

CITY OF WHEATLAND, 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	\$8.33477	\$203,250	\$0	\$203,250	
2026-27	\$4.77798	\$207,315	\$868	\$208,183	2.4%
2027-28	\$4.80930	\$209,224	\$874	\$210,098	0.9%
2028-29	\$4.68397	\$214,300	\$851	\$215,151	2.4%
2029-30	\$4.71153	\$216,227	\$856	\$217,083	0.9%
2030-31	\$4.58716	\$221,424	\$833	\$222,258	2.4%
2031-32	\$4.61394	\$223,369	\$838	\$224,207	0.9%
2032-33	\$4.49329	\$228,691	\$816	\$229,508	2.4%
2033-34	\$4.51933	\$230,655	\$821	\$231,476	0.9%
2034-35	\$4.40223	\$236,106	\$800	\$236,906	2.3%
2035-36	\$4.42756	\$238,090	\$804	\$238,895	0.8%

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	\$50,829,635	\$24,385,837	\$0	\$24,385,837
2026-27	\$46,140,196	\$43,571,448	\$0	\$43,571,448
2027-28	\$46,254,503	\$43,685,755	\$0	\$43,685,755
2028-29	\$48,502,184	\$45,933,436	\$0	\$45,933,436
2029-30	\$48,643,490	\$46,074,742	\$0	\$46,074,742
2030-31	\$51,020,902	\$48,452,154	\$0	\$48,452,154
2031-32	\$51,162,209	\$48,593,461	\$0	\$48,593,461
2032-33	\$53,646,604	\$51,077,856	\$0	\$51,077,856
2033-34	\$53,787,911	\$51,219,163	\$0	\$51,219,163
2034-35	\$56,383,719	\$53,814,971	\$0	\$53,814,971
2035-36	\$56,525,025	\$53,956,277	\$0	\$53,956,277

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.76%	-1.54%	80.22%	14.14%	0.00%	1.37%
2026-27	105.57%	-22.22%	83.35%	13.13%	0.00%	0.76%
2027-28	105.71%	-22.32%	83.39%	13.10%	0.00%	0.76%
2028-29	104.96%	-21.37%	83.59%	13.08%	0.00%	0.73%
2029-30	105.03%	-21.39%	83.64%	13.04%	0.00%	0.72%
2030-31	104.24%	-20.42%	83.82%	13.02%	0.00%	0.69%
2031-32	104.31%	-20.44%	83.87%	12.98%	0.00%	0.69%
2032-33	103.57%	-19.53%	84.04%	12.97%	0.00%	0.65%
2033-34	103.64%	-19.55%	84.08%	12.93%	0.00%	0.65%
2034-35	102.92%	-18.68%	84.24%	12.93%	0.00%	0.62%
2035-36	102.99%	-18.71%	84.28%	12.89%	0.00%	0.62%

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 WHEATLAND, 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	\$24,385,837	\$8.33477	\$203,250
2026-27	\$43,571,448	\$4.77798	\$208,183
2027-28	\$43,685,755	\$4.80930	\$210,098
2028-29	\$45,933,436	\$4.68397	\$215,151
2029-30	\$46,074,742	\$4.71153	\$217,083
2030-31	\$48,452,154	\$4.58716	\$222,258
2031-32	\$48,593,461	\$4.61394	\$224,207
2032-33	\$51,077,856	\$4.49329	\$229,508
2033-34	\$51,219,163	\$4.51933	\$231,476
2034-35	\$53,814,971	\$4.40223	\$236,906
2035-36	\$53,956,277	\$4.42756	\$238,895

CITY OF WHEATLAND, 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	\$24,385,837	\$8.33477	\$203,250
2026-27	\$24,833,834	\$8.33477	\$206,984
2027-28	\$25,346,022	\$8.33477	\$211,253
2028-29	\$26,233,412	\$8.10000	\$212,491
2029-30	\$26,772,643	\$8.10000	\$216,858
2030-31	\$27,707,649	\$8.10000	\$224,432
2031-32	\$28,275,274	\$8.10000	\$229,030
2032-33	\$29,260,359	\$8.10000	\$237,009
2033-34	\$29,857,953	\$8.10000	\$241,849
2034-35	\$30,895,766	\$8.10000	\$250,256
2035-36	\$31,524,824	\$8.10000	\$255,351

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	\$18,737,614	(\$3.55679)	\$1,199
2027-28	\$18,339,733	(\$3.52547)	-\$1,155
2028-29	\$19,700,024	(\$3.41603)	\$2,660
2029-30	\$19,302,099	(\$3.38847)	\$224
2030-31	\$20,744,505	(\$3.51284)	-\$2,174
2031-32	\$20,318,187	(\$3.48606)	-\$4,822
2032-33	\$21,817,497	(\$3.60671)	-\$7,501
2033-34	\$21,361,210	(\$3.58067)	-\$10,373
2034-35	\$22,919,205	(\$3.69777)	-\$13,350
2035-36	\$22,431,453	(\$3.67244)	-\$16,456

CITY OF WHEATLAND, 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	\$283	\$50,000	\$51,515	\$198	\$236	\$50,000	\$58,947	\$178	\$41	\$153	\$41	\$198	\$270
\$100,000	\$123,480	\$395	\$566	\$100,000	\$103,030	\$395	\$473	\$100,000	\$117,894	\$376	\$311	\$350	\$311	\$395	\$541
\$150,000	\$185,220	\$593	\$850	\$150,000	\$154,545	\$593	\$709	\$150,000	\$176,842	\$574	\$582	\$548	\$582	\$593	\$811
\$200,000	\$246,960	\$968	\$1,133	\$200,000	\$206,060	\$968	\$945	\$200,000	\$235,789	\$771	\$852	\$746	\$852	\$791	\$1,082
\$250,000	\$308,700	\$1,343	\$1,416	\$250,000	\$257,575	\$1,343	\$1,182	\$250,000	\$294,736	\$969	\$1,123	\$943	\$1,123	\$988	\$1,352
\$300,000	\$370,440	\$1,718	\$1,699	\$300,000	\$309,090	\$1,718	\$1,418	\$300,000	\$353,683	\$1,167	\$1,393	\$1,141	\$1,393	\$1,186	\$1,622
\$400,000	\$493,920	\$2,468	\$2,266	\$400,000	\$412,120	\$2,468	\$1,890	\$400,000	\$471,578	\$1,562	\$1,934	\$1,536	\$1,934	\$1,581	\$2,163
\$500,000	\$617,400	\$3,218	\$2,832	\$500,000	\$515,151	\$3,218	\$2,363	\$500,000	\$589,472	\$1,957	\$2,475	\$1,932	\$2,475	\$1,977	\$2,704
\$600,000	\$740,880	\$3,969	\$3,399	\$600,000	\$618,181	\$3,969	\$2,836	\$600,000	\$707,366	\$2,353	\$3,015	\$2,327	\$3,015	\$2,372	\$3,245
\$700,000	\$864,360	\$4,719	\$3,965	\$700,000	\$721,211	\$4,719	\$3,308	\$700,000	\$825,261	\$2,748	\$3,556	\$2,722	\$3,556	\$2,767	\$3,786
\$800,000	\$987,840	\$5,469	\$4,531	\$800,000	\$824,241	\$5,469	\$3,781	\$800,000	\$943,155	\$3,143	\$4,097	\$3,118	\$4,097	\$3,163	\$4,326
\$900,000	\$1,111,320	\$6,219	\$5,098	\$900,000	\$927,271	\$6,219	\$4,254	\$900,000	\$1,061,050	\$3,539	\$4,638	\$3,513	\$4,638	\$3,558	\$4,867
\$1,000,000	\$1,234,800	\$6,969	\$5,664	\$1,000,000	\$1,030,301	\$6,969	\$4,726	\$1,000,000	\$1,178,944	\$3,934	\$5,179	\$3,908	\$5,179	\$3,953	\$5,408
\$2,000,000	\$2,469,600	\$14,470	\$11,328	\$2,000,000	\$2,060,602	\$14,470	\$9,452	\$2,000,000	\$2,357,888	\$7,887	\$10,587	\$7,862	\$10,587	\$7,907	\$10,816
\$3,000,000	\$3,704,400	\$21,972	\$16,993	\$3,000,000	\$3,090,903	\$21,972	\$14,178	\$3,000,000	\$3,536,832	\$11,841	\$15,995	\$11,815	\$15,995	\$11,860	\$16,224
\$4,000,000	\$4,939,200	\$29,473	\$22,657	\$4,000,000	\$4,121,204	\$29,473	\$18,905	\$4,000,000	\$4,715,776	\$15,794	\$21,403	\$15,768	\$21,403	\$15,813	\$21,632
\$5,000,000	\$6,174,000	\$36,974	\$28,321	\$5,000,000	\$5,151,505	\$36,974	\$23,631	\$5,000,000	\$5,894,720	\$19,747	\$26,811	\$19,722	\$26,811	\$19,767	\$27,040
\$6,000,000	\$7,408,800	\$44,476	\$33,985	\$6,000,000	\$6,181,806	\$44,476	\$28,357	\$6,000,000	\$7,073,664	\$23,701	\$32,219	\$23,675	\$32,219	\$23,720	\$32,448
\$7,000,000	\$8,643,600	\$51,977	\$39,650	\$7,000,000	\$7,212,107	\$51,977	\$33,083	\$7,000,000	\$8,252,608	\$27,654	\$37,627	\$27,628	\$37,627	\$27,673	\$37,856
\$8,000,000	\$9,878,400	\$59,478	\$45,314	\$8,000,000	\$8,242,408	\$59,478	\$37,809	\$8,000,000	\$9,431,552	\$31,607	\$43,035	\$31,582	\$43,035	\$31,627	\$43,264
\$9,000,000	\$11,113,200	\$66,979	\$50,978	\$9,000,000	\$9,272,709	\$66,979	\$42,535	\$9,000,000	\$10,610,496	\$35,561	\$48,443	\$35,535	\$48,443	\$35,580	\$48,672
\$10,000,000	\$12,348,000	\$74,481	\$56,642	\$10,000,000	\$10,303,010	\$74,481	\$47,262	\$10,000,000	\$11,789,440	\$39,514	\$53,851	\$39,488	\$53,851	\$39,533	\$54,080
\$15,000,000	\$18,522,000	\$111,987	\$84,963	\$15,000,000	\$15,454,515	\$111,987	\$70,892	\$15,000,000	\$17,684,160	\$59,281	\$80,891	\$59,255	\$80,891	\$59,300	\$81,120
\$20,000,000	\$24,696,000	\$149,494	\$113,285	\$20,000,000	\$20,606,020	\$149,494	\$94,523	\$20,000,000	\$23,578,880	\$79,047	\$107,931	\$79,021	\$107,931	\$79,066	\$108,160
\$25,000,000	\$30,870,000	\$187,000	\$141,606	\$25,000,000	\$25,757,525	\$187,000	\$118,154	\$25,000,000	\$29,473,600	\$98,814	\$134,971	\$98,788	\$134,971	\$98,833	\$135,200
\$30,000,000	\$37,044,000	\$224,507	\$169,927	\$30,000,000	\$30,909,030	\$224,507	\$141,785	\$30,000,000	\$35,368,320	\$118,580	\$162,011	\$118,555	\$162,011	\$118,599	\$162,240
\$35,000,000	\$43,218,000	\$262,013	\$198,248	\$35,000,000	\$36,060,535	\$262,013	\$165,415	\$35,000,000	\$41,263,040	\$138,347	\$189,051	\$138,321	\$189,051	\$138,366	\$189,280
\$40,000,000	\$49,392,000	\$299,520	\$226,569	\$40,000,000	\$41,212,040	\$299,520	\$189,046	\$40,000,000	\$47,157,760	\$158,113	\$216,091	\$158,088	\$216,091	\$158,133	\$216,320
\$45,000,000	\$55,566,000	\$337,026	\$254,890	\$45,000,000	\$46,363,545	\$337,026	\$212,677	\$45,000,000	\$53,052,480	\$177,880	\$243,131	\$177,854	\$243,131	\$177,899	\$243,360
\$50,000,000	\$61,740,000	\$374,532	\$283,211	\$50,000,000	\$51,515,050	\$374,532	\$236,308	\$50,000,000	\$58,947,200	\$197,647	\$270,171	\$197,621	\$270,171	\$197,666	\$270,400

CITY OF WHEATLAND, 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	\$86	43.28%	\$39	19.55%	(\$137)	(77.01%)	(\$112)	(73.14%)	\$73	36.80%
\$100,000	\$171	43.28%	\$77	19.55%	(\$65)	(17.20%)	(\$39)	(11.13%)	\$145	36.80%
\$150,000	\$257	43.28%	\$116	19.55%	\$8	1.40%	\$34	6.15%	\$218	36.80%
\$200,000	\$165	17.02%	(\$23)	(2.36%)	\$81	10.47%	\$106	14.27%	\$291	36.80%
\$250,000	\$73	5.43%	(\$162)	(12.03%)	\$153	15.84%	\$179	18.99%	\$364	36.80%
\$300,000	(\$19)	(1.10%)	(\$300)	(17.48%)	\$226	19.39%	\$252	22.08%	\$436	36.80%
\$400,000	(\$203)	(8.21%)	(\$578)	(23.41%)	\$372	23.79%	\$397	25.86%	\$582	36.80%
\$500,000	(\$386)	(12.00%)	(\$855)	(26.58%)	\$517	26.42%	\$543	28.10%	\$727	36.80%
\$600,000	(\$570)	(14.36%)	(\$1,133)	(28.55%)	\$663	28.16%	\$688	29.58%	\$873	36.80%
\$700,000	(\$754)	(15.97%)	(\$1,410)	(29.89%)	\$808	29.41%	\$834	30.63%	\$1,018	36.80%
\$800,000	(\$937)	(17.14%)	(\$1,688)	(30.86%)	\$954	30.33%	\$979	31.41%	\$1,164	36.80%
\$900,000	(\$1,121)	(18.03%)	(\$1,965)	(31.60%)	\$1,099	31.06%	\$1,125	32.02%	\$1,309	36.80%
\$1,000,000	(\$1,305)	(18.72%)	(\$2,243)	(32.18%)	\$1,245	31.63%	\$1,270	32.50%	\$1,455	36.80%
\$2,000,000	(\$3,142)	(21.71%)	(\$5,018)	(34.68%)	\$2,699	34.22%	\$2,725	34.66%	\$2,909	36.80%
\$3,000,000	(\$4,979)	(22.66%)	(\$7,793)	(35.47%)	\$4,154	35.08%	\$4,180	35.37%	\$4,364	36.80%
\$4,000,000	(\$6,816)	(23.13%)	(\$10,568)	(35.86%)	\$5,609	35.51%	\$5,634	35.73%	\$5,819	36.80%
\$5,000,000	(\$8,653)	(23.40%)	(\$13,343)	(36.09%)	\$7,063	35.77%	\$7,089	35.94%	\$7,273	36.80%
\$6,000,000	(\$10,490)	(23.59%)	(\$16,119)	(36.24%)	\$8,518	35.94%	\$8,544	36.09%	\$8,728	36.80%
\$7,000,000	(\$12,327)	(23.72%)	(\$18,894)	(36.35%)	\$9,973	36.06%	\$9,998	36.19%	\$10,183	36.80%
\$8,000,000	(\$14,164)	(23.81%)	(\$21,669)	(36.43%)	\$11,427	36.15%	\$11,453	36.26%	\$11,638	36.80%
\$9,000,000	(\$16,001)	(23.89%)	(\$24,444)	(36.49%)	\$12,882	36.23%	\$12,908	36.32%	\$13,092	36.80%
\$10,000,000	(\$17,838)	(23.95%)	(\$27,219)	(36.55%)	\$14,337	36.28%	\$14,362	36.37%	\$14,547	36.80%
\$15,000,000	(\$27,024)	(24.13%)	(\$41,095)	(36.70%)	\$21,610	36.45%	\$21,636	36.51%	\$21,820	36.80%
\$20,000,000	(\$36,209)	(24.22%)	(\$54,971)	(36.77%)	\$28,884	36.54%	\$28,909	36.58%	\$29,094	36.80%
\$25,000,000	(\$45,394)	(24.28%)	(\$68,846)	(36.82%)	\$36,157	36.59%	\$36,183	36.63%	\$36,367	36.80%
\$30,000,000	(\$54,580)	(24.31%)	(\$82,722)	(36.85%)	\$43,431	36.63%	\$43,456	36.66%	\$43,641	36.80%
\$35,000,000	(\$63,765)	(24.34%)	(\$96,598)	(36.87%)	\$50,704	36.65%	\$50,730	36.68%	\$50,914	36.80%
\$40,000,000	(\$72,951)	(24.36%)	(\$110,473)	(36.88%)	\$57,977	36.67%	\$58,003	36.69%	\$58,188	36.80%
\$45,000,000	(\$82,136)	(24.37%)	(\$124,349)	(36.90%)	\$65,251	36.68%	\$65,277	36.70%	\$65,461	36.80%
\$50,000,000	(\$91,321)	(24.38%)	(\$138,225)	(36.91%)	\$72,524	36.69%	\$72,550	36.71%	\$72,734	36.80%