

CITY OF WADENA, 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	\$8.37000	\$36,731	\$0	\$36,731	
2026-27	\$5.12698	\$37,465	\$349	\$37,814	2.9%
2027-28	\$5.17470	\$38,051	\$352	\$38,403	1.6%
2028-29	\$5.00674	\$39,171	\$341	\$39,512	2.9%
2029-30	\$5.05027	\$39,779	\$344	\$40,123	1.5%
2030-31	\$4.88557	\$40,925	\$332	\$41,258	2.8%
2031-32	\$4.92524	\$41,518	\$335	\$41,853	1.4%
2032-33	\$4.76804	\$42,690	\$324	\$43,014	2.8%
2033-34	\$4.80426	\$43,269	\$327	\$43,595	1.4%
2034-35	\$4.65400	\$44,467	\$317	\$44,784	2.7%
2035-36	\$4.68713	\$45,032	\$319	\$45,351	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	\$10,295,397	\$4,388,361	\$0	\$4,388,361
2026-27	\$8,308,599	\$7,375,482	\$0	\$7,375,482
2027-28	\$8,354,503	\$7,421,386	\$0	\$7,421,386
2028-29	\$8,824,887	\$7,891,770	\$0	\$7,891,770
2029-30	\$8,877,792	\$7,944,675	\$0	\$7,944,675
2030-31	\$9,377,891	\$8,444,774	\$0	\$8,444,774
2031-32	\$9,430,795	\$8,497,678	\$0	\$8,497,678
2032-33	\$9,954,532	\$9,021,415	\$0	\$9,021,415
2033-34	\$10,007,436	\$9,074,319	\$0	\$9,074,319
2034-35	\$10,555,772	\$9,622,655	\$0	\$9,622,655
2035-36	\$10,608,676	\$9,675,559	\$0	\$9,675,559

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	96.60%	-4.49%	92.11%	5.67%	0.00%	2.22%
2026-27	133.00%	-42.68%	90.32%	7.96%	0.00%	1.32%
2027-28	133.10%	-42.72%	90.38%	7.92%	0.00%	1.31%
2028-29	131.03%	-40.43%	90.60%	7.82%	0.00%	1.24%
2029-30	131.02%	-40.35%	90.66%	7.76%	0.00%	1.23%
2030-31	128.99%	-38.12%	90.87%	7.67%	0.00%	1.15%
2031-32	128.99%	-38.06%	90.93%	7.62%	0.00%	1.15%
2032-33	127.12%	-36.01%	91.11%	7.54%	0.00%	1.08%
2033-34	127.13%	-35.96%	91.16%	7.49%	0.00%	1.07%
2034-35	125.38%	-34.06%	91.33%	7.42%	0.00%	1.01%
2035-36	125.40%	-34.03%	91.37%	7.38%	0.00%	1.01%

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 WADENA, 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	\$4,388,361	\$8.37000	\$36,731
2026-27	\$7,375,482	\$5.12698	\$37,814
2027-28	\$7,421,386	\$5.17470	\$38,403
2028-29	\$7,891,770	\$5.00674	\$39,512
2029-30	\$7,944,675	\$5.05027	\$40,123
2030-31	\$8,444,774	\$4.88557	\$41,258
2031-32	\$8,497,678	\$4.92524	\$41,853
2032-33	\$9,021,415	\$4.76804	\$43,014
2033-34	\$9,074,319	\$4.80426	\$43,595
2034-35	\$9,622,655	\$4.65400	\$44,784
2035-36	\$9,675,559	\$4.68713	\$45,351

CITY OF WADENA, 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	\$4,388,361	\$8.37000	\$36,731
2026-27	\$4,437,928	\$8.37000	\$37,145
2027-28	\$4,560,141	\$8.28713	\$37,790
2028-29	\$4,735,379	\$8.10000	\$38,357
2029-30	\$4,864,080	\$8.10000	\$39,399
2030-31	\$5,049,070	\$8.10000	\$40,897
2031-32	\$5,184,584	\$8.10000	\$41,995
2032-33	\$5,379,836	\$8.10000	\$43,577
2033-34	\$5,522,539	\$8.10000	\$44,733
2034-35	\$5,728,604	\$8.10000	\$46,402
2035-36	\$5,878,858	\$8.10000	\$47,619

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	\$2,937,554	(\$3.24302)	\$668
2027-28	\$2,861,245	(\$3.11243)	\$613
2028-29	\$3,156,391	(\$3.09326)	\$1,155
2029-30	\$3,080,595	(\$3.04973)	\$724
2030-31	\$3,395,704	(\$3.21443)	\$360
2031-32	\$3,313,095	(\$3.17476)	-\$142
2032-33	\$3,641,579	(\$3.33196)	-\$562
2033-34	\$3,551,780	(\$3.29574)	-\$1,137
2034-35	\$3,894,051	(\$3.44600)	-\$1,618
2035-36	\$3,796,701	(\$3.41287)	-\$2,268

CITY OF WADENA, 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	\$199	\$302	\$50,000	\$51,515	\$199	\$252	\$50,000	\$58,947	\$179	\$44	\$153	\$44	\$199	\$288
\$100,000	\$123,480	\$397	\$603	\$100,000	\$103,030	\$397	\$503	\$100,000	\$117,894	\$378	\$332	\$352	\$332	\$397	\$576
\$150,000	\$185,220	\$596	\$905	\$150,000	\$154,545	\$596	\$755	\$150,000	\$176,842	\$576	\$620	\$550	\$620	\$596	\$864
\$200,000	\$246,960	\$972	\$1,207	\$200,000	\$206,060	\$972	\$1,007	\$200,000	\$235,789	\$775	\$908	\$749	\$908	\$794	\$1,152
\$250,000	\$308,700	\$1,349	\$1,508	\$250,000	\$257,575	\$1,349	\$1,258	\$250,000	\$294,736	\$973	\$1,196	\$947	\$1,196	\$993	\$1,440
\$300,000	\$370,440	\$1,725	\$1,810	\$300,000	\$309,090	\$1,725	\$1,510	\$300,000	\$353,683	\$1,172	\$1,484	\$1,146	\$1,484	\$1,191	\$1,728
\$400,000	\$493,920	\$2,479	\$2,413	\$400,000	\$412,120	\$2,479	\$2,013	\$400,000	\$471,578	\$1,569	\$2,060	\$1,543	\$2,060	\$1,588	\$2,304
\$500,000	\$617,400	\$3,232	\$3,016	\$500,000	\$515,151	\$3,232	\$2,517	\$500,000	\$589,472	\$1,966	\$2,636	\$1,940	\$2,636	\$1,985	\$2,880
\$600,000	\$740,880	\$3,985	\$3,620	\$600,000	\$618,181	\$3,985	\$3,020	\$600,000	\$707,366	\$2,363	\$3,212	\$2,337	\$3,212	\$2,382	\$3,456
\$700,000	\$864,360	\$4,739	\$4,223	\$700,000	\$721,211	\$4,739	\$3,524	\$700,000	\$825,261	\$2,760	\$3,788	\$2,734	\$3,788	\$2,779	\$4,032
\$800,000	\$987,840	\$5,492	\$4,826	\$800,000	\$824,241	\$5,492	\$4,027	\$800,000	\$943,155	\$3,157	\$4,364	\$3,131	\$4,364	\$3,176	\$4,608
\$900,000	\$1,111,320	\$6,245	\$5,429	\$900,000	\$927,271	\$6,245	\$4,530	\$900,000	\$1,061,050	\$3,554	\$4,940	\$3,528	\$4,940	\$3,573	\$5,184
\$1,000,000	\$1,234,800	\$6,999	\$6,033	\$1,000,000	\$1,030,301	\$6,999	\$5,034	\$1,000,000	\$1,178,944	\$3,951	\$5,516	\$3,925	\$5,516	\$3,970	\$5,760
\$2,000,000	\$2,469,600	\$14,532	\$12,065	\$2,000,000	\$2,060,602	\$14,532	\$10,067	\$2,000,000	\$2,357,888	\$7,921	\$11,275	\$7,895	\$11,275	\$7,940	\$11,520
\$3,000,000	\$3,704,400	\$22,065	\$18,098	\$3,000,000	\$3,090,903	\$22,065	\$15,101	\$3,000,000	\$3,536,832	\$11,891	\$17,035	\$11,865	\$17,035	\$11,910	\$17,279
\$4,000,000	\$4,939,200	\$29,598	\$24,131	\$4,000,000	\$4,121,204	\$29,598	\$20,134	\$4,000,000	\$4,715,776	\$15,861	\$22,795	\$15,835	\$22,795	\$15,880	\$23,039
\$5,000,000	\$6,174,000	\$37,131	\$30,164	\$5,000,000	\$5,151,505	\$37,131	\$25,168	\$5,000,000	\$5,894,720	\$19,831	\$28,555	\$19,805	\$28,555	\$19,850	\$28,799
\$6,000,000	\$7,408,800	\$44,664	\$36,196	\$6,000,000	\$6,181,806	\$44,664	\$30,202	\$6,000,000	\$7,073,664	\$23,801	\$34,315	\$23,775	\$34,315	\$23,820	\$34,559
\$7,000,000	\$8,643,600	\$52,197	\$42,229	\$7,000,000	\$7,212,107	\$52,197	\$35,235	\$7,000,000	\$8,252,608	\$27,771	\$40,074	\$27,745	\$40,074	\$27,790	\$40,319
\$8,000,000	\$9,878,400	\$59,730	\$48,262	\$8,000,000	\$8,242,408	\$59,730	\$40,269	\$8,000,000	\$9,431,552	\$31,741	\$45,834	\$31,715	\$45,834	\$31,760	\$46,079
\$9,000,000	\$11,113,200	\$67,263	\$54,294	\$9,000,000	\$9,272,709	\$67,263	\$45,302	\$9,000,000	\$10,610,496	\$35,711	\$51,594	\$35,685	\$51,594	\$35,730	\$51,838
\$10,000,000	\$12,348,000	\$74,796	\$60,327	\$10,000,000	\$10,303,010	\$74,796	\$50,336	\$10,000,000	\$11,789,440	\$39,681	\$57,354	\$39,655	\$57,354	\$39,700	\$57,598
\$15,000,000	\$18,522,000	\$112,461	\$90,491	\$15,000,000	\$15,454,515	\$112,461	\$75,504	\$15,000,000	\$17,684,160	\$59,531	\$86,153	\$59,505	\$86,153	\$59,550	\$86,397
\$20,000,000	\$24,696,000	\$150,126	\$120,654	\$20,000,000	\$20,606,020	\$150,126	\$100,672	\$20,000,000	\$23,578,880	\$79,381	\$114,952	\$79,355	\$114,952	\$79,400	\$115,196
\$25,000,000	\$30,870,000	\$187,791	\$150,818	\$25,000,000	\$25,757,525	\$187,791	\$125,840	\$25,000,000	\$29,473,600	\$99,231	\$143,751	\$99,206	\$143,751	\$99,251	\$143,995
\$30,000,000	\$37,044,000	\$225,456	\$180,981	\$30,000,000	\$30,909,030	\$225,456	\$151,008	\$30,000,000	\$35,368,320	\$119,081	\$172,550	\$119,056	\$172,550	\$119,101	\$172,794
\$35,000,000	\$43,218,000	\$263,121	\$211,145	\$35,000,000	\$36,060,535	\$263,121	\$176,176	\$35,000,000	\$41,263,040	\$138,932	\$201,349	\$138,906	\$201,349	\$138,951	\$201,593
\$40,000,000	\$49,392,000	\$300,786	\$241,308	\$40,000,000	\$41,212,040	\$300,786	\$201,344	\$40,000,000	\$47,157,760	\$158,782	\$230,148	\$158,756	\$230,148	\$158,801	\$230,393
\$45,000,000	\$55,566,000	\$338,451	\$271,472	\$45,000,000	\$46,363,545	\$338,451	\$226,512	\$45,000,000	\$53,052,480	\$178,632	\$258,947	\$178,606	\$258,947	\$178,651	\$259,192
\$50,000,000	\$61,740,000	\$376,116	\$301,635	\$50,000,000	\$51,515,050	\$376,116	\$251,680	\$50,000,000	\$58,947,200	\$198,482	\$287,746	\$198,456	\$287,746	\$198,501	\$287,991

CITY OF WADENA, 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	\$103	51.96%	\$53	26.79%	(\$136)	(75.61%)	(\$110)	(71.51%)	\$89	45.08%
\$100,000	\$206	51.96%	\$106	26.79%	(\$46)	(12.19%)	(\$20)	(5.75%)	\$179	45.08%
\$150,000	\$309	51.96%	\$160	26.79%	\$43	7.54%	\$69	12.58%	\$268	45.08%
\$200,000	\$234	24.11%	\$35	3.56%	\$133	17.16%	\$159	21.20%	\$358	45.08%
\$250,000	\$159	11.82%	(\$90)	(6.70%)	\$222	22.85%	\$248	26.20%	\$447	45.08%
\$300,000	\$84	4.89%	(\$215)	(12.48%)	\$312	26.62%	\$338	29.47%	\$537	45.08%
\$400,000	(\$66)	(2.65%)	(\$465)	(18.77%)	\$491	31.29%	\$517	33.49%	\$716	45.08%
\$500,000	(\$216)	(6.67%)	(\$715)	(22.13%)	\$670	34.08%	\$696	35.86%	\$895	45.08%
\$600,000	(\$366)	(9.18%)	(\$965)	(24.22%)	\$849	35.93%	\$875	37.43%	\$1,074	45.08%
\$700,000	(\$516)	(10.88%)	(\$1,215)	(25.64%)	\$1,028	37.24%	\$1,054	38.54%	\$1,253	45.08%
\$800,000	(\$666)	(12.12%)	(\$1,465)	(26.68%)	\$1,207	38.23%	\$1,233	39.37%	\$1,432	45.08%
\$900,000	(\$816)	(13.06%)	(\$1,715)	(27.46%)	\$1,386	38.99%	\$1,412	40.01%	\$1,611	45.08%
\$1,000,000	(\$966)	(13.80%)	(\$1,965)	(28.08%)	\$1,565	39.61%	\$1,591	40.52%	\$1,790	45.08%
\$2,000,000	(\$2,466)	(16.97%)	(\$4,464)	(30.72%)	\$3,355	42.35%	\$3,380	42.82%	\$3,580	45.08%
\$3,000,000	(\$3,966)	(17.98%)	(\$6,964)	(31.56%)	\$5,144	43.26%	\$5,170	43.57%	\$5,369	45.08%
\$4,000,000	(\$5,467)	(18.47%)	(\$9,463)	(31.97%)	\$6,934	43.72%	\$6,960	43.95%	\$7,159	45.08%
\$5,000,000	(\$6,967)	(18.76%)	(\$11,963)	(32.22%)	\$8,724	43.99%	\$8,750	44.18%	\$8,949	45.08%
\$6,000,000	(\$8,467)	(18.96%)	(\$14,462)	(32.38%)	\$10,514	44.17%	\$10,540	44.33%	\$10,739	45.08%
\$7,000,000	(\$9,968)	(19.10%)	(\$16,961)	(32.50%)	\$12,303	44.30%	\$12,329	44.44%	\$12,529	45.08%
\$8,000,000	(\$11,468)	(19.20%)	(\$19,461)	(32.58%)	\$14,093	44.40%	\$14,119	44.52%	\$14,318	45.08%
\$9,000,000	(\$12,968)	(19.28%)	(\$21,960)	(32.65%)	\$15,883	44.48%	\$15,909	44.58%	\$16,108	45.08%
\$10,000,000	(\$14,469)	(19.34%)	(\$24,459)	(32.70%)	\$17,673	44.54%	\$17,699	44.63%	\$17,898	45.08%
\$15,000,000	(\$21,970)	(19.54%)	(\$36,956)	(32.86%)	\$26,622	44.72%	\$26,648	44.78%	\$26,847	45.08%
\$20,000,000	(\$29,472)	(19.63%)	(\$49,453)	(32.94%)	\$35,571	44.81%	\$35,597	44.86%	\$35,796	45.08%
\$25,000,000	(\$36,973)	(19.69%)	(\$61,950)	(32.99%)	\$44,520	44.86%	\$44,545	44.90%	\$44,745	45.08%
\$30,000,000	(\$44,474)	(19.73%)	(\$74,447)	(33.02%)	\$53,469	44.90%	\$53,494	44.93%	\$53,694	45.08%
\$35,000,000	(\$51,976)	(19.75%)	(\$86,944)	(33.04%)	\$62,418	44.93%	\$62,443	44.95%	\$62,643	45.08%
\$40,000,000	(\$59,477)	(19.77%)	(\$99,441)	(33.06%)	\$71,367	44.95%	\$71,392	44.97%	\$71,592	45.08%
\$45,000,000	(\$66,979)	(19.79%)	(\$111,938)	(33.07%)	\$80,315	44.96%	\$80,341	44.98%	\$80,540	45.08%
\$50,000,000	(\$74,480)	(19.80%)	(\$124,435)	(33.08%)	\$89,264	44.97%	\$89,290	44.99%	\$89,489	45.08%