

CITY OF WILLIAMSBURG, 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	\$7.78621	\$1,105,627	\$0	\$1,105,627	
2026-27	\$4.09021	\$1,127,739	\$9,819	\$1,137,559	2.9%
2027-28	\$4.12582	\$1,144,582	\$9,905	\$1,154,486	1.5%
2028-29	\$4.03278	\$1,177,575	\$9,681	\$1,187,257	2.8%
2029-30	\$4.06593	\$1,194,603	\$9,761	\$1,204,364	1.4%
2030-31	\$3.97320	\$1,228,452	\$9,538	\$1,237,991	2.8%
2031-32	\$4.00405	\$1,245,227	\$9,612	\$1,254,839	1.4%
2032-33	\$3.91315	\$1,279,935	\$9,394	\$1,289,329	2.7%
2033-34	\$3.94187	\$1,296,453	\$9,463	\$1,305,916	1.3%
2034-35	\$3.85279	\$1,332,035	\$9,249	\$1,341,284	2.7%
2035-36	\$3.87954	\$1,348,294	\$9,313	\$1,357,608	1.2%

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	\$343,664,052	\$141,998,127	\$35,919,513	\$177,917,640
2026-27	\$333,376,464	\$278,117,626	\$42,634,743	\$320,752,369
2027-28	\$336,281,115	\$279,819,833	\$43,837,187	\$323,657,020
2028-29	\$354,196,993	\$294,401,531	\$47,171,368	\$341,572,898
2029-30	\$357,206,644	\$296,208,738	\$48,373,812	\$344,582,549
2030-31	\$376,144,209	\$311,585,290	\$51,934,824	\$363,520,114
2031-32	\$379,153,860	\$313,392,497	\$53,137,268	\$366,529,765
2032-33	\$399,046,880	\$329,486,332	\$56,936,453	\$386,422,785
2033-34	\$402,056,531	\$331,293,539	\$58,138,897	\$389,432,436
2034-35	\$422,945,438	\$348,133,179	\$62,188,164	\$410,321,343
2035-36	\$425,955,089	\$349,940,386	\$63,390,608	\$413,330,994

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.46%	-1.09%	69.37%	23.89%	5.59%	1.15%
2026-27	90.65%	-14.61%	76.04%	19.44%	3.72%	0.64%
2027-28	90.66%	-14.70%	75.97%	19.48%	3.76%	0.63%
2028-29	90.12%	-14.12%	76.00%	19.58%	3.67%	0.60%
2029-30	90.11%	-14.17%	75.94%	19.62%	3.70%	0.59%
2030-31	89.57%	-13.59%	75.98%	19.72%	3.61%	0.56%
2031-32	89.56%	-13.64%	75.92%	19.75%	3.64%	0.56%
2032-33	89.04%	-13.09%	75.95%	19.85%	3.55%	0.53%
2033-34	89.04%	-13.14%	75.90%	19.87%	3.58%	0.52%
2034-35	88.54%	-12.61%	75.92%	19.98%	3.49%	0.50%
2035-36	88.54%	-12.66%	75.87%	20.00%	3.52%	0.49%

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 WILLIAMSBURG, 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	\$141,998,127	\$7.78621	\$1,105,627
2026-27	\$278,117,626	\$4.09021	\$1,137,559
2027-28	\$279,819,833	\$4.12582	\$1,154,486
2028-29	\$294,401,531	\$4.03278	\$1,187,257
2029-30	\$296,208,738	\$4.06593	\$1,204,364
2030-31	\$311,585,290	\$3.97320	\$1,237,991
2031-32	\$313,392,497	\$4.00405	\$1,254,839
2032-33	\$329,486,332	\$3.91315	\$1,289,329
2033-34	\$331,293,539	\$3.94187	\$1,305,916
2034-35	\$348,133,179	\$3.85279	\$1,341,284
2035-36	\$349,940,386	\$3.87954	\$1,357,608

CITY OF WILLIAMSBURG, 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	\$141,998,127	\$7.78621	\$1,105,627
2026-27	\$143,294,056	\$7.78621	\$1,115,717
2027-28	\$145,541,925	\$7.78621	\$1,133,220
2028-29	\$150,563,775	\$7.78621	\$1,172,321
2029-30	\$154,222,466	\$7.78621	\$1,200,808
2030-31	\$159,488,209	\$7.78621	\$1,241,808
2031-32	\$163,365,795	\$7.78621	\$1,272,000
2032-33	\$168,888,223	\$7.78621	\$1,314,999
2033-34	\$172,996,750	\$7.78621	\$1,346,989
2034-35	\$178,789,702	\$7.78621	\$1,392,094
2035-36	\$183,140,814	\$7.78621	\$1,425,972

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	\$134,823,570	(\$3.69600)	\$21,841
2027-28	\$134,277,908	(\$3.66039)	\$21,267
2028-29	\$143,837,756	(\$3.75343)	\$14,936
2029-30	\$141,986,272	(\$3.72028)	\$3,556
2030-31	\$152,097,081	(\$3.81301)	-\$3,818
2031-32	\$150,026,702	(\$3.78216)	-\$17,161
2032-33	\$160,598,109	(\$3.87306)	-\$25,669
2033-34	\$158,296,789	(\$3.84434)	-\$41,073
2034-35	\$169,343,477	(\$3.93342)	-\$50,810
2035-36	\$166,799,571	(\$3.90667)	-\$68,365

CITY OF WILLIAMSBURG, 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	\$185	\$245	\$50,000	\$51,515	\$185	\$205	\$50,000	\$58,947	\$167	\$36	\$143	\$36	\$185	\$234
\$100,000	\$123,480	\$369	\$491	\$100,000	\$103,030	\$369	\$409	\$100,000	\$117,894	\$351	\$270	\$327	\$270	\$369	\$468
\$150,000	\$185,220	\$554	\$736	\$150,000	\$154,545	\$554	\$614	\$150,000	\$176,842	\$536	\$504	\$512	\$504	\$554	\$703
\$200,000	\$246,960	\$904	\$981	\$200,000	\$206,060	\$904	\$819	\$200,000	\$235,789	\$721	\$738	\$697	\$738	\$739	\$937
\$250,000	\$308,700	\$1,255	\$1,227	\$250,000	\$257,575	\$1,255	\$1,023	\$250,000	\$294,736	\$905	\$972	\$881	\$972	\$923	\$1,171
\$300,000	\$370,440	\$1,605	\$1,472	\$300,000	\$309,090	\$1,605	\$1,228	\$300,000	\$353,683	\$1,090	\$1,207	\$1,066	\$1,207	\$1,108	\$1,405
\$400,000	\$493,920	\$2,306	\$1,962	\$400,000	\$412,120	\$2,306	\$1,637	\$400,000	\$471,578	\$1,459	\$1,675	\$1,435	\$1,675	\$1,477	\$1,874
\$500,000	\$617,400	\$3,007	\$2,453	\$500,000	\$515,151	\$3,007	\$2,047	\$500,000	\$589,472	\$1,829	\$2,143	\$1,805	\$2,143	\$1,847	\$2,342
\$600,000	\$740,880	\$3,707	\$2,944	\$600,000	\$618,181	\$3,707	\$2,456	\$600,000	\$707,366	\$2,198	\$2,612	\$2,174	\$2,612	\$2,216	\$2,811
\$700,000	\$864,360	\$4,408	\$3,434	\$700,000	\$721,211	\$4,408	\$2,866	\$700,000	\$825,261	\$2,567	\$3,080	\$2,543	\$3,080	\$2,585	\$3,279
\$800,000	\$987,840	\$5,109	\$3,925	\$800,000	\$824,241	\$5,109	\$3,275	\$800,000	\$943,155	\$2,937	\$3,549	\$2,913	\$3,549	\$2,954	\$3,747
\$900,000	\$1,111,320	\$5,810	\$4,415	\$900,000	\$927,271	\$5,810	\$3,684	\$900,000	\$1,061,050	\$3,306	\$4,017	\$3,282	\$4,017	\$3,324	\$4,216
\$1,000,000	\$1,234,800	\$6,510	\$4,906	\$1,000,000	\$1,030,301	\$6,510	\$4,094	\$1,000,000	\$1,178,944	\$3,675	\$4,486	\$3,651	\$4,486	\$3,693	\$4,684
\$2,000,000	\$2,469,600	\$13,518	\$9,812	\$2,000,000	\$2,060,602	\$13,518	\$8,187	\$2,000,000	\$2,357,888	\$7,368	\$9,170	\$7,344	\$9,170	\$7,386	\$9,368
\$3,000,000	\$3,704,400	\$20,526	\$14,718	\$3,000,000	\$3,090,903	\$20,526	\$12,281	\$3,000,000	\$3,536,832	\$11,061	\$13,854	\$11,037	\$13,854	\$11,079	\$14,053
\$4,000,000	\$4,939,200	\$27,533	\$19,624	\$4,000,000	\$4,121,204	\$27,533	\$16,374	\$4,000,000	\$4,715,776	\$14,755	\$18,538	\$14,731	\$18,538	\$14,772	\$18,737
\$5,000,000	\$6,174,000	\$34,541	\$24,531	\$5,000,000	\$5,151,505	\$34,541	\$20,468	\$5,000,000	\$5,894,720	\$18,448	\$23,222	\$18,424	\$23,222	\$18,466	\$23,421
\$6,000,000	\$7,408,800	\$41,548	\$29,437	\$6,000,000	\$6,181,806	\$41,548	\$24,562	\$6,000,000	\$7,073,664	\$22,141	\$27,906	\$22,117	\$27,906	\$22,159	\$28,105
\$7,000,000	\$8,643,600	\$48,556	\$34,343	\$7,000,000	\$7,212,107	\$48,556	\$28,655	\$7,000,000	\$8,252,608	\$25,834	\$32,591	\$25,810	\$32,591	\$25,852	\$32,789
\$8,000,000	\$9,878,400	\$55,564	\$39,249	\$8,000,000	\$8,242,408	\$55,564	\$32,749	\$8,000,000	\$9,431,552	\$29,527	\$37,275	\$29,503	\$37,275	\$29,545	\$37,473
\$9,000,000	\$11,113,200	\$62,571	\$44,155	\$9,000,000	\$9,272,709	\$62,571	\$36,842	\$9,000,000	\$10,610,496	\$33,220	\$41,959	\$33,196	\$41,959	\$33,238	\$42,158
\$10,000,000	\$12,348,000	\$69,579	\$49,061	\$10,000,000	\$10,303,010	\$69,579	\$40,936	\$10,000,000	\$11,789,440	\$36,913	\$46,643	\$36,889	\$46,643	\$36,931	\$46,842
\$15,000,000	\$18,522,000	\$104,617	\$73,592	\$15,000,000	\$15,454,515	\$104,617	\$61,404	\$15,000,000	\$17,684,160	\$55,379	\$70,064	\$55,355	\$70,064	\$55,397	\$70,263
\$20,000,000	\$24,696,000	\$139,655	\$98,122	\$20,000,000	\$20,606,020	\$139,655	\$81,872	\$20,000,000	\$23,578,880	\$73,845	\$93,485	\$73,821	\$93,485	\$73,862	\$93,684
\$25,000,000	\$30,870,000	\$174,693	\$122,653	\$25,000,000	\$25,757,525	\$174,693	\$102,340	\$25,000,000	\$29,473,600	\$92,310	\$116,906	\$92,286	\$116,906	\$92,328	\$117,105
\$30,000,000	\$37,044,000	\$209,730	\$147,183	\$30,000,000	\$30,909,030	\$209,730	\$122,808	\$30,000,000	\$35,368,320	\$110,776	\$140,327	\$110,752	\$140,327	\$110,794	\$140,525
\$35,000,000	\$43,218,000	\$244,768	\$171,714	\$35,000,000	\$36,060,535	\$244,768	\$143,276	\$35,000,000	\$41,263,040	\$129,241	\$163,748	\$129,217	\$163,748	\$129,259	\$163,946
\$40,000,000	\$49,392,000	\$279,806	\$196,244	\$40,000,000	\$41,212,040	\$279,806	\$163,744	\$40,000,000	\$47,157,760	\$147,707	\$187,169	\$147,683	\$187,169	\$147,725	\$187,367
\$45,000,000	\$55,566,000	\$314,844	\$220,775	\$45,000,000	\$46,363,545	\$314,844	\$184,212	\$45,000,000	\$53,052,480	\$166,173	\$210,589	\$166,149	\$210,589	\$166,191	\$210,788
\$50,000,000	\$61,740,000	\$349,882	\$245,305	\$50,000,000	\$51,515,050	\$349,882	\$204,680	\$50,000,000	\$58,947,200	\$184,638	\$234,010	\$184,614	\$234,010	\$184,656	\$234,209

CITY OF WILLIAMSBURG, 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	\$61	32.84%	\$20	10.84%	(\$131)	(78.68%)	(\$107)	(75.10%)	\$50	26.84%
\$100,000	\$121	32.84%	\$40	10.84%	(\$82)	(23.23%)	(\$58)	(17.60%)	\$99	26.84%
\$150,000	\$182	32.84%	\$60	10.84%	(\$32)	(5.99%)	(\$8)	(1.58%)	\$149	26.84%
\$200,000	\$77	8.50%	(\$86)	(9.47%)	\$17	2.42%	\$41	5.95%	\$198	26.84%
\$250,000	(\$28)	(2.25%)	(\$231)	(18.44%)	\$67	7.40%	\$91	10.33%	\$248	26.84%
\$300,000	(\$133)	(8.30%)	(\$377)	(23.49%)	\$117	10.69%	\$141	13.19%	\$297	26.84%
\$400,000	(\$343)	(14.89%)	(\$668)	(28.99%)	\$216	14.78%	\$240	16.70%	\$396	26.84%
\$500,000	(\$554)	(18.41%)	(\$960)	(31.92%)	\$315	17.21%	\$339	18.77%	\$496	26.84%
\$600,000	(\$764)	(20.60%)	(\$1,251)	(33.75%)	\$414	18.83%	\$438	20.14%	\$595	26.84%
\$700,000	(\$974)	(22.09%)	(\$1,543)	(34.99%)	\$513	19.98%	\$537	21.11%	\$694	26.84%
\$800,000	(\$1,184)	(23.18%)	(\$1,834)	(35.90%)	\$612	20.84%	\$636	21.84%	\$793	26.84%
\$900,000	(\$1,394)	(24.00%)	(\$2,125)	(36.58%)	\$711	21.51%	\$735	22.40%	\$892	26.84%
\$1,000,000	(\$1,604)	(24.64%)	(\$2,417)	(37.12%)	\$810	22.05%	\$834	22.85%	\$991	26.84%
\$2,000,000	(\$3,706)	(27.41%)	(\$5,331)	(39.43%)	\$1,801	24.45%	\$1,825	24.85%	\$1,982	26.84%
\$3,000,000	(\$5,807)	(28.29%)	(\$8,245)	(40.17%)	\$2,792	25.24%	\$2,816	25.52%	\$2,973	26.84%
\$4,000,000	(\$7,909)	(28.72%)	(\$11,159)	(40.53%)	\$3,783	25.64%	\$3,807	25.85%	\$3,964	26.84%
\$5,000,000	(\$10,010)	(28.98%)	(\$14,073)	(40.74%)	\$4,775	25.88%	\$4,799	26.05%	\$4,955	26.84%
\$6,000,000	(\$12,112)	(29.15%)	(\$16,987)	(40.88%)	\$5,766	26.04%	\$5,790	26.18%	\$5,946	26.84%
\$7,000,000	(\$14,213)	(29.27%)	(\$19,901)	(40.99%)	\$6,757	26.15%	\$6,781	26.27%	\$6,937	26.84%
\$8,000,000	(\$16,315)	(29.36%)	(\$22,815)	(41.06%)	\$7,748	26.24%	\$7,772	26.34%	\$7,928	26.84%
\$9,000,000	(\$18,416)	(29.43%)	(\$25,729)	(41.12%)	\$8,739	26.31%	\$8,763	26.40%	\$8,920	26.84%
\$10,000,000	(\$20,518)	(29.49%)	(\$28,643)	(41.17%)	\$9,730	26.36%	\$9,754	26.44%	\$9,911	26.84%
\$15,000,000	(\$31,025)	(29.66%)	(\$43,213)	(41.31%)	\$14,685	26.52%	\$14,709	26.57%	\$14,866	26.84%
\$20,000,000	(\$41,532)	(29.74%)	(\$57,783)	(41.38%)	\$19,640	26.60%	\$19,664	26.64%	\$19,821	26.84%
\$25,000,000	(\$52,040)	(29.79%)	(\$72,353)	(41.42%)	\$24,596	26.64%	\$24,620	26.68%	\$24,776	26.84%
\$30,000,000	(\$62,547)	(29.82%)	(\$86,923)	(41.44%)	\$29,551	26.68%	\$29,575	26.70%	\$29,732	26.84%
\$35,000,000	(\$73,055)	(29.85%)	(\$101,493)	(41.46%)	\$34,506	26.70%	\$34,530	26.72%	\$34,687	26.84%
\$40,000,000	(\$83,562)	(29.86%)	(\$116,063)	(41.48%)	\$39,462	26.72%	\$39,486	26.74%	\$39,642	26.84%
\$45,000,000	(\$94,069)	(29.88%)	(\$130,633)	(41.49%)	\$44,417	26.73%	\$44,441	26.75%	\$44,598	26.84%
\$50,000,000	(\$104,577)	(29.89%)	(\$145,203)	(41.50%)	\$49,372	26.74%	\$49,396	26.76%	\$49,553	26.84%