

CITY OF WHITING, 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	\$8.33828	\$179,005	\$0	\$179,005	
2026-27	\$4.89973	\$182,585	\$1,107	\$183,693	2.6%
2027-28	\$4.93478	\$184,611	\$1,115	\$185,726	1.1%
2028-29	\$4.81233	\$189,441	\$1,087	\$190,528	2.6%
2029-30	\$4.84253	\$191,480	\$1,094	\$192,575	1.1%
2030-31	\$4.71963	\$196,426	\$1,066	\$197,493	2.6%
2031-32	\$4.74893	\$198,480	\$1,073	\$199,553	1.0%
2032-33	\$4.62936	\$203,544	\$1,046	\$204,590	2.5%
2033-34	\$4.65780	\$205,613	\$1,052	\$206,666	1.0%
2034-35	\$4.54141	\$210,799	\$1,026	\$211,825	2.5%
2035-36	\$4.56904	\$212,885	\$1,032	\$213,917	1.0%

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	\$43,799,304	\$21,467,903	\$0	\$21,467,903
2026-27	\$39,199,759	\$37,490,382	\$0	\$37,490,382
2027-28	\$39,345,507	\$37,636,130	\$0	\$37,636,130
2028-29	\$41,300,997	\$39,591,620	\$0	\$39,591,620
2029-30	\$41,476,745	\$39,767,368	\$0	\$39,767,368
2030-31	\$43,554,316	\$41,844,939	\$0	\$41,844,939
2031-32	\$43,730,063	\$42,020,686	\$0	\$42,020,686
2032-33	\$45,903,487	\$44,194,110	\$0	\$44,194,110
2033-34	\$46,079,235	\$44,369,858	\$0	\$44,369,858
2034-35	\$48,352,441	\$46,643,064	\$0	\$46,643,064
2035-36	\$48,528,188	\$46,818,811	\$0	\$46,818,811

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.07%	-2.50%	78.58%	10.53%	2.86%	1.18%
2026-27	107.29%	-24.33%	82.96%	9.83%	2.03%	0.67%
2027-28	107.47%	-24.45%	83.02%	9.79%	2.02%	0.67%
2028-29	106.82%	-23.44%	83.38%	9.77%	1.94%	0.64%
2029-30	106.92%	-23.46%	83.46%	9.73%	1.93%	0.64%
2030-31	106.21%	-22.41%	83.80%	9.71%	1.85%	0.60%
2031-32	106.31%	-22.44%	83.87%	9.67%	1.85%	0.60%
2032-33	105.63%	-21.44%	84.19%	9.65%	1.77%	0.57%
2033-34	105.72%	-21.47%	84.25%	9.61%	1.77%	0.57%
2034-35	105.08%	-20.53%	84.55%	9.60%	1.70%	0.54%
2035-36	105.17%	-20.56%	84.61%	9.56%	1.69%	0.54%

**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 WHITING, 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	\$21,467,903	\$8.33828	\$179,005
2026-27	\$37,490,382	\$4.89973	\$183,693
2027-28	\$37,636,130	\$4.93478	\$185,726
2028-29	\$39,591,620	\$4.81233	\$190,528
2029-30	\$39,767,368	\$4.84253	\$192,575
2030-31	\$41,844,939	\$4.71963	\$197,493
2031-32	\$42,020,686	\$4.74893	\$199,553
2032-33	\$44,194,110	\$4.62936	\$204,590
2033-34	\$44,369,858	\$4.65780	\$206,666
2034-35	\$46,643,064	\$4.54141	\$211,825
2035-36	\$46,818,811	\$4.56904	\$213,917

CITY OF WHITING, 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	\$21,467,903	\$8.33828	\$179,005
2026-27	\$21,805,970	\$8.33828	\$181,824
2027-28	\$22,283,598	\$8.33828	\$185,807
2028-29	\$23,053,782	\$8.10000	\$186,736
2029-30	\$23,556,708	\$8.10000	\$190,809
2030-31	\$24,368,674	\$8.10000	\$197,386
2031-32	\$24,898,166	\$8.10000	\$201,675
2032-33	\$25,754,085	\$8.10000	\$208,608
2033-34	\$26,311,612	\$8.10000	\$213,124
2034-35	\$27,213,819	\$8.10000	\$220,432
2035-36	\$27,800,785	\$8.10000	\$225,186

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	\$15,684,412	(\$3.43855)	\$1,868
2027-28	\$15,352,532	(\$3.40350)	-\$81
2028-29	\$16,537,838	(\$3.28767)	\$3,792
2029-30	\$16,210,660	(\$3.25747)	\$1,765
2030-31	\$17,476,264	(\$3.38037)	\$106
2031-32	\$17,122,520	(\$3.35107)	-\$2,122
2032-33	\$18,440,025	(\$3.47064)	-\$4,018
2033-34	\$18,058,246	(\$3.44220)	-\$6,458
2034-35	\$19,429,245	(\$3.55859)	-\$8,607
2035-36	\$19,018,026	(\$3.53096)	-\$11,269

CITY OF WHITING, 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	\$198	\$291	\$50,000	\$51,515	\$198	\$243	\$50,000	\$58,947	\$179	\$42	\$153	\$42	\$198	\$278
\$100,000	\$123,480	\$395	\$583	\$100,000	\$103,030	\$395	\$486	\$100,000	\$117,894	\$376	\$320	\$351	\$320	\$395	\$556
\$150,000	\$185,220	\$593	\$874	\$150,000	\$154,545	\$593	\$729	\$150,000	\$176,842	\$574	\$599	\$548	\$599	\$593	\$835
\$200,000	\$246,960	\$968	\$1,166	\$200,000	\$206,060	\$968	\$973	\$200,000	\$235,789	\$772	\$877	\$746	\$877	\$791	\$1,113
\$250,000	\$308,700	\$1,344	\$1,457	\$250,000	\$257,575	\$1,344	\$1,216	\$250,000	\$294,736	\$970	\$1,155	\$944	\$1,155	\$989	\$1,391
\$300,000	\$370,440	\$1,719	\$1,748	\$300,000	\$309,090	\$1,719	\$1,459	\$300,000	\$353,683	\$1,167	\$1,433	\$1,142	\$1,433	\$1,186	\$1,669
\$400,000	\$493,920	\$2,469	\$2,331	\$400,000	\$412,120	\$2,469	\$1,945	\$400,000	\$471,578	\$1,563	\$1,990	\$1,537	\$1,990	\$1,582	\$2,226
\$500,000	\$617,400	\$3,220	\$2,914	\$500,000	\$515,151	\$3,220	\$2,431	\$500,000	\$589,472	\$1,958	\$2,546	\$1,933	\$2,546	\$1,977	\$2,782
\$600,000	\$740,880	\$3,970	\$3,497	\$600,000	\$618,181	\$3,970	\$2,918	\$600,000	\$707,366	\$2,354	\$3,103	\$2,328	\$3,103	\$2,373	\$3,339
\$700,000	\$864,360	\$4,721	\$4,079	\$700,000	\$721,211	\$4,721	\$3,404	\$700,000	\$825,261	\$2,749	\$3,659	\$2,724	\$3,659	\$2,768	\$3,895
\$800,000	\$987,840	\$5,471	\$4,662	\$800,000	\$824,241	\$5,471	\$3,890	\$800,000	\$943,155	\$3,145	\$4,215	\$3,119	\$4,215	\$3,164	\$4,451
\$900,000	\$1,111,320	\$6,222	\$5,245	\$900,000	\$927,271	\$6,222	\$4,376	\$900,000	\$1,061,050	\$3,540	\$4,772	\$3,515	\$4,772	\$3,559	\$5,008
\$1,000,000	\$1,234,800	\$6,972	\$5,828	\$1,000,000	\$1,030,301	\$6,972	\$4,863	\$1,000,000	\$1,178,944	\$3,936	\$5,328	\$3,910	\$5,328	\$3,955	\$5,564
\$2,000,000	\$2,469,600	\$14,476	\$11,656	\$2,000,000	\$2,060,602	\$14,476	\$9,725	\$2,000,000	\$2,357,888	\$7,891	\$10,892	\$7,865	\$10,892	\$7,910	\$11,128
\$3,000,000	\$3,704,400	\$21,981	\$17,483	\$3,000,000	\$3,090,903	\$21,981	\$14,588	\$3,000,000	\$3,536,832	\$11,846	\$16,457	\$11,820	\$16,457	\$11,865	\$16,693
\$4,000,000	\$4,939,200	\$29,485	\$23,311	\$4,000,000	\$4,121,204	\$29,485	\$19,451	\$4,000,000	\$4,715,776	\$15,801	\$22,021	\$15,775	\$22,021	\$15,820	\$22,257
\$5,000,000	\$6,174,000	\$36,990	\$29,139	\$5,000,000	\$5,151,505	\$36,990	\$24,313	\$5,000,000	\$5,894,720	\$19,756	\$27,585	\$19,730	\$27,585	\$19,775	\$27,821
\$6,000,000	\$7,408,800	\$44,494	\$34,967	\$6,000,000	\$6,181,806	\$44,494	\$29,176	\$6,000,000	\$7,073,664	\$23,711	\$33,149	\$23,685	\$33,149	\$23,730	\$33,385
\$7,000,000	\$8,643,600	\$51,999	\$40,795	\$7,000,000	\$7,212,107	\$51,999	\$34,038	\$7,000,000	\$8,252,608	\$27,666	\$38,713	\$27,640	\$38,713	\$27,685	\$38,949
\$8,000,000	\$9,878,400	\$59,503	\$46,622	\$8,000,000	\$8,242,408	\$59,503	\$38,901	\$8,000,000	\$9,431,552	\$31,621	\$44,277	\$31,595	\$44,277	\$31,640	\$44,513
\$9,000,000	\$11,113,200	\$67,008	\$52,450	\$9,000,000	\$9,272,709	\$67,008	\$43,764	\$9,000,000	\$10,610,496	\$35,576	\$49,842	\$35,550	\$49,842	\$35,595	\$50,078
\$10,000,000	\$12,348,000	\$74,512	\$58,278	\$10,000,000	\$10,303,010	\$74,512	\$48,626	\$10,000,000	\$11,789,440	\$39,531	\$55,406	\$39,505	\$55,406	\$39,550	\$55,642
\$15,000,000	\$18,522,000	\$112,034	\$87,417	\$15,000,000	\$15,454,515	\$112,034	\$72,940	\$15,000,000	\$17,684,160	\$59,306	\$83,227	\$59,280	\$83,227	\$59,325	\$83,463
\$20,000,000	\$24,696,000	\$149,557	\$116,556	\$20,000,000	\$20,606,020	\$149,557	\$97,253	\$20,000,000	\$23,578,880	\$79,080	\$111,048	\$79,055	\$111,048	\$79,100	\$111,284
\$25,000,000	\$30,870,000	\$187,079	\$145,695	\$25,000,000	\$25,757,525	\$187,079	\$121,566	\$25,000,000	\$29,473,600	\$98,855	\$138,869	\$98,830	\$138,869	\$98,874	\$139,104
\$30,000,000	\$37,044,000	\$224,601	\$174,834	\$30,000,000	\$30,909,030	\$224,601	\$145,879	\$30,000,000	\$35,368,320	\$118,630	\$166,689	\$118,604	\$166,689	\$118,649	\$166,925
\$35,000,000	\$43,218,000	\$262,123	\$203,973	\$35,000,000	\$36,060,535	\$262,123	\$170,192	\$35,000,000	\$41,263,040	\$138,405	\$194,510	\$138,379	\$194,510	\$138,424	\$194,746
\$40,000,000	\$49,392,000	\$299,646	\$233,112	\$40,000,000	\$41,212,040	\$299,646	\$194,506	\$40,000,000	\$47,157,760	\$158,180	\$222,331	\$158,154	\$222,331	\$158,199	\$222,567
\$45,000,000	\$55,566,000	\$337,168	\$262,251	\$45,000,000	\$46,363,545	\$337,168	\$218,819	\$45,000,000	\$53,052,480	\$177,955	\$250,152	\$177,929	\$250,152	\$177,974	\$250,388
\$50,000,000	\$61,740,000	\$374,690	\$291,390	\$50,000,000	\$51,515,050	\$374,690	\$243,132	\$50,000,000	\$58,947,200	\$197,730	\$277,973	\$197,704	\$277,973	\$197,749	\$278,209

CITY OF WHITING, 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	\$94	47.35%	\$45	22.95%	(\$136)	(76.35%)	(\$111)	(72.38%)	\$80	40.69%
\$100,000	\$187	47.35%	\$91	22.95%	(\$56)	(14.85%)	(\$30)	(8.61%)	\$161	40.69%
\$150,000	\$281	47.35%	\$136	22.95%	\$25	4.28%	\$50	9.17%	\$241	40.69%
\$200,000	\$197	20.35%	\$4	0.42%	\$105	13.61%	\$131	17.52%	\$322	40.69%
\$250,000	\$113	8.43%	(\$128)	(9.53%)	\$186	19.13%	\$211	22.38%	\$402	40.69%
\$300,000	\$29	1.71%	(\$260)	(15.13%)	\$266	22.78%	\$292	25.55%	\$483	40.69%
\$400,000	(\$138)	(5.60%)	(\$524)	(21.23%)	\$427	27.31%	\$453	29.44%	\$644	40.69%
\$500,000	(\$306)	(9.50%)	(\$788)	(24.49%)	\$588	30.02%	\$614	31.75%	\$805	40.69%
\$600,000	(\$474)	(11.93%)	(\$1,053)	(26.51%)	\$749	31.81%	\$774	33.26%	\$966	40.69%
\$700,000	(\$641)	(13.58%)	(\$1,317)	(27.90%)	\$910	33.09%	\$935	34.34%	\$1,126	40.69%
\$800,000	(\$809)	(14.78%)	(\$1,581)	(28.90%)	\$1,071	34.04%	\$1,096	35.15%	\$1,287	40.69%
\$900,000	(\$977)	(15.70%)	(\$1,845)	(29.66%)	\$1,231	34.78%	\$1,257	35.77%	\$1,448	40.69%
\$1,000,000	(\$1,144)	(16.41%)	(\$2,109)	(30.26%)	\$1,392	35.38%	\$1,418	36.27%	\$1,609	40.69%
\$2,000,000	(\$2,821)	(19.49%)	(\$4,751)	(32.82%)	\$3,002	38.04%	\$3,027	38.49%	\$3,218	40.69%
\$3,000,000	(\$4,498)	(20.46%)	(\$7,393)	(33.63%)	\$4,611	38.92%	\$4,637	39.23%	\$4,828	40.69%
\$4,000,000	(\$6,174)	(20.94%)	(\$10,035)	(34.03%)	\$6,220	39.37%	\$6,246	39.59%	\$6,437	40.69%
\$5,000,000	(\$7,851)	(21.22%)	(\$12,677)	(34.27%)	\$7,829	39.63%	\$7,855	39.81%	\$8,046	40.69%
\$6,000,000	(\$9,527)	(21.41%)	(\$15,318)	(34.43%)	\$9,438	39.81%	\$9,464	39.96%	\$9,655	40.69%
\$7,000,000	(\$11,204)	(21.55%)	(\$17,960)	(34.54%)	\$11,048	39.93%	\$11,073	40.06%	\$11,264	40.69%
\$8,000,000	(\$12,881)	(21.65%)	(\$20,602)	(34.62%)	\$12,657	40.03%	\$12,683	40.14%	\$12,874	40.69%
\$9,000,000	(\$14,557)	(21.73%)	(\$23,244)	(34.69%)	\$14,266	40.10%	\$14,292	40.20%	\$14,483	40.69%
\$10,000,000	(\$16,234)	(21.79%)	(\$25,886)	(34.74%)	\$15,875	40.16%	\$15,901	40.25%	\$16,092	40.69%
\$15,000,000	(\$24,617)	(21.97%)	(\$39,095)	(34.90%)	\$23,921	40.34%	\$23,947	40.40%	\$24,138	40.69%
\$20,000,000	(\$33,001)	(22.07%)	(\$52,304)	(34.97%)	\$31,967	40.42%	\$31,993	40.47%	\$32,184	40.69%
\$25,000,000	(\$41,384)	(22.12%)	(\$65,513)	(35.02%)	\$40,013	40.48%	\$40,039	40.51%	\$40,230	40.69%
\$30,000,000	(\$49,767)	(22.16%)	(\$78,722)	(35.05%)	\$48,059	40.51%	\$48,085	40.54%	\$48,276	40.69%
\$35,000,000	(\$58,150)	(22.18%)	(\$91,931)	(35.07%)	\$56,105	40.54%	\$56,131	40.56%	\$56,322	40.69%
\$40,000,000	(\$66,534)	(22.20%)	(\$105,140)	(35.09%)	\$64,151	40.56%	\$64,177	40.58%	\$64,368	40.69%
\$45,000,000	(\$74,917)	(22.22%)	(\$118,349)	(35.10%)	\$72,197	40.57%	\$72,223	40.59%	\$72,414	40.69%
\$50,000,000	(\$83,300)	(22.23%)	(\$131,558)	(35.11%)	\$80,243	40.58%	\$80,269	40.60%	\$80,460	40.69%