

CITY OF WODEN, 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	\$8.20595	\$68,103	\$0	\$68,103	
2026-27	\$6.46151	\$69,465	\$20	\$69,485	2.0%
2027-28	\$6.50089	\$69,832	\$20	\$69,853	0.5%
2028-29	\$6.27169	\$71,250	\$20	\$71,269	2.0%
2029-30	\$6.30343	\$71,626	\$20	\$71,645	0.5%
2030-31	\$6.07897	\$73,078	\$19	\$73,097	2.0%
2031-32	\$6.10972	\$73,463	\$19	\$73,482	0.5%
2032-33	\$5.89577	\$74,951	\$18	\$74,970	2.0%
2033-34	\$5.92557	\$75,345	\$18	\$75,363	0.5%
2034-35	\$5.72135	\$76,870	\$18	\$76,888	2.0%
2035-36	\$5.75025	\$77,273	\$18	\$77,290	0.5%

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	\$13,403,294	\$8,299,179	\$0	\$8,299,179
2026-27	\$11,717,299	\$10,753,650	\$0	\$10,753,650
2027-28	\$11,708,726	\$10,745,077	\$0	\$10,745,077
2028-29	\$12,327,285	\$11,363,636	\$0	\$11,363,636
2029-30	\$12,329,711	\$11,366,062	\$0	\$11,366,062
2030-31	\$12,988,236	\$12,024,587	\$0	\$12,024,587
2031-32	\$12,990,663	\$12,027,014	\$0	\$12,027,014
2032-33	\$13,679,494	\$12,715,845	\$0	\$12,715,845
2033-34	\$13,681,921	\$12,718,272	\$0	\$12,718,272
2034-35	\$14,402,461	\$13,438,812	\$0	\$13,438,812
2035-36	\$14,404,888	\$13,441,239	\$0	\$13,441,239

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	34.57%	-2.25%	32.32%	66.56%	0.00%	1.12%
2026-27	61.35%	-29.75%	31.59%	67.54%	0.00%	0.86%
2027-28	61.43%	-29.89%	31.54%	67.59%	0.00%	0.86%
2028-29	60.43%	-28.36%	32.07%	67.11%	0.00%	0.82%
2029-30	60.45%	-28.36%	32.08%	67.09%	0.00%	0.82%
2030-31	59.45%	-26.81%	32.63%	66.59%	0.00%	0.77%
2031-32	59.46%	-26.81%	32.65%	66.57%	0.00%	0.77%
2032-33	58.51%	-25.37%	33.15%	66.12%	0.00%	0.73%
2033-34	58.53%	-25.37%	33.16%	66.10%	0.00%	0.73%
2034-35	57.63%	-24.01%	33.62%	65.69%	0.00%	0.69%
2035-36	57.64%	-24.01%	33.63%	65.68%	0.00%	0.69%

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 WODEN, 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	\$8,299,179	\$8.20595	\$68,103
2026-27	\$10,753,650	\$6.46151	\$69,485
2027-28	\$10,745,077	\$6.50089	\$69,853
2028-29	\$11,363,636	\$6.27169	\$71,269
2029-30	\$11,366,062	\$6.30343	\$71,645
2030-31	\$12,024,587	\$6.07897	\$73,097
2031-32	\$12,027,014	\$6.10972	\$73,482
2032-33	\$12,715,845	\$5.89577	\$74,970
2033-34	\$12,718,272	\$5.92557	\$75,363
2034-35	\$13,438,812	\$5.72135	\$76,888
2035-36	\$13,441,239	\$5.75025	\$77,290

CITY OF WODEN, 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	\$8,299,179	\$8.20595	\$68,103
2026-27	\$8,956,757	\$7.96694	\$71,358
2027-28	\$9,020,042	\$7.96694	\$71,862
2028-29	\$9,418,575	\$7.96694	\$75,037
2029-30	\$9,485,174	\$7.96694	\$75,568
2030-31	\$9,903,867	\$7.96694	\$78,904
2031-32	\$9,973,943	\$7.96694	\$79,462
2032-33	\$10,413,811	\$7.96694	\$82,966
2033-34	\$10,487,560	\$7.96694	\$83,554
2034-35	\$10,949,677	\$7.96694	\$87,235
2035-36	\$11,027,281	\$7.96694	\$87,854

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	\$1,796,893	(\$1.50543)	-\$1,873
2027-28	\$1,725,035	(\$1.46605)	-\$2,010
2028-29	\$1,945,060	(\$1.69525)	-\$3,768
2029-30	\$1,880,888	(\$1.66351)	-\$3,923
2030-31	\$2,120,721	(\$1.88797)	-\$5,806
2031-32	\$2,053,070	(\$1.85722)	-\$5,980
2032-33	\$2,302,034	(\$2.07117)	-\$7,997
2033-34	\$2,230,712	(\$2.04137)	-\$8,191
2034-35	\$2,489,135	(\$2.24559)	-\$10,347
2035-36	\$2,413,958	(\$2.21669)	-\$10,563

CITY OF WODEN, 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	\$195	\$375	\$50,000	\$51,515	\$195	\$313	\$50,000	\$58,947	\$176	\$54	\$150	\$54	\$195	\$358
\$100,000	\$123,480	\$389	\$751	\$100,000	\$103,030	\$389	\$626	\$100,000	\$117,894	\$370	\$413	\$345	\$413	\$389	\$717
\$150,000	\$185,220	\$584	\$1,126	\$150,000	\$154,545	\$584	\$939	\$150,000	\$176,842	\$565	\$771	\$540	\$771	\$584	\$1,075
\$200,000	\$246,960	\$953	\$1,501	\$200,000	\$206,060	\$953	\$1,253	\$200,000	\$235,789	\$760	\$1,129	\$734	\$1,129	\$778	\$1,433
\$250,000	\$308,700	\$1,322	\$1,877	\$250,000	\$257,575	\$1,322	\$1,566	\$250,000	\$294,736	\$954	\$1,488	\$929	\$1,488	\$973	\$1,792
\$300,000	\$370,440	\$1,692	\$2,252	\$300,000	\$309,090	\$1,692	\$1,879	\$300,000	\$353,683	\$1,149	\$1,846	\$1,123	\$1,846	\$1,168	\$2,150
\$400,000	\$493,920	\$2,430	\$3,003	\$400,000	\$412,120	\$2,430	\$2,505	\$400,000	\$471,578	\$1,538	\$2,563	\$1,513	\$2,563	\$1,557	\$2,867
\$500,000	\$617,400	\$3,169	\$3,753	\$500,000	\$515,151	\$3,169	\$3,132	\$500,000	\$589,472	\$1,927	\$3,279	\$1,902	\$3,279	\$1,946	\$3,583
\$600,000	\$740,880	\$3,907	\$4,504	\$600,000	\$618,181	\$3,907	\$3,758	\$600,000	\$707,366	\$2,316	\$3,996	\$2,291	\$3,996	\$2,335	\$4,300
\$700,000	\$864,360	\$4,646	\$5,254	\$700,000	\$721,211	\$4,646	\$4,384	\$700,000	\$825,261	\$2,706	\$4,713	\$2,680	\$4,713	\$2,725	\$5,017
\$800,000	\$987,840	\$5,384	\$6,005	\$800,000	\$824,241	\$5,384	\$5,011	\$800,000	\$943,155	\$3,095	\$5,429	\$3,070	\$5,429	\$3,114	\$5,733
\$900,000	\$1,111,320	\$6,123	\$6,756	\$900,000	\$927,271	\$6,123	\$5,637	\$900,000	\$1,061,050	\$3,484	\$6,146	\$3,459	\$6,146	\$3,503	\$6,450
\$1,000,000	\$1,234,800	\$6,861	\$7,506	\$1,000,000	\$1,030,301	\$6,861	\$6,263	\$1,000,000	\$1,178,944	\$3,873	\$6,863	\$3,848	\$6,863	\$3,892	\$7,167
\$2,000,000	\$2,469,600	\$14,247	\$15,013	\$2,000,000	\$2,060,602	\$14,247	\$12,526	\$2,000,000	\$2,357,888	\$7,766	\$14,030	\$7,740	\$14,030	\$7,784	\$14,334
\$3,000,000	\$3,704,400	\$21,632	\$22,519	\$3,000,000	\$3,090,903	\$21,632	\$18,790	\$3,000,000	\$3,536,832	\$11,658	\$21,196	\$11,632	\$21,196	\$11,677	\$21,500
\$4,000,000	\$4,939,200	\$29,017	\$30,025	\$4,000,000	\$4,121,204	\$29,017	\$25,053	\$4,000,000	\$4,715,776	\$15,550	\$28,363	\$15,525	\$28,363	\$15,569	\$28,667
\$5,000,000	\$6,174,000	\$36,403	\$37,532	\$5,000,000	\$5,151,505	\$36,403	\$31,316	\$5,000,000	\$5,894,720	\$19,442	\$35,530	\$19,417	\$35,530	\$19,461	\$35,834
\$6,000,000	\$7,408,800	\$43,788	\$45,038	\$6,000,000	\$6,181,806	\$43,788	\$37,579	\$6,000,000	\$7,073,664	\$23,334	\$42,697	\$23,309	\$42,697	\$23,353	\$43,001
\$7,000,000	\$8,643,600	\$51,174	\$52,544	\$7,000,000	\$7,212,107	\$51,174	\$43,842	\$7,000,000	\$8,252,608	\$27,227	\$49,863	\$27,201	\$49,863	\$27,245	\$50,167
\$8,000,000	\$9,878,400	\$58,559	\$60,050	\$8,000,000	\$8,242,408	\$58,559	\$50,105	\$8,000,000	\$9,431,552	\$31,119	\$57,030	\$31,094	\$57,030	\$31,138	\$57,334
\$9,000,000	\$11,113,200	\$65,944	\$67,557	\$9,000,000	\$9,272,709	\$65,944	\$56,369	\$9,000,000	\$10,610,496	\$35,011	\$64,197	\$34,986	\$64,197	\$35,030	\$64,501
\$10,000,000	\$12,348,000	\$73,330	\$75,063	\$10,000,000	\$10,303,010	\$73,330	\$62,632	\$10,000,000	\$11,789,440	\$38,903	\$71,364	\$38,878	\$71,364	\$38,922	\$71,668
\$15,000,000	\$18,522,000	\$110,256	\$112,595	\$15,000,000	\$15,454,515	\$110,256	\$93,948	\$15,000,000	\$17,684,160	\$58,364	\$107,198	\$58,339	\$107,198	\$58,383	\$107,501
\$20,000,000	\$24,696,000	\$147,183	\$150,126	\$20,000,000	\$20,606,020	\$147,183	\$125,263	\$20,000,000	\$23,578,880	\$77,825	\$143,031	\$77,800	\$143,031	\$77,844	\$143,335
\$25,000,000	\$30,870,000	\$184,110	\$187,658	\$25,000,000	\$25,757,525	\$184,110	\$156,579	\$25,000,000	\$29,473,600	\$97,286	\$178,865	\$97,261	\$178,865	\$97,305	\$179,169
\$30,000,000	\$37,044,000	\$221,037	\$225,189	\$30,000,000	\$30,909,030	\$221,037	\$187,895	\$30,000,000	\$35,368,320	\$116,748	\$214,699	\$116,722	\$214,699	\$116,766	\$215,003
\$35,000,000	\$43,218,000	\$257,963	\$262,721	\$35,000,000	\$36,060,535	\$257,963	\$219,211	\$35,000,000	\$41,263,040	\$136,209	\$250,533	\$136,183	\$250,533	\$136,227	\$250,837
\$40,000,000	\$49,392,000	\$294,890	\$300,252	\$40,000,000	\$41,212,040	\$294,890	\$250,527	\$40,000,000	\$47,157,760	\$155,670	\$286,367	\$155,644	\$286,367	\$155,689	\$286,671
\$45,000,000	\$55,566,000	\$331,817	\$337,784	\$45,000,000	\$46,363,545	\$331,817	\$281,843	\$45,000,000	\$53,052,480	\$175,131	\$322,200	\$175,105	\$322,200	\$175,150	\$322,504
\$50,000,000	\$61,740,000	\$368,744	\$375,316	\$50,000,000	\$51,515,050	\$368,744	\$313,158	\$50,000,000	\$58,947,200	\$194,592	\$358,034	\$194,566	\$358,034	\$194,611	\$358,338

CITY OF WODEN, 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	\$181	92.85%	\$119	60.92%	(\$121)	(69.05%)	(\$96)	(63.84%)	\$164	84.13%
\$100,000	\$361	92.85%	\$237	60.92%	\$42	11.44%	\$68	19.62%	\$327	84.13%
\$150,000	\$542	92.85%	\$356	60.92%	\$206	36.48%	\$231	42.88%	\$491	84.13%
\$200,000	\$548	57.51%	\$300	31.43%	\$370	48.69%	\$395	53.81%	\$655	84.13%
\$250,000	\$554	41.91%	\$243	18.41%	\$534	55.92%	\$559	60.17%	\$819	84.13%
\$300,000	\$560	33.12%	\$187	11.07%	\$697	60.70%	\$723	64.32%	\$982	84.13%
\$400,000	\$572	23.55%	\$75	3.09%	\$1,025	66.63%	\$1,050	69.42%	\$1,310	84.13%
\$500,000	\$584	18.44%	(\$37)	(1.17%)	\$1,352	70.16%	\$1,378	72.43%	\$1,637	84.13%
\$600,000	\$597	15.27%	(\$149)	(3.82%)	\$1,680	72.51%	\$1,705	74.41%	\$1,965	84.13%
\$700,000	\$609	13.10%	(\$262)	(5.63%)	\$2,007	74.18%	\$2,032	75.83%	\$2,292	84.13%
\$800,000	\$621	11.53%	(\$374)	(6.94%)	\$2,335	75.43%	\$2,360	76.88%	\$2,620	84.13%
\$900,000	\$633	10.34%	(\$486)	(7.94%)	\$2,662	76.40%	\$2,687	77.69%	\$2,947	84.13%
\$1,000,000	\$645	9.40%	(\$598)	(8.72%)	\$2,989	77.18%	\$3,015	78.35%	\$3,275	84.13%
\$2,000,000	\$766	5.38%	(\$1,720)	(12.08%)	\$6,264	80.66%	\$6,289	81.25%	\$6,549	84.13%
\$3,000,000	\$887	4.10%	(\$2,843)	(13.14%)	\$9,539	81.82%	\$9,564	82.22%	\$9,824	84.13%
\$4,000,000	\$1,008	3.47%	(\$3,965)	(13.66%)	\$12,813	82.40%	\$12,838	82.70%	\$13,098	84.13%
\$5,000,000	\$1,129	3.10%	(\$5,087)	(13.97%)	\$16,088	82.75%	\$16,113	82.98%	\$16,373	84.13%
\$6,000,000	\$1,250	2.85%	(\$6,209)	(14.18%)	\$19,362	82.98%	\$19,388	83.18%	\$19,647	84.13%
\$7,000,000	\$1,371	2.68%	(\$7,331)	(14.33%)	\$22,637	83.14%	\$22,662	83.31%	\$22,922	84.13%
\$8,000,000	\$1,492	2.55%	(\$8,454)	(14.44%)	\$25,911	83.27%	\$25,937	83.41%	\$26,196	84.13%
\$9,000,000	\$1,613	2.45%	(\$9,576)	(14.52%)	\$29,186	83.36%	\$29,211	83.49%	\$29,471	84.13%
\$10,000,000	\$1,734	2.36%	(\$10,698)	(14.59%)	\$32,460	83.44%	\$32,486	83.56%	\$32,746	84.13%
\$15,000,000	\$2,338	2.12%	(\$16,309)	(14.79%)	\$48,833	83.67%	\$48,859	83.75%	\$49,118	84.13%
\$20,000,000	\$2,943	2.00%	(\$21,920)	(14.89%)	\$65,206	83.78%	\$65,231	83.84%	\$65,491	84.13%
\$25,000,000	\$3,548	1.93%	(\$27,531)	(14.95%)	\$81,579	83.85%	\$81,604	83.90%	\$81,864	84.13%
\$30,000,000	\$4,153	1.88%	(\$33,142)	(14.99%)	\$97,951	83.90%	\$97,977	83.94%	\$98,237	84.13%
\$35,000,000	\$4,757	1.84%	(\$38,753)	(15.02%)	\$114,324	83.93%	\$114,350	83.97%	\$114,609	84.13%
\$40,000,000	\$5,362	1.82%	(\$44,363)	(15.04%)	\$130,697	83.96%	\$130,722	83.99%	\$130,982	84.13%
\$45,000,000	\$5,967	1.80%	(\$49,974)	(15.06%)	\$147,070	83.98%	\$147,095	84.00%	\$147,355	84.13%
\$50,000,000	\$6,572	1.78%	(\$55,585)	(15.07%)	\$163,443	83.99%	\$163,468	84.02%	\$163,728	84.13%