

CITY OF WALL LAKE, 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	\$7.86388	\$196,373	\$0	\$196,373	
2026-27	\$4.54475	\$200,301	\$475	\$200,775	2.2%
2027-28	\$4.57268	\$201,779	\$478	\$202,257	0.7%
2028-29	\$4.45816	\$206,302	\$466	\$206,768	2.2%
2029-30	\$4.48201	\$207,802	\$468	\$208,270	0.7%
2030-31	\$4.37549	\$212,435	\$457	\$212,892	2.2%
2031-32	\$4.39882	\$213,956	\$459	\$214,416	0.7%
2032-33	\$4.30257	\$218,704	\$449	\$219,154	2.2%
2033-34	\$4.32545	\$220,249	\$452	\$220,701	0.7%
2034-35	\$4.23840	\$225,115	\$443	\$225,558	2.2%
2035-36	\$4.26088	\$226,686	\$445	\$227,131	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	\$58,712,719	\$24,971,526	\$6,061,088	\$31,032,614
2026-27	\$53,425,566	\$44,177,430	\$8,867,097	\$53,044,526
2027-28	\$54,519,035	\$44,231,560	\$9,906,436	\$54,137,995
2028-29	\$58,149,764	\$46,379,594	\$11,389,129	\$57,768,724
2029-30	\$59,277,469	\$46,467,961	\$12,428,468	\$58,896,429
2030-31	\$63,073,909	\$48,655,605	\$14,037,264	\$62,692,869
2031-32	\$64,201,614	\$48,743,972	\$15,076,603	\$63,820,574
2032-33	\$68,134,365	\$50,935,520	\$16,817,805	\$67,753,325
2033-34	\$69,262,071	\$51,023,887	\$17,857,144	\$68,881,031
2034-35	\$73,336,168	\$53,217,754	\$19,737,373	\$72,955,128
2035-36	\$74,463,873	\$53,306,121	\$20,776,712	\$74,082,833

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	69.56%	-2.18%	67.38%	19.01%	12.57%	0.00%
2026-27	93.66%	-23.65%	70.01%	18.08%	10.73%	0.00%
2027-28	91.90%	-23.26%	68.64%	17.71%	12.49%	0.00%
2028-29	89.70%	-21.86%	67.84%	17.43%	13.67%	0.00%
2029-30	88.10%	-21.46%	66.64%	17.10%	15.23%	0.00%
2030-31	86.19%	-20.16%	66.03%	16.86%	16.16%	0.00%
2031-32	84.78%	-19.82%	64.96%	16.57%	17.56%	0.00%
2032-33	83.16%	-18.68%	64.49%	16.38%	18.28%	0.00%
2033-34	81.91%	-18.39%	63.52%	16.12%	19.54%	0.00%
2034-35	80.53%	-17.37%	63.16%	15.98%	20.10%	0.00%
2035-36	79.40%	-17.12%	62.27%	15.73%	21.24%	0.00%

**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 WALL LAKE, 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	\$24,971,526	\$7.86388	\$196,373
2026-27	\$44,177,430	\$4.54475	\$200,775
2027-28	\$44,231,560	\$4.57268	\$202,257
2028-29	\$46,379,594	\$4.45816	\$206,768
2029-30	\$46,467,961	\$4.48201	\$208,270
2030-31	\$48,655,605	\$4.37549	\$212,892
2031-32	\$48,743,972	\$4.39882	\$214,416
2032-33	\$50,935,520	\$4.30257	\$219,154
2033-34	\$51,023,887	\$4.32545	\$220,701
2034-35	\$53,217,754	\$4.23840	\$225,558
2035-36	\$53,306,121	\$4.26088	\$227,131

## CITY OF WALL LAKE, 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	\$24,971,526	\$7.86388	\$196,373
2026-27	\$24,849,259	\$7.86388	\$195,412
2027-28	\$24,182,666	\$7.86388	\$190,170
2028-29	\$24,695,624	\$7.86388	\$194,203
2029-30	\$25,094,532	\$7.86388	\$197,340
2030-31	\$25,553,696	\$7.86388	\$200,951
2031-32	\$25,980,065	\$7.86388	\$204,304
2032-33	\$26,382,058	\$7.86388	\$207,465
2033-34	\$26,837,417	\$7.86388	\$211,046
2034-35	\$27,178,752	\$7.86388	\$213,730
2035-36	\$27,664,541	\$7.86388	\$217,551

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	\$19,328,171	(\$3.31913)	\$5,364
2027-28	\$20,048,894	(\$3.29120)	\$12,087
2028-29	\$21,683,970	(\$3.40572)	\$12,564
2029-30	\$21,373,429	(\$3.38187)	\$10,929
2030-31	\$23,101,909	(\$3.48839)	\$11,941
2031-32	\$22,763,907	(\$3.46506)	\$10,112
2032-33	\$24,553,462	(\$3.56131)	\$11,688
2033-34	\$24,186,469	(\$3.53843)	\$9,655
2034-35	\$26,039,002	(\$3.62548)	\$11,828
2035-36	\$25,641,580	(\$3.60300)	\$9,580

CITY OF WALL LAKE, 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	\$186	\$270	\$50,000	\$51,515	\$186	\$225	\$50,000	\$58,947	\$168	\$39	\$144	\$39	\$186	\$258
\$100,000	\$123,480	\$373	\$540	\$100,000	\$103,030	\$373	\$451	\$100,000	\$117,894	\$355	\$297	\$331	\$297	\$373	\$516
\$150,000	\$185,220	\$559	\$810	\$150,000	\$154,545	\$559	\$676	\$150,000	\$176,842	\$541	\$555	\$517	\$555	\$559	\$774
\$200,000	\$246,960	\$913	\$1,081	\$200,000	\$206,060	\$913	\$902	\$200,000	\$235,789	\$728	\$813	\$704	\$813	\$746	\$1,032
\$250,000	\$308,700	\$1,267	\$1,351	\$250,000	\$257,575	\$1,267	\$1,127	\$250,000	\$294,736	\$914	\$1,071	\$890	\$1,071	\$932	\$1,290
\$300,000	\$370,440	\$1,621	\$1,621	\$300,000	\$309,090	\$1,621	\$1,352	\$300,000	\$353,683	\$1,101	\$1,329	\$1,077	\$1,329	\$1,119	\$1,548
\$400,000	\$493,920	\$2,329	\$2,161	\$400,000	\$412,120	\$2,329	\$1,803	\$400,000	\$471,578	\$1,474	\$1,845	\$1,450	\$1,845	\$1,492	\$2,063
\$500,000	\$617,400	\$3,037	\$2,701	\$500,000	\$515,151	\$3,037	\$2,254	\$500,000	\$589,472	\$1,847	\$2,360	\$1,823	\$2,360	\$1,865	\$2,579
\$600,000	\$740,880	\$3,744	\$3,242	\$600,000	\$618,181	\$3,744	\$2,705	\$600,000	\$707,366	\$2,220	\$2,876	\$2,196	\$2,876	\$2,238	\$3,095
\$700,000	\$864,360	\$4,452	\$3,782	\$700,000	\$721,211	\$4,452	\$3,156	\$700,000	\$825,261	\$2,593	\$3,392	\$2,569	\$3,392	\$2,611	\$3,611
\$800,000	\$987,840	\$5,160	\$4,322	\$800,000	\$824,241	\$5,160	\$3,606	\$800,000	\$943,155	\$2,966	\$3,908	\$2,942	\$3,908	\$2,984	\$4,127
\$900,000	\$1,111,320	\$5,868	\$4,863	\$900,000	\$927,271	\$5,868	\$4,057	\$900,000	\$1,061,050	\$3,339	\$4,424	\$3,315	\$4,424	\$3,357	\$4,643
\$1,000,000	\$1,234,800	\$6,575	\$5,403	\$1,000,000	\$1,030,301	\$6,575	\$4,508	\$1,000,000	\$1,178,944	\$3,712	\$4,940	\$3,688	\$4,940	\$3,730	\$5,158
\$2,000,000	\$2,469,600	\$13,653	\$10,806	\$2,000,000	\$2,060,602	\$13,653	\$9,016	\$2,000,000	\$2,357,888	\$7,442	\$10,098	\$7,418	\$10,098	\$7,460	\$10,317
\$3,000,000	\$3,704,400	\$20,730	\$16,209	\$3,000,000	\$3,090,903	\$20,730	\$13,524	\$3,000,000	\$3,536,832	\$11,172	\$15,257	\$11,148	\$15,257	\$11,190	\$15,475
\$4,000,000	\$4,939,200	\$27,808	\$21,611	\$4,000,000	\$4,121,204	\$27,808	\$18,032	\$4,000,000	\$4,715,776	\$14,902	\$20,415	\$14,878	\$20,415	\$14,920	\$20,634
\$5,000,000	\$6,174,000	\$34,885	\$27,014	\$5,000,000	\$5,151,505	\$34,885	\$22,540	\$5,000,000	\$5,894,720	\$18,632	\$25,574	\$18,607	\$25,574	\$18,650	\$25,792
\$6,000,000	\$7,408,800	\$41,963	\$32,417	\$6,000,000	\$6,181,806	\$41,963	\$27,048	\$6,000,000	\$7,073,664	\$22,362	\$30,732	\$22,337	\$30,732	\$22,380	\$30,951
\$7,000,000	\$8,643,600	\$49,040	\$37,820	\$7,000,000	\$7,212,107	\$49,040	\$31,557	\$7,000,000	\$8,252,608	\$26,092	\$35,890	\$26,067	\$35,890	\$26,110	\$36,109
\$8,000,000	\$9,878,400	\$56,118	\$43,223	\$8,000,000	\$8,242,408	\$56,118	\$36,065	\$8,000,000	\$9,431,552	\$29,822	\$41,049	\$29,797	\$41,049	\$29,840	\$41,268
\$9,000,000	\$11,113,200	\$63,195	\$48,626	\$9,000,000	\$9,272,709	\$63,195	\$40,573	\$9,000,000	\$10,610,496	\$33,552	\$46,207	\$33,527	\$46,207	\$33,570	\$46,426
\$10,000,000	\$12,348,000	\$70,273	\$54,029	\$10,000,000	\$10,303,010	\$70,273	\$45,081	\$10,000,000	\$11,789,440	\$37,282	\$51,366	\$37,257	\$51,366	\$37,300	\$51,585
\$15,000,000	\$18,522,000	\$105,660	\$81,043	\$15,000,000	\$15,454,515	\$105,660	\$67,621	\$15,000,000	\$17,684,160	\$55,931	\$77,158	\$55,907	\$77,158	\$55,949	\$77,377
\$20,000,000	\$24,696,000	\$141,048	\$108,057	\$20,000,000	\$20,606,020	\$141,048	\$90,161	\$20,000,000	\$23,578,880	\$74,581	\$102,950	\$74,557	\$102,950	\$74,599	\$103,169
\$25,000,000	\$30,870,000	\$176,435	\$135,071	\$25,000,000	\$25,757,525	\$176,435	\$112,702	\$25,000,000	\$29,473,600	\$93,231	\$128,743	\$93,207	\$128,743	\$93,249	\$128,961
\$30,000,000	\$37,044,000	\$211,823	\$162,086	\$30,000,000	\$30,909,030	\$211,823	\$135,242	\$30,000,000	\$35,368,320	\$111,881	\$154,535	\$111,857	\$154,535	\$111,899	\$154,754
\$35,000,000	\$43,218,000	\$247,210	\$189,100	\$35,000,000	\$36,060,535	\$247,210	\$157,783	\$35,000,000	\$41,263,040	\$130,531	\$180,327	\$130,506	\$180,327	\$130,549	\$180,546
\$40,000,000	\$49,392,000	\$282,598	\$216,114	\$40,000,000	\$41,212,040	\$282,598	\$180,323	\$40,000,000	\$47,157,760	\$149,180	\$206,120	\$149,156	\$206,120	\$149,199	\$206,338
\$45,000,000	\$55,566,000	\$317,985	\$243,128	\$45,000,000	\$46,363,545	\$317,985	\$202,863	\$45,000,000	\$53,052,480	\$167,830	\$231,912	\$167,806	\$231,912	\$167,848	\$232,131
\$50,000,000	\$61,740,000	\$353,372	\$270,143	\$50,000,000	\$51,515,050	\$353,372	\$225,404	\$50,000,000	\$58,947,200	\$186,480	\$257,704	\$186,456	\$257,704	\$186,498	\$257,923

CITY OF WALL LAKE, 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	\$84	44.85%	\$39	20.86%	(\$129)	(76.75%)	(\$105)	(72.84%)	\$71	38.30%
\$100,000	\$167	44.85%	\$78	20.86%	(\$58)	(16.30%)	(\$34)	(10.16%)	\$143	38.30%
\$150,000	\$251	44.85%	\$117	20.86%	\$14	2.51%	\$38	7.32%	\$214	38.30%
\$200,000	\$167	18.31%	(\$12)	(1.29%)	\$85	11.68%	\$109	15.53%	\$286	38.30%
\$250,000	\$83	6.59%	(\$140)	(11.07%)	\$156	17.11%	\$181	20.30%	\$357	38.30%
\$300,000	(\$0)	(0.02%)	(\$269)	(16.57%)	\$228	20.70%	\$252	23.42%	\$429	38.30%
\$400,000	(\$168)	(7.20%)	(\$526)	(22.57%)	\$371	25.15%	\$395	27.25%	\$571	38.30%
\$500,000	(\$335)	(11.04%)	(\$783)	(25.77%)	\$514	27.81%	\$538	29.51%	\$714	38.30%
\$600,000	(\$503)	(13.42%)	(\$1,040)	(27.76%)	\$656	29.57%	\$681	31.00%	\$857	38.30%
\$700,000	(\$670)	(15.05%)	(\$1,296)	(29.12%)	\$799	30.83%	\$824	32.06%	\$1,000	38.30%
\$800,000	(\$838)	(16.23%)	(\$1,553)	(30.11%)	\$942	31.76%	\$966	32.85%	\$1,143	38.30%
\$900,000	(\$1,005)	(17.13%)	(\$1,810)	(30.85%)	\$1,085	32.49%	\$1,109	33.46%	\$1,286	38.30%
\$1,000,000	(\$1,173)	(17.83%)	(\$2,067)	(31.44%)	\$1,228	33.08%	\$1,252	33.95%	\$1,428	38.30%
\$2,000,000	(\$2,847)	(20.85%)	(\$4,637)	(33.96%)	\$2,656	35.69%	\$2,681	36.14%	\$2,857	38.30%
\$3,000,000	(\$4,522)	(21.81%)	(\$7,206)	(34.76%)	\$4,085	36.56%	\$4,109	36.86%	\$4,285	38.30%
\$4,000,000	(\$6,196)	(22.28%)	(\$9,776)	(35.15%)	\$5,513	37.00%	\$5,538	37.22%	\$5,714	38.30%
\$5,000,000	(\$7,871)	(22.56%)	(\$12,345)	(35.39%)	\$6,942	37.26%	\$6,966	37.44%	\$7,142	38.30%
\$6,000,000	(\$9,546)	(22.75%)	(\$14,914)	(35.54%)	\$8,370	37.43%	\$8,395	37.58%	\$8,571	38.30%
\$7,000,000	(\$11,220)	(22.88%)	(\$17,484)	(35.65%)	\$9,799	37.56%	\$9,823	37.68%	\$9,999	38.30%
\$8,000,000	(\$12,895)	(22.98%)	(\$20,053)	(35.73%)	\$11,227	37.65%	\$11,252	37.76%	\$11,428	38.30%
\$9,000,000	(\$14,570)	(23.05%)	(\$22,623)	(35.80%)	\$12,656	37.72%	\$12,680	37.82%	\$12,856	38.30%
\$10,000,000	(\$16,244)	(23.12%)	(\$25,192)	(35.85%)	\$14,084	37.78%	\$14,108	37.87%	\$14,285	38.30%
\$15,000,000	(\$24,617)	(23.30%)	(\$38,039)	(36.00%)	\$21,227	37.95%	\$21,251	38.01%	\$21,427	38.30%
\$20,000,000	(\$32,991)	(23.39%)	(\$50,886)	(36.08%)	\$28,369	38.04%	\$28,393	38.08%	\$28,570	38.30%
\$25,000,000	(\$41,364)	(23.44%)	(\$63,733)	(36.12%)	\$35,512	38.09%	\$35,536	38.13%	\$35,712	38.30%
\$30,000,000	(\$49,737)	(23.48%)	(\$76,580)	(36.15%)	\$42,654	38.12%	\$42,678	38.15%	\$42,855	38.30%
\$35,000,000	(\$58,110)	(23.51%)	(\$89,428)	(36.17%)	\$49,797	38.15%	\$49,821	38.18%	\$49,997	38.30%
\$40,000,000	(\$66,483)	(23.53%)	(\$102,275)	(36.19%)	\$56,939	38.17%	\$56,963	38.19%	\$57,140	38.30%
\$45,000,000	(\$74,857)	(23.54%)	(\$115,122)	(36.20%)	\$64,082	38.18%	\$64,106	38.20%	\$64,282	38.30%
\$50,000,000	(\$83,230)	(23.55%)	(\$127,969)	(36.21%)	\$71,224	38.19%	\$71,248	38.21%	\$71,425	38.30%