

CITY OF WAPELLO, 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	\$8.63006	\$566,920	\$0	\$566,920	
2026-27	\$5.10126	\$578,258	\$3,021	\$581,279	2.5%
2027-28	\$5.13207	\$584,186	\$3,039	\$587,226	1.0%
2028-29	\$4.99079	\$598,970	\$2,956	\$601,926	2.5%
2029-30	\$5.01677	\$604,936	\$2,971	\$607,907	1.0%
2030-31	\$4.87643	\$620,065	\$2,888	\$622,953	2.5%
2031-32	\$4.90176	\$626,068	\$2,903	\$628,972	1.0%
2032-33	\$4.76621	\$641,551	\$2,823	\$644,374	2.4%
2033-34	\$4.79091	\$647,595	\$2,837	\$650,433	0.9%
2034-35	\$4.65985	\$663,441	\$2,760	\$666,201	2.4%
2035-36	\$4.68396	\$669,533	\$2,774	\$672,307	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	\$134,881,524	\$65,691,297	\$644,164	\$66,335,461
2026-27	\$121,794,302	\$113,948,116	\$721,464	\$114,669,580
2027-28	\$122,268,952	\$114,422,766	\$721,464	\$115,144,230
2028-29	\$128,489,614	\$120,607,355	\$757,537	\$121,364,892
2029-30	\$129,057,264	\$121,175,005	\$757,537	\$121,932,542
2030-31	\$135,667,934	\$127,747,798	\$795,414	\$128,543,212
2031-32	\$136,235,584	\$128,315,448	\$795,414	\$129,110,862
2032-33	\$143,156,177	\$135,196,270	\$835,184	\$136,031,455
2033-34	\$143,723,827	\$135,763,920	\$835,184	\$136,599,105
2034-35	\$150,967,825	\$142,966,160	\$876,944	\$143,843,103
2035-36	\$151,535,475	\$143,533,810	\$876,944	\$144,410,753

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.98%	-2.26%	72.73%	20.78%	4.37%	2.13%
2026-27	99.78%	-23.64%	76.14%	19.25%	3.26%	1.23%
2027-28	99.46%	-23.64%	75.82%	19.59%	3.24%	1.23%
2028-29	98.23%	-22.52%	75.71%	19.91%	3.11%	1.16%
2029-30	97.86%	-22.44%	75.43%	20.21%	3.09%	1.16%
2030-31	96.63%	-21.30%	75.33%	20.51%	2.96%	1.10%
2031-32	96.29%	-21.22%	75.07%	20.79%	2.95%	1.09%
2032-33	95.13%	-20.15%	74.97%	21.07%	2.83%	1.04%
2033-34	94.81%	-20.09%	74.73%	21.34%	2.82%	1.03%
2034-35	93.72%	-19.09%	74.63%	21.61%	2.70%	0.98%
2035-36	93.43%	-19.03%	74.39%	21.86%	2.69%	0.98%

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 WAPELLO, 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	\$65,691,297	\$8.63006	\$566,920
2026-27	\$113,948,116	\$5.10126	\$581,279
2027-28	\$114,422,766	\$5.13207	\$587,226
2028-29	\$120,607,355	\$4.99079	\$601,926
2029-30	\$121,175,005	\$5.01677	\$607,907
2030-31	\$127,747,798	\$4.87643	\$622,953
2031-32	\$128,315,448	\$4.90176	\$628,972
2032-33	\$135,196,270	\$4.76621	\$644,374
2033-34	\$135,763,920	\$4.79091	\$650,433
2034-35	\$142,966,160	\$4.65985	\$666,201
2035-36	\$143,533,810	\$4.68396	\$672,307

CITY OF WAPELLO, 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	\$65,691,297	\$8.63006	\$566,920
2026-27	\$67,574,001	\$8.54461	\$577,394
2027-28	\$69,040,928	\$8.54461	\$589,928
2028-29	\$71,757,078	\$8.10000	\$581,232
2029-30	\$73,282,877	\$8.10000	\$593,591
2030-31	\$76,155,481	\$8.10000	\$616,859
2031-32	\$77,743,071	\$8.10000	\$629,719
2032-33	\$80,780,086	\$8.10000	\$654,319
2033-34	\$82,432,911	\$8.10000	\$667,707
2034-35	\$85,642,839	\$8.10000	\$693,707
2035-36	\$87,364,134	\$8.10000	\$707,649

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	\$46,374,115	(\$3.44335)	\$3,886
2027-28	\$45,381,838	(\$3.41254)	-\$2,702
2028-29	\$48,850,277	(\$3.10921)	\$20,694
2029-30	\$47,892,128	(\$3.08323)	\$14,316
2030-31	\$51,592,317	(\$3.22357)	\$6,094
2031-32	\$50,572,378	(\$3.19824)	-\$747
2032-33	\$54,416,185	(\$3.33379)	-\$9,945
2033-34	\$53,331,010	(\$3.30909)	-\$17,274
2034-35	\$57,323,321	(\$3.44015)	-\$27,506
2035-36	\$56,169,676	(\$3.41604)	-\$35,343

CITY OF WAPELLO, 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	\$205	\$301	\$50,000	\$51,515	\$205	\$251	\$50,000	\$58,947	\$185	\$44	\$158	\$44	\$205	\$287
\$100,000	\$123,480	\$409	\$602	\$100,000	\$103,030	\$409	\$502	\$100,000	\$117,894	\$389	\$331	\$363	\$331	\$409	\$575
\$150,000	\$185,220	\$614	\$903	\$150,000	\$154,545	\$614	\$754	\$150,000	\$176,842	\$594	\$619	\$568	\$619	\$614	\$862
\$200,000	\$246,960	\$1,002	\$1,204	\$200,000	\$206,060	\$1,002	\$1,005	\$200,000	\$235,789	\$799	\$906	\$772	\$906	\$819	\$1,150
\$250,000	\$308,700	\$1,391	\$1,505	\$250,000	\$257,575	\$1,391	\$1,256	\$250,000	\$294,736	\$1,003	\$1,193	\$977	\$1,193	\$1,023	\$1,437
\$300,000	\$370,440	\$1,779	\$1,806	\$300,000	\$309,090	\$1,779	\$1,507	\$300,000	\$353,683	\$1,208	\$1,481	\$1,182	\$1,481	\$1,228	\$1,725
\$400,000	\$493,920	\$2,556	\$2,409	\$400,000	\$412,120	\$2,556	\$2,010	\$400,000	\$471,578	\$1,617	\$2,056	\$1,591	\$2,056	\$1,637	\$2,300
\$500,000	\$617,400	\$3,332	\$3,011	\$500,000	\$515,151	\$3,332	\$2,512	\$500,000	\$589,472	\$2,027	\$2,631	\$2,000	\$2,631	\$2,047	\$2,875
\$600,000	\$740,880	\$4,109	\$3,613	\$600,000	\$618,181	\$4,109	\$3,015	\$600,000	\$707,366	\$2,436	\$3,206	\$2,410	\$3,206	\$2,456	\$3,449
\$700,000	\$864,360	\$4,886	\$4,215	\$700,000	\$721,211	\$4,886	\$3,517	\$700,000	\$825,261	\$2,846	\$3,781	\$2,819	\$3,781	\$2,865	\$4,024
\$800,000	\$987,840	\$5,663	\$4,817	\$800,000	\$824,241	\$5,663	\$4,019	\$800,000	\$943,155	\$3,255	\$4,355	\$3,228	\$4,355	\$3,275	\$4,599
\$900,000	\$1,111,320	\$6,439	\$5,419	\$900,000	\$927,271	\$6,439	\$4,522	\$900,000	\$1,061,050	\$3,664	\$4,930	\$3,638	\$4,930	\$3,684	\$5,174
\$1,000,000	\$1,234,800	\$7,216	\$6,021	\$1,000,000	\$1,030,301	\$7,216	\$5,024	\$1,000,000	\$1,178,944	\$4,074	\$5,505	\$4,047	\$5,505	\$4,093	\$5,749
\$2,000,000	\$2,469,600	\$14,983	\$12,043	\$2,000,000	\$2,060,602	\$14,983	\$10,048	\$2,000,000	\$2,357,888	\$8,167	\$11,254	\$8,140	\$11,254	\$8,187	\$11,498
\$3,000,000	\$3,704,400	\$22,750	\$18,064	\$3,000,000	\$3,090,903	\$22,750	\$15,073	\$3,000,000	\$3,536,832	\$12,260	\$17,003	\$12,234	\$17,003	\$12,280	\$17,247
\$4,000,000	\$4,939,200	\$30,517	\$24,086	\$4,000,000	\$4,121,204	\$30,517	\$20,097	\$4,000,000	\$4,715,776	\$16,354	\$22,752	\$16,327	\$22,752	\$16,374	\$22,996
\$5,000,000	\$6,174,000	\$38,284	\$30,107	\$5,000,000	\$5,151,505	\$38,284	\$25,121	\$5,000,000	\$5,894,720	\$20,447	\$28,501	\$20,420	\$28,501	\$20,467	\$28,745
\$6,000,000	\$7,408,800	\$46,051	\$36,128	\$6,000,000	\$6,181,806	\$46,051	\$30,145	\$6,000,000	\$7,073,664	\$24,540	\$34,250	\$24,514	\$34,250	\$24,560	\$34,494
\$7,000,000	\$8,643,600	\$53,818	\$42,150	\$7,000,000	\$7,212,107	\$53,818	\$35,169	\$7,000,000	\$8,252,608	\$28,634	\$39,999	\$28,607	\$39,999	\$28,654	\$40,243
\$8,000,000	\$9,878,400	\$61,585	\$48,171	\$8,000,000	\$8,242,408	\$61,585	\$40,194	\$8,000,000	\$9,431,552	\$32,727	\$45,748	\$32,701	\$45,748	\$32,747	\$45,992
\$9,000,000	\$11,113,200	\$69,352	\$54,193	\$9,000,000	\$9,272,709	\$69,352	\$45,218	\$9,000,000	\$10,610,496	\$36,821	\$51,498	\$36,794	\$51,498	\$36,840	\$51,741
\$10,000,000	\$12,348,000	\$77,119	\$60,214	\$10,000,000	\$10,303,010	\$77,119	\$50,242	\$10,000,000	\$11,789,440	\$40,914	\$57,247	\$40,887	\$57,247	\$40,934	\$57,490
\$15,000,000	\$18,522,000	\$115,955	\$90,321	\$15,000,000	\$15,454,515	\$115,955	\$75,363	\$15,000,000	\$17,684,160	\$61,381	\$85,992	\$61,354	\$85,992	\$61,401	\$86,236
\$20,000,000	\$24,696,000	\$154,790	\$120,428	\$20,000,000	\$20,606,020	\$154,790	\$100,484	\$20,000,000	\$23,578,880	\$81,848	\$114,737	\$81,821	\$114,737	\$81,868	\$114,981
\$25,000,000	\$30,870,000	\$193,625	\$150,535	\$25,000,000	\$25,757,525	\$193,625	\$125,605	\$25,000,000	\$29,473,600	\$102,315	\$143,482	\$102,288	\$143,482	\$102,334	\$143,726
\$30,000,000	\$37,044,000	\$232,461	\$180,642	\$30,000,000	\$30,909,030	\$232,461	\$150,726	\$30,000,000	\$35,368,320	\$122,781	\$172,227	\$122,755	\$172,227	\$122,801	\$172,471
\$35,000,000	\$43,218,000	\$271,296	\$210,750	\$35,000,000	\$36,060,535	\$271,296	\$175,847	\$35,000,000	\$41,263,040	\$143,248	\$200,973	\$143,222	\$200,973	\$143,268	\$201,216
\$40,000,000	\$49,392,000	\$310,131	\$240,857	\$40,000,000	\$41,212,040	\$310,131	\$200,968	\$40,000,000	\$47,157,760	\$163,715	\$229,718	\$163,689	\$229,718	\$163,735	\$229,962
\$45,000,000	\$55,566,000	\$348,966	\$270,964	\$45,000,000	\$46,363,545	\$348,966	\$226,089	\$45,000,000	\$53,052,480	\$184,182	\$258,463	\$184,155	\$258,463	\$184,202	\$258,707
\$50,000,000	\$61,740,000	\$387,802	\$301,071	\$50,000,000	\$51,515,050	\$387,802	\$251,210	\$50,000,000	\$58,947,200	\$204,649	\$287,208	\$204,622	\$287,208	\$204,669	\$287,452

CITY OF WAPELLO, 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	\$96	47.10%	\$47	22.74%	(\$141)	(76.39%)	(\$115)	(72.42%)	\$83	40.45%
\$100,000	\$193	47.10%	\$93	22.74%	(\$58)	(14.99%)	(\$32)	(8.76%)	\$166	40.45%
\$150,000	\$289	47.10%	\$140	22.74%	\$24	4.10%	\$51	8.98%	\$248	40.45%
\$200,000	\$202	20.14%	\$2	0.25%	\$107	13.42%	\$134	17.32%	\$331	40.45%
\$250,000	\$115	8.24%	(\$135)	(9.68%)	\$190	18.93%	\$217	22.17%	\$414	40.45%
\$300,000	\$27	1.54%	(\$272)	(15.28%)	\$273	22.57%	\$299	25.33%	\$497	40.45%
\$400,000	(\$147)	(5.76%)	(\$546)	(21.37%)	\$438	27.10%	\$465	29.22%	\$662	40.45%
\$500,000	(\$322)	(9.66%)	(\$820)	(24.62%)	\$604	29.79%	\$630	31.52%	\$828	40.45%
\$600,000	(\$496)	(12.08%)	(\$1,095)	(26.64%)	\$769	31.58%	\$796	33.04%	\$993	40.45%
\$700,000	(\$671)	(13.73%)	(\$1,369)	(28.02%)	\$935	32.86%	\$962	34.11%	\$1,159	40.45%
\$800,000	(\$845)	(14.93%)	(\$1,643)	(29.02%)	\$1,101	33.81%	\$1,127	34.92%	\$1,325	40.45%
\$900,000	(\$1,020)	(15.84%)	(\$1,918)	(29.78%)	\$1,266	34.55%	\$1,293	35.54%	\$1,490	40.45%
\$1,000,000	(\$1,195)	(16.55%)	(\$2,192)	(30.37%)	\$1,432	35.15%	\$1,458	36.03%	\$1,656	40.45%
\$2,000,000	(\$2,940)	(19.62%)	(\$4,935)	(32.94%)	\$3,087	37.80%	\$3,114	38.25%	\$3,311	40.45%
\$3,000,000	(\$4,686)	(20.60%)	(\$7,678)	(33.75%)	\$4,743	38.69%	\$4,770	38.99%	\$4,967	40.45%
\$4,000,000	(\$6,432)	(21.08%)	(\$10,420)	(34.15%)	\$6,399	39.13%	\$6,425	39.35%	\$6,623	40.45%
\$5,000,000	(\$8,177)	(21.36%)	(\$13,163)	(34.38%)	\$8,054	39.39%	\$8,081	39.57%	\$8,278	40.45%
\$6,000,000	(\$9,923)	(21.55%)	(\$15,906)	(34.54%)	\$9,710	39.57%	\$9,737	39.72%	\$9,934	40.45%
\$7,000,000	(\$11,668)	(21.68%)	(\$18,649)	(34.65%)	\$11,366	39.69%	\$11,392	39.82%	\$11,590	40.45%
\$8,000,000	(\$13,414)	(21.78%)	(\$21,392)	(34.74%)	\$13,021	39.79%	\$13,048	39.90%	\$13,245	40.45%
\$9,000,000	(\$15,160)	(21.86%)	(\$24,135)	(34.80%)	\$14,677	39.86%	\$14,704	39.96%	\$14,901	40.45%
\$10,000,000	(\$16,905)	(21.92%)	(\$26,878)	(34.85%)	\$16,333	39.92%	\$16,359	40.01%	\$16,557	40.45%
\$15,000,000	(\$25,634)	(22.11%)	(\$40,592)	(35.01%)	\$24,611	40.10%	\$24,638	40.16%	\$24,835	40.45%
\$20,000,000	(\$34,362)	(22.20%)	(\$54,306)	(35.08%)	\$32,889	40.18%	\$32,916	40.23%	\$33,113	40.45%
\$25,000,000	(\$43,090)	(22.25%)	(\$68,021)	(35.13%)	\$41,168	40.24%	\$41,194	40.27%	\$41,392	40.45%
\$30,000,000	(\$51,818)	(22.29%)	(\$81,735)	(35.16%)	\$49,446	40.27%	\$49,473	40.30%	\$49,670	40.45%
\$35,000,000	(\$60,546)	(22.32%)	(\$95,449)	(35.18%)	\$57,724	40.30%	\$57,751	40.32%	\$57,948	40.45%
\$40,000,000	(\$69,274)	(22.34%)	(\$109,163)	(35.20%)	\$66,003	40.32%	\$66,029	40.34%	\$66,226	40.45%
\$45,000,000	(\$78,003)	(22.35%)	(\$122,878)	(35.21%)	\$74,281	40.33%	\$74,307	40.35%	\$74,505	40.45%
\$50,000,000	(\$86,731)	(22.36%)	(\$136,592)	(35.22%)	\$82,559	40.34%	\$82,586	40.36%	\$82,783	40.45%