

CITY OF WOOLSTOCK, 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	\$8.37000	\$50,924	\$0	\$50,924	
2026-27	\$5.60007	\$51,943	\$65	\$52,008	2.1%
2027-28	\$5.63570	\$52,268	\$65	\$52,333	0.6%
2028-29	\$5.50868	\$53,380	\$64	\$53,444	2.1%
2029-30	\$5.53769	\$53,711	\$64	\$53,775	0.6%
2030-31	\$5.40732	\$54,851	\$63	\$54,913	2.1%
2031-32	\$5.43574	\$55,188	\$63	\$55,251	0.6%
2032-33	\$5.30802	\$56,356	\$62	\$56,418	2.1%
2033-34	\$5.33585	\$56,700	\$62	\$56,762	0.6%
2034-35	\$5.21072	\$57,897	\$60	\$57,957	2.1%
2035-36	\$5.23799	\$58,247	\$61	\$58,308	0.6%

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	\$11,251,976	\$6,084,158	\$0	\$6,084,158
2026-27	\$10,119,504	\$9,287,004	\$0	\$9,287,004
2027-28	\$10,118,527	\$9,286,027	\$0	\$9,286,027
2028-29	\$10,534,248	\$9,701,748	\$0	\$9,701,748
2029-30	\$10,543,270	\$9,710,770	\$0	\$9,710,770
2030-31	\$10,987,893	\$10,155,393	\$0	\$10,155,393
2031-32	\$10,996,915	\$10,164,415	\$0	\$10,164,415
2032-33	\$11,461,260	\$10,628,760	\$0	\$10,628,760
2033-34	\$11,470,282	\$10,637,782	\$0	\$10,637,782
2034-35	\$11,955,206	\$11,122,706	\$0	\$11,122,706
2035-36	\$11,964,229	\$11,131,729	\$0	\$11,131,729

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	51.01%	-2.58%	48.43%	26.40%	0.00%	0.00%
2026-27	76.91%	-23.39%	53.52%	28.11%	0.00%	0.00%
2027-28	77.05%	-23.53%	53.52%	28.11%	0.00%	0.00%
2028-29	76.82%	-22.65%	54.17%	28.25%	0.00%	0.00%
2029-30	76.86%	-22.65%	54.21%	28.22%	0.00%	0.00%
2030-31	76.55%	-21.69%	54.87%	28.34%	0.00%	0.00%
2031-32	76.60%	-21.69%	54.91%	28.31%	0.00%	0.00%
2032-33	76.29%	-20.77%	55.52%	28.43%	0.00%	0.00%
2033-34	76.34%	-20.78%	55.56%	28.41%	0.00%	0.00%
2034-35	76.03%	-19.89%	56.14%	28.53%	0.00%	0.00%
2035-36	76.07%	-19.90%	56.18%	28.50%	0.00%	0.00%

**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 WOOLSTOCK, 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	\$6,084,158	\$8.37000	\$50,924
2026-27	\$9,287,004	\$5.60007	\$52,008
2027-28	\$9,286,027	\$5.63570	\$52,333
2028-29	\$9,701,748	\$5.50868	\$53,444
2029-30	\$9,710,770	\$5.53769	\$53,775
2030-31	\$10,155,393	\$5.40732	\$54,913
2031-32	\$10,164,415	\$5.43574	\$55,251
2032-33	\$10,628,760	\$5.30802	\$56,418
2033-34	\$10,637,782	\$5.33585	\$56,762
2034-35	\$11,122,706	\$5.21072	\$57,957
2035-36	\$11,131,729	\$5.23799	\$58,308

CITY OF WOOLSTOCK, 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	\$6,084,158	\$8.37000	\$50,924
2026-27	\$6,275,877	\$8.28713	\$52,009
2027-28	\$6,348,045	\$8.28713	\$52,607
2028-29	\$6,538,277	\$8.10000	\$52,960
2029-30	\$6,614,236	\$8.10000	\$53,575
2030-31	\$6,814,315	\$8.10000	\$55,196
2031-32	\$6,894,253	\$8.10000	\$55,843
2032-33	\$7,104,681	\$8.10000	\$57,548
2033-34	\$7,188,819	\$8.10000	\$58,229
2034-35	\$7,410,133	\$8.10000	\$60,022
2035-36	\$7,498,681	\$8.10000	\$60,739

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	\$3,011,128	(\$2.68706)	-\$1
2027-28	\$2,937,982	(\$2.65143)	-\$274
2028-29	\$3,163,471	(\$2.59132)	\$484
2029-30	\$3,096,534	(\$2.56231)	\$200
2030-31	\$3,341,077	(\$2.69268)	-\$282
2031-32	\$3,270,162	(\$2.66426)	-\$592
2032-33	\$3,524,079	(\$2.79198)	-\$1,130
2033-34	\$3,448,962	(\$2.76415)	-\$1,468
2034-35	\$3,712,573	(\$2.88928)	-\$2,065
2035-36	\$3,633,048	(\$2.86201)	-\$2,431

CITY OF WOOLSTOCK, 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	\$199	\$334	\$50,000	\$51,515	\$199	\$279	\$50,000	\$58,947	\$179	\$48	\$153	\$48	\$199	\$319
\$100,000	\$123,480	\$397	\$668	\$100,000	\$103,030	\$397	\$557	\$100,000	\$117,894	\$378	\$367	\$352	\$367	\$397	\$637
\$150,000	\$185,220	\$596	\$1,002	\$150,000	\$154,545	\$596	\$836	\$150,000	\$176,842	\$576	\$686	\$550	\$686	\$596	\$956
\$200,000	\$246,960	\$972	\$1,335	\$200,000	\$206,060	\$972	\$1,114	\$200,000	\$235,789	\$775	\$1,005	\$749	\$1,005	\$794	\$1,275
\$250,000	\$308,700	\$1,349	\$1,669	\$250,000	\$257,575	\$1,349	\$1,393	\$250,000	\$294,736	\$973	\$1,323	\$947	\$1,323	\$993	\$1,594
\$300,000	\$370,440	\$1,725	\$2,003	\$300,000	\$309,090	\$1,725	\$1,671	\$300,000	\$353,683	\$1,172	\$1,642	\$1,146	\$1,642	\$1,191	\$1,912
\$400,000	\$493,920	\$2,479	\$2,671	\$400,000	\$412,120	\$2,479	\$2,228	\$400,000	\$471,578	\$1,569	\$2,280	\$1,543	\$2,280	\$1,588	\$2,550
\$500,000	\$617,400	\$3,232	\$3,338	\$500,000	\$515,151	\$3,232	\$2,786	\$500,000	\$589,472	\$1,966	\$2,917	\$1,940	\$2,917	\$1,985	\$3,187
\$600,000	\$740,880	\$3,985	\$4,006	\$600,000	\$618,181	\$3,985	\$3,343	\$600,000	\$707,366	\$2,363	\$3,555	\$2,337	\$3,555	\$2,382	\$3,825
\$700,000	\$864,360	\$4,739	\$4,674	\$700,000	\$721,211	\$4,739	\$3,900	\$700,000	\$825,261	\$2,760	\$4,192	\$2,734	\$4,192	\$2,779	\$4,462
\$800,000	\$987,840	\$5,492	\$5,342	\$800,000	\$824,241	\$5,492	\$4,457	\$800,000	\$943,155	\$3,157	\$4,830	\$3,131	\$4,830	\$3,176	\$5,100
\$900,000	\$1,111,320	\$6,245	\$6,009	\$900,000	\$927,271	\$6,245	\$5,014	\$900,000	\$1,061,050	\$3,554	\$5,467	\$3,528	\$5,467	\$3,573	\$5,737
\$1,000,000	\$1,234,800	\$6,999	\$6,677	\$1,000,000	\$1,030,301	\$6,999	\$5,571	\$1,000,000	\$1,178,944	\$3,951	\$6,105	\$3,925	\$6,105	\$3,970	\$6,375
\$2,000,000	\$2,469,600	\$14,532	\$13,354	\$2,000,000	\$2,060,602	\$14,532	\$11,142	\$2,000,000	\$2,357,888	\$7,921	\$12,479	\$7,895	\$12,479	\$7,940	\$12,750
\$3,000,000	\$3,704,400	\$22,065	\$20,031	\$3,000,000	\$3,090,903	\$22,065	\$16,714	\$3,000,000	\$3,536,832	\$11,891	\$18,854	\$11,865	\$18,854	\$11,910	\$19,125
\$4,000,000	\$4,939,200	\$29,598	\$26,708	\$4,000,000	\$4,121,204	\$29,598	\$22,285	\$4,000,000	\$4,715,776	\$15,861	\$25,229	\$15,835	\$25,229	\$15,880	\$25,500
\$5,000,000	\$6,174,000	\$37,131	\$33,385	\$5,000,000	\$5,151,505	\$37,131	\$27,856	\$5,000,000	\$5,894,720	\$19,831	\$31,604	\$19,805	\$31,604	\$19,850	\$31,875
\$6,000,000	\$7,408,800	\$44,664	\$40,062	\$6,000,000	\$6,181,806	\$44,664	\$33,427	\$6,000,000	\$7,073,664	\$23,801	\$37,979	\$23,775	\$37,979	\$23,820	\$38,250
\$7,000,000	\$8,643,600	\$52,197	\$46,739	\$7,000,000	\$7,212,107	\$52,197	\$38,998	\$7,000,000	\$8,252,608	\$27,771	\$44,354	\$27,745	\$44,354	\$27,790	\$44,624
\$8,000,000	\$9,878,400	\$59,730	\$53,416	\$8,000,000	\$8,242,408	\$59,730	\$44,569	\$8,000,000	\$9,431,552	\$31,741	\$50,729	\$31,715	\$50,729	\$31,760	\$50,999
\$9,000,000	\$11,113,200	\$67,263	\$60,093	\$9,000,000	\$9,272,709	\$67,263	\$50,141	\$9,000,000	\$10,610,496	\$35,711	\$57,104	\$35,685	\$57,104	\$35,730	\$57,374
\$10,000,000	\$12,348,000	\$74,796	\$66,770	\$10,000,000	\$10,303,010	\$74,796	\$55,712	\$10,000,000	\$11,789,440	\$39,681	\$63,479	\$39,655	\$63,479	\$39,700	\$63,749
\$15,000,000	\$18,522,000	\$112,461	\$100,154	\$15,000,000	\$15,454,515	\$112,461	\$83,568	\$15,000,000	\$17,684,160	\$59,531	\$95,354	\$59,505	\$95,354	\$59,550	\$95,624
\$20,000,000	\$24,696,000	\$150,126	\$133,539	\$20,000,000	\$20,606,020	\$150,126	\$111,423	\$20,000,000	\$23,578,880	\$79,381	\$127,228	\$79,355	\$127,228	\$79,400	\$127,499
\$25,000,000	\$30,870,000	\$187,791	\$166,924	\$25,000,000	\$25,757,525	\$187,791	\$139,279	\$25,000,000	\$29,473,600	\$99,231	\$159,103	\$99,206	\$159,103	\$99,251	\$159,373
\$30,000,000	\$37,044,000	\$225,456	\$200,309	\$30,000,000	\$30,909,030	\$225,456	\$167,135	\$30,000,000	\$35,368,320	\$119,081	\$190,977	\$119,056	\$190,977	\$119,101	\$191,248
\$35,000,000	\$43,218,000	\$263,121	\$233,694	\$35,000,000	\$36,060,535	\$263,121	\$194,991	\$35,000,000	\$41,263,040	\$138,932	\$222,852	\$138,906	\$222,852	\$138,951	\$223,122
\$40,000,000	\$49,392,000	\$300,786	\$267,078	\$40,000,000	\$41,212,040	\$300,786	\$222,847	\$40,000,000	\$47,157,760	\$158,782	\$254,727	\$158,756	\$254,727	\$158,801	\$254,997
\$45,000,000	\$55,566,000	\$338,451	\$300,463	\$45,000,000	\$46,363,545	\$338,451	\$250,703	\$45,000,000	\$53,052,480	\$178,632	\$286,601	\$178,606	\$286,601	\$178,651	\$286,872
\$50,000,000	\$61,740,000	\$376,116	\$333,848	\$50,000,000	\$51,515,050	\$376,116	\$278,558	\$50,000,000	\$58,947,200	\$198,482	\$318,476	\$198,456	\$318,476	\$198,501	\$318,746

CITY OF            WOOLSTOCK, 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	\$135	68.18%	\$80	40.33%	(\$131)	(73.01%)	(\$105)	(68.47%)	\$120	60.58%
\$100,000	\$271	68.18%	\$160	40.33%	(\$11)	(2.81%)	\$15	4.31%	\$240	60.58%
\$150,000	\$406	68.18%	\$240	40.33%	\$110	19.02%	\$135	24.60%	\$361	60.58%
\$200,000	\$363	37.36%	\$142	14.61%	\$230	29.67%	\$256	34.14%	\$481	60.58%
\$250,000	\$320	23.76%	\$44	3.26%	\$350	35.97%	\$376	39.68%	\$601	60.58%
\$300,000	\$278	16.09%	(\$54)	(3.14%)	\$470	40.14%	\$496	43.30%	\$721	60.58%
\$400,000	\$192	7.75%	(\$250)	(10.10%)	\$711	45.31%	\$737	47.74%	\$962	60.58%
\$500,000	\$106	3.29%	(\$446)	(13.81%)	\$951	48.40%	\$977	50.37%	\$1,202	60.58%
\$600,000	\$21	0.52%	(\$643)	(16.13%)	\$1,192	50.44%	\$1,218	52.10%	\$1,443	60.58%
\$700,000	(\$65)	(1.37%)	(\$839)	(17.70%)	\$1,432	51.90%	\$1,458	53.33%	\$1,683	60.58%
\$800,000	(\$150)	(2.74%)	(\$1,035)	(18.85%)	\$1,673	52.99%	\$1,699	54.25%	\$1,924	60.58%
\$900,000	(\$236)	(3.78%)	(\$1,231)	(19.71%)	\$1,913	53.84%	\$1,939	54.96%	\$2,164	60.58%
\$1,000,000	(\$322)	(4.60%)	(\$1,427)	(20.40%)	\$2,154	54.52%	\$2,180	55.53%	\$2,405	60.58%
\$2,000,000	(\$1,178)	(8.10%)	(\$3,389)	(23.32%)	\$4,559	57.55%	\$4,584	58.07%	\$4,810	60.58%
\$3,000,000	(\$2,034)	(9.22%)	(\$5,351)	(24.25%)	\$6,964	58.56%	\$6,989	58.91%	\$7,215	60.58%
\$4,000,000	(\$2,890)	(9.76%)	(\$7,313)	(24.71%)	\$9,368	59.07%	\$9,394	59.33%	\$9,620	60.58%
\$5,000,000	(\$3,746)	(10.09%)	(\$9,275)	(24.98%)	\$11,773	59.37%	\$11,799	59.58%	\$12,025	60.58%
\$6,000,000	(\$4,602)	(10.30%)	(\$11,237)	(25.16%)	\$14,178	59.57%	\$14,204	59.74%	\$14,429	60.58%
\$7,000,000	(\$5,458)	(10.46%)	(\$13,198)	(25.29%)	\$16,583	59.71%	\$16,609	59.86%	\$16,834	60.58%
\$8,000,000	(\$6,314)	(10.57%)	(\$15,160)	(25.38%)	\$18,988	59.82%	\$19,014	59.95%	\$19,239	60.58%
\$9,000,000	(\$7,170)	(10.66%)	(\$17,122)	(25.46%)	\$21,393	59.91%	\$21,419	60.02%	\$21,644	60.58%
\$10,000,000	(\$8,026)	(10.73%)	(\$19,084)	(25.51%)	\$23,798	59.97%	\$23,824	60.08%	\$24,049	60.58%
\$15,000,000	(\$12,306)	(10.94%)	(\$28,893)	(25.69%)	\$35,822	60.17%	\$35,848	60.24%	\$36,074	60.58%
\$20,000,000	(\$16,586)	(11.05%)	(\$38,702)	(25.78%)	\$47,847	60.27%	\$47,873	60.33%	\$48,098	60.58%
\$25,000,000	(\$20,867)	(11.11%)	(\$48,511)	(25.83%)	\$59,871	60.34%	\$59,897	60.38%	\$60,123	60.58%
\$30,000,000	(\$25,147)	(11.15%)	(\$58,321)	(25.87%)	\$71,896	60.38%	\$71,922	60.41%	\$72,147	60.58%
\$35,000,000	(\$29,427)	(11.18%)	(\$68,130)	(25.89%)	\$83,920	60.40%	\$83,946	60.43%	\$84,172	60.58%
\$40,000,000	(\$33,707)	(11.21%)	(\$77,939)	(25.91%)	\$95,945	60.43%	\$95,971	60.45%	\$96,196	60.58%
\$45,000,000	(\$37,987)	(11.22%)	(\$87,748)	(25.93%)	\$107,970	60.44%	\$107,995	60.47%	\$108,221	60.58%
\$50,000,000	(\$42,268)	(11.24%)	(\$97,557)	(25.94%)	\$119,994	60.46%	\$120,020	60.48%	\$120,245	60.58%