

CITY OF WASHINGTON, 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	\$8.12621	\$2,273,280	\$0	\$2,273,280	
2026-27	\$4.65703	\$2,318,746	\$25,673	\$2,344,419	3.1%
2027-28	\$4.70860	\$2,359,654	\$25,957	\$2,385,612	1.8%
2028-29	\$4.60014	\$2,433,324	\$25,360	\$2,458,684	3.1%
2029-30	\$4.64808	\$2,475,032	\$25,624	\$2,500,656	1.7%
2030-31	\$4.53868	\$2,550,668	\$25,021	\$2,575,689	3.0%
2031-32	\$4.58320	\$2,591,809	\$25,266	\$2,617,075	1.6%
2032-33	\$4.47556	\$2,669,417	\$24,673	\$2,694,089	2.9%
2033-34	\$4.51693	\$2,709,979	\$24,901	\$2,734,880	1.5%
2034-35	\$4.41111	\$2,789,580	\$24,317	\$2,813,898	2.9%
2035-36	\$4.44956	\$2,829,547	\$24,529	\$2,854,076	1.4%

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	\$589,174,365	\$279,746,656	\$15,669,299	\$295,415,955
2026-27	\$558,512,436	\$503,414,532	\$28,087,075	\$531,501,607
2027-28	\$567,016,536	\$506,649,902	\$33,355,805	\$540,005,707
2028-29	\$601,519,920	\$534,480,202	\$40,028,889	\$574,509,091
2029-30	\$610,306,020	\$537,997,572	\$45,297,619	\$583,295,191
2030-31	\$647,075,971	\$567,497,349	\$52,567,793	\$620,065,142
2031-32	\$655,862,071	\$571,014,719	\$57,836,523	\$628,851,242
2032-33	\$694,700,289	\$601,955,818	\$65,733,643	\$667,689,460
2033-34	\$703,486,389	\$605,473,187	\$71,002,373	\$676,475,560
2034-35	\$744,480,140	\$637,911,526	\$79,557,785	\$717,469,311
2035-36	\$753,266,240	\$641,428,896	\$84,826,515	\$726,255,411

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	73.53%	-1.81%	71.72%	22.07%	4.59%	1.35%
2026-27	95.61%	-18.98%	76.63%	19.06%	3.02%	0.75%
2027-28	95.76%	-19.10%	76.66%	19.09%	2.97%	0.74%
2028-29	95.18%	-18.34%	76.84%	19.15%	2.82%	0.69%
2029-30	95.28%	-18.41%	76.87%	19.17%	2.78%	0.68%
2030-31	94.66%	-17.62%	77.04%	19.22%	2.64%	0.64%
2031-32	94.77%	-17.70%	77.07%	19.24%	2.61%	0.63%
2032-33	94.17%	-16.95%	77.22%	19.30%	2.48%	0.60%
2033-34	94.28%	-17.03%	77.25%	19.31%	2.45%	0.59%
2034-35	93.70%	-16.32%	77.37%	19.37%	2.33%	0.56%
2035-36	93.80%	-16.40%	77.40%	19.38%	2.31%	0.55%

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 WASHINGTON, 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	\$279,746,656	\$8.12621	\$2,273,280
2026-27	\$503,414,532	\$4.65703	\$2,344,419
2027-28	\$506,649,902	\$4.70860	\$2,385,612
2028-29	\$534,480,202	\$4.60014	\$2,458,684
2029-30	\$537,997,572	\$4.64808	\$2,500,656
2030-31	\$567,497,349	\$4.53868	\$2,575,689
2031-32	\$571,014,719	\$4.58320	\$2,617,075
2032-33	\$601,955,818	\$4.47556	\$2,694,089
2033-34	\$605,473,187	\$4.51693	\$2,734,880
2034-35	\$637,911,526	\$4.41111	\$2,813,898
2035-36	\$641,428,896	\$4.44956	\$2,854,076

CITY OF WASHINGTON, 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	\$279,746,656	\$8.12621	\$2,273,280
2026-27	\$285,285,167	\$8.12621	\$2,318,287
2027-28	\$284,822,291	\$8.12621	\$2,314,526
2028-29	\$294,218,834	\$8.10000	\$2,383,173
2029-30	\$299,494,929	\$8.10000	\$2,425,909
2030-31	\$309,264,761	\$8.10000	\$2,505,045
2031-32	\$315,035,070	\$8.10000	\$2,551,784
2032-33	\$325,198,966	\$8.10000	\$2,634,112
2033-34	\$331,490,482	\$8.10000	\$2,685,073
2034-35	\$342,071,024	\$8.10000	\$2,770,775
2035-36	\$348,910,281	\$8.10000	\$2,826,173

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	\$218,129,365	(\$3.46918)	\$26,132
2027-28	\$221,827,610	(\$3.41761)	\$71,086
2028-29	\$240,261,368	(\$3.49986)	\$75,511
2029-30	\$238,502,643	(\$3.45192)	\$74,747
2030-31	\$258,232,588	(\$3.56132)	\$70,644
2031-32	\$255,979,649	(\$3.51680)	\$65,291
2032-33	\$276,756,851	(\$3.62444)	\$59,978
2033-34	\$273,982,706	(\$3.58307)	\$49,807
2034-35	\$295,840,502	(\$3.68889)	\$43,123
2035-36	\$292,518,614	(\$3.65044)	\$27,903

CITY OF WASHINGTON, 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	\$193	\$280	\$50,000	\$51,515	\$193	\$234	\$50,000	\$58,947	\$174	\$41	\$149	\$41	\$193	\$268
\$100,000	\$123,480	\$385	\$560	\$100,000	\$103,030	\$385	\$468	\$100,000	\$117,894	\$367	\$308	\$342	\$308	\$385	\$535
\$150,000	\$185,220	\$578	\$841	\$150,000	\$154,545	\$578	\$701	\$150,000	\$176,842	\$559	\$576	\$534	\$576	\$578	\$803
\$200,000	\$246,960	\$944	\$1,121	\$200,000	\$206,060	\$944	\$935	\$200,000	\$235,789	\$752	\$843	\$727	\$843	\$771	\$1,070
\$250,000	\$308,700	\$1,310	\$1,401	\$250,000	\$257,575	\$1,310	\$1,169	\$250,000	\$294,736	\$945	\$1,111	\$920	\$1,111	\$964	\$1,338
\$300,000	\$370,440	\$1,675	\$1,681	\$300,000	\$309,090	\$1,675	\$1,403	\$300,000	\$353,683	\$1,138	\$1,378	\$1,113	\$1,378	\$1,156	\$1,605
\$400,000	\$493,920	\$2,407	\$2,242	\$400,000	\$412,120	\$2,407	\$1,870	\$400,000	\$471,578	\$1,523	\$1,913	\$1,498	\$1,913	\$1,542	\$2,140
\$500,000	\$617,400	\$3,138	\$2,802	\$500,000	\$515,151	\$3,138	\$2,338	\$500,000	\$589,472	\$1,909	\$2,448	\$1,883	\$2,448	\$1,927	\$2,675
\$600,000	\$740,880	\$3,869	\$3,363	\$600,000	\$618,181	\$3,869	\$2,806	\$600,000	\$707,366	\$2,294	\$2,984	\$2,269	\$2,984	\$2,313	\$3,211
\$700,000	\$864,360	\$4,601	\$3,923	\$700,000	\$721,211	\$4,601	\$3,273	\$700,000	\$825,261	\$2,679	\$3,519	\$2,654	\$3,519	\$2,698	\$3,746
\$800,000	\$987,840	\$5,332	\$4,483	\$800,000	\$824,241	\$5,332	\$3,741	\$800,000	\$943,155	\$3,065	\$4,054	\$3,040	\$4,054	\$3,084	\$4,281
\$900,000	\$1,111,320	\$6,063	\$5,044	\$900,000	\$927,271	\$6,063	\$4,209	\$900,000	\$1,061,050	\$3,450	\$4,589	\$3,425	\$4,589	\$3,469	\$4,816
\$1,000,000	\$1,234,800	\$6,795	\$5,604	\$1,000,000	\$1,030,301	\$6,795	\$4,676	\$1,000,000	\$1,178,944	\$3,836	\$5,124	\$3,811	\$5,124	\$3,854	\$5,351
\$2,000,000	\$2,469,600	\$14,108	\$11,209	\$2,000,000	\$2,060,602	\$14,108	\$9,352	\$2,000,000	\$2,357,888	\$7,690	\$10,475	\$7,665	\$10,475	\$7,709	\$10,702
\$3,000,000	\$3,704,400	\$21,422	\$16,813	\$3,000,000	\$3,090,903	\$21,422	\$14,029	\$3,000,000	\$3,536,832	\$11,544	\$15,826	\$11,519	\$15,826	\$11,563	\$16,053
\$4,000,000	\$4,939,200	\$28,735	\$22,417	\$4,000,000	\$4,121,204	\$28,735	\$18,705	\$4,000,000	\$4,715,776	\$15,399	\$21,176	\$15,374	\$21,176	\$15,418	\$21,403
\$5,000,000	\$6,174,000	\$36,049	\$28,022	\$5,000,000	\$5,151,505	\$36,049	\$23,381	\$5,000,000	\$5,894,720	\$19,253	\$26,527	\$19,228	\$26,527	\$19,272	\$26,754
\$6,000,000	\$7,408,800	\$43,363	\$33,626	\$6,000,000	\$6,181,806	\$43,363	\$28,057	\$6,000,000	\$7,073,664	\$23,108	\$31,878	\$23,083	\$31,878	\$23,126	\$32,105
\$7,000,000	\$8,643,600	\$50,676	\$39,231	\$7,000,000	\$7,212,107	\$50,676	\$32,733	\$7,000,000	\$8,252,608	\$26,962	\$37,229	\$26,937	\$37,229	\$26,981	\$37,456
\$8,000,000	\$9,878,400	\$57,990	\$44,835	\$8,000,000	\$8,242,408	\$57,990	\$37,410	\$8,000,000	\$9,431,552	\$30,816	\$42,580	\$30,791	\$42,580	\$30,835	\$42,807
\$9,000,000	\$11,113,200	\$65,303	\$50,439	\$9,000,000	\$9,272,709	\$65,303	\$42,086	\$9,000,000	\$10,610,496	\$34,671	\$47,931	\$34,646	\$47,931	\$34,690	\$48,158
\$10,000,000	\$12,348,000	\$72,617	\$56,044	\$10,000,000	\$10,303,010	\$72,617	\$46,762	\$10,000,000	\$11,789,440	\$38,525	\$53,282	\$38,500	\$53,282	\$38,544	\$53,508
\$15,000,000	\$18,522,000	\$109,185	\$84,065	\$15,000,000	\$15,454,515	\$109,185	\$70,143	\$15,000,000	\$17,684,160	\$57,797	\$80,036	\$57,772	\$80,036	\$57,816	\$80,263
\$20,000,000	\$24,696,000	\$145,753	\$112,087	\$20,000,000	\$20,606,020	\$145,753	\$93,524	\$20,000,000	\$23,578,880	\$77,069	\$106,790	\$77,044	\$106,790	\$77,088	\$107,017
\$25,000,000	\$30,870,000	\$182,321	\$140,109	\$25,000,000	\$25,757,525	\$182,321	\$116,905	\$25,000,000	\$29,473,600	\$96,341	\$133,544	\$96,316	\$133,544	\$96,360	\$133,771
\$30,000,000	\$37,044,000	\$218,889	\$168,131	\$30,000,000	\$30,909,030	\$218,889	\$140,286	\$30,000,000	\$35,368,320	\$115,613	\$160,299	\$115,588	\$160,299	\$115,632	\$160,525
\$35,000,000	\$43,218,000	\$255,457	\$196,153	\$35,000,000	\$36,060,535	\$255,457	\$163,667	\$35,000,000	\$41,263,040	\$134,885	\$187,053	\$134,860	\$187,053	\$134,904	\$187,280
\$40,000,000	\$49,392,000	\$292,025	\$224,174	\$40,000,000	\$41,212,040	\$292,025	\$187,048	\$40,000,000	\$47,157,760	\$154,157	\$213,807	\$154,132	\$213,807	\$154,176	\$214,034
\$45,000,000	\$55,566,000	\$328,593	\$252,196	\$45,000,000	\$46,363,545	\$328,593	\$210,429	\$45,000,000	\$53,052,480	\$173,429	\$240,561	\$173,404	\$240,561	\$173,448	\$240,788
\$50,000,000	\$61,740,000	\$365,161	\$280,218	\$50,000,000	\$51,515,050	\$365,161	\$233,810	\$50,000,000	\$58,947,200	\$192,701	\$267,316	\$192,676	\$267,316	\$192,720	\$267,542

CITY OF WASHINGTON, 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	\$87	45.40%	\$41	21.32%	(\$133)	(76.67%)	(\$108)	(72.74%)	\$75	38.82%
\$100,000	\$175	45.40%	\$82	21.32%	(\$59)	(15.98%)	(\$34)	(9.82%)	\$150	38.82%
\$150,000	\$262	45.40%	\$123	21.32%	\$16	2.90%	\$41	7.72%	\$224	38.82%
\$200,000	\$177	18.76%	(\$9)	(0.91%)	\$91	12.10%	\$116	15.97%	\$299	38.82%
\$250,000	\$92	6.99%	(\$140)	(10.73%)	\$166	17.55%	\$191	20.76%	\$374	38.82%
\$300,000	\$6	0.36%	(\$272)	(16.26%)	\$241	21.16%	\$266	23.89%	\$449	38.82%
\$400,000	(\$165)	(6.85%)	(\$536)	(22.28%)	\$390	25.63%	\$415	27.73%	\$599	38.82%
\$500,000	(\$336)	(10.70%)	(\$800)	(25.49%)	\$540	28.29%	\$565	30.00%	\$748	38.82%
\$600,000	(\$507)	(13.09%)	(\$1,064)	(27.49%)	\$690	30.06%	\$715	31.50%	\$898	38.82%
\$700,000	(\$678)	(14.73%)	(\$1,327)	(28.85%)	\$839	31.32%	\$864	32.56%	\$1,048	38.82%
\$800,000	(\$849)	(15.91%)	(\$1,591)	(29.84%)	\$989	32.27%	\$1,014	33.36%	\$1,197	38.82%
\$900,000	(\$1,019)	(16.81%)	(\$1,855)	(30.59%)	\$1,139	33.00%	\$1,164	33.97%	\$1,347	38.82%
\$1,000,000	(\$1,190)	(17.52%)	(\$2,119)	(31.18%)	\$1,288	33.58%	\$1,313	34.46%	\$1,496	38.82%
\$2,000,000	(\$2,900)	(20.55%)	(\$4,756)	(33.71%)	\$2,785	36.21%	\$2,810	36.66%	\$2,993	38.82%
\$3,000,000	(\$4,609)	(21.51%)	(\$7,393)	(34.51%)	\$4,281	37.08%	\$4,306	37.38%	\$4,489	38.82%
\$4,000,000	(\$6,318)	(21.99%)	(\$10,031)	(34.91%)	\$5,778	37.52%	\$5,803	37.74%	\$5,986	38.82%
\$5,000,000	(\$8,027)	(22.27%)	(\$12,668)	(35.14%)	\$7,274	37.78%	\$7,299	37.96%	\$7,482	38.82%
\$6,000,000	(\$9,736)	(22.45%)	(\$15,305)	(35.30%)	\$8,771	37.95%	\$8,796	38.10%	\$8,979	38.82%
\$7,000,000	(\$11,446)	(22.59%)	(\$17,943)	(35.41%)	\$10,267	38.08%	\$10,292	38.21%	\$10,475	38.82%
\$8,000,000	(\$13,155)	(22.68%)	(\$20,580)	(35.49%)	\$11,763	38.17%	\$11,788	38.28%	\$11,972	38.82%
\$9,000,000	(\$14,864)	(22.76%)	(\$23,218)	(35.55%)	\$13,260	38.25%	\$13,285	38.35%	\$13,468	38.82%
\$10,000,000	(\$16,573)	(22.82%)	(\$25,855)	(35.60%)	\$14,756	38.30%	\$14,781	38.39%	\$14,965	38.82%
\$15,000,000	(\$25,120)	(23.01%)	(\$39,042)	(35.76%)	\$22,239	38.48%	\$22,264	38.54%	\$22,447	38.82%
\$20,000,000	(\$33,666)	(23.10%)	(\$52,229)	(35.83%)	\$29,721	38.56%	\$29,746	38.61%	\$29,929	38.82%
\$25,000,000	(\$42,212)	(23.15%)	(\$65,416)	(35.88%)	\$37,203	38.62%	\$37,228	38.65%	\$37,411	38.82%
\$30,000,000	(\$50,758)	(23.19%)	(\$78,603)	(35.91%)	\$44,686	38.65%	\$44,711	38.68%	\$44,894	38.82%
\$35,000,000	(\$59,304)	(23.21%)	(\$91,790)	(35.93%)	\$52,168	38.68%	\$52,193	38.70%	\$52,376	38.82%
\$40,000,000	(\$67,850)	(23.23%)	(\$104,976)	(35.95%)	\$59,650	38.69%	\$59,675	38.72%	\$59,858	38.82%
\$45,000,000	(\$76,396)	(23.25%)	(\$118,163)	(35.96%)	\$67,132	38.71%	\$67,157	38.73%	\$67,341	38.82%
\$50,000,000	(\$84,942)	(23.26%)	(\$131,350)	(35.97%)	\$74,615	38.72%	\$74,640	38.74%	\$74,823	38.82%