

CITY OF WALFORD, 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	\$7.78621	\$683,415	\$0	\$683,415	
2026-27	\$4.35899	\$697,083	\$6,079	\$703,162	2.9%
2027-28	\$4.39700	\$708,727	\$6,132	\$714,859	1.7%
2028-29	\$4.28683	\$729,156	\$5,978	\$735,134	2.8%
2029-30	\$4.32198	\$740,869	\$6,027	\$746,896	1.6%
2030-31	\$4.21266	\$761,833	\$5,875	\$767,708	2.8%
2031-32	\$4.24514	\$773,339	\$5,920	\$779,259	1.5%
2032-33	\$4.13827	\$794,845	\$5,771	\$800,616	2.7%
2033-34	\$4.16832	\$806,147	\$5,813	\$811,960	1.4%
2034-35	\$4.06384	\$828,199	\$5,667	\$833,866	2.7%
2035-36	\$4.09165	\$839,295	\$5,706	\$845,001	1.3%

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	\$166,579,753	\$87,772,519	\$181,275	\$87,953,794
2026-27	\$163,603,701	\$161,313,074	\$331,158	\$161,644,232
2027-28	\$164,933,501	\$162,578,809	\$395,223	\$162,974,032
2028-29	\$173,921,936	\$171,486,621	\$475,846	\$171,962,467
2029-30	\$175,312,736	\$172,813,356	\$539,911	\$173,353,267
2030-31	\$184,825,524	\$182,238,286	\$627,768	\$182,866,055
2031-32	\$186,216,324	\$183,565,021	\$691,833	\$184,256,855
2032-33	\$196,213,018	\$193,466,263	\$787,287	\$194,253,549
2033-34	\$197,603,818	\$194,792,998	\$851,352	\$195,644,349
2034-35	\$208,105,898	\$205,191,648	\$954,781	\$206,146,429
2035-36	\$209,496,698	\$206,518,383	\$1,018,846	\$207,537,229

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.91%	-0.99%	71.92%	26.76%	0.30%	0.33%
2026-27	91.36%	-13.08%	78.28%	20.76%	0.22%	0.18%
2027-28	90.80%	-13.05%	77.75%	21.30%	0.22%	0.18%
2028-29	89.67%	-12.44%	77.23%	21.87%	0.21%	0.17%
2029-30	89.13%	-12.38%	76.75%	22.36%	0.21%	0.17%
2030-31	88.04%	-11.77%	76.27%	22.89%	0.20%	0.16%
2031-32	87.54%	-11.71%	75.83%	23.34%	0.20%	0.16%
2032-33	86.51%	-11.14%	75.37%	23.84%	0.19%	0.15%
2033-34	86.06%	-11.10%	74.96%	24.26%	0.19%	0.15%
2034-35	85.09%	-10.56%	74.52%	24.73%	0.18%	0.14%
2035-36	84.66%	-10.52%	74.14%	25.12%	0.18%	0.14%

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 WALFORD, 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	\$87,772,519	\$7.78621	\$683,415
2026-27	\$161,313,074	\$4.35899	\$703,162
2027-28	\$162,578,809	\$4.39700	\$714,859
2028-29	\$171,486,621	\$4.28683	\$735,134
2029-30	\$172,813,356	\$4.32198	\$746,896
2030-31	\$182,238,286	\$4.21266	\$767,708
2031-32	\$183,565,021	\$4.24514	\$779,259
2032-33	\$193,466,263	\$4.13827	\$800,616
2033-34	\$194,792,998	\$4.16832	\$811,960
2034-35	\$205,191,648	\$4.06384	\$833,866
2035-36	\$206,518,383	\$4.09165	\$845,001

CITY OF WALFORD, 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	\$87,772,519	\$7.78621	\$683,415
2026-27	\$91,453,413	\$7.63354	\$698,113
2027-28	\$93,784,300	\$7.63354	\$715,906
2028-29	\$98,158,955	\$7.63354	\$749,300
2029-30	\$100,633,884	\$7.63354	\$768,192
2030-31	\$105,278,459	\$7.63354	\$803,647
2031-32	\$107,837,341	\$7.63354	\$823,180
2032-33	\$112,765,547	\$7.63354	\$860,800
2033-34	\$115,413,054	\$7.63354	\$881,010
2034-35	\$120,639,481	\$7.63354	\$920,906
2035-36	\$123,380,019	\$7.63354	\$941,826

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	\$69,859,661	(\$3.27455)	\$5,049
2027-28	\$68,794,510	(\$3.23654)	-\$1,047
2028-29	\$73,327,666	(\$3.34671)	-\$14,166
2029-30	\$72,179,472	(\$3.31156)	-\$21,297
2030-31	\$76,959,827	(\$3.42088)	-\$35,939
2031-32	\$75,727,680	(\$3.38840)	-\$43,921
2032-33	\$80,700,715	(\$3.49527)	-\$60,184
2033-34	\$79,379,944	(\$3.46522)	-\$69,050
2034-35	\$84,552,167	(\$3.56970)	-\$87,040
2035-36	\$83,138,364	(\$3.54189)	-\$96,825

CITY OF WALFORD, 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	\$185	\$260	\$50,000	\$51,515	\$185	\$217	\$50,000	\$58,947	\$167	\$38	\$143	\$38	\$185	\$248
\$100,000	\$123,480	\$369	\$520	\$100,000	\$103,030	\$369	\$434	\$100,000	\$117,894	\$351	\$286	\$327	\$286	\$369	\$497
\$150,000	\$185,220	\$554	\$780	\$150,000	\$154,545	\$554	\$651	\$150,000	\$176,842	\$536	\$534	\$512	\$534	\$554	\$745
\$200,000	\$246,960	\$904	\$1,040	\$200,000	\$206,060	\$904	\$868	\$200,000	\$235,789	\$721	\$783	\$697	\$783	\$739	\$993
\$250,000	\$308,700	\$1,255	\$1,300	\$250,000	\$257,575	\$1,255	\$1,085	\$250,000	\$294,736	\$905	\$1,031	\$881	\$1,031	\$923	\$1,242
\$300,000	\$370,440	\$1,605	\$1,561	\$300,000	\$309,090	\$1,605	\$1,302	\$300,000	\$353,683	\$1,090	\$1,279	\$1,066	\$1,279	\$1,108	\$1,490
\$400,000	\$493,920	\$2,306	\$2,081	\$400,000	\$412,120	\$2,306	\$1,736	\$400,000	\$471,578	\$1,459	\$1,776	\$1,435	\$1,776	\$1,477	\$1,987
\$500,000	\$617,400	\$3,007	\$2,601	\$500,000	\$515,151	\$3,007	\$2,170	\$500,000	\$589,472	\$1,829	\$2,273	\$1,805	\$2,273	\$1,847	\$2,483
\$600,000	\$740,880	\$3,707	\$3,121	\$600,000	\$618,181	\$3,707	\$2,604	\$600,000	\$707,366	\$2,198	\$2,769	\$2,174	\$2,769	\$2,216	\$2,980
\$700,000	\$864,360	\$4,408	\$3,641	\$700,000	\$721,211	\$4,408	\$3,038	\$700,000	\$825,261	\$2,567	\$3,266	\$2,543	\$3,266	\$2,585	\$3,477
\$800,000	\$987,840	\$5,109	\$4,161	\$800,000	\$824,241	\$5,109	\$3,472	\$800,000	\$943,155	\$2,937	\$3,763	\$2,913	\$3,763	\$2,954	\$3,973
\$900,000	\$1,111,320	\$5,810	\$4,682	\$900,000	\$927,271	\$5,810	\$3,906	\$900,000	\$1,061,050	\$3,306	\$4,259	\$3,282	\$4,259	\$3,324	\$4,470
\$1,000,000	\$1,234,800	\$6,510	\$5,202	\$1,000,000	\$1,030,301	\$6,510	\$4,340	\$1,000,000	\$1,178,944	\$3,675	\$4,756	\$3,651	\$4,756	\$3,693	\$4,966
\$2,000,000	\$2,469,600	\$13,518	\$10,404	\$2,000,000	\$2,060,602	\$13,518	\$8,681	\$2,000,000	\$2,357,888	\$7,368	\$9,722	\$7,344	\$9,722	\$7,386	\$9,933
\$3,000,000	\$3,704,400	\$20,526	\$15,605	\$3,000,000	\$3,090,903	\$20,526	\$13,021	\$3,000,000	\$3,536,832	\$11,061	\$14,689	\$11,037	\$14,689	\$11,079	\$14,899
\$4,000,000	\$4,939,200	\$27,533	\$20,807	\$4,000,000	\$4,121,204	\$27,533	\$17,361	\$4,000,000	\$4,715,776	\$14,755	\$19,655	\$14,731	\$19,655	\$14,772	\$19,866
\$5,000,000	\$6,174,000	\$34,541	\$26,009	\$5,000,000	\$5,151,505	\$34,541	\$21,702	\$5,000,000	\$5,894,720	\$18,448	\$24,622	\$18,424	\$24,622	\$18,466	\$24,832
\$6,000,000	\$7,408,800	\$41,548	\$31,211	\$6,000,000	\$6,181,806	\$41,548	\$26,042	\$6,000,000	\$7,073,664	\$22,141	\$29,588	\$22,117	\$29,588	\$22,159	\$29,799
\$7,000,000	\$8,643,600	\$48,556	\$36,413	\$7,000,000	\$7,212,107	\$48,556	\$30,382	\$7,000,000	\$8,252,608	\$25,834	\$34,555	\$25,810	\$34,555	\$25,852	\$34,765
\$8,000,000	\$9,878,400	\$55,564	\$41,614	\$8,000,000	\$8,242,408	\$55,564	\$34,722	\$8,000,000	\$9,431,552	\$29,527	\$39,521	\$29,503	\$39,521	\$29,545	\$39,732
\$9,000,000	\$11,113,200	\$62,571	\$46,816	\$9,000,000	\$9,272,709	\$62,571	\$39,063	\$9,000,000	\$10,610,496	\$33,220	\$44,488	\$33,196	\$44,488	\$33,238	\$44,698
\$10,000,000	\$12,348,000	\$69,579	\$52,018	\$10,000,000	\$10,303,010	\$69,579	\$43,403	\$10,000,000	\$11,789,440	\$36,913	\$49,454	\$36,889	\$49,454	\$36,931	\$49,665
\$15,000,000	\$18,522,000	\$104,617	\$78,027	\$15,000,000	\$15,454,515	\$104,617	\$65,105	\$15,000,000	\$17,684,160	\$55,379	\$74,287	\$55,355	\$74,287	\$55,397	\$74,497
\$20,000,000	\$24,696,000	\$139,655	\$104,036	\$20,000,000	\$20,606,020	\$139,655	\$86,806	\$20,000,000	\$23,578,880	\$73,845	\$99,119	\$73,821	\$99,119	\$73,862	\$99,330
\$25,000,000	\$30,870,000	\$174,693	\$130,045	\$25,000,000	\$25,757,525	\$174,693	\$108,508	\$25,000,000	\$29,473,600	\$92,310	\$123,952	\$92,286	\$123,952	\$92,328	\$124,162
\$30,000,000	\$37,044,000	\$209,730	\$156,054	\$30,000,000	\$30,909,030	\$209,730	\$130,209	\$30,000,000	\$35,368,320	\$110,776	\$148,784	\$110,752	\$148,784	\$110,794	\$148,995
\$35,000,000	\$43,218,000	\$244,768	\$182,063	\$35,000,000	\$36,060,535	\$244,768	\$151,911	\$35,000,000	\$41,263,040	\$129,241	\$173,617	\$129,217	\$173,617	\$129,259	\$173,827
\$40,000,000	\$49,392,000	\$279,806	\$208,072	\$40,000,000	\$41,212,040	\$279,806	\$173,612	\$40,000,000	\$47,157,760	\$147,707	\$198,449	\$147,683	\$198,449	\$147,725	\$198,660
\$45,000,000	\$55,566,000	\$314,844	\$234,081	\$45,000,000	\$46,363,545	\$314,844	\$195,314	\$45,000,000	\$53,052,480	\$166,173	\$223,281	\$166,149	\$223,281	\$166,191	\$223,492
\$50,000,000	\$61,740,000	\$349,882	\$260,090	\$50,000,000	\$51,515,050	\$349,882	\$217,015	\$50,000,000	\$58,947,200	\$184,638	\$248,114	\$184,614	\$248,114	\$184,656	\$248,325

CITY OF WALFORD, 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	\$75	40.85%	\$32	17.52%	(\$129)	(77.40%)	(\$105)	(73.59%)	\$64	34.48%
\$100,000	\$151	40.85%	\$65	17.52%	(\$65)	(18.61%)	(\$41)	(12.64%)	\$127	34.48%
\$150,000	\$226	40.85%	\$97	17.52%	(\$2)	(0.32%)	\$22	4.35%	\$191	34.48%
\$200,000	\$136	15.04%	(\$36)	(4.01%)	\$62	8.60%	\$86	12.34%	\$255	34.48%
\$250,000	\$46	3.64%	(\$170)	(13.52%)	\$126	13.88%	\$150	16.98%	\$318	34.48%
\$300,000	(\$45)	(2.78%)	(\$303)	(18.88%)	\$189	17.37%	\$213	20.01%	\$382	34.48%
\$400,000	(\$225)	(9.76%)	(\$570)	(24.71%)	\$317	21.70%	\$341	23.73%	\$509	34.48%
\$500,000	(\$406)	(13.49%)	(\$836)	(27.82%)	\$444	24.28%	\$468	25.93%	\$637	34.48%
\$600,000	(\$586)	(15.81%)	(\$1,103)	(29.76%)	\$571	25.99%	\$595	27.38%	\$764	34.48%
\$700,000	(\$767)	(17.40%)	(\$1,370)	(31.08%)	\$699	27.21%	\$723	28.41%	\$891	34.48%
\$800,000	(\$947)	(18.55%)	(\$1,637)	(32.04%)	\$826	28.13%	\$850	29.18%	\$1,019	34.48%
\$900,000	(\$1,128)	(19.42%)	(\$1,903)	(32.76%)	\$953	28.84%	\$977	29.78%	\$1,146	34.48%
\$1,000,000	(\$1,309)	(20.10%)	(\$2,170)	(33.33%)	\$1,081	29.40%	\$1,105	30.25%	\$1,273	34.48%
\$2,000,000	(\$3,114)	(23.04%)	(\$4,837)	(35.78%)	\$2,354	31.95%	\$2,378	32.38%	\$2,547	34.48%
\$3,000,000	(\$4,920)	(23.97%)	(\$7,505)	(36.56%)	\$3,627	32.79%	\$3,651	33.08%	\$3,820	34.48%
\$4,000,000	(\$6,726)	(24.43%)	(\$10,172)	(36.94%)	\$4,901	33.22%	\$4,925	33.43%	\$5,093	34.48%
\$5,000,000	(\$8,532)	(24.70%)	(\$12,839)	(37.17%)	\$6,174	33.47%	\$6,198	33.64%	\$6,367	34.48%
\$6,000,000	(\$10,338)	(24.88%)	(\$15,507)	(37.32%)	\$7,447	33.64%	\$7,471	33.78%	\$7,640	34.48%
\$7,000,000	(\$12,143)	(25.01%)	(\$18,174)	(37.43%)	\$8,721	33.76%	\$8,745	33.88%	\$8,914	34.48%
\$8,000,000	(\$13,949)	(25.10%)	(\$20,841)	(37.51%)	\$9,994	33.85%	\$10,018	33.96%	\$10,187	34.48%
\$9,000,000	(\$15,755)	(25.18%)	(\$23,508)	(37.57%)	\$11,268	33.92%	\$11,292	34.01%	\$11,460	34.48%
\$10,000,000	(\$17,561)	(25.24%)	(\$26,176)	(37.62%)	\$12,541	33.97%	\$12,565	34.06%	\$12,734	34.48%
\$15,000,000	(\$26,590)	(25.42%)	(\$39,512)	(37.77%)	\$18,908	34.14%	\$18,932	34.20%	\$19,101	34.48%
\$20,000,000	(\$35,619)	(25.50%)	(\$52,848)	(37.84%)	\$25,275	34.23%	\$25,299	34.27%	\$25,467	34.48%
\$25,000,000	(\$44,648)	(25.56%)	(\$66,185)	(37.89%)	\$31,641	34.28%	\$31,665	34.31%	\$31,834	34.48%
\$30,000,000	(\$53,677)	(25.59%)	(\$79,521)	(37.92%)	\$38,008	34.31%	\$38,032	34.34%	\$38,201	34.48%
\$35,000,000	(\$62,706)	(25.62%)	(\$92,858)	(37.94%)	\$44,375	34.34%	\$44,399	34.36%	\$44,568	34.48%
\$40,000,000	(\$71,735)	(25.64%)	(\$106,194)	(37.95%)	\$50,742	34.35%	\$50,766	34.37%	\$50,935	34.48%
\$45,000,000	(\$80,764)	(25.65%)	(\$119,530)	(37.96%)	\$57,109	34.37%	\$57,133	34.39%	\$57,302	34.48%
\$50,000,000	(\$89,793)	(25.66%)	(\$132,867)	(37.97%)	\$63,476	34.38%	\$63,500	34.40%	\$63,668	34.48%