

CITY OF WOODWARD, 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	\$8.20588	\$323,931	\$0	\$323,931	
2026-27	\$4.36983	\$330,410	\$5,454	\$335,864	3.7%
2027-28	\$4.44196	\$339,499	\$5,544	\$345,043	2.7%
2028-29	\$4.34454	\$351,944	\$5,423	\$357,367	3.6%
2029-30	\$4.41148	\$361,145	\$5,506	\$366,651	2.6%
2030-31	\$4.31235	\$373,984	\$5,383	\$379,366	3.5%
2031-32	\$4.37442	\$383,113	\$5,460	\$388,573	2.4%
2032-33	\$4.27596	\$396,345	\$5,337	\$401,682	3.4%
2033-34	\$4.33354	\$405,393	\$5,409	\$410,802	2.3%
2034-35	\$4.23590	\$419,018	\$5,287	\$424,305	3.3%
2035-36	\$4.28935	\$427,978	\$5,354	\$433,332	2.1%

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	\$94,373,152	\$39,475,473	\$5,465,141	\$44,940,614
2026-27	\$92,316,253	\$76,859,782	\$9,054,458	\$85,914,240
2027-28	\$94,601,368	\$77,678,147	\$10,521,208	\$88,199,355
2028-29	\$101,099,294	\$82,256,600	\$12,440,681	\$94,697,281
2029-30	\$103,422,409	\$83,112,965	\$13,907,431	\$97,020,396
2030-31	\$110,370,317	\$87,972,089	\$15,996,215	\$103,968,304
2031-32	\$112,693,432	\$88,828,454	\$17,462,965	\$106,291,419
2032-33	\$120,071,114	\$93,939,576	\$19,729,526	\$113,669,101
2033-34	\$122,394,229	\$94,795,941	\$21,196,276	\$115,992,216
2034-35	\$130,220,257	\$100,168,742	\$23,649,502	\$123,818,244
2035-36	\$132,543,372	\$101,025,107	\$25,116,252	\$126,141,359

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.04%	-1.37%	79.68%	19.05%	0.00%	1.04%
2026-27	99.47%	-16.40%	83.07%	15.75%	0.00%	0.54%
2027-28	98.89%	-16.46%	82.43%	16.42%	0.00%	0.53%
2028-29	97.65%	-15.77%	81.88%	17.06%	0.00%	0.49%
2029-30	97.13%	-15.79%	81.34%	17.63%	0.00%	0.48%
2030-31	95.96%	-15.10%	80.86%	18.19%	0.00%	0.45%
2031-32	95.52%	-15.14%	80.39%	18.69%	0.00%	0.44%
2032-33	94.45%	-14.48%	79.96%	19.19%	0.00%	0.41%
2033-34	94.07%	-14.53%	79.54%	19.62%	0.00%	0.40%
2034-35	93.08%	-13.92%	79.16%	20.07%	0.00%	0.38%
2035-36	92.76%	-13.97%	78.79%	20.46%	0.00%	0.37%

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 WOODWARD, 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	\$39,475,473	\$8.20588	\$323,931
2026-27	\$76,859,782	\$4.36983	\$335,864
2027-28	\$77,678,147	\$4.44196	\$345,043
2028-29	\$82,256,600	\$4.34454	\$357,367
2029-30	\$83,112,965	\$4.41148	\$366,651
2030-31	\$87,972,089	\$4.31235	\$379,366
2031-32	\$88,828,454	\$4.37442	\$388,573
2032-33	\$93,939,576	\$4.27596	\$401,682
2033-34	\$94,795,941	\$4.33354	\$410,802
2034-35	\$100,168,742	\$4.23590	\$424,305
2035-36	\$101,025,107	\$4.28935	\$433,332

CITY OF WOODWARD, 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	\$39,475,473	\$8.20588	\$323,931
2026-27	\$39,787,268	\$8.20588	\$326,490
2027-28	\$39,163,399	\$8.20588	\$321,370
2028-29	\$40,456,761	\$8.10000	\$327,700
2029-30	\$41,384,948	\$8.10000	\$335,218
2030-31	\$42,726,461	\$8.10000	\$346,084
2031-32	\$43,744,314	\$8.10000	\$354,329
2032-33	\$45,136,796	\$8.10000	\$365,608
2033-34	\$46,249,204	\$8.10000	\$374,619
2034-35	\$47,695,746	\$8.10000	\$386,336
2035-36	\$48,907,535	\$8.10000	\$396,151

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	\$37,072,514	(\$3.83605)	\$9,374
2027-28	\$38,514,748	(\$3.76392)	\$23,673
2028-29	\$41,799,840	(\$3.75546)	\$29,667
2029-30	\$41,728,017	(\$3.68852)	\$31,433
2030-31	\$45,245,628	(\$3.78765)	\$33,282
2031-32	\$45,084,140	(\$3.72558)	\$34,244
2032-33	\$48,802,780	(\$3.82404)	\$36,074
2033-34	\$48,546,737	(\$3.76646)	\$36,183
2034-35	\$52,472,996	(\$3.86410)	\$37,969
2035-36	\$52,117,572	(\$3.81065)	\$37,181

CITY OF WOODWARD, 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	\$195	\$266	\$50,000	\$51,515	\$195	\$222	\$50,000	\$58,947	\$176	\$39	\$150	\$39	\$195	\$254
\$100,000	\$123,480	\$389	\$532	\$100,000	\$103,030	\$389	\$444	\$100,000	\$117,894	\$370	\$293	\$345	\$293	\$389	\$508
\$150,000	\$185,220	\$584	\$799	\$150,000	\$154,545	\$584	\$666	\$150,000	\$176,842	\$565	\$547	\$540	\$547	\$584	\$763
\$200,000	\$246,960	\$953	\$1,065	\$200,000	\$206,060	\$953	\$889	\$200,000	\$235,789	\$760	\$801	\$734	\$801	\$778	\$1,017
\$250,000	\$308,700	\$1,322	\$1,331	\$250,000	\$257,575	\$1,322	\$1,111	\$250,000	\$294,736	\$954	\$1,055	\$929	\$1,055	\$973	\$1,271
\$300,000	\$370,440	\$1,692	\$1,597	\$300,000	\$309,090	\$1,692	\$1,333	\$300,000	\$353,683	\$1,149	\$1,310	\$1,123	\$1,310	\$1,168	\$1,525
\$400,000	\$493,920	\$2,430	\$2,130	\$400,000	\$412,120	\$2,430	\$1,777	\$400,000	\$471,578	\$1,538	\$1,818	\$1,513	\$1,818	\$1,557	\$2,034
\$500,000	\$617,400	\$3,169	\$2,662	\$500,000	\$515,151	\$3,169	\$2,222	\$500,000	\$589,472	\$1,927	\$2,326	\$1,902	\$2,326	\$1,946	\$2,542
\$600,000	\$740,880	\$3,907	\$3,195	\$600,000	\$618,181	\$3,907	\$2,666	\$600,000	\$707,366	\$2,316	\$2,835	\$2,291	\$2,835	\$2,335	\$3,050
\$700,000	\$864,360	\$4,646	\$3,727	\$700,000	\$721,211	\$4,646	\$3,110	\$700,000	\$825,261	\$2,706	\$3,343	\$2,680	\$3,343	\$2,725	\$3,559
\$800,000	\$987,840	\$5,384	\$4,260	\$800,000	\$824,241	\$5,384	\$3,554	\$800,000	\$943,155	\$3,095	\$3,852	\$3,070	\$3,852	\$3,114	\$4,067
\$900,000	\$1,111,320	\$6,123	\$4,792	\$900,000	\$927,271	\$6,123	\$3,999	\$900,000	\$1,061,050	\$3,484	\$4,360	\$3,459	\$4,360	\$3,503	\$4,576
\$1,000,000	\$1,234,800	\$6,861	\$5,325	\$1,000,000	\$1,030,301	\$6,861	\$4,443	\$1,000,000	\$1,178,944	\$3,873	\$4,868	\$3,848	\$4,868	\$3,892	\$5,084
\$2,000,000	\$2,469,600	\$14,247	\$10,650	\$2,000,000	\$2,060,602	\$14,247	\$8,886	\$2,000,000	\$2,357,888	\$7,765	\$9,952	\$7,740	\$9,952	\$7,784	\$10,168
\$3,000,000	\$3,704,400	\$21,632	\$15,975	\$3,000,000	\$3,090,903	\$21,632	\$13,329	\$3,000,000	\$3,536,832	\$11,658	\$15,036	\$11,632	\$15,036	\$11,677	\$15,252
\$4,000,000	\$4,939,200	\$29,017	\$21,300	\$4,000,000	\$4,121,204	\$29,017	\$17,772	\$4,000,000	\$4,715,776	\$15,550	\$20,120	\$15,525	\$20,120	\$15,569	\$20,336
\$5,000,000	\$6,174,000	\$36,403	\$26,624	\$5,000,000	\$5,151,505	\$36,403	\$22,215	\$5,000,000	\$5,894,720	\$19,442	\$25,204	\$19,417	\$25,204	\$19,461	\$25,420
\$6,000,000	\$7,408,800	\$43,788	\$31,949	\$6,000,000	\$6,181,806	\$43,788	\$26,658	\$6,000,000	\$7,073,664	\$23,334	\$30,288	\$23,309	\$30,288	\$23,353	\$30,504
\$7,000,000	\$8,643,600	\$51,173	\$37,274	\$7,000,000	\$7,212,107	\$51,173	\$31,101	\$7,000,000	\$8,252,608	\$27,226	\$35,373	\$27,201	\$35,373	\$27,245	\$35,588
\$8,000,000	\$9,878,400	\$58,558	\$42,599	\$8,000,000	\$8,242,408	\$58,558	\$35,544	\$8,000,000	\$9,431,552	\$31,119	\$40,457	\$31,093	\$40,457	\$31,137	\$40,672
\$9,000,000	\$11,113,200	\$65,944	\$47,924	\$9,000,000	\$9,272,709	\$65,944	\$39,987	\$9,000,000	\$10,610,496	\$35,011	\$45,541	\$34,985	\$45,541	\$35,030	\$45,756
\$10,000,000	\$12,348,000	\$73,329	\$53,249	\$10,000,000	\$10,303,010	\$73,329	\$44,430	\$10,000,000	\$11,789,440	\$38,903	\$50,625	\$38,878	\$50,625	\$38,922	\$50,840
\$15,000,000	\$18,522,000	\$110,255	\$79,873	\$15,000,000	\$15,454,515	\$110,255	\$66,645	\$15,000,000	\$17,684,160	\$58,364	\$76,045	\$58,339	\$76,045	\$58,383	\$76,260
\$20,000,000	\$24,696,000	\$147,182	\$106,498	\$20,000,000	\$20,606,020	\$147,182	\$88,860	\$20,000,000	\$23,578,880	\$77,825	\$101,465	\$77,799	\$101,465	\$77,844	\$101,680
\$25,000,000	\$30,870,000	\$184,108	\$133,122	\$25,000,000	\$25,757,525	\$184,108	\$111,075	\$25,000,000	\$29,473,600	\$97,286	\$126,885	\$97,260	\$126,885	\$97,305	\$127,100
\$30,000,000	\$37,044,000	\$221,035	\$159,747	\$30,000,000	\$30,909,030	\$221,035	\$133,291	\$30,000,000	\$35,368,320	\$116,747	\$152,305	\$116,721	\$152,305	\$116,765	\$152,521
\$35,000,000	\$43,218,000	\$257,961	\$186,371	\$35,000,000	\$36,060,535	\$257,961	\$155,506	\$35,000,000	\$41,263,040	\$136,207	\$177,725	\$136,182	\$177,725	\$136,226	\$177,941
\$40,000,000	\$49,392,000	\$294,888	\$212,996	\$40,000,000	\$41,212,040	\$294,888	\$177,721	\$40,000,000	\$47,157,760	\$155,668	\$203,145	\$155,643	\$203,145	\$155,687	\$203,361
\$45,000,000	\$55,566,000	\$331,814	\$239,620	\$45,000,000	\$46,363,545	\$331,814	\$199,936	\$45,000,000	\$53,052,480	\$175,129	\$228,565	\$175,104	\$228,565	\$175,148	\$228,781
\$50,000,000	\$61,740,000	\$368,741	\$266,244	\$50,000,000	\$51,515,050	\$368,741	\$222,151	\$50,000,000	\$58,947,200	\$194,590	\$253,985	\$194,565	\$253,985	\$194,609	\$254,201

CITY OF WOODWARD, 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	\$72	36.81%	\$28	14.15%	(\$137)	(78.04%)	(\$112)	(74.35%)	\$60	30.62%
\$100,000	\$143	36.81%	\$55	14.15%	(\$78)	(20.94%)	(\$52)	(15.15%)	\$119	30.62%
\$150,000	\$215	36.81%	\$83	14.15%	(\$18)	(3.18%)	\$7	1.36%	\$179	30.62%
\$200,000	\$112	11.74%	(\$64)	(6.77%)	\$42	5.48%	\$67	9.11%	\$238	30.62%
\$250,000	\$9	0.67%	(\$212)	(16.00%)	\$101	10.61%	\$127	13.62%	\$298	30.62%
\$300,000	(\$94)	(5.57%)	(\$359)	(21.21%)	\$161	14.00%	\$186	16.57%	\$358	30.62%
\$400,000	(\$300)	(12.35%)	(\$653)	(26.87%)	\$280	18.21%	\$305	20.18%	\$477	30.62%
\$500,000	(\$506)	(15.98%)	(\$947)	(29.89%)	\$399	20.71%	\$424	22.32%	\$596	30.62%
\$600,000	(\$712)	(18.23%)	(\$1,241)	(31.77%)	\$518	22.38%	\$544	23.73%	\$715	30.62%
\$700,000	(\$918)	(19.77%)	(\$1,536)	(33.05%)	\$638	23.56%	\$663	24.73%	\$834	30.62%
\$800,000	(\$1,124)	(20.88%)	(\$1,830)	(33.99%)	\$757	24.45%	\$782	25.48%	\$953	30.62%
\$900,000	(\$1,330)	(21.73%)	(\$2,124)	(34.69%)	\$876	25.14%	\$901	26.06%	\$1,073	30.62%
\$1,000,000	(\$1,536)	(22.39%)	(\$2,418)	(35.25%)	\$995	25.69%	\$1,020	26.52%	\$1,192	30.62%
\$2,000,000	(\$3,597)	(25.25%)	(\$5,361)	(37.63%)	\$2,187	28.16%	\$2,212	28.58%	\$2,384	30.62%
\$3,000,000	(\$5,657)	(26.15%)	(\$8,303)	(38.38%)	\$3,379	28.98%	\$3,404	29.26%	\$3,576	30.62%
\$4,000,000	(\$7,718)	(26.60%)	(\$11,245)	(38.75%)	\$4,571	29.39%	\$4,596	29.60%	\$4,767	30.62%
\$5,000,000	(\$9,778)	(26.86%)	(\$14,187)	(38.97%)	\$5,762	29.64%	\$5,788	29.81%	\$5,959	30.62%
\$6,000,000	(\$11,838)	(27.04%)	(\$17,130)	(39.12%)	\$6,954	29.80%	\$6,980	29.94%	\$7,151	30.62%
\$7,000,000	(\$13,899)	(27.16%)	(\$20,072)	(39.22%)	\$8,146	29.92%	\$8,171	30.04%	\$8,343	30.62%
\$8,000,000	(\$15,959)	(27.25%)	(\$23,014)	(39.30%)	\$9,338	30.01%	\$9,363	30.11%	\$9,535	30.62%
\$9,000,000	(\$18,020)	(27.33%)	(\$25,957)	(39.36%)	\$10,530	30.08%	\$10,555	30.17%	\$10,727	30.62%
\$10,000,000	(\$20,080)	(27.38%)	(\$28,899)	(39.41%)	\$11,722	30.13%	\$11,747	30.22%	\$11,918	30.62%
\$15,000,000	(\$30,382)	(27.56%)	(\$43,610)	(39.55%)	\$17,681	30.29%	\$17,706	30.35%	\$17,878	30.62%
\$20,000,000	(\$40,684)	(27.64%)	(\$58,322)	(39.63%)	\$23,640	30.38%	\$23,665	30.42%	\$23,837	30.62%
\$25,000,000	(\$50,986)	(27.69%)	(\$73,033)	(39.67%)	\$29,599	30.43%	\$29,625	30.46%	\$29,796	30.62%
\$30,000,000	(\$61,288)	(27.73%)	(\$87,744)	(39.70%)	\$35,558	30.46%	\$35,584	30.49%	\$35,755	30.62%
\$35,000,000	(\$71,590)	(27.75%)	(\$102,456)	(39.72%)	\$41,518	30.48%	\$41,543	30.51%	\$41,714	30.62%
\$40,000,000	(\$81,892)	(27.77%)	(\$117,167)	(39.73%)	\$47,477	30.50%	\$47,502	30.52%	\$47,674	30.62%
\$45,000,000	(\$92,194)	(27.78%)	(\$131,878)	(39.74%)	\$53,436	30.51%	\$53,461	30.53%	\$53,633	30.62%
\$50,000,000	(\$102,496)	(27.80%)	(\$146,590)	(39.75%)	\$59,395	30.52%	\$59,420	30.54%	\$59,592	30.62%