

CITY OF WHAT CHEER, 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	\$7.86410	\$67,500	\$0	\$67,500	
2026-27	\$6.03806	\$68,850	\$9	\$68,860	2.0%
2027-28	\$6.08493	\$69,204	\$9	\$69,214	0.5%
2028-29	\$5.81606	\$70,598	\$9	\$70,607	2.0%
2029-30	\$5.84531	\$70,960	\$9	\$70,969	0.5%
2030-31	\$5.58167	\$72,388	\$9	\$72,397	2.0%
2031-32	\$5.60973	\$72,759	\$9	\$72,768	0.5%
2032-33	\$5.36534	\$74,223	\$8	\$74,231	2.0%
2033-34	\$5.39230	\$74,603	\$8	\$74,611	0.5%
2034-35	\$5.16497	\$76,103	\$8	\$76,111	2.0%
2035-36	\$5.19092	\$76,492	\$8	\$76,500	0.5%

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	\$19,868,560	\$8,583,367	\$0	\$8,583,367
2026-27	\$13,688,239	\$11,404,302	\$0	\$11,404,302
2027-28	\$13,658,531	\$11,374,594	\$0	\$11,374,594
2028-29	\$14,423,929	\$12,139,992	\$0	\$12,139,992
2029-30	\$14,425,135	\$12,141,198	\$0	\$12,141,198
2030-31	\$15,254,439	\$12,970,502	\$0	\$12,970,502
2031-32	\$15,255,644	\$12,971,707	\$0	\$12,971,707
2032-33	\$16,119,314	\$13,835,377	\$0	\$13,835,377
2033-34	\$16,120,519	\$13,836,582	\$0	\$13,836,582
2034-35	\$17,019,984	\$14,736,047	\$0	\$14,736,047
2035-36	\$17,021,190	\$14,737,253	\$0	\$14,737,253

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.27%	-5.15%	82.12%	13.99%	0.00%	3.89%
2026-27	150.96%	-72.56%	78.40%	18.66%	0.00%	2.93%
2027-28	151.36%	-73.02%	78.34%	18.71%	0.00%	2.93%
2028-29	147.51%	-68.67%	78.83%	18.41%	0.00%	2.75%
2029-30	147.51%	-68.67%	78.84%	18.41%	0.00%	2.75%
2030-31	143.61%	-64.28%	79.33%	18.09%	0.00%	2.57%
2031-32	143.61%	-64.28%	79.33%	18.09%	0.00%	2.57%
2032-33	140.04%	-60.27%	79.77%	17.81%	0.00%	2.41%
2033-34	140.04%	-60.26%	79.77%	17.81%	0.00%	2.41%
2034-35	136.76%	-56.59%	80.17%	17.56%	0.00%	2.26%
2035-36	136.76%	-56.59%	80.17%	17.56%	0.00%	2.26%

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 WHAT CHEER, 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	\$8,583,367	\$7.86410	\$67,500
2026-27	\$11,404,302	\$6.03806	\$68,860
2027-28	\$11,374,594	\$6.08493	\$69,214
2028-29	\$12,139,992	\$5.81606	\$70,607
2029-30	\$12,141,198	\$5.84531	\$70,969
2030-31	\$12,970,502	\$5.58167	\$72,397
2031-32	\$12,971,707	\$5.60973	\$72,768
2032-33	\$13,835,377	\$5.36534	\$74,231
2033-34	\$13,836,582	\$5.39230	\$74,611
2034-35	\$14,736,047	\$5.16497	\$76,111
2035-36	\$14,737,253	\$5.19092	\$76,500

CITY OF WHAT CHEER, 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	\$8,583,367	\$7.86410	\$67,500
2026-27	\$8,710,823	\$7.86410	\$68,503
2027-28	\$8,873,044	\$7.86410	\$69,779
2028-29	\$9,170,067	\$7.86410	\$72,114
2029-30	\$9,340,775	\$7.86410	\$73,457
2030-31	\$9,653,189	\$7.86410	\$75,914
2031-32	\$9,832,803	\$7.86410	\$77,326
2032-33	\$10,161,395	\$7.86410	\$79,910
2033-34	\$10,350,413	\$7.86410	\$81,397
2034-35	\$10,696,035	\$7.86410	\$84,115
2035-36	\$10,894,922	\$7.86410	\$85,679

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	\$2,693,479	(\$1.82604)	\$357
2027-28	\$2,501,550	(\$1.77917)	-\$565
2028-29	\$2,969,925	(\$2.04804)	-\$1,507
2029-30	\$2,800,423	(\$2.01879)	-\$2,488
2030-31	\$3,317,313	(\$2.28243)	-\$3,517
2031-32	\$3,138,904	(\$2.25437)	-\$4,558
2032-33	\$3,673,981	(\$2.49876)	-\$5,679
2033-34	\$3,486,169	(\$2.47180)	-\$6,786
2034-35	\$4,040,012	(\$2.69913)	-\$8,003
2035-36	\$3,842,331	(\$2.67318)	-\$9,179

CITY OF WHAT CHEER, 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	\$187	\$345	\$50,000	\$51,515	\$187	\$288	\$50,000	\$58,947	\$168	\$50	\$144	\$50	\$187	\$329
\$100,000	\$123,480	\$373	\$689	\$100,000	\$103,030	\$373	\$575	\$100,000	\$117,894	\$355	\$379	\$331	\$379	\$373	\$658
\$150,000	\$185,220	\$560	\$1,034	\$150,000	\$154,545	\$560	\$863	\$150,000	\$176,842	\$541	\$708	\$517	\$708	\$560	\$987
\$200,000	\$246,960	\$913	\$1,378	\$200,000	\$206,060	\$913	\$1,150	\$200,000	\$235,789	\$728	\$1,037	\$704	\$1,037	\$746	\$1,316
\$250,000	\$308,700	\$1,267	\$1,723	\$250,000	\$257,575	\$1,267	\$1,438	\$250,000	\$294,736	\$914	\$1,366	\$890	\$1,366	\$933	\$1,645
\$300,000	\$370,440	\$1,621	\$2,068	\$300,000	\$309,090	\$1,621	\$1,725	\$300,000	\$353,683	\$1,101	\$1,695	\$1,077	\$1,695	\$1,119	\$1,974
\$400,000	\$493,920	\$2,329	\$2,757	\$400,000	\$412,120	\$2,329	\$2,300	\$400,000	\$471,578	\$1,474	\$2,353	\$1,450	\$2,353	\$1,492	\$2,632
\$500,000	\$617,400	\$3,037	\$3,446	\$500,000	\$515,151	\$3,037	\$2,875	\$500,000	\$589,472	\$1,847	\$3,011	\$1,823	\$3,011	\$1,865	\$3,290
\$600,000	\$740,880	\$3,744	\$4,135	\$600,000	\$618,181	\$3,744	\$3,450	\$600,000	\$707,366	\$2,220	\$3,669	\$2,196	\$3,669	\$2,238	\$3,948
\$700,000	\$864,360	\$4,452	\$4,825	\$700,000	\$721,211	\$4,452	\$4,026	\$700,000	\$825,261	\$2,593	\$4,327	\$2,569	\$4,327	\$2,611	\$4,606
\$800,000	\$987,840	\$5,160	\$5,514	\$800,000	\$824,241	\$5,160	\$4,601	\$800,000	\$943,155	\$2,966	\$4,985	\$2,942	\$4,985	\$2,984	\$5,264
\$900,000	\$1,111,320	\$5,868	\$6,203	\$900,000	\$927,271	\$5,868	\$5,176	\$900,000	\$1,061,050	\$3,339	\$5,643	\$3,315	\$5,643	\$3,357	\$5,922
\$1,000,000	\$1,234,800	\$6,576	\$6,892	\$1,000,000	\$1,030,301	\$6,576	\$5,751	\$1,000,000	\$1,178,944	\$3,712	\$6,301	\$3,688	\$6,301	\$3,730	\$6,580
\$2,000,000	\$2,469,600	\$13,653	\$13,784	\$2,000,000	\$2,060,602	\$13,653	\$11,502	\$2,000,000	\$2,357,888	\$7,442	\$12,882	\$7,418	\$12,882	\$7,460	\$13,161
\$3,000,000	\$3,704,400	\$20,731	\$20,677	\$3,000,000	\$3,090,903	\$20,731	\$17,252	\$3,000,000	\$3,536,832	\$11,172	\$19,462	\$11,148	\$19,462	\$11,190	\$19,741
\$4,000,000	\$4,939,200	\$27,809	\$27,569	\$4,000,000	\$4,121,204	\$27,809	\$23,003	\$4,000,000	\$4,715,776	\$14,902	\$26,043	\$14,878	\$26,043	\$14,920	\$26,322
\$5,000,000	\$6,174,000	\$34,886	\$34,461	\$5,000,000	\$5,151,505	\$34,886	\$28,754	\$5,000,000	\$5,894,720	\$18,632	\$32,623	\$18,608	\$32,623	\$18,650	\$32,902
\$6,000,000	\$7,408,800	\$41,964	\$41,353	\$6,000,000	\$6,181,806	\$41,964	\$34,505	\$6,000,000	\$7,073,664	\$22,362	\$39,204	\$22,338	\$39,204	\$22,380	\$39,483
\$7,000,000	\$8,643,600	\$49,042	\$48,246	\$7,000,000	\$7,212,107	\$49,042	\$40,256	\$7,000,000	\$8,252,608	\$26,092	\$45,784	\$26,068	\$45,784	\$26,110	\$46,063
\$8,000,000	\$9,878,400	\$56,119	\$55,138	\$8,000,000	\$8,242,408	\$56,119	\$46,006	\$8,000,000	\$9,431,552	\$29,822	\$52,365	\$29,798	\$52,365	\$29,841	\$52,644
\$9,000,000	\$11,113,200	\$63,197	\$62,030	\$9,000,000	\$9,272,709	\$63,197	\$51,757	\$9,000,000	\$10,610,496	\$33,553	\$58,945	\$33,528	\$58,945	\$33,571	\$59,224
\$10,000,000	\$12,348,000	\$70,275	\$68,922	\$10,000,000	\$10,303,010	\$70,275	\$57,508	\$10,000,000	\$11,789,440	\$37,283	\$65,526	\$37,258	\$65,526	\$37,301	\$65,805
\$15,000,000	\$18,522,000	\$105,663	\$103,384	\$15,000,000	\$15,454,515	\$105,663	\$86,262	\$15,000,000	\$17,684,160	\$55,933	\$98,428	\$55,909	\$98,428	\$55,951	\$98,707
\$20,000,000	\$24,696,000	\$141,052	\$137,845	\$20,000,000	\$20,606,020	\$141,052	\$115,016	\$20,000,000	\$23,578,880	\$74,583	\$131,330	\$74,559	\$131,330	\$74,601	\$131,610
\$25,000,000	\$30,870,000	\$176,440	\$172,306	\$25,000,000	\$25,757,525	\$176,440	\$143,770	\$25,000,000	\$29,473,600	\$93,234	\$164,233	\$93,209	\$164,233	\$93,252	\$164,512
\$30,000,000	\$37,044,000	\$211,829	\$206,767	\$30,000,000	\$30,909,030	\$211,829	\$172,524	\$30,000,000	\$35,368,320	\$111,884	\$197,135	\$111,860	\$197,135	\$111,902	\$197,414
\$35,000,000	\$43,218,000	\$247,217	\$241,229	\$35,000,000	\$36,060,535	\$247,217	\$201,278	\$35,000,000	\$41,263,040	\$130,534	\$230,038	\$130,510	\$230,038	\$130,552	\$230,317
\$40,000,000	\$49,392,000	\$282,605	\$275,690	\$40,000,000	\$41,212,040	\$282,605	\$230,032	\$40,000,000	\$47,157,760	\$149,185	\$262,940	\$149,160	\$262,940	\$149,203	\$263,219
\$45,000,000	\$55,566,000	\$317,994	\$310,151	\$45,000,000	\$46,363,545	\$317,994	\$258,786	\$45,000,000	\$53,052,480	\$167,835	\$295,842	\$167,811	\$295,842	\$167,853	\$296,121
\$50,000,000	\$61,740,000	\$353,382	\$344,612	\$50,000,000	\$51,515,050	\$353,382	\$287,540	\$50,000,000	\$58,947,200	\$186,485	\$328,745	\$186,461	\$328,745	\$186,503	\$329,024

CITY OF WHAT CHEER, 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	\$158	84.78%	\$101	54.17%	(\$118)	(70.35%)	(\$94)	(65.36%)	\$143	76.42%
\$100,000	\$316	84.78%	\$202	54.17%	\$24	6.78%	\$48	14.60%	\$285	76.42%
\$150,000	\$474	84.78%	\$303	54.17%	\$167	30.77%	\$191	36.90%	\$428	76.42%
\$200,000	\$465	50.91%	\$237	25.92%	\$309	42.46%	\$333	47.37%	\$570	76.42%
\$250,000	\$456	35.97%	\$170	13.45%	\$452	49.39%	\$476	53.46%	\$713	76.42%
\$300,000	\$447	27.54%	\$104	6.42%	\$594	53.97%	\$618	57.43%	\$855	76.42%
\$400,000	\$428	18.38%	(\$29)	(1.23%)	\$879	59.65%	\$903	62.32%	\$1,140	76.42%
\$500,000	\$409	13.48%	(\$161)	(5.31%)	\$1,164	63.03%	\$1,188	65.20%	\$1,425	76.42%
\$600,000	\$391	10.44%	(\$294)	(7.85%)	\$1,449	65.28%	\$1,473	67.11%	\$1,710	76.42%
\$700,000	\$372	8.36%	(\$427)	(9.58%)	\$1,734	66.88%	\$1,759	68.46%	\$1,995	76.42%
\$800,000	\$354	6.86%	(\$559)	(10.84%)	\$2,019	68.08%	\$2,044	69.47%	\$2,280	76.42%
\$900,000	\$335	5.71%	(\$692)	(11.79%)	\$2,304	69.01%	\$2,329	70.25%	\$2,565	76.42%
\$1,000,000	\$317	4.82%	(\$825)	(12.54%)	\$2,589	69.76%	\$2,614	70.87%	\$2,850	76.42%
\$2,000,000	\$131	0.96%	(\$2,152)	(15.76%)	\$5,440	73.10%	\$5,464	73.66%	\$5,701	76.42%
\$3,000,000	(\$54)	(0.26%)	(\$3,479)	(16.78%)	\$8,290	74.20%	\$8,314	74.58%	\$8,551	76.42%
\$4,000,000	(\$240)	(0.86%)	(\$4,805)	(17.28%)	\$11,141	74.76%	\$11,165	75.04%	\$11,402	76.42%
\$5,000,000	(\$425)	(1.22%)	(\$6,132)	(17.58%)	\$13,991	75.09%	\$14,015	75.32%	\$14,252	76.42%
\$6,000,000	(\$611)	(1.45%)	(\$7,459)	(17.78%)	\$16,841	75.31%	\$16,866	75.50%	\$17,102	76.42%
\$7,000,000	(\$796)	(1.62%)	(\$8,786)	(17.92%)	\$19,692	75.47%	\$19,716	75.63%	\$19,953	76.42%
\$8,000,000	(\$981)	(1.75%)	(\$10,113)	(18.02%)	\$22,542	75.59%	\$22,567	75.73%	\$22,803	76.42%
\$9,000,000	(\$1,167)	(1.85%)	(\$11,440)	(18.10%)	\$25,393	75.68%	\$25,417	75.81%	\$25,654	76.42%
\$10,000,000	(\$1,352)	(1.92%)	(\$12,767)	(18.17%)	\$28,243	75.75%	\$28,267	75.87%	\$28,504	76.42%
\$15,000,000	(\$2,280)	(2.16%)	(\$19,401)	(18.36%)	\$42,495	75.98%	\$42,519	76.05%	\$42,756	76.42%
\$20,000,000	(\$3,207)	(2.27%)	(\$26,036)	(18.46%)	\$56,747	76.09%	\$56,771	76.14%	\$57,008	76.42%
\$25,000,000	(\$4,134)	(2.34%)	(\$32,670)	(18.52%)	\$70,999	76.15%	\$71,023	76.20%	\$71,260	76.42%
\$30,000,000	(\$5,061)	(2.39%)	(\$39,305)	(18.55%)	\$85,251	76.20%	\$85,275	76.23%	\$85,512	76.42%
\$35,000,000	(\$5,988)	(2.42%)	(\$45,939)	(18.58%)	\$99,503	76.23%	\$99,528	76.26%	\$99,764	76.42%
\$40,000,000	(\$6,916)	(2.45%)	(\$52,573)	(18.60%)	\$113,755	76.25%	\$113,780	76.28%	\$114,016	76.42%
\$45,000,000	(\$7,843)	(2.47%)	(\$59,208)	(18.62%)	\$128,007	76.27%	\$128,032	76.30%	\$128,268	76.42%
\$50,000,000	(\$8,770)	(2.48%)	(\$65,842)	(18.63%)	\$142,259	76.28%	\$142,284	76.31%	\$142,520	76.42%