

CITY OF WYOMING, 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	\$116,163	\$0	\$116,163	
2026-27	\$5.15108	\$118,486	\$1,530	\$120,016	3.3%
2027-28	\$5.21758	\$121,090	\$1,549	\$122,640	2.2%
2028-29	\$5.05683	\$125,093	\$1,502	\$126,594	3.2%
2029-30	\$5.11753	\$127,776	\$1,520	\$129,296	2.1%
2030-31	\$4.95761	\$131,882	\$1,472	\$133,354	3.1%
2031-32	\$5.01295	\$134,512	\$1,489	\$136,000	2.0%
2032-33	\$4.85901	\$138,720	\$1,443	\$140,163	3.1%
2033-34	\$4.90955	\$141,297	\$1,458	\$142,755	1.8%
2034-35	\$4.76124	\$145,610	\$1,414	\$147,024	3.0%
2035-36	\$4.80747	\$148,134	\$1,428	\$149,562	1.7%

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	\$30,619,023	\$13,878,481	\$481,297	\$14,359,778
2026-27	\$25,736,151	\$23,299,149	\$539,053	\$23,838,202
2027-28	\$25,942,120	\$23,505,118	\$539,053	\$24,044,171
2028-29	\$27,498,283	\$25,034,329	\$566,005	\$25,600,334
2029-30	\$27,729,252	\$25,265,298	\$566,005	\$25,831,303
2030-31	\$29,391,118	\$26,898,863	\$594,306	\$27,493,169
2031-32	\$29,622,086	\$27,129,832	\$594,306	\$27,724,137
2032-33	\$31,368,029	\$28,846,059	\$624,021	\$29,470,080
2033-34	\$31,598,998	\$29,077,028	\$624,021	\$29,701,049
2034-35	\$33,432,535	\$30,879,364	\$655,222	\$31,534,586
2035-36	\$33,663,503	\$31,110,333	\$655,222	\$31,765,554

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.24%	-3.64%	74.60%	23.23%	0.00%	2.18%
2026-27	109.55%	-35.95%	73.60%	24.64%	0.00%	1.31%
2027-28	109.85%	-36.02%	73.82%	24.43%	0.00%	1.30%
2028-29	108.45%	-34.17%	74.29%	24.10%	0.00%	1.22%
2029-30	108.63%	-34.12%	74.52%	23.88%	0.00%	1.21%
2030-31	107.23%	-32.27%	74.96%	23.56%	0.00%	1.14%
2031-32	107.41%	-32.24%	75.17%	23.36%	0.00%	1.13%
2032-33	106.09%	-30.54%	75.55%	23.08%	0.00%	1.06%
2033-34	106.27%	-30.52%	75.74%	22.90%	0.00%	1.05%
2034-35	105.04%	-28.94%	76.09%	22.64%	0.00%	0.99%
2035-36	105.21%	-28.94%	76.27%	22.48%	0.00%	0.98%

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 WYOMING, 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	\$13,878,481	\$8.37000	\$116,163
2026-27	\$23,299,149	\$5.15108	\$120,016
2027-28	\$23,505,118	\$5.21758	\$122,640
2028-29	\$25,034,329	\$5.05683	\$126,594
2029-30	\$25,265,298	\$5.11753	\$129,296
2030-31	\$26,898,863	\$4.95761	\$133,354
2031-32	\$27,129,832	\$5.01295	\$136,000
2032-33	\$28,846,059	\$4.85901	\$140,163
2033-34	\$29,077,028	\$4.90955	\$142,755
2034-35	\$30,879,364	\$4.76124	\$147,024
2035-36	\$31,110,333	\$4.80747	\$149,562

CITY OF WYOMING, 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	\$13,878,481	\$8.37000	\$116,163
2026-27	\$14,323,882	\$8.28713	\$118,704
2027-28	\$14,700,623	\$8.28713	\$121,826
2028-29	\$15,342,306	\$8.10000	\$124,273
2029-30	\$15,739,167	\$8.10000	\$127,487
2030-31	\$16,416,749	\$8.10000	\$132,976
2031-32	\$16,834,749	\$8.10000	\$136,361
2032-33	\$17,550,106	\$8.10000	\$142,156
2033-34	\$17,990,405	\$8.10000	\$145,722
2034-35	\$18,745,546	\$8.10000	\$151,839
2035-36	\$19,209,272	\$8.10000	\$155,595

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	\$8,975,267	(\$3.13605)	\$1,312
2027-28	\$8,804,495	(\$3.06955)	\$814
2028-29	\$9,692,023	(\$3.04317)	\$2,322
2029-30	\$9,526,130	(\$2.98247)	\$1,809
2030-31	\$10,482,114	(\$3.14239)	\$378
2031-32	\$10,295,083	(\$3.08705)	-\$361
2032-33	\$11,295,953	(\$3.24099)	-\$1,993
2033-34	\$11,086,623	(\$3.19045)	-\$2,967
2034-35	\$12,133,818	(\$3.33876)	-\$4,815
2035-36	\$11,901,061	(\$3.29253)	-\$6,033

CITY OF WYOMING, 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	\$306	\$50,000	\$51,515	\$199	\$255	\$50,000	\$58,947	\$179	\$44	\$153	\$44	\$199	\$292
\$100,000	\$123,480	\$397	\$612	\$100,000	\$103,030	\$397	\$511	\$100,000	\$117,894	\$378	\$337	\$352	\$337	\$397	\$584
\$150,000	\$185,220	\$596	\$918	\$150,000	\$154,545	\$596	\$766	\$150,000	\$176,842	\$576	\$629	\$550	\$629	\$596	\$877
\$200,000	\$246,960	\$972	\$1,224	\$200,000	\$206,060	\$972	\$1,022	\$200,000	\$235,789	\$775	\$921	\$749	\$921	\$794	\$1,169
\$250,000	\$308,700	\$1,349	\$1,530	\$250,000	\$257,575	\$1,349	\$1,277	\$250,000	\$294,736	\$973	\$1,213	\$947	\$1,213	\$993	\$1,461
\$300,000	\$370,440	\$1,725	\$1,836	\$300,000	\$309,090	\$1,725	\$1,532	\$300,000	\$353,683	\$1,172	\$1,506	\$1,146	\$1,506	\$1,191	\$1,753
\$400,000	\$493,920	\$2,479	\$2,449	\$400,000	\$412,120	\$2,479	\$2,043	\$400,000	\$471,578	\$1,569	\$2,090	\$1,543	\$2,090	\$1,588	\$2,338
\$500,000	\$617,400	\$3,232	\$3,061	\$500,000	\$515,151	\$3,232	\$2,554	\$500,000	\$589,472	\$1,966	\$2,674	\$1,940	\$2,674	\$1,985	\$2,922
\$600,000	\$740,880	\$3,985	\$3,673	\$600,000	\$618,181	\$3,985	\$3,065	\$600,000	\$707,366	\$2,363	\$3,259	\$2,337	\$3,259	\$2,382	\$3,507
\$700,000	\$864,360	\$4,739	\$4,285	\$700,000	\$721,211	\$4,739	\$3,575	\$700,000	\$825,261	\$2,760	\$3,843	\$2,734	\$3,843	\$2,779	\$4,091
\$800,000	\$987,840	\$5,492	\$4,897	\$800,000	\$824,241	\$5,492	\$4,086	\$800,000	\$943,155	\$3,157	\$4,428	\$3,131	\$4,428	\$3,176	\$4,676
\$900,000	\$1,111,320	\$6,245	\$5,509	\$900,000	\$927,271	\$6,245	\$4,597	\$900,000	\$1,061,050	\$3,554	\$5,012	\$3,528	\$5,012	\$3,573	\$5,260
\$1,000,000	\$1,234,800	\$6,999	\$6,122	\$1,000,000	\$1,030,301	\$6,999	\$5,108	\$1,000,000	\$1,178,944	\$3,951	\$5,597	\$3,925	\$5,597	\$3,970	\$5,845
\$2,000,000	\$2,469,600	\$14,532	\$12,243	\$2,000,000	\$2,060,602	\$14,532	\$10,216	\$2,000,000	\$2,357,888	\$7,921	\$11,442	\$7,895	\$11,442	\$7,940	\$11,689
\$3,000,000	\$3,704,400	\$22,065	\$18,365	\$3,000,000	\$3,090,903	\$22,065	\$15,323	\$3,000,000	\$3,536,832	\$11,891	\$17,286	\$11,865	\$17,286	\$11,910	\$17,534
\$4,000,000	\$4,939,200	\$29,598	\$24,487	\$4,000,000	\$4,121,204	\$29,598	\$20,431	\$4,000,000	\$4,715,776	\$15,861	\$23,131	\$15,835	\$23,131	\$15,880	\$23,379
\$5,000,000	\$6,174,000	\$37,131	\$30,608	\$5,000,000	\$5,151,505	\$37,131	\$25,539	\$5,000,000	\$5,894,720	\$19,831	\$28,976	\$19,805	\$28,976	\$19,850	\$29,224
\$6,000,000	\$7,408,800	\$44,664	\$36,730	\$6,000,000	\$6,181,806	\$44,664	\$30,647	\$6,000,000	\$7,073,664	\$23,801	\$34,821	\$23,775	\$34,821	\$23,820	\$35,068
\$7,000,000	\$8,643,600	\$52,197	\$42,852	\$7,000,000	\$7,212,107	\$52,197	\$35,755	\$7,000,000	\$8,252,608	\$27,771	\$40,665	\$27,745	\$40,665	\$27,790	\$40,913
\$8,000,000	\$9,878,400	\$59,730	\$48,973	\$8,000,000	\$8,242,408	\$59,730	\$40,863	\$8,000,000	\$9,431,552	\$31,741	\$46,510	\$31,715	\$46,510	\$31,760	\$46,758
\$9,000,000	\$11,113,200	\$67,263	\$55,095	\$9,000,000	\$9,272,709	\$67,263	\$45,970	\$9,000,000	\$10,610,496	\$35,711	\$52,355	\$35,685	\$52,355	\$35,730	\$52,603
\$10,000,000	\$12,348,000	\$74,796	\$61,217	\$10,000,000	\$10,303,010	\$74,796	\$51,078	\$10,000,000	\$11,789,440	\$39,681	\$58,200	\$39,655	\$58,200	\$39,700	\$58,447
\$15,000,000	\$18,522,000	\$112,461	\$91,825	\$15,000,000	\$15,454,515	\$112,461	\$76,617	\$15,000,000	\$17,684,160	\$59,531	\$87,423	\$59,505	\$87,423	\$59,550	\$87,671
\$20,000,000	\$24,696,000	\$150,126	\$122,433	\$20,000,000	\$20,606,020	\$150,126	\$102,157	\$20,000,000	\$23,578,880	\$79,381	\$116,647	\$79,355	\$116,647	\$79,400	\$116,895
\$25,000,000	\$30,870,000	\$187,791	\$153,041	\$25,000,000	\$25,757,525	\$187,791	\$127,696	\$25,000,000	\$29,473,600	\$99,231	\$145,871	\$99,206	\$145,871	\$99,251	\$146,119
\$30,000,000	\$37,044,000	\$225,456	\$183,650	\$30,000,000	\$30,909,030	\$225,456	\$153,235	\$30,000,000	\$35,368,320	\$119,081	\$175,094	\$119,056	\$175,094	\$119,101	\$175,342
\$35,000,000	\$43,218,000	\$263,121	\$214,258	\$35,000,000	\$36,060,535	\$263,121	\$178,774	\$35,000,000	\$41,263,040	\$138,932	\$204,318	\$138,906	\$204,318	\$138,951	\$204,566
\$40,000,000	\$49,392,000	\$300,786	\$244,866	\$40,000,000	\$41,212,040	\$300,786	\$204,313	\$40,000,000	\$47,157,760	\$158,782	\$233,542	\$158,756	\$233,542	\$158,801	\$233,790
\$45,000,000	\$55,566,000	\$338,451	\$275,475	\$45,000,000	\$46,363,545	\$338,451	\$229,852	\$45,000,000	\$53,052,480	\$178,632	\$262,766	\$178,606	\$262,766	\$178,651	\$263,014
\$50,000,000	\$61,740,000	\$376,116	\$306,083	\$50,000,000	\$51,515,050	\$376,116	\$255,392	\$50,000,000	\$58,947,200	\$198,482	\$291,989	\$198,456	\$291,989	\$198,501	\$292,237

CITY OF WYOMING, 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	\$108	54.20%	\$57	28.66%	(\$135)	(75.25%)	(\$109)	(71.09%)	\$94	47.22%
\$100,000	\$215	54.20%	\$114	28.66%	(\$41)	(10.89%)	(\$15)	(4.36%)	\$187	47.22%
\$150,000	\$323	54.20%	\$171	28.66%	\$53	9.12%	\$78	14.24%	\$281	47.22%
\$200,000	\$252	25.94%	\$49	5.08%	\$146	18.89%	\$172	22.98%	\$375	47.22%
\$250,000	\$182	13.46%	(\$72)	(5.33%)	\$240	24.67%	\$266	28.06%	\$469	47.22%
\$300,000	\$111	6.44%	(\$193)	(11.19%)	\$334	28.49%	\$360	31.38%	\$562	47.22%
\$400,000	(\$30)	(1.21%)	(\$436)	(17.57%)	\$521	33.23%	\$547	35.46%	\$750	47.22%
\$500,000	(\$171)	(5.30%)	(\$678)	(20.98%)	\$709	36.05%	\$735	37.86%	\$937	47.22%
\$600,000	(\$312)	(7.84%)	(\$921)	(23.10%)	\$896	37.93%	\$922	39.45%	\$1,125	47.22%
\$700,000	(\$453)	(9.57%)	(\$1,163)	(24.55%)	\$1,084	39.27%	\$1,109	40.58%	\$1,312	47.22%
\$800,000	(\$595)	(10.83%)	(\$1,406)	(25.60%)	\$1,271	40.27%	\$1,297	41.42%	\$1,500	47.22%
\$900,000	(\$736)	(11.78%)	(\$1,648)	(26.39%)	\$1,459	41.04%	\$1,484	42.08%	\$1,687	47.22%
\$1,000,000	(\$877)	(12.53%)	(\$1,891)	(27.02%)	\$1,646	41.67%	\$1,672	42.60%	\$1,875	47.22%
\$2,000,000	(\$2,288)	(15.75%)	(\$4,316)	(29.70%)	\$3,521	44.45%	\$3,547	44.92%	\$3,749	47.22%
\$3,000,000	(\$3,700)	(16.77%)	(\$6,741)	(30.55%)	\$5,396	45.38%	\$5,421	45.69%	\$5,624	47.22%
\$4,000,000	(\$5,111)	(17.27%)	(\$9,166)	(30.97%)	\$7,270	45.84%	\$7,296	46.08%	\$7,499	47.22%
\$5,000,000	(\$6,522)	(17.57%)	(\$11,591)	(31.22%)	\$9,145	46.11%	\$9,171	46.31%	\$9,374	47.22%
\$6,000,000	(\$7,934)	(17.76%)	(\$14,017)	(31.38%)	\$11,020	46.30%	\$11,045	46.46%	\$11,248	47.22%
\$7,000,000	(\$9,345)	(17.90%)	(\$16,442)	(31.50%)	\$12,894	46.43%	\$12,920	46.57%	\$13,123	47.22%
\$8,000,000	(\$10,756)	(18.01%)	(\$18,867)	(31.59%)	\$14,769	46.53%	\$14,795	46.65%	\$14,998	47.22%
\$9,000,000	(\$12,168)	(18.09%)	(\$21,292)	(31.66%)	\$16,644	46.61%	\$16,670	46.71%	\$16,872	47.22%
\$10,000,000	(\$13,579)	(18.15%)	(\$23,717)	(31.71%)	\$18,519	46.67%	\$18,544	46.76%	\$18,747	47.22%
\$15,000,000	(\$20,636)	(18.35%)	(\$35,843)	(31.87%)	\$27,892	46.85%	\$27,918	46.92%	\$28,121	47.22%
\$20,000,000	(\$27,692)	(18.45%)	(\$47,969)	(31.95%)	\$37,266	46.95%	\$37,292	46.99%	\$37,494	47.22%
\$25,000,000	(\$34,749)	(18.50%)	(\$60,095)	(32.00%)	\$46,639	47.00%	\$46,665	47.04%	\$46,868	47.22%
\$30,000,000	(\$41,806)	(18.54%)	(\$72,221)	(32.03%)	\$56,013	47.04%	\$56,039	47.07%	\$56,242	47.22%
\$35,000,000	(\$48,863)	(18.57%)	(\$84,346)	(32.06%)	\$65,387	47.06%	\$65,412	47.09%	\$65,615	47.22%
\$40,000,000	(\$55,919)	(18.59%)	(\$96,472)	(32.07%)	\$74,760	47.08%	\$74,786	47.11%	\$74,989	47.22%
\$45,000,000	(\$62,976)	(18.61%)	(\$108,598)	(32.09%)	\$84,134	47.10%	\$84,160	47.12%	\$84,362	47.22%
\$50,000,000	(\$70,033)	(18.62%)	(\$120,724)	(32.10%)	\$93,507	47.11%	\$93,533	47.13%	\$93,736	47.22%