

CITY OF WOODBINE, 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	\$8.12621	\$481,044	\$0	\$481,044	
2026-27	\$4.57981	\$490,665	\$6,226	\$496,891	3.3%
2027-28	\$4.68364	\$499,376	\$6,367	\$505,743	1.8%
2028-29	\$4.63293	\$515,857	\$6,298	\$522,155	3.2%
2029-30	\$4.73225	\$524,767	\$6,433	\$531,200	1.7%
2030-31	\$4.67724	\$541,823	\$6,358	\$548,182	3.2%
2031-32	\$4.77451	\$550,922	\$6,491	\$557,413	1.7%
2032-33	\$4.71819	\$568,561	\$6,414	\$574,975	3.2%
2033-34	\$4.81342	\$577,850	\$6,543	\$584,393	1.6%
2034-35	\$4.75612	\$596,081	\$6,466	\$602,547	3.1%
2035-36	\$4.84932	\$605,559	\$6,592	\$612,151	1.6%

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	\$137,636,769	\$59,196,629	\$12,233,011	\$71,429,640
2026-27	\$138,733,166	\$108,495,926	\$29,645,776	\$138,141,702
2027-28	\$146,190,309	\$107,980,667	\$37,618,178	\$145,598,845
2028-29	\$160,369,555	\$112,705,222	\$47,072,869	\$159,778,091
2029-30	\$167,887,698	\$112,250,963	\$55,045,271	\$167,296,234
2030-31	\$183,164,723	\$117,201,943	\$65,371,317	\$182,573,259
2031-32	\$190,682,866	\$116,747,683	\$73,343,719	\$190,091,402
2032-33	\$207,039,608	\$121,863,458	\$84,584,686	\$206,448,144
2033-34	\$214,557,751	\$121,409,199	\$92,557,088	\$213,966,287
2034-35	\$232,038,945	\$126,688,757	\$104,758,725	\$231,447,481
2035-36	\$239,557,088	\$126,234,498	\$112,731,127	\$238,965,624

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.23%	-1.22%	74.01%	17.18%	5.39%	0.00%
2026-27	95.30%	-16.65%	78.65%	14.92%	3.33%	0.00%
2027-28	96.03%	-17.12%	78.91%	14.86%	3.26%	0.00%
2028-29	96.12%	-16.75%	79.37%	14.86%	3.09%	0.00%
2029-30	96.67%	-17.10%	79.57%	14.81%	3.04%	0.00%
2030-31	96.60%	-16.64%	79.96%	14.81%	2.89%	0.00%
2031-32	97.07%	-16.95%	80.12%	14.77%	2.85%	0.00%
2032-33	96.91%	-16.46%	80.45%	14.77%	2.72%	0.00%
2033-34	97.32%	-16.75%	80.57%	14.73%	2.69%	0.00%
2034-35	97.09%	-16.24%	80.85%	14.75%	2.58%	0.00%
2035-36	97.45%	-16.50%	80.95%	14.71%	2.55%	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 WOODBINE, 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	\$59,196,629	\$8.12621	\$481,044
2026-27	\$108,495,926	\$4.57981	\$496,891
2027-28	\$107,980,667	\$4.68364	\$505,743
2028-29	\$112,705,222	\$4.63293	\$522,155
2029-30	\$112,250,963	\$4.73225	\$531,200
2030-31	\$117,201,943	\$4.67724	\$548,182
2031-32	\$116,747,683	\$4.77451	\$557,413
2032-33	\$121,863,458	\$4.71819	\$574,975
2033-34	\$121,409,199	\$4.81342	\$584,393
2034-35	\$126,688,757	\$4.75612	\$602,547
2035-36	\$126,234,498	\$4.84932	\$612,151

CITY OF WOODBINE, 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	\$59,196,629	\$8.12621	\$481,044
2026-27	\$55,535,333	\$8.12621	\$451,292
2027-28	\$45,291,362	\$8.12621	\$368,047
2028-29	\$42,928,488	\$8.10000	\$347,721
2029-30	\$40,922,278	\$8.10000	\$331,470
2030-31	\$38,160,310	\$8.10000	\$309,099
2031-32	\$36,433,241	\$8.10000	\$295,109
2032-33	\$33,253,719	\$8.10000	\$269,355
2033-34	\$31,820,825	\$8.10000	\$257,749
2034-35	\$28,204,640	\$8.10000	\$228,458
2035-36	\$27,081,163	\$8.10000	\$219,357

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	\$52,960,593	(\$3.54640)	\$45,599
2027-28	\$62,689,305	(\$3.44257)	\$137,695
2028-29	\$69,776,734	(\$3.46707)	\$174,435
2029-30	\$71,328,685	(\$3.36775)	\$199,729
2030-31	\$79,041,633	(\$3.42276)	\$239,083
2031-32	\$80,314,442	(\$3.32549)	\$262,304
2032-33	\$88,609,739	(\$3.38181)	\$305,620
2033-34	\$89,588,374	(\$3.28658)	\$326,645
2034-35	\$98,484,116	(\$3.34388)	\$374,089
2035-36	\$99,153,335	(\$3.25068)	\$392,794

CITY OF WOODBINE, 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	\$193	\$289	\$50,000	\$51,515	\$193	\$241	\$50,000	\$58,947	\$174	\$42	\$149	\$42	\$193	\$276
\$100,000	\$123,480	\$385	\$578	\$100,000	\$103,030	\$385	\$482	\$100,000	\$117,894	\$367	\$318	\$342	\$318	\$385	\$551
\$150,000	\$185,220	\$578	\$866	\$150,000	\$154,545	\$578	\$723	\$150,000	\$176,842	\$559	\$593	\$534	\$593	\$578	\$827
\$200,000	\$246,960	\$944	\$1,155	\$200,000	\$206,060	\$944	\$964	\$200,000	\$235,789	\$752	\$869	\$727	\$869	\$771	\$1,103
\$250,000	\$308,700	\$1,310	\$1,444	\$250,000	\$257,575	\$1,310	\$1,205	\$250,000	\$294,736	\$945	\$1,145	\$920	\$1,145	\$964	\$1,379
\$300,000	\$370,440	\$1,675	\$1,733	\$300,000	\$309,090	\$1,675	\$1,446	\$300,000	\$353,683	\$1,138	\$1,420	\$1,113	\$1,420	\$1,156	\$1,654
\$400,000	\$493,920	\$2,407	\$2,310	\$400,000	\$412,120	\$2,407	\$1,928	\$400,000	\$471,578	\$1,523	\$1,972	\$1,498	\$1,972	\$1,542	\$2,206
\$500,000	\$617,400	\$3,138	\$2,888	\$500,000	\$515,151	\$3,138	\$2,409	\$500,000	\$589,472	\$1,909	\$2,523	\$1,883	\$2,523	\$1,927	\$2,757
\$600,000	\$740,880	\$3,869	\$3,465	\$600,000	\$618,181	\$3,869	\$2,891	\$600,000	\$707,366	\$2,294	\$3,075	\$2,269	\$3,075	\$2,313	\$3,309
\$700,000	\$864,360	\$4,601	\$4,043	\$700,000	\$721,211	\$4,601	\$3,373	\$700,000	\$825,261	\$2,679	\$3,626	\$2,654	\$3,626	\$2,698	\$3,860
\$800,000	\$987,840	\$5,332	\$4,620	\$800,000	\$824,241	\$5,332	\$3,855	\$800,000	\$943,155	\$3,065	\$4,178	\$3,040	\$4,178	\$3,084	\$4,411
\$900,000	\$1,111,320	\$6,063	\$5,198	\$900,000	\$927,271	\$6,063	\$4,337	\$900,000	\$1,061,050	\$3,450	\$4,729	\$3,425	\$4,729	\$3,469	\$4,963
\$1,000,000	\$1,234,800	\$6,795	\$5,775	\$1,000,000	\$1,030,301	\$6,795	\$4,819	\$1,000,000	\$1,178,944	\$3,836	\$5,280	\$3,811	\$5,280	\$3,854	\$5,514
\$2,000,000	\$2,469,600	\$14,108	\$11,551	\$2,000,000	\$2,060,602	\$14,108	\$9,638	\$2,000,000	\$2,357,888	\$7,690	\$10,795	\$7,665	\$10,795	\$7,709	\$11,028
\$3,000,000	\$3,704,400	\$21,422	\$17,326	\$3,000,000	\$3,090,903	\$21,422	\$14,457	\$3,000,000	\$3,536,832	\$11,544	\$16,309	\$11,519	\$16,309	\$11,563	\$16,543
\$4,000,000	\$4,939,200	\$28,735	\$23,102	\$4,000,000	\$4,121,204	\$28,735	\$19,276	\$4,000,000	\$4,715,776	\$15,399	\$21,823	\$15,374	\$21,823	\$15,418	\$22,057
\$5,000,000	\$6,174,000	\$36,049	\$28,877	\$5,000,000	\$5,151,505	\$36,049	\$24,095	\$5,000,000	\$5,894,720	\$19,253	\$27,337	\$19,228	\$27,337	\$19,272	\$27,571
\$6,000,000	\$7,408,800	\$43,363	\$34,653	\$6,000,000	\$6,181,806	\$43,363	\$28,914	\$6,000,000	\$7,073,664	\$23,108	\$32,851	\$23,083	\$32,851	\$23,126	\$33,085
\$7,000,000	\$8,643,600	\$50,676	\$40,428	\$7,000,000	\$7,212,107	\$50,676	\$33,733	\$7,000,000	\$8,252,608	\$26,962	\$38,366	\$26,937	\$38,366	\$26,981	\$38,599
\$8,000,000	\$9,878,400	\$57,990	\$46,204	\$8,000,000	\$8,242,408	\$57,990	\$38,552	\$8,000,000	\$9,431,552	\$30,816	\$43,880	\$30,791	\$43,880	\$30,835	\$44,114
\$9,000,000	\$11,113,200	\$65,303	\$51,979	\$9,000,000	\$9,272,709	\$65,303	\$43,371	\$9,000,000	\$10,610,496	\$34,671	\$49,394	\$34,646	\$49,394	\$34,690	\$49,628
\$10,000,000	\$12,348,000	\$72,617	\$57,755	\$10,000,000	\$10,303,010	\$72,617	\$48,190	\$10,000,000	\$11,789,440	\$38,525	\$54,908	\$38,500	\$54,908	\$38,544	\$55,142
\$15,000,000	\$18,522,000	\$109,185	\$86,632	\$15,000,000	\$15,454,515	\$109,185	\$72,284	\$15,000,000	\$17,684,160	\$57,797	\$82,479	\$57,772	\$82,479	\$57,816	\$82,713
\$20,000,000	\$24,696,000	\$145,753	\$115,509	\$20,000,000	\$20,606,020	\$145,753	\$96,379	\$20,000,000	\$23,578,880	\$77,069	\$110,050	\$77,044	\$110,050	\$77,088	\$110,284
\$25,000,000	\$30,870,000	\$182,321	\$144,386	\$25,000,000	\$25,757,525	\$182,321	\$120,474	\$25,000,000	\$29,473,600	\$96,341	\$137,621	\$96,316	\$137,621	\$96,360	\$137,855
\$30,000,000	\$37,044,000	\$218,889	\$173,264	\$30,000,000	\$30,909,030	\$218,889	\$144,569	\$30,000,000	\$35,368,320	\$115,613	\$165,192	\$115,588	\$165,192	\$115,632	\$165,426
\$35,000,000	\$43,218,000	\$255,457	\$202,141	\$35,000,000	\$36,060,535	\$255,457	\$168,664	\$35,000,000	\$41,263,040	\$134,885	\$192,763	\$134,860	\$192,763	\$134,904	\$192,997
\$40,000,000	\$49,392,000	\$292,025	\$231,018	\$40,000,000	\$41,212,040	\$292,025	\$192,759	\$40,000,000	\$47,157,760	\$154,157	\$220,334	\$154,132	\$220,334	\$154,176	\$220,568
\$45,000,000	\$55,566,000	\$328,593	\$259,896	\$45,000,000	\$46,363,545	\$328,593	\$216,853	\$45,000,000	\$53,052,480	\$173,429	\$247,905	\$173,404	\$247,905	\$173,448	\$248,139
\$50,000,000	\$61,740,000	\$365,161	\$288,773	\$50,000,000	\$51,515,050	\$365,161	\$240,948	\$50,000,000	\$58,947,200	\$192,701	\$275,476	\$192,676	\$275,476	\$192,720	\$275,710

CITY OF            WOODBINE, 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	\$96	49.84%	\$48	25.03%	(\$132)	(75.95%)	(\$107)	(71.91%)	\$83	43.06%
\$100,000	\$192	49.84%	\$96	25.03%	(\$49)	(13.41%)	(\$24)	(7.06%)	\$166	43.06%
\$150,000	\$288	49.84%	\$145	25.03%	\$34	6.04%	\$59	11.01%	\$249	43.06%
\$200,000	\$211	22.38%	\$20	2.11%	\$117	15.53%	\$142	19.51%	\$332	43.06%
\$250,000	\$134	10.26%	(\$105)	(8.00%)	\$200	21.14%	\$225	24.44%	\$415	43.06%
\$300,000	\$57	3.43%	(\$230)	(13.70%)	\$283	24.86%	\$308	27.67%	\$498	43.06%
\$400,000	(\$96)	(4.00%)	(\$479)	(19.90%)	\$449	29.46%	\$474	31.63%	\$664	43.06%
\$500,000	(\$250)	(7.97%)	(\$728)	(23.21%)	\$615	32.21%	\$640	33.97%	\$830	43.06%
\$600,000	(\$404)	(10.44%)	(\$978)	(25.27%)	\$781	34.03%	\$806	35.51%	\$996	43.06%
\$700,000	(\$558)	(12.12%)	(\$1,227)	(26.68%)	\$947	35.33%	\$972	36.61%	\$1,162	43.06%
\$800,000	(\$712)	(13.35%)	(\$1,477)	(27.70%)	\$1,113	36.30%	\$1,138	37.43%	\$1,328	43.06%
\$900,000	(\$865)	(14.27%)	(\$1,726)	(28.47%)	\$1,279	37.06%	\$1,304	38.06%	\$1,494	43.06%
\$1,000,000	(\$1,019)	(15.00%)	(\$1,976)	(29.08%)	\$1,445	37.66%	\$1,470	38.57%	\$1,660	43.06%
\$2,000,000	(\$2,557)	(18.13%)	(\$4,470)	(31.69%)	\$3,104	40.37%	\$3,130	40.83%	\$3,320	43.06%
\$3,000,000	(\$4,096)	(19.12%)	(\$6,965)	(32.51%)	\$4,764	41.27%	\$4,789	41.58%	\$4,979	43.06%
\$4,000,000	(\$5,634)	(19.61%)	(\$9,460)	(32.92%)	\$6,424	41.72%	\$6,449	41.95%	\$6,639	43.06%
\$5,000,000	(\$7,172)	(19.89%)	(\$11,954)	(33.16%)	\$8,084	41.99%	\$8,109	42.17%	\$8,299	43.06%
\$6,000,000	(\$8,710)	(20.09%)	(\$14,449)	(33.32%)	\$9,744	42.17%	\$9,769	42.32%	\$9,959	43.06%
\$7,000,000	(\$10,248)	(20.22%)	(\$16,943)	(33.43%)	\$11,404	42.29%	\$11,429	42.43%	\$11,619	43.06%
\$8,000,000	(\$11,786)	(20.32%)	(\$19,438)	(33.52%)	\$13,063	42.39%	\$13,088	42.51%	\$13,279	43.06%
\$9,000,000	(\$13,324)	(20.40%)	(\$21,933)	(33.59%)	\$14,723	42.47%	\$14,748	42.57%	\$14,938	43.06%
\$10,000,000	(\$14,862)	(20.47%)	(\$24,427)	(33.64%)	\$16,383	42.53%	\$16,408	42.62%	\$16,598	43.06%
\$15,000,000	(\$22,553)	(20.66%)	(\$36,900)	(33.80%)	\$24,682	42.70%	\$24,707	42.77%	\$24,897	43.06%
\$20,000,000	(\$30,244)	(20.75%)	(\$49,374)	(33.87%)	\$32,981	42.79%	\$33,006	42.84%	\$33,196	43.06%
\$25,000,000	(\$37,934)	(20.81%)	(\$61,847)	(33.92%)	\$41,280	42.85%	\$41,305	42.89%	\$41,495	43.06%
\$30,000,000	(\$45,625)	(20.84%)	(\$74,320)	(33.95%)	\$49,579	42.88%	\$49,604	42.91%	\$49,794	43.06%
\$35,000,000	(\$53,316)	(20.87%)	(\$86,793)	(33.98%)	\$57,878	42.91%	\$57,903	42.94%	\$58,093	43.06%
\$40,000,000	(\$61,006)	(20.89%)	(\$99,266)	(33.99%)	\$66,177	42.93%	\$66,202	42.95%	\$66,393	43.06%
\$45,000,000	(\$68,697)	(20.91%)	(\$111,739)	(34.01%)	\$74,476	42.94%	\$74,501	42.96%	\$74,692	43.06%
\$50,000,000	(\$76,388)	(20.92%)	(\$124,212)	(34.02%)	\$82,775	42.96%	\$82,801	42.97%	\$82,991	43.06%