

CITY OF WALNUT, 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	\$8.01980	\$161,986	\$0	\$161,986	
2026-27	\$4.59105	\$165,226	\$350	\$165,576	2.2%
2027-28	\$4.62178	\$166,403	\$352	\$166,756	0.7%
2028-29	\$4.48459	\$170,091	\$342	\$170,433	2.2%
2029-30	\$4.50888	\$171,285	\$344	\$171,629	0.7%
2030-31	\$4.37185	\$175,061	\$333	\$175,395	2.2%
2031-32	\$4.39543	\$176,272	\$335	\$176,607	0.7%
2032-33	\$4.26391	\$180,139	\$325	\$180,464	2.2%
2033-34	\$4.28682	\$181,366	\$327	\$181,693	0.7%
2034-35	\$4.16044	\$185,327	\$317	\$185,644	2.2%
2035-36	\$4.18271	\$186,572	\$319	\$186,891	0.7%

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	\$47,410,784	\$20,198,231	\$2,750,994	\$22,949,225
2026-27	\$41,905,474	\$36,064,875	\$3,084,639	\$39,149,514
2027-28	\$41,922,763	\$36,080,401	\$3,086,402	\$39,166,803
2028-29	\$44,002,422	\$38,004,065	\$3,242,397	\$41,246,462
2029-30	\$44,064,711	\$38,064,591	\$3,244,160	\$41,308,751
2030-31	\$46,283,085	\$40,119,082	\$3,408,043	\$43,527,125
2031-32	\$46,345,374	\$40,179,608	\$3,409,806	\$43,589,414
2032-33	\$48,661,468	\$42,323,537	\$3,581,971	\$45,905,508
2033-34	\$48,723,757	\$42,384,063	\$3,583,734	\$45,967,797
2034-35	\$51,141,747	\$44,621,192	\$3,764,596	\$48,385,787
2035-36	\$51,204,036	\$44,681,718	\$3,766,359	\$48,448,076

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	73.55%	-2.63%	70.92%	26.66%	1.45%	0.97%
2026-27	99.26%	-26.78%	72.48%	25.51%	1.39%	0.57%
2027-28	99.39%	-26.92%	72.47%	25.52%	1.39%	0.57%
2028-29	98.33%	-25.71%	72.62%	25.46%	1.33%	0.54%
2029-30	98.35%	-25.71%	72.64%	25.44%	1.33%	0.54%
2030-31	97.23%	-24.43%	72.80%	25.37%	1.28%	0.51%
2031-32	97.26%	-24.43%	72.82%	25.35%	1.27%	0.51%
2032-33	96.20%	-23.23%	72.96%	25.29%	1.22%	0.48%
2033-34	96.22%	-23.24%	72.99%	25.27%	1.22%	0.48%
2034-35	95.22%	-22.11%	73.11%	25.22%	1.17%	0.46%
2035-36	95.24%	-22.11%	73.13%	25.21%	1.17%	0.46%

**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 WALNUT, 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	\$20,198,231	\$8.01980	\$161,986
2026-27	\$36,064,875	\$4.59105	\$165,576
2027-28	\$36,080,401	\$4.62178	\$166,756
2028-29	\$38,004,065	\$4.48459	\$170,433
2029-30	\$38,064,591	\$4.50888	\$171,629
2030-31	\$40,119,082	\$4.37185	\$175,395
2031-32	\$40,179,608	\$4.39543	\$176,607
2032-33	\$42,323,537	\$4.26391	\$180,464
2033-34	\$42,384,063	\$4.28682	\$181,693
2034-35	\$44,621,192	\$4.16044	\$185,644
2035-36	\$44,681,718	\$4.18271	\$186,891

CITY OF WALNUT, 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	\$20,198,231	\$8.01980	\$161,986
2026-27	\$20,600,606	\$8.01980	\$165,213
2027-28	\$20,998,055	\$8.01980	\$168,400
2028-29	\$21,742,624	\$8.01980	\$174,372
2029-30	\$22,162,646	\$8.01980	\$177,740
2030-31	\$22,946,371	\$8.01980	\$184,025
2031-32	\$23,388,236	\$8.01980	\$187,569
2032-33	\$24,213,130	\$8.01980	\$194,185
2033-34	\$24,678,053	\$8.01980	\$197,913
2034-35	\$25,546,278	\$8.01980	\$204,876
2035-36	\$26,035,406	\$8.01980	\$208,799

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	\$15,464,269	(\$3.42875)	\$363
2027-28	\$15,082,345	(\$3.39802)	-\$1,645
2028-29	\$16,261,441	(\$3.53521)	-\$3,939
2029-30	\$15,901,945	(\$3.51092)	-\$6,111
2030-31	\$17,172,711	(\$3.64795)	-\$8,631
2031-32	\$16,791,373	(\$3.62437)	-\$10,962
2032-33	\$18,110,407	(\$3.75589)	-\$13,721
2033-34	\$17,706,010	(\$3.73298)	-\$16,220
2034-35	\$19,074,913	(\$3.85936)	-\$19,232
2035-36	\$18,646,311	(\$3.83709)	-\$21,908

CITY OF WALNUT, 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	\$190	\$270	\$50,000	\$51,515	\$190	\$225	\$50,000	\$58,947	\$172	\$39	\$147	\$39	\$190	\$258
\$100,000	\$123,480	\$380	\$540	\$100,000	\$103,030	\$380	\$450	\$100,000	\$117,894	\$362	\$297	\$337	\$297	\$380	\$515
\$150,000	\$185,220	\$571	\$810	\$150,000	\$154,545	\$571	\$676	\$150,000	\$176,842	\$552	\$555	\$527	\$555	\$571	\$773
\$200,000	\$246,960	\$931	\$1,080	\$200,000	\$206,060	\$931	\$901	\$200,000	\$235,789	\$742	\$812	\$718	\$812	\$761	\$1,031
\$250,000	\$308,700	\$1,292	\$1,350	\$250,000	\$257,575	\$1,292	\$1,126	\$250,000	\$294,736	\$933	\$1,070	\$908	\$1,070	\$951	\$1,289
\$300,000	\$370,440	\$1,653	\$1,620	\$300,000	\$309,090	\$1,653	\$1,351	\$300,000	\$353,683	\$1,123	\$1,328	\$1,098	\$1,328	\$1,141	\$1,546
\$400,000	\$493,920	\$2,375	\$2,159	\$400,000	\$412,120	\$2,375	\$1,802	\$400,000	\$471,578	\$1,503	\$1,843	\$1,478	\$1,843	\$1,522	\$2,062
\$500,000	\$617,400	\$3,097	\$2,699	\$500,000	\$515,151	\$3,097	\$2,252	\$500,000	\$589,472	\$1,884	\$2,358	\$1,859	\$2,358	\$1,902	\$2,577
\$600,000	\$740,880	\$3,819	\$3,239	\$600,000	\$618,181	\$3,819	\$2,703	\$600,000	\$707,366	\$2,264	\$2,874	\$2,239	\$2,874	\$2,282	\$3,092
\$700,000	\$864,360	\$4,540	\$3,779	\$700,000	\$721,211	\$4,540	\$3,153	\$700,000	\$825,261	\$2,644	\$3,389	\$2,620	\$3,389	\$2,663	\$3,608
\$800,000	\$987,840	\$5,262	\$4,319	\$800,000	\$824,241	\$5,262	\$3,603	\$800,000	\$943,155	\$3,025	\$3,905	\$3,000	\$3,905	\$3,043	\$4,123
\$900,000	\$1,111,320	\$5,984	\$4,859	\$900,000	\$927,271	\$5,984	\$4,054	\$900,000	\$1,061,050	\$3,405	\$4,420	\$3,380	\$4,420	\$3,424	\$4,639
\$1,000,000	\$1,234,800	\$6,706	\$5,398	\$1,000,000	\$1,030,301	\$6,706	\$4,504	\$1,000,000	\$1,178,944	\$3,785	\$4,936	\$3,761	\$4,936	\$3,804	\$5,154
\$2,000,000	\$2,469,600	\$13,924	\$10,797	\$2,000,000	\$2,060,602	\$13,924	\$9,009	\$2,000,000	\$2,357,888	\$7,589	\$10,090	\$7,565	\$10,090	\$7,608	\$10,308
\$3,000,000	\$3,704,400	\$21,141	\$16,195	\$3,000,000	\$3,090,903	\$21,141	\$13,513	\$3,000,000	\$3,536,832	\$11,393	\$15,244	\$11,369	\$15,244	\$11,412	\$15,462
\$4,000,000	\$4,939,200	\$28,359	\$21,593	\$4,000,000	\$4,121,204	\$28,359	\$18,017	\$4,000,000	\$4,715,776	\$15,197	\$20,398	\$15,173	\$20,398	\$15,216	\$20,617
\$5,000,000	\$6,174,000	\$35,577	\$26,992	\$5,000,000	\$5,151,505	\$35,577	\$22,522	\$5,000,000	\$5,894,720	\$19,001	\$25,552	\$18,976	\$25,552	\$19,020	\$25,771
\$6,000,000	\$7,408,800	\$42,795	\$32,390	\$6,000,000	\$6,181,806	\$42,795	\$27,026	\$6,000,000	\$7,073,664	\$22,805	\$30,706	\$22,780	\$30,706	\$22,824	\$30,925
\$7,000,000	\$8,643,600	\$50,013	\$37,789	\$7,000,000	\$7,212,107	\$50,013	\$31,530	\$7,000,000	\$8,252,608	\$26,609	\$35,861	\$26,584	\$35,861	\$26,627	\$36,079
\$8,000,000	\$9,878,400	\$57,230	\$43,187	\$8,000,000	\$8,242,408	\$57,230	\$36,035	\$8,000,000	\$9,431,552	\$30,413	\$41,015	\$30,388	\$41,015	\$30,431	\$41,233
\$9,000,000	\$11,113,200	\$64,448	\$48,585	\$9,000,000	\$9,272,709	\$64,448	\$40,539	\$9,000,000	\$10,610,496	\$34,217	\$46,169	\$34,192	\$46,169	\$34,235	\$46,387
\$10,000,000	\$12,348,000	\$71,666	\$53,984	\$10,000,000	\$10,303,010	\$71,666	\$45,043	\$10,000,000	\$11,789,440	\$38,021	\$51,323	\$37,996	\$51,323	\$38,039	\$51,542
\$15,000,000	\$18,522,000	\$107,755	\$80,975	\$15,000,000	\$15,454,515	\$107,755	\$67,565	\$15,000,000	\$17,684,160	\$57,040	\$77,094	\$57,016	\$77,094	\$57,059	\$77,312
\$20,000,000	\$24,696,000	\$143,844	\$107,967	\$20,000,000	\$20,606,020	\$143,844	\$90,086	\$20,000,000	\$23,578,880	\$76,060	\$102,865	\$76,035	\$102,865	\$76,078	\$103,083
\$25,000,000	\$30,870,000	\$179,933	\$134,959	\$25,000,000	\$25,757,525	\$179,933	\$112,608	\$25,000,000	\$29,473,600	\$95,080	\$128,636	\$95,055	\$128,636	\$95,098	\$128,854
\$30,000,000	\$37,044,000	\$216,023	\$161,951	\$30,000,000	\$30,909,030	\$216,023	\$135,130	\$30,000,000	\$35,368,320	\$114,099	\$154,406	\$114,074	\$154,406	\$114,118	\$154,625
\$35,000,000	\$43,218,000	\$252,112	\$188,943	\$35,000,000	\$36,060,535	\$252,112	\$157,651	\$35,000,000	\$41,263,040	\$133,119	\$180,177	\$133,094	\$180,177	\$133,137	\$180,396
\$40,000,000	\$49,392,000	\$288,201	\$215,934	\$40,000,000	\$41,212,040	\$288,201	\$180,173	\$40,000,000	\$47,157,760	\$152,138	\$205,948	\$152,114	\$205,948	\$152,157	\$206,167
\$45,000,000	\$55,566,000	\$324,290	\$242,926	\$45,000,000	\$46,363,545	\$324,290	\$202,694	\$45,000,000	\$53,052,480	\$171,158	\$231,719	\$171,133	\$231,719	\$171,176	\$231,937
\$50,000,000	\$61,740,000	\$360,379	\$269,918	\$50,000,000	\$51,515,050	\$360,379	\$225,216	\$50,000,000	\$58,947,200	\$190,178	\$257,490	\$190,153	\$257,490	\$190,196	\$257,708

CITY OF            WALNUT, 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	\$80	41.92%	\$35	18.41%	(\$133)	(77.22%)	(\$108)	(73.39%)	\$68	35.50%
\$100,000	\$159	41.92%	\$70	18.41%	(\$65)	(17.99%)	(\$40)	(11.98%)	\$135	35.50%
\$150,000	\$239	41.92%	\$105	18.41%	\$2	0.43%	\$27	5.14%	\$203	35.50%
\$200,000	\$148	15.91%	(\$31)	(3.29%)	\$70	9.42%	\$95	13.19%	\$270	35.50%
\$250,000	\$57	4.43%	(\$166)	(12.87%)	\$137	14.74%	\$162	17.86%	\$338	35.50%
\$300,000	(\$34)	(2.04%)	(\$302)	(18.26%)	\$205	18.25%	\$230	20.92%	\$405	35.50%
\$400,000	(\$216)	(9.08%)	(\$573)	(24.14%)	\$340	22.62%	\$365	24.67%	\$540	35.50%
\$500,000	(\$398)	(12.84%)	(\$845)	(27.28%)	\$475	25.22%	\$500	26.88%	\$675	35.50%
\$600,000	(\$580)	(15.18%)	(\$1,116)	(29.23%)	\$610	26.94%	\$635	28.35%	\$810	35.50%
\$700,000	(\$762)	(16.77%)	(\$1,387)	(30.56%)	\$745	28.17%	\$770	29.38%	\$945	35.50%
\$800,000	(\$943)	(17.93%)	(\$1,659)	(31.52%)	\$880	29.10%	\$905	30.16%	\$1,080	35.50%
\$900,000	(\$1,125)	(18.81%)	(\$1,930)	(32.25%)	\$1,015	29.81%	\$1,040	30.76%	\$1,215	35.50%
\$1,000,000	(\$1,307)	(19.50%)	(\$2,201)	(32.83%)	\$1,150	30.38%	\$1,175	31.24%	\$1,350	35.50%
\$2,000,000	(\$3,127)	(22.46%)	(\$4,915)	(35.30%)	\$2,500	32.95%	\$2,525	33.38%	\$2,700	35.50%
\$3,000,000	(\$4,946)	(23.40%)	(\$7,628)	(36.08%)	\$3,851	33.80%	\$3,875	34.09%	\$4,051	35.50%
\$4,000,000	(\$6,766)	(23.86%)	(\$10,342)	(36.47%)	\$5,201	34.22%	\$5,226	34.44%	\$5,401	35.50%
\$5,000,000	(\$8,585)	(24.13%)	(\$13,055)	(36.70%)	\$6,551	34.48%	\$6,576	34.65%	\$6,751	35.50%
\$6,000,000	(\$10,405)	(24.31%)	(\$15,769)	(36.85%)	\$7,901	34.65%	\$7,926	34.79%	\$8,101	35.50%
\$7,000,000	(\$12,224)	(24.44%)	(\$18,482)	(36.96%)	\$9,252	34.77%	\$9,276	34.89%	\$9,452	35.50%
\$8,000,000	(\$14,044)	(24.54%)	(\$21,196)	(37.04%)	\$10,602	34.86%	\$10,627	34.97%	\$10,802	35.50%
\$9,000,000	(\$15,863)	(24.61%)	(\$23,909)	(37.10%)	\$11,952	34.93%	\$11,977	35.03%	\$12,152	35.50%
\$10,000,000	(\$17,683)	(24.67%)	(\$26,623)	(37.15%)	\$13,302	34.99%	\$13,327	35.07%	\$13,502	35.50%
\$15,000,000	(\$26,780)	(24.85%)	(\$40,190)	(37.30%)	\$20,054	35.16%	\$20,078	35.22%	\$20,254	35.50%
\$20,000,000	(\$35,877)	(24.94%)	(\$53,758)	(37.37%)	\$26,805	35.24%	\$26,830	35.29%	\$27,005	35.50%
\$25,000,000	(\$44,974)	(25.00%)	(\$67,325)	(37.42%)	\$33,556	35.29%	\$33,581	35.33%	\$33,756	35.50%
\$30,000,000	(\$54,072)	(25.03%)	(\$80,893)	(37.45%)	\$40,307	35.33%	\$40,332	35.36%	\$40,507	35.50%
\$35,000,000	(\$63,169)	(25.06%)	(\$94,460)	(37.47%)	\$47,058	35.35%	\$47,083	35.38%	\$47,259	35.50%
\$40,000,000	(\$72,266)	(25.08%)	(\$108,028)	(37.48%)	\$53,810	35.37%	\$53,834	35.39%	\$54,010	35.50%
\$45,000,000	(\$81,364)	(25.09%)	(\$121,595)	(37.50%)	\$60,561	35.38%	\$60,586	35.40%	\$60,761	35.50%
\$50,000,000	(\$90,461)	(25.10%)	(\$135,163)	(37.51%)	\$67,312	35.39%	\$67,337	35.41%	\$67,512	35.50%