

CITY OF WORTHINGTON, 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	\$7.94120	\$115,105	\$0	\$115,105	
2026-27	\$4.28569	\$117,407	\$899	\$118,306	2.8%
2027-28	\$4.31849	\$118,954	\$906	\$119,859	1.3%
2028-29	\$4.20478	\$122,257	\$882	\$123,138	2.7%
2029-30	\$4.23511	\$123,829	\$888	\$124,717	1.3%
2030-31	\$4.12281	\$127,212	\$865	\$128,076	2.7%
2031-32	\$4.15083	\$128,753	\$870	\$129,624	1.2%
2032-33	\$4.04182	\$132,216	\$848	\$133,064	2.7%
2033-34	\$4.06779	\$133,729	\$853	\$134,582	1.1%
2034-35	\$3.96194	\$137,274	\$831	\$138,104	2.6%
2035-36	\$3.98708	\$138,795	\$836	\$139,631	1.1%

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	\$33,779,352	\$14,494,651	\$1,722,916	\$16,217,567
2026-27	\$31,006,001	\$27,604,844	\$2,022,666	\$29,627,509
2027-28	\$31,202,601	\$27,754,944	\$2,069,166	\$29,824,109
2028-29	\$32,880,598	\$29,285,306	\$2,216,799	\$31,502,106
2029-30	\$33,090,198	\$29,448,406	\$2,263,299	\$31,711,706
2030-31	\$34,864,381	\$31,065,250	\$2,420,639	\$33,485,889
2031-32	\$35,073,981	\$31,228,350	\$2,467,139	\$33,695,489
2032-33	\$36,934,854	\$32,921,691	\$2,634,671	\$35,556,362
2033-34	\$37,144,454	\$33,084,791	\$2,681,171	\$35,765,962
2034-35	\$39,095,671	\$34,857,774	\$2,859,405	\$37,717,179
2035-36	\$39,305,271	\$35,020,874	\$2,905,905	\$37,926,779

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.49%	-1.60%	78.88%	18.27%	1.56%	1.28%
2026-27	101.95%	-21.52%	80.44%	17.47%	1.20%	0.70%
2027-28	101.98%	-21.57%	80.41%	17.52%	1.19%	0.70%
2028-29	101.08%	-20.61%	80.47%	17.56%	1.14%	0.66%
2029-30	101.07%	-20.62%	80.46%	17.59%	1.13%	0.65%
2030-31	100.17%	-19.66%	80.52%	17.63%	1.08%	0.62%
2031-32	100.17%	-19.67%	80.50%	17.66%	1.08%	0.62%
2032-33	99.32%	-18.77%	80.55%	17.70%	1.03%	0.58%
2033-34	99.32%	-18.79%	80.53%	17.73%	1.03%	0.58%
2034-35	98.51%	-17.93%	80.57%	17.77%	0.98%	0.55%
2035-36	98.51%	-17.96%	80.56%	17.80%	0.98%	0.55%

**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 WORTHINGTON, 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	\$14,494,651	\$7.94120	\$115,105
2026-27	\$27,604,844	\$4.28569	\$118,306
2027-28	\$27,754,944	\$4.31849	\$119,859
2028-29	\$29,285,306	\$4.20478	\$123,138
2029-30	\$29,448,406	\$4.23511	\$124,717
2030-31	\$31,065,250	\$4.12281	\$128,076
2031-32	\$31,228,350	\$4.15083	\$129,624
2032-33	\$32,921,691	\$4.04182	\$133,064
2033-34	\$33,084,791	\$4.06779	\$134,582
2034-35	\$34,857,774	\$3.96194	\$138,104
2035-36	\$35,020,874	\$3.98708	\$139,631

CITY OF WORTHINGTON, 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	\$14,494,651	\$7.94120	\$115,105
2026-27	\$14,690,485	\$7.94120	\$116,660
2027-28	\$15,004,001	\$7.94120	\$119,150
2028-29	\$15,554,800	\$7.94120	\$123,524
2029-30	\$15,934,798	\$7.94120	\$126,541
2030-31	\$16,515,265	\$7.94120	\$131,151
2031-32	\$16,916,250	\$7.94120	\$134,335
2032-33	\$17,527,937	\$7.94120	\$139,193
2033-34	\$17,951,067	\$7.94120	\$142,553
2034-35	\$18,595,647	\$7.94120	\$147,672
2035-36	\$19,042,034	\$7.94120	\$151,217

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	\$12,914,359	(\$3.65551)	\$1,646
2027-28	\$12,750,943	(\$3.62271)	\$710
2028-29	\$13,730,507	(\$3.73642)	-\$386
2029-30	\$13,513,608	(\$3.70609)	-\$1,824
2030-31	\$14,549,985	(\$3.81839)	-\$3,075
2031-32	\$14,312,100	(\$3.79037)	-\$4,712
2032-33	\$15,393,754	(\$3.89938)	-\$6,129
2033-34	\$15,133,724	(\$3.87341)	-\$7,971
2034-35	\$16,262,127	(\$3.97926)	-\$9,567
2035-36	\$15,978,840	(\$3.95412)	-\$11,586

CITY OF WORTHINGTON, 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	\$188	\$255	\$50,000	\$51,515	\$188	\$212	\$50,000	\$58,947	\$170	\$37	\$146	\$37	\$188	\$243
\$100,000	\$123,480	\$377	\$509	\$100,000	\$103,030	\$377	\$425	\$100,000	\$117,894	\$358	\$280	\$334	\$280	\$377	\$486
\$150,000	\$185,220	\$565	\$764	\$150,000	\$154,545	\$565	\$637	\$150,000	\$176,842	\$547	\$523	\$522	\$523	\$565	\$729
\$200,000	\$246,960	\$922	\$1,018	\$200,000	\$206,060	\$922	\$850	\$200,000	\$235,789	\$735	\$766	\$711	\$766	\$753	\$972
\$250,000	\$308,700	\$1,280	\$1,273	\$250,000	\$257,575	\$1,280	\$1,062	\$250,000	\$294,736	\$923	\$1,009	\$899	\$1,009	\$942	\$1,215
\$300,000	\$370,440	\$1,637	\$1,527	\$300,000	\$309,090	\$1,637	\$1,274	\$300,000	\$353,683	\$1,112	\$1,252	\$1,087	\$1,252	\$1,130	\$1,458
\$400,000	\$493,920	\$2,352	\$2,036	\$400,000	\$412,120	\$2,352	\$1,699	\$400,000	\$471,578	\$1,488	\$1,738	\$1,464	\$1,738	\$1,507	\$1,944
\$500,000	\$617,400	\$3,066	\$2,545	\$500,000	\$515,151	\$3,066	\$2,124	\$500,000	\$589,472	\$1,865	\$2,224	\$1,841	\$2,224	\$1,883	\$2,430
\$600,000	\$740,880	\$3,781	\$3,055	\$600,000	\$618,181	\$3,781	\$2,549	\$600,000	\$707,366	\$2,242	\$2,710	\$2,217	\$2,710	\$2,260	\$2,916
\$700,000	\$864,360	\$4,496	\$3,564	\$700,000	\$721,211	\$4,496	\$2,973	\$700,000	\$825,261	\$2,618	\$3,196	\$2,594	\$3,196	\$2,637	\$3,402
\$800,000	\$987,840	\$5,211	\$4,073	\$800,000	\$824,241	\$5,211	\$3,398	\$800,000	\$943,155	\$2,995	\$3,682	\$2,971	\$3,682	\$3,013	\$3,888
\$900,000	\$1,111,320	\$5,925	\$4,582	\$900,000	\$927,271	\$5,925	\$3,823	\$900,000	\$1,061,050	\$3,372	\$4,168	\$3,347	\$4,168	\$3,390	\$4,375
\$1,000,000	\$1,234,800	\$6,640	\$5,091	\$1,000,000	\$1,030,301	\$6,640	\$4,248	\$1,000,000	\$1,178,944	\$3,748	\$4,654	\$3,724	\$4,654	\$3,767	\$4,861
\$2,000,000	\$2,469,600	\$13,787	\$10,182	\$2,000,000	\$2,060,602	\$13,787	\$8,495	\$2,000,000	\$2,357,888	\$7,515	\$9,515	\$7,491	\$9,515	\$7,533	\$9,721
\$3,000,000	\$3,704,400	\$20,934	\$15,273	\$3,000,000	\$3,090,903	\$20,934	\$12,743	\$3,000,000	\$3,536,832	\$11,282	\$14,376	\$11,257	\$14,376	\$11,300	\$14,582
\$4,000,000	\$4,939,200	\$28,081	\$20,363	\$4,000,000	\$4,121,204	\$28,081	\$16,991	\$4,000,000	\$4,715,776	\$15,048	\$19,236	\$15,024	\$19,236	\$15,067	\$19,442
\$5,000,000	\$6,174,000	\$35,228	\$25,454	\$5,000,000	\$5,151,505	\$35,228	\$21,239	\$5,000,000	\$5,894,720	\$18,815	\$24,097	\$18,790	\$24,097	\$18,833	\$24,303
\$6,000,000	\$7,408,800	\$42,375	\$30,545	\$6,000,000	\$6,181,806	\$42,375	\$25,486	\$6,000,000	\$7,073,664	\$22,582	\$28,957	\$22,557	\$28,957	\$22,600	\$29,163
\$7,000,000	\$8,643,600	\$49,522	\$35,636	\$7,000,000	\$7,212,107	\$49,522	\$29,734	\$7,000,000	\$8,252,608	\$26,348	\$33,818	\$26,324	\$33,818	\$26,366	\$34,024
\$8,000,000	\$9,878,400	\$56,670	\$40,727	\$8,000,000	\$8,242,408	\$56,670	\$33,982	\$8,000,000	\$9,431,552	\$30,115	\$38,678	\$30,090	\$38,678	\$30,133	\$38,884
\$9,000,000	\$11,113,200	\$63,817	\$45,818	\$9,000,000	\$9,272,709	\$63,817	\$38,230	\$9,000,000	\$10,610,496	\$33,881	\$43,539	\$33,857	\$43,539	\$33,900	\$43,745
\$10,000,000	\$12,348,000	\$70,964	\$50,908	\$10,000,000	\$10,303,010	\$70,964	\$42,477	\$10,000,000	\$11,789,440	\$37,648	\$48,399	\$37,624	\$48,399	\$37,666	\$48,606
\$15,000,000	\$18,522,000	\$106,699	\$76,363	\$15,000,000	\$15,454,515	\$106,699	\$63,716	\$15,000,000	\$17,684,160	\$56,481	\$72,702	\$56,457	\$72,702	\$56,500	\$72,908
\$20,000,000	\$24,696,000	\$142,435	\$101,817	\$20,000,000	\$20,606,020	\$142,435	\$84,955	\$20,000,000	\$23,578,880	\$75,314	\$97,005	\$75,290	\$97,005	\$75,333	\$97,211
\$25,000,000	\$30,870,000	\$178,170	\$127,271	\$25,000,000	\$25,757,525	\$178,170	\$106,193	\$25,000,000	\$29,473,600	\$94,148	\$121,308	\$94,123	\$121,308	\$94,166	\$121,514
\$30,000,000	\$37,044,000	\$213,905	\$152,725	\$30,000,000	\$30,909,030	\$213,905	\$127,432	\$30,000,000	\$35,368,320	\$112,981	\$145,611	\$112,956	\$145,611	\$112,999	\$145,817
\$35,000,000	\$43,218,000	\$249,641	\$178,180	\$35,000,000	\$36,060,535	\$249,641	\$148,671	\$35,000,000	\$41,263,040	\$131,814	\$169,914	\$131,790	\$169,914	\$131,832	\$170,120
\$40,000,000	\$49,392,000	\$285,376	\$203,634	\$40,000,000	\$41,212,040	\$285,376	\$169,909	\$40,000,000	\$47,157,760	\$150,647	\$194,216	\$150,623	\$194,216	\$150,666	\$194,422
\$45,000,000	\$55,566,000	\$321,112	\$229,088	\$45,000,000	\$46,363,545	\$321,112	\$191,148	\$45,000,000	\$53,052,480	\$169,480	\$218,519	\$169,456	\$218,519	\$169,499	\$218,725
\$50,000,000	\$61,740,000	\$356,847	\$254,542	\$50,000,000	\$51,515,050	\$356,847	\$212,387	\$50,000,000	\$58,947,200	\$188,314	\$242,822	\$188,289	\$242,822	\$188,332	\$243,028

CITY OF            WORTHINGTON, 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	\$66	35.16%	\$24	12.77%	(\$133)	(78.31%)	(\$109)	(74.66%)	\$55	29.04%
\$100,000	\$132	35.16%	\$48	12.77%	(\$78)	(21.90%)	(\$54)	(16.17%)	\$109	29.04%
\$150,000	\$199	35.16%	\$72	12.77%	(\$24)	(4.35%)	\$1	0.13%	\$164	29.04%
\$200,000	\$96	10.39%	(\$73)	(7.89%)	\$31	4.21%	\$55	7.80%	\$219	29.04%
\$250,000	(\$7)	(0.55%)	(\$218)	(17.02%)	\$86	9.27%	\$110	12.25%	\$273	29.04%
\$300,000	(\$110)	(6.71%)	(\$363)	(22.16%)	\$140	12.62%	\$165	15.16%	\$328	29.04%
\$400,000	(\$315)	(13.41%)	(\$653)	(27.75%)	\$250	16.78%	\$274	18.73%	\$438	29.04%
\$500,000	(\$521)	(16.99%)	(\$943)	(30.74%)	\$359	19.25%	\$384	20.84%	\$547	29.04%
\$600,000	(\$727)	(19.22%)	(\$1,233)	(32.60%)	\$468	20.90%	\$493	22.23%	\$656	29.04%
\$700,000	(\$932)	(20.74%)	(\$1,522)	(33.86%)	\$578	22.07%	\$602	23.22%	\$766	29.04%
\$800,000	(\$1,138)	(21.84%)	(\$1,812)	(34.78%)	\$687	22.95%	\$712	23.96%	\$875	29.04%
\$900,000	(\$1,344)	(22.67%)	(\$2,102)	(35.48%)	\$797	23.63%	\$821	24.53%	\$985	29.04%
\$1,000,000	(\$1,549)	(23.33%)	(\$2,392)	(36.03%)	\$906	24.17%	\$931	24.99%	\$1,094	29.04%
\$2,000,000	(\$3,605)	(26.15%)	(\$5,292)	(38.38%)	\$2,000	26.61%	\$2,024	27.03%	\$2,188	29.04%
\$3,000,000	(\$5,662)	(27.04%)	(\$8,191)	(39.13%)	\$3,094	27.42%	\$3,118	27.70%	\$3,282	29.04%
\$4,000,000	(\$7,718)	(27.48%)	(\$11,090)	(39.49%)	\$4,188	27.83%	\$4,212	28.04%	\$4,376	29.04%
\$5,000,000	(\$9,774)	(27.75%)	(\$13,990)	(39.71%)	\$5,282	28.07%	\$5,306	28.24%	\$5,470	29.04%
\$6,000,000	(\$11,830)	(27.92%)	(\$16,889)	(39.86%)	\$6,376	28.23%	\$6,400	28.37%	\$6,564	29.04%
\$7,000,000	(\$13,887)	(28.04%)	(\$19,788)	(39.96%)	\$7,470	28.35%	\$7,494	28.47%	\$7,657	29.04%
\$8,000,000	(\$15,943)	(28.13%)	(\$22,688)	(40.04%)	\$8,564	28.44%	\$8,588	28.54%	\$8,751	29.04%
\$9,000,000	(\$17,999)	(28.20%)	(\$25,587)	(40.09%)	\$9,657	28.50%	\$9,682	28.60%	\$9,845	29.04%
\$10,000,000	(\$20,055)	(28.26%)	(\$28,486)	(40.14%)	\$10,751	28.56%	\$10,776	28.64%	\$10,939	29.04%
\$15,000,000	(\$30,336)	(28.43%)	(\$42,983)	(40.28%)	\$16,221	28.72%	\$16,245	28.78%	\$16,409	29.04%
\$20,000,000	(\$40,618)	(28.52%)	(\$57,480)	(40.36%)	\$21,691	28.80%	\$21,715	28.84%	\$21,878	29.04%
\$25,000,000	(\$50,899)	(28.57%)	(\$71,977)	(40.40%)	\$27,160	28.85%	\$27,185	28.88%	\$27,348	29.04%
\$30,000,000	(\$61,180)	(28.60%)	(\$86,473)	(40.43%)	\$32,630	28.88%	\$32,654	28.91%	\$32,818	29.04%
\$35,000,000	(\$71,461)	(28.63%)	(\$100,970)	(40.45%)	\$38,099	28.90%	\$38,124	28.93%	\$38,287	29.04%
\$40,000,000	(\$81,742)	(28.64%)	(\$115,467)	(40.46%)	\$43,569	28.92%	\$43,594	28.94%	\$43,757	29.04%
\$45,000,000	(\$92,023)	(28.66%)	(\$129,963)	(40.47%)	\$49,039	28.93%	\$49,063	28.95%	\$49,227	29.04%
\$50,000,000	(\$102,305)	(28.67%)	(\$144,460)	(40.48%)	\$54,508	28.95%	\$54,533	28.96%	\$54,696	29.04%