

CITY OF WILLIAMSON, 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	\$7.77683	\$21,274	\$0	\$21,274	
2026-27	\$9.87783	\$21,700	\$292	\$21,992	3.4%
2027-28	\$10.01077	\$22,122	\$296	\$22,418	1.9%
2028-29	\$9.69029	\$22,866	\$287	\$23,152	3.3%
2029-30	\$9.81171	\$23,378	\$290	\$23,668	2.2%
2030-31	\$9.46556	\$24,142	\$280	\$24,421	3.2%
2031-32	\$9.57529	\$24,642	\$283	\$24,925	2.1%
2032-33	\$9.24661	\$25,423	\$273	\$25,697	3.1%
2033-34	\$9.34604	\$25,912	\$276	\$26,188	1.9%
2034-35	\$9.03331	\$26,712	\$267	\$26,979	3.0%
2035-36	\$9.12363	\$27,189	\$270	\$27,458	1.8%

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	\$5,341,513	\$2,735,565	\$0	\$2,735,565
2026-27	\$3,082,647	\$2,226,356	\$0	\$2,226,356
2027-28	\$3,095,642	\$2,239,351	\$0	\$2,239,351
2028-29	\$3,245,537	\$2,389,246	\$0	\$2,389,246
2029-30	\$3,268,533	\$2,412,242	\$0	\$2,412,242
2030-31	\$3,436,323	\$2,580,032	\$0	\$2,580,032
2031-32	\$3,459,319	\$2,603,028	\$0	\$2,603,028
2032-33	\$3,635,324	\$2,779,033	\$0	\$2,779,033
2033-34	\$3,658,320	\$2,802,029	\$0	\$2,802,029
2034-35	\$3,842,872	\$2,986,581	\$0	\$2,986,581
2035-36	\$3,865,867	\$3,009,576	\$0	\$3,009,576

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	51.32%	-3.84%	47.48%	1.70%	0.00%	5.21%
2026-27	146.24%	-121.61%	24.63%	4.93%	0.00%	6.40%
2027-28	146.71%	-121.65%	25.06%	4.90%	0.00%	6.37%
2028-29	144.24%	-114.62%	29.62%	4.82%	0.00%	5.97%
2029-30	144.10%	-113.79%	30.30%	4.77%	0.00%	5.91%
2030-31	141.26%	-106.56%	34.70%	4.69%	0.00%	5.53%
2031-32	141.15%	-105.87%	35.28%	4.64%	0.00%	5.48%
2032-33	138.56%	-99.33%	39.23%	4.57%	0.00%	5.13%
2033-34	138.48%	-98.74%	39.74%	4.53%	0.00%	5.09%
2034-35	136.11%	-92.80%	43.31%	4.46%	0.00%	4.77%
2035-36	136.05%	-92.31%	43.75%	4.43%	0.00%	4.74%

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 WILLIAMSON, 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	\$2,735,565	\$7.77683	\$21,274
2026-27	\$2,226,356	\$9.87783	\$21,992
2027-28	\$2,239,351	\$10.01077	\$22,418
2028-29	\$2,389,246	\$9.69029	\$23,152
2029-30	\$2,412,242	\$9.81171	\$23,668
2030-31	\$2,580,032	\$9.46556	\$24,421
2031-32	\$2,603,028	\$9.57529	\$24,925
2032-33	\$2,779,033	\$9.24661	\$25,697
2033-34	\$2,802,029	\$9.34604	\$26,188
2034-35	\$2,986,581	\$9.03331	\$26,979
2035-36	\$3,009,576	\$9.12363	\$27,458

CITY OF WILLIAMSON, 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	\$2,735,565	\$7.77683	\$21,274
2026-27	\$2,753,966	\$7.77683	\$21,417
2027-28	\$2,797,629	\$7.77683	\$21,757
2028-29	\$2,856,930	\$7.77683	\$22,218
2029-30	\$2,902,918	\$7.77683	\$22,576
2030-31	\$2,965,585	\$7.77683	\$23,063
2031-32	\$3,014,015	\$7.77683	\$23,439
2032-33	\$3,080,223	\$7.77683	\$23,954
2033-34	\$3,131,230	\$7.77683	\$24,351
2034-35	\$3,201,171	\$7.77683	\$24,895
2035-36	\$3,254,885	\$7.77683	\$25,313

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	(\$527,610)	\$2.10100	\$574
2027-28	(\$558,277)	\$2.23394	\$661
2028-29	(\$467,684)	\$1.91346	\$935
2029-30	(\$490,676)	\$2.03488	\$1,093
2030-31	(\$385,552)	\$1.68873	\$1,359
2031-32	(\$410,987)	\$1.79846	\$1,485
2032-33	(\$301,190)	\$1.46978	\$1,742
2033-34	(\$329,201)	\$1.56921	\$1,837
2034-35	(\$214,590)	\$1.25648	\$2,084
2035-36	(\$245,308)	\$1.34680	\$2,146

CITY OF WILLIAMSON, 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	\$184	\$584	\$50,000	\$51,515	\$184	\$488	\$50,000	\$58,947	\$167	\$85	\$143	\$85	\$184	\$558
\$100,000	\$123,480	\$369	\$1,169	\$100,000	\$103,030	\$369	\$975	\$100,000	\$117,894	\$351	\$643	\$327	\$643	\$369	\$1,116
\$150,000	\$185,220	\$553	\$1,753	\$150,000	\$154,545	\$553	\$1,463	\$150,000	\$176,842	\$535	\$1,201	\$511	\$1,201	\$553	\$1,674
\$200,000	\$246,960	\$903	\$2,338	\$200,000	\$206,060	\$903	\$1,950	\$200,000	\$235,789	\$720	\$1,759	\$696	\$1,759	\$738	\$2,232
\$250,000	\$308,700	\$1,253	\$2,922	\$250,000	\$257,575	\$1,253	\$2,438	\$250,000	\$294,736	\$904	\$2,317	\$880	\$2,317	\$922	\$2,790
\$300,000	\$370,440	\$1,603	\$3,506	\$300,000	\$309,090	\$1,603	\$2,926	\$300,000	\$353,683	\$1,089	\$2,875	\$1,065	\$2,875	\$1,107	\$3,348
\$400,000	\$493,920	\$2,303	\$4,675	\$400,000	\$412,120	\$2,303	\$3,901	\$400,000	\$471,578	\$1,458	\$3,990	\$1,434	\$3,990	\$1,475	\$4,464
\$500,000	\$617,400	\$3,003	\$5,844	\$500,000	\$515,151	\$3,003	\$4,876	\$500,000	\$589,472	\$1,826	\$5,106	\$1,802	\$5,106	\$1,844	\$5,580
\$600,000	\$740,880	\$3,703	\$7,013	\$600,000	\$618,181	\$3,703	\$5,851	\$600,000	\$707,366	\$2,195	\$6,222	\$2,171	\$6,222	\$2,213	\$6,696
\$700,000	\$864,360	\$4,403	\$8,182	\$700,000	\$721,211	\$4,403	\$6,827	\$700,000	\$825,261	\$2,564	\$7,338	\$2,540	\$7,338	\$2,582	\$7,812
\$800,000	\$987,840	\$5,103	\$9,350	\$800,000	\$824,241	\$5,103	\$7,802	\$800,000	\$943,155	\$2,933	\$8,454	\$2,909	\$8,454	\$2,951	\$8,927
\$900,000	\$1,111,320	\$5,803	\$10,519	\$900,000	\$927,271	\$5,803	\$8,777	\$900,000	\$1,061,050	\$3,302	\$9,570	\$3,278	\$9,570	\$3,320	\$10,043
\$1,000,000	\$1,234,800	\$6,503	\$11,688	\$1,000,000	\$1,030,301	\$6,503	\$9,752	\$1,000,000	\$1,178,944	\$3,671	\$10,686	\$3,647	\$10,686	\$3,689	\$11,159
\$2,000,000	\$2,469,600	\$13,502	\$23,376	\$2,000,000	\$2,060,602	\$13,502	\$19,505	\$2,000,000	\$2,357,888	\$7,359	\$21,845	\$7,335	\$21,845	\$7,377	\$22,319
\$3,000,000	\$3,704,400	\$20,501	\$35,064	\$3,000,000	\$3,090,903	\$20,501	\$29,257	\$3,000,000	\$3,536,832	\$11,048	\$33,005	\$11,024	\$33,005	\$11,066	\$33,478
\$4,000,000	\$4,939,200	\$27,500	\$46,752	\$4,000,000	\$4,121,204	\$27,500	\$39,010	\$4,000,000	\$4,715,776	\$14,737	\$44,164	\$14,713	\$44,164	\$14,755	\$44,637
\$5,000,000	\$6,174,000	\$34,499	\$58,440	\$5,000,000	\$5,151,505	\$34,499	\$48,762	\$5,000,000	\$5,894,720	\$18,425	\$55,324	\$18,402	\$55,324	\$18,443	\$55,797
\$6,000,000	\$7,408,800	\$41,498	\$70,128	\$6,000,000	\$6,181,806	\$41,498	\$58,514	\$6,000,000	\$7,073,664	\$22,114	\$66,483	\$22,090	\$66,483	\$22,132	\$66,956
\$7,000,000	\$8,643,600	\$48,497	\$81,817	\$7,000,000	\$7,212,107	\$48,497	\$68,267	\$7,000,000	\$8,252,608	\$25,803	\$77,642	\$25,779	\$77,642	\$25,821	\$78,116
\$8,000,000	\$9,878,400	\$55,497	\$93,505	\$8,000,000	\$8,242,408	\$55,497	\$78,019	\$8,000,000	\$9,431,552	\$29,492	\$88,802	\$29,468	\$88,802	\$29,509	\$89,275
\$9,000,000	\$11,113,200	\$62,496	\$105,193	\$9,000,000	\$9,272,709	\$62,496	\$87,771	\$9,000,000	\$10,610,496	\$33,180	\$99,961	\$33,156	\$99,961	\$33,198	\$100,434
\$10,000,000	\$12,348,000	\$69,495	\$116,881	\$10,000,000	\$10,303,010	\$69,495	\$97,524	\$10,000,000	\$11,789,440	\$36,869	\$111,120	\$36,845	\$111,120	\$36,887	\$111,594
\$15,000,000	\$18,522,000	\$104,491	\$175,321	\$15,000,000	\$15,454,515	\$104,491	\$146,286	\$15,000,000	\$17,684,160	\$55,312	\$166,917	\$55,288	\$166,917	\$55,330	\$167,390
\$20,000,000	\$24,696,000	\$139,486	\$233,761	\$20,000,000	\$20,606,020	\$139,486	\$195,048	\$20,000,000	\$23,578,880	\$73,756	\$222,714	\$73,732	\$222,714	\$73,773	\$223,187
\$25,000,000	\$30,870,000	\$174,482	\$292,202	\$25,000,000	\$25,757,525	\$174,482	\$243,809	\$25,000,000	\$29,473,600	\$92,199	\$278,511	\$92,175	\$278,511	\$92,217	\$278,984
\$30,000,000	\$37,044,000	\$209,478	\$350,642	\$30,000,000	\$30,909,030	\$209,478	\$292,571	\$30,000,000	\$35,368,320	\$110,642	\$334,308	\$110,618	\$334,308	\$110,660	\$334,781
\$35,000,000	\$43,218,000	\$244,474	\$409,083	\$35,000,000	\$36,060,535	\$244,474	\$341,333	\$35,000,000	\$41,263,040	\$129,086	\$390,105	\$129,062	\$390,105	\$129,104	\$390,578
\$40,000,000	\$49,392,000	\$279,469	\$467,523	\$40,000,000	\$41,212,040	\$279,469	\$390,095	\$40,000,000	\$47,157,760	\$147,529	\$445,901	\$147,505	\$445,901	\$147,547	\$446,375
\$45,000,000	\$55,566,000	\$314,465	\$525,963	\$45,000,000	\$46,363,545	\$314,465	\$438,857	\$45,000,000	\$53,052,480	\$165,972	\$501,698	\$165,949	\$501,698	\$165,990	\$502,171
\$50,000,000	\$61,740,000	\$349,461	\$584,404	\$50,000,000	\$51,515,050	\$349,461	\$487,619	\$50,000,000	\$58,947,200	\$184,416	\$557,495	\$184,392	\$557,495	\$184,434	\$557,968

CITY OF WILLIAMSON, 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	\$400	216.86%	\$303	164.39%	(\$82)	(49.15%)	(\$58)	(40.60%)	\$374	202.53%
\$100,000	\$800	216.86%	\$606	164.39%	\$292	83.11%	\$316	96.53%	\$747	202.53%
\$150,000	\$1,200	216.86%	\$910	164.39%	\$665	124.24%	\$689	134.76%	\$1,121	202.53%
\$200,000	\$1,434	158.80%	\$1,047	115.94%	\$1,039	144.30%	\$1,063	152.72%	\$1,494	202.53%
\$250,000	\$1,669	133.16%	\$1,185	94.55%	\$1,412	156.18%	\$1,436	163.16%	\$1,868	202.53%
\$300,000	\$1,903	118.72%	\$1,323	82.50%	\$1,786	164.03%	\$1,810	169.98%	\$2,241	202.53%
\$400,000	\$2,372	103.00%	\$1,598	69.38%	\$2,533	173.77%	\$2,557	178.35%	\$2,988	202.53%
\$500,000	\$2,841	94.61%	\$1,873	62.38%	\$3,280	179.58%	\$3,304	183.30%	\$3,735	202.53%
\$600,000	\$3,310	89.39%	\$2,149	58.02%	\$4,027	183.44%	\$4,051	186.57%	\$4,482	202.53%
\$700,000	\$3,779	85.83%	\$2,424	55.05%	\$4,774	186.18%	\$4,798	188.89%	\$5,229	202.53%
\$800,000	\$4,248	83.24%	\$2,699	52.90%	\$5,521	188.24%	\$5,545	190.62%	\$5,977	202.53%
\$900,000	\$4,717	81.28%	\$2,974	51.26%	\$6,268	189.84%	\$6,292	191.96%	\$6,724	202.53%
\$1,000,000	\$5,185	79.75%	\$3,250	49.98%	\$7,015	191.11%	\$7,039	193.03%	\$7,471	202.53%
\$2,000,000	\$9,874	73.13%	\$6,003	44.46%	\$14,486	196.84%	\$14,510	197.81%	\$14,941	202.53%
\$3,000,000	\$14,563	71.04%	\$8,756	42.71%	\$21,957	198.74%	\$21,981	199.39%	\$22,412	202.53%
\$4,000,000	\$19,252	70.01%	\$11,509	41.85%	\$29,427	199.69%	\$29,451	200.17%	\$29,883	202.53%
\$5,000,000	\$23,941	69.40%	\$14,263	41.34%	\$36,898	200.26%	\$36,922	200.65%	\$37,353	202.53%
\$6,000,000	\$28,630	68.99%	\$17,016	41.00%	\$44,369	200.64%	\$44,393	200.96%	\$44,824	202.53%
\$7,000,000	\$33,319	68.70%	\$19,769	40.76%	\$51,839	200.91%	\$51,863	201.19%	\$52,295	202.53%
\$8,000,000	\$38,008	68.49%	\$22,522	40.58%	\$59,310	201.11%	\$59,334	201.35%	\$59,766	202.53%
\$9,000,000	\$42,697	68.32%	\$25,276	40.44%	\$66,781	201.27%	\$66,805	201.49%	\$67,236	202.53%
\$10,000,000	\$47,386	68.19%	\$28,029	40.33%	\$74,252	201.39%	\$74,275	201.59%	\$74,707	202.53%
\$15,000,000	\$70,830	67.79%	\$41,795	40.00%	\$111,605	201.77%	\$111,629	201.90%	\$112,060	202.53%
\$20,000,000	\$94,275	67.59%	\$55,561	39.83%	\$148,958	201.96%	\$148,982	202.06%	\$149,414	202.53%
\$25,000,000	\$117,720	67.47%	\$69,327	39.73%	\$186,312	202.08%	\$186,336	202.15%	\$186,767	202.53%
\$30,000,000	\$141,164	67.39%	\$83,093	39.67%	\$223,665	202.15%	\$223,689	202.22%	\$224,121	202.53%
\$35,000,000	\$164,609	67.33%	\$96,860	39.62%	\$261,019	202.21%	\$261,043	202.26%	\$261,474	202.53%
\$40,000,000	\$188,054	67.29%	\$110,626	39.58%	\$298,372	202.25%	\$298,396	202.30%	\$298,828	202.53%
\$45,000,000	\$211,498	67.26%	\$124,392	39.56%	\$335,726	202.28%	\$335,750	202.32%	\$336,181	202.53%
\$50,000,000	\$234,943	67.23%	\$138,158	39.53%	\$373,079	202.30%	\$373,103	202.34%	\$373,535	202.53%