

CITY OF WAHPETON, 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	\$3.28620	\$1,082,226	\$0	\$1,082,226	
2026-27	\$1.49102	\$1,103,870	\$5,749	\$1,109,619	2.5%
2027-28	\$1.50026	\$1,115,164	\$5,785	\$1,120,948	1.0%
2028-29	\$1.47218	\$1,143,364	\$5,676	\$1,149,040	2.5%
2029-30	\$1.48117	\$1,154,787	\$5,711	\$1,160,498	1.0%
2030-31	\$1.45323	\$1,183,711	\$5,603	\$1,189,315	2.5%
2031-32	\$1.46203	\$1,195,264	\$5,637	\$1,200,901	1.0%
2032-33	\$1.43430	\$1,224,923	\$5,530	\$1,230,453	2.5%
2033-34	\$1.44291	\$1,236,603	\$5,563	\$1,242,166	1.0%
2034-35	\$1.41540	\$1,267,009	\$5,457	\$1,272,466	2.4%
2035-36	\$1.42383	\$1,278,825	\$5,490	\$1,284,315	0.9%

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	\$689,222,191	\$329,324,568	\$0	\$329,324,568
2026-27	\$747,486,036	\$744,200,419	\$0	\$744,200,419
2027-28	\$750,454,914	\$747,169,297	\$0	\$747,169,297
2028-29	\$783,787,897	\$780,502,280	\$0	\$780,502,280
2029-30	\$786,786,775	\$783,501,158	\$0	\$783,501,158
2030-31	\$821,679,580	\$818,393,963	\$0	\$818,393,963
2031-32	\$824,678,458	\$821,392,841	\$0	\$821,392,841
2032-33	\$861,162,619	\$857,877,002	\$0	\$857,877,002
2033-34	\$864,161,496	\$860,875,879	\$0	\$860,875,879
2034-35	\$902,301,024	\$899,015,407	\$0	\$899,015,407
2035-36	\$905,299,901	\$902,014,284	\$0	\$902,014,284

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	97.04%	-0.17%	96.86%	2.95%	0.00%	0.19%
2026-27	99.20%	-1.12%	98.08%	1.83%	0.00%	0.08%
2027-28	99.32%	-1.23%	98.09%	1.82%	0.00%	0.08%
2028-29	99.38%	-1.29%	98.08%	1.83%	0.00%	0.08%
2029-30	99.49%	-1.40%	98.09%	1.82%	0.00%	0.08%
2030-31	99.53%	-1.44%	98.09%	1.83%	0.00%	0.08%
2031-32	99.63%	-1.54%	98.09%	1.83%	0.00%	0.08%
2032-33	99.66%	-1.58%	98.09%	1.84%	0.00%	0.07%
2033-34	99.76%	-1.67%	98.09%	1.83%	0.00%	0.07%
2034-35	99.78%	-1.70%	98.08%	1.84%	0.00%	0.07%
2035-36	99.88%	-1.79%	98.09%	1.83%	0.00%	0.07%

**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 WAHPETON, 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	\$329,324,568	\$3.28620	\$1,082,226
2026-27	\$744,200,419	\$1.49102	\$1,109,619
2027-28	\$747,169,297	\$1.50026	\$1,120,948
2028-29	\$780,502,280	\$1.47218	\$1,149,040
2029-30	\$783,501,158	\$1.48117	\$1,160,498
2030-31	\$818,393,963	\$1.45323	\$1,189,315
2031-32	\$821,392,841	\$1.46203	\$1,200,901
2032-33	\$857,877,002	\$1.43430	\$1,230,453
2033-34	\$860,875,879	\$1.44291	\$1,242,166
2034-35	\$899,015,407	\$1.41540	\$1,272,466
2035-36	\$902,014,284	\$1.42383	\$1,284,315

CITY OF WAHPETON, 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	\$329,324,568	\$3.28620	\$1,082,226
2026-27	\$331,424,351	\$3.28620	\$1,089,126
2027-28	\$340,061,385	\$3.28620	\$1,117,509
2028-29	\$352,172,996	\$3.28620	\$1,157,310
2029-30	\$361,267,167	\$3.28620	\$1,187,195
2030-31	\$374,046,014	\$3.28620	\$1,229,189
2031-32	\$383,620,227	\$3.28620	\$1,260,652
2032-33	\$397,101,172	\$3.28620	\$1,304,953
2033-34	\$407,181,983	\$3.28620	\$1,338,081
2034-35	\$421,402,632	\$3.28620	\$1,384,812
2035-36	\$432,015,414	\$3.28620	\$1,419,688

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	\$412,776,068	(\$1.79518)	\$20,493
2027-28	\$407,107,912	(\$1.78594)	\$3,439
2028-29	\$428,329,284	(\$1.81402)	-\$8,270
2029-30	\$422,233,990	(\$1.80503)	-\$26,697
2030-31	\$444,347,949	(\$1.83297)	-\$39,875
2031-32	\$437,772,614	(\$1.82417)	-\$59,751
2032-33	\$460,775,830	(\$1.85190)	-\$74,500
2033-34	\$453,693,897	(\$1.84329)	-\$95,914
2034-35	\$477,612,775	(\$1.87080)	-\$112,346
2035-36	\$469,998,871	(\$1.86237)	-\$135,373

CITY OF WAHPETON, 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	\$78	\$90	\$50,000	\$51,515	\$78	\$75	\$50,000	\$58,947	\$70	\$13	\$60	\$13	\$78	\$86
\$100,000	\$123,480	\$156	\$179	\$100,000	\$103,030	\$156	\$150	\$100,000	\$117,894	\$148	\$99	\$138	\$99	\$156	\$171
\$150,000	\$185,220	\$234	\$269	\$150,000	\$154,545	\$234	\$225	\$150,000	\$176,842	\$226	\$184	\$216	\$184	\$234	\$257
\$200,000	\$246,960	\$382	\$359	\$200,000	\$206,060	\$382	\$299	\$200,000	\$235,789	\$304	\$270	\$294	\$270	\$312	\$343
\$250,000	\$308,700	\$530	\$449	\$250,000	\$257,575	\$530	\$374	\$250,000	\$294,736	\$382	\$356	\$372	\$356	\$390	\$428
\$300,000	\$370,440	\$677	\$538	\$300,000	\$309,090	\$677	\$449	\$300,000	\$353,683	\$460	\$441	\$450	\$441	\$468	\$514
\$400,000	\$493,920	\$973	\$718	\$400,000	\$412,120	\$973	\$599	\$400,000	\$471,578	\$616	\$613	\$606	\$613	\$623	\$685
\$500,000	\$617,400	\$1,269	\$897	\$500,000	\$515,151	\$1,269	\$749	\$500,000	\$589,472	\$772	\$784	\$762	\$784	\$779	\$857
\$600,000	\$740,880	\$1,565	\$1,077	\$600,000	\$618,181	\$1,565	\$898	\$600,000	\$707,366	\$928	\$955	\$918	\$955	\$935	\$1,028
\$700,000	\$864,360	\$1,860	\$1,256	\$700,000	\$721,211	\$1,860	\$1,048	\$700,000	\$825,261	\$1,084	\$1,127	\$1,073	\$1,127	\$1,091	\$1,199
\$800,000	\$987,840	\$2,156	\$1,436	\$800,000	\$824,241	\$2,156	\$1,198	\$800,000	\$943,155	\$1,239	\$1,298	\$1,229	\$1,298	\$1,247	\$1,371
\$900,000	\$1,111,320	\$2,452	\$1,615	\$900,000	\$927,271	\$2,452	\$1,348	\$900,000	\$1,061,050	\$1,395	\$1,469	\$1,385	\$1,469	\$1,403	\$1,542
\$1,000,000	\$1,234,800	\$2,748	\$1,794	\$1,000,000	\$1,030,301	\$2,748	\$1,497	\$1,000,000	\$1,178,944	\$1,551	\$1,641	\$1,541	\$1,641	\$1,559	\$1,713
\$2,000,000	\$2,469,600	\$5,705	\$3,589	\$2,000,000	\$2,060,602	\$5,705	\$2,995	\$2,000,000	\$2,357,888	\$3,110	\$3,354	\$3,100	\$3,354	\$3,117	\$3,427
\$3,000,000	\$3,704,400	\$8,663	\$5,383	\$3,000,000	\$3,090,903	\$8,663	\$4,492	\$3,000,000	\$3,536,832	\$4,669	\$5,067	\$4,658	\$5,067	\$4,676	\$5,140
\$4,000,000	\$4,939,200	\$11,620	\$7,178	\$4,000,000	\$4,121,204	\$11,620	\$5,989	\$4,000,000	\$4,715,776	\$6,227	\$6,780	\$6,217	\$6,780	\$6,235	\$6,853
\$5,000,000	\$6,174,000	\$14,578	\$8,972	\$5,000,000	\$5,151,505	\$14,578	\$7,486	\$5,000,000	\$5,894,720	\$7,786	\$8,494	\$7,776	\$8,494	\$7,793	\$8,566
\$6,000,000	\$7,408,800	\$17,536	\$10,767	\$6,000,000	\$6,181,806	\$17,536	\$8,984	\$6,000,000	\$7,073,664	\$9,345	\$10,207	\$9,334	\$10,207	\$9,352	\$10,280
\$7,000,000	\$8,643,600	\$20,493	\$12,561	\$7,000,000	\$7,212,107	\$20,493	\$10,481	\$7,000,000	\$8,252,608	\$10,903	\$11,920	\$10,893	\$11,920	\$10,911	\$11,993
\$8,000,000	\$9,878,400	\$23,451	\$14,356	\$8,000,000	\$8,242,408	\$23,451	\$11,978	\$8,000,000	\$9,431,552	\$12,462	\$13,634	\$12,452	\$13,634	\$12,470	\$13,706
\$9,000,000	\$11,113,200	\$26,408	\$16,150	\$9,000,000	\$9,272,709	\$26,408	\$13,475	\$9,000,000	\$10,610,496	\$14,021	\$15,347	\$14,011	\$15,347	\$14,028	\$15,419
\$10,000,000	\$12,348,000	\$29,366	\$17,944	\$10,000,000	\$10,303,010	\$29,366	\$14,973	\$10,000,000	\$11,789,440	\$15,579	\$17,060	\$15,569	\$17,060	\$15,587	\$17,133
\$15,000,000	\$18,522,000	\$44,154	\$26,917	\$15,000,000	\$15,454,515	\$44,154	\$22,459	\$15,000,000	\$17,684,160	\$23,373	\$25,626	\$23,363	\$25,626	\$23,380	\$25,699
\$20,000,000	\$24,696,000	\$58,942	\$35,889	\$20,000,000	\$20,606,020	\$58,942	\$29,945	\$20,000,000	\$23,578,880	\$31,166	\$34,193	\$31,156	\$34,193	\$31,174	\$34,266
\$25,000,000	\$30,870,000	\$73,730	\$44,861	\$25,000,000	\$25,757,525	\$73,730	\$37,432	\$25,000,000	\$29,473,600	\$38,960	\$42,759	\$38,950	\$42,759	\$38,967	\$42,832
\$30,000,000	\$37,044,000	\$88,518	\$53,833	\$30,000,000	\$30,909,030	\$88,518	\$44,918	\$30,000,000	\$35,368,320	\$46,753	\$51,326	\$46,743	\$51,326	\$46,761	\$51,398
\$35,000,000	\$43,218,000	\$103,305	\$62,806	\$35,000,000	\$36,060,535	\$103,305	\$52,404	\$35,000,000	\$41,263,040	\$54,547	\$59,892	\$54,537	\$59,892	\$54,554	\$59,965
\$40,000,000	\$49,392,000	\$118,093	\$71,778	\$40,000,000	\$41,212,040	\$118,093	\$59,891	\$40,000,000	\$47,157,760	\$62,340	\$68,458	\$62,330	\$68,458	\$62,348	\$68,531
\$45,000,000	\$55,566,000	\$132,881	\$80,750	\$45,000,000	\$46,363,545	\$132,881	\$67,377	\$45,000,000	\$53,052,480	\$70,134	\$77,025	\$70,124	\$77,025	\$70,141	\$77,097
\$50,000,000	\$61,740,000	\$147,669	\$89,722	\$50,000,000	\$51,515,050	\$147,669	\$74,863	\$50,000,000	\$58,947,200	\$77,927	\$85,591	\$77,917	\$85,591	\$77,935	\$85,664

CITY OF WAHPETON, 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	\$12	15.12%	(\$3)	(3.94%)	(\$57)	(81.52%)	(\$47)	(78.42%)	\$8	9.92%
\$100,000	\$24	15.12%	(\$6)	(3.94%)	(\$50)	(33.47%)	(\$40)	(28.60%)	\$15	9.92%
\$150,000	\$35	15.12%	(\$9)	(3.94%)	(\$42)	(18.53%)	(\$32)	(14.71%)	\$23	9.92%
\$200,000	(\$23)	(5.97%)	(\$82)	(21.54%)	(\$34)	(11.24%)	(\$24)	(8.18%)	\$31	9.92%
\$250,000	(\$81)	(15.29%)	(\$155)	(29.32%)	(\$26)	(6.92%)	(\$16)	(4.39%)	\$39	9.92%
\$300,000	(\$139)	(20.53%)	(\$228)	(33.69%)	(\$19)	(4.07%)	(\$9)	(1.91%)	\$46	9.92%
\$400,000	(\$255)	(26.25%)	(\$374)	(38.46%)	(\$3)	(0.53%)	\$7	1.13%	\$62	9.92%
\$500,000	(\$372)	(29.29%)	(\$520)	(41.00%)	\$12	1.58%	\$22	2.93%	\$77	9.92%
\$600,000	(\$488)	(31.19%)	(\$666)	(42.59%)	\$28	2.98%	\$38	4.12%	\$93	9.92%
\$700,000	(\$604)	(32.48%)	(\$812)	(43.67%)	\$43	3.98%	\$53	4.96%	\$108	9.92%
\$800,000	(\$721)	(33.42%)	(\$958)	(44.45%)	\$59	4.73%	\$69	5.59%	\$124	9.92%
\$900,000	(\$837)	(34.13%)	(\$1,104)	(45.04%)	\$74	5.31%	\$84	6.08%	\$139	9.92%
\$1,000,000	(\$953)	(34.69%)	(\$1,250)	(45.51%)	\$89	5.77%	\$100	6.46%	\$155	9.92%
\$2,000,000	(\$2,116)	(37.10%)	(\$2,711)	(47.51%)	\$244	7.85%	\$254	8.20%	\$309	9.92%
\$3,000,000	(\$3,280)	(37.86%)	(\$4,171)	(48.15%)	\$399	8.54%	\$409	8.77%	\$464	9.92%
\$4,000,000	(\$4,443)	(38.23%)	(\$5,631)	(48.46%)	\$553	8.88%	\$563	9.06%	\$618	9.92%
\$5,000,000	(\$5,606)	(38.45%)	(\$7,092)	(48.65%)	\$708	9.09%	\$718	9.23%	\$773	9.92%
\$6,000,000	(\$6,769)	(38.60%)	(\$8,552)	(48.77%)	\$862	9.23%	\$873	9.35%	\$927	9.92%
\$7,000,000	(\$7,932)	(38.71%)	(\$10,012)	(48.86%)	\$1,017	9.33%	\$1,027	9.43%	\$1,082	9.92%
\$8,000,000	(\$9,095)	(38.78%)	(\$11,473)	(48.92%)	\$1,172	9.40%	\$1,182	9.49%	\$1,237	9.92%
\$9,000,000	(\$10,258)	(38.85%)	(\$12,933)	(48.97%)	\$1,326	9.46%	\$1,336	9.54%	\$1,391	9.92%
\$10,000,000	(\$11,421)	(38.89%)	(\$14,393)	(49.01%)	\$1,481	9.50%	\$1,491	9.58%	\$1,546	9.92%
\$15,000,000	(\$17,237)	(39.04%)	(\$21,695)	(49.13%)	\$2,254	9.64%	\$2,264	9.69%	\$2,319	9.92%
\$20,000,000	(\$23,053)	(39.11%)	(\$28,996)	(49.20%)	\$3,027	9.71%	\$3,037	9.75%	\$3,092	9.92%
\$25,000,000	(\$28,868)	(39.15%)	(\$36,298)	(49.23%)	\$3,799	9.75%	\$3,810	9.78%	\$3,865	9.92%
\$30,000,000	(\$34,684)	(39.18%)	(\$43,600)	(49.26%)	\$4,572	9.78%	\$4,582	9.80%	\$4,637	9.92%
\$35,000,000	(\$40,500)	(39.20%)	(\$50,901)	(49.27%)	\$5,345	9.80%	\$5,355	9.82%	\$5,410	9.92%
\$40,000,000	(\$46,315)	(39.22%)	(\$58,203)	(49.29%)	\$6,118	9.81%	\$6,128	9.83%	\$6,183	9.92%
\$45,000,000	(\$52,131)	(39.23%)	(\$65,504)	(49.30%)	\$6,891	9.83%	\$6,901	9.84%	\$6,956	9.92%
\$50,000,000	(\$57,947)	(39.24%)	(\$72,806)	(49.30%)	\$7,664	9.83%	\$7,674	9.85%	\$7,729	9.92%