$6,273	\$1,000,000	\$1,178,944	\$3,712	\$6,873	\$3,688	\$6,873	\$3,730	\$7,178
\$2,000,000	\$2,469,600	\$13,653	\$15,036	\$2,000,000	\$2,060,602	\$13,653	\$12,546	\$2,000,000	\$2,357,888	\$7,442	\$14,051	\$7,418	\$14,051	\$7,460	\$14,356
\$3,000,000	\$3,704,400	\$20,731	\$22,554	\$3,000,000	\$3,090,903	\$20,731	\$18,819	\$3,000,000	\$3,536,832	\$11,172	\$21,229	\$11,148	\$21,229	\$11,190	\$21,534
\$4,000,000	\$4,939,200	\$27,809	\$30,072	\$4,000,000	\$4,121,204	\$27,809	\$25,091	\$4,000,000	\$4,715,776	\$14,902	\$28,407	\$14,878	\$28,407	\$14,920	\$28,711
\$5,000,000	\$6,174,000	\$34,886	\$37,590	\$5,000,000	\$5,151,505	\$34,886	\$31,364	\$5,000,000	\$5,894,720	\$18,632	\$35,585	\$18,608	\$35,585	\$18,650	\$35,889
\$6,000,000	\$7,408,800	\$41,964	\$45,108	\$6,000,000	\$6,181,806	\$41,964	\$37,637	\$6,000,000	\$7,073,664	\$22,362	\$42,763	\$22,338	\$42,763	\$22,380	\$43,067
\$7,000,000	\$8,643,600	\$49,042	\$52,626	\$7,000,000	\$7,212,107	\$49,042	\$43,910	\$7,000,000	\$8,252,608	\$26,092	\$49,941	\$26,068	\$49,941	\$26,110	\$50,245
\$8,000,000	\$9,878,400	\$56,119	\$60,143	\$8,000,000	\$8,242,408	\$56,119	\$50,183	\$8,000,000	\$9,431,552	\$29,822	\$57,118	\$29,798	\$57,118	\$29,841	\$57,423
\$9,000,000	\$11,113,200	\$63,197	\$67,661	\$9,000,000	\$9,272,709	\$63,197	\$56,456	\$9,000,000	\$10,610,496	\$33,553	\$64,296	\$33,528	\$64,296	\$33,571	\$64,601
\$10,000,000	\$12,348,000	\$70,275	\$75,179	\$10,000,000	\$10,303,010	\$70,275	\$62,729	\$10,000,000	\$11,789,440	\$37,283	\$71,474	\$37,258	\$71,474	\$37,301	\$71,779
\$15,000,000	\$18,522,000	\$105,663	\$112,769	\$15,000,000	\$15,454,515	\$105,663	\$94,093	\$15,000,000	\$17,684,160	\$55,933	\$107,363	\$55,909	\$107,363	\$55,951	\$107,668
\$20,000,000	\$24,696,000	\$141,052	\$150,359	\$20,000,000	\$20,606,020	\$141,052	\$125,457	\$20,000,000	\$23,578,880	\$74,583	\$143,253	\$74,559	\$143,253	\$74,601	\$143,557
\$25,000,000	\$30,870,000	\$176,440	\$187,948	\$25,000,000	\$25,757,525	\$176,440	\$156,822	\$25,000,000	\$29,473,600	\$93,234	\$179,142	\$93,209	\$179,142	\$93,252	\$179,446
\$30,000,000	\$37,044,000	\$211,829	\$225,538	\$30,000,000	\$30,909,030	\$211,829	\$188,186	\$30,000,000	\$35,368,320	\$111,884	\$215,031	\$111,860	\$215,031	\$111,902	\$215,336
\$35,000,000	\$43,218,000	\$247,217	\$263,128	\$35,000,000	\$36,060,535	\$247,217	\$219,550	\$35,000,000	\$41,263,040	\$130,534	\$250,921	\$130,510	\$250,921	\$130,552	\$251,225
\$40,000,000	\$49,392,000	\$282,605	\$300,717	\$40,000,000	\$41,212,040	\$282,605	\$250,915	\$40,000,000	\$47,157,760	\$149,185	\$286,810	\$149,160	\$286,810	\$149,203	\$287,114
\$45,000,000	\$55,566,000	\$317,994	\$338,307	\$45,000,000	\$46,363,545	\$317,994	\$282,279	\$45,000,000	\$53,052,480	\$167,835	\$322,699	\$167,811	\$322,699	\$167,853	\$323,004
\$50,000,000	\$61,740,000	\$353,382	\$375,897	\$50,000,000	\$51,515,050	\$353,382	\$313,643	\$50,000,000	\$58,947,200	\$186,485	\$358,589	\$186,461	\$358,589	\$186,503	\$358,893

CITY OF VAN WERT, 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	\$189	101.55%	\$127	68.17%	(\$114)	(67.65%)	(\$90)	(62.21%)	\$172	92.43%
\$100,000	\$379	101.55%	\$254	68.17%	\$58	16.47%	\$83	25.01%	\$345	92.43%
\$150,000	\$568	101.55%	\$381	68.17%	\$231	42.64%	\$255	49.32%	\$517	92.43%
\$200,000	\$590	64.62%	\$341	37.35%	\$403	55.39%	\$427	60.75%	\$690	92.43%
\$250,000	\$612	48.31%	\$301	23.75%	\$576	62.95%	\$600	67.39%	\$862	92.43%
\$300,000	\$634	39.12%	\$261	16.08%	\$748	67.94%	\$772	71.73%	\$1,034	92.43%
\$400,000	\$678	29.12%	\$180	7.74%	\$1,093	74.14%	\$1,117	77.05%	\$1,379	92.43%
\$500,000	\$722	23.78%	\$100	3.28%	\$1,438	77.83%	\$1,462	80.20%	\$1,724	92.43%
\$600,000	\$766	20.46%	\$19	0.51%	\$1,782	80.29%	\$1,807	82.28%	\$2,069	92.43%
\$700,000	\$810	18.20%	(\$61)	(1.38%)	\$2,127	82.03%	\$2,151	83.75%	\$2,413	92.43%
\$800,000	\$854	16.56%	(\$142)	(2.75%)	\$2,472	83.34%	\$2,496	84.85%	\$2,758	92.43%
\$900,000	\$898	15.31%	(\$222)	(3.79%)	\$2,817	84.36%	\$2,841	85.71%	\$3,103	92.43%
\$1,000,000	\$942	14.33%	(\$303)	(4.60%)	\$3,161	85.17%	\$3,186	86.39%	\$3,448	92.43%
\$2,000,000	\$1,383	10.13%	(\$1,108)	(8.11%)	\$6,609	88.81%	\$6,633	89.43%	\$6,896	92.43%
\$3,000,000	\$1,823	8.79%	(\$1,912)	(9.22%)	\$10,057	90.02%	\$10,081	90.43%	\$10,343	92.43%
\$4,000,000	\$2,263	8.14%	(\$2,717)	(9.77%)	\$13,505	90.62%	\$13,529	90.93%	\$13,791	92.43%
\$5,000,000	\$2,703	7.75%	(\$3,522)	(10.10%)	\$16,953	90.99%	\$16,977	91.23%	\$17,239	92.43%
\$6,000,000	\$3,144	7.49%	(\$4,327)	(10.31%)	\$20,400	91.23%	\$20,425	91.43%	\$20,687	92.43%
\$7,000,000	\$3,584	7.31%	(\$5,132)	(10.46%)	\$23,848	91.40%	\$23,872	91.58%	\$24,135	92.43%
\$8,000,000	\$4,024	7.17%	(\$5,936)	(10.58%)	\$27,296	91.53%	\$27,320	91.68%	\$27,582	92.43%
\$9,000,000	\$4,464	7.06%	(\$6,741)	(10.67%)	\$30,744	91.63%	\$30,768	91.77%	\$31,030	92.43%
\$10,000,000	\$4,905	6.98%	(\$7,546)	(10.74%)	\$34,192	91.71%	\$34,216	91.83%	\$34,478	92.43%
\$15,000,000	\$7,106	6.72%	(\$11,570)	(10.95%)	\$51,431	91.95%	\$51,455	92.03%	\$51,717	92.43%
\$20,000,000	\$9,307	6.60%	(\$15,594)	(11.06%)	\$68,669	92.07%	\$68,694	92.13%	\$68,956	92.43%
\$25,000,000	\$11,508	6.52%	(\$19,619)	(11.12%)	\$85,908	92.14%	\$85,933	92.19%	\$86,195	92.43%
\$30,000,000	\$13,709	6.47%	(\$23,643)	(11.16%)	\$103,147	92.19%	\$103,172	92.23%	\$103,434	92.43%
\$35,000,000	\$15,911	6.44%	(\$27,667)	(11.19%)	\$120,386	92.23%	\$120,411	92.26%	\$120,673	92.43%
\$40,000,000	\$18,112	6.41%	(\$31,691)	(11.21%)	\$137,625	92.25%	\$137,650	92.28%	\$137,912	92.43%
\$45,000,000	\$20,313	6.39%	(\$35,715)	(11.23%)	\$154,864	92.27%	\$154,888	92.30%	\$155,151	92.43%
\$50,000,000	\$22,514	6.37%	(\$39,739)	(11.25%)	\$172,103	92.29%	\$172,127	92.31%	\$172,390	92.43%