

CITY OF WILLIAMS, 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	\$110,992	\$0	\$110,992	
2026-27	\$6.03486	\$113,212	\$22	\$113,234	2.0%
2027-28	\$6.06983	\$113,800	\$22	\$113,822	0.5%
2028-29	\$5.87551	\$116,098	\$21	\$116,119	2.0%
2029-30	\$5.90513	\$116,700	\$21	\$116,721	0.5%
2030-31	\$5.71458	\$119,056	\$21	\$119,077	2.0%
2031-32	\$5.74337	\$119,672	\$21	\$119,693	0.5%
2032-33	\$5.56055	\$122,087	\$20	\$122,107	2.0%
2033-34	\$5.58856	\$122,717	\$20	\$122,737	0.5%
2034-35	\$5.41296	\$125,192	\$20	\$125,212	2.0%
2035-36	\$5.44021	\$125,838	\$20	\$125,857	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	\$23,048,142	\$13,260,674	\$0	\$13,260,674
2026-27	\$20,534,704	\$18,763,229	\$0	\$18,763,229
2027-28	\$20,523,520	\$18,752,045	\$0	\$18,752,045
2028-29	\$21,534,753	\$19,763,278	\$0	\$19,763,278
2029-30	\$21,537,568	\$19,766,093	\$0	\$19,766,093
2030-31	\$22,608,800	\$20,837,325	\$0	\$20,837,325
2031-32	\$22,611,616	\$20,840,141	\$0	\$20,840,141
2032-33	\$23,730,929	\$21,959,454	\$0	\$21,959,454
2033-34	\$23,733,744	\$21,962,269	\$0	\$21,962,269
2034-35	\$24,903,313	\$23,131,838	\$0	\$23,131,838
2035-36	\$24,906,128	\$23,134,653	\$0	\$23,134,653

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	44.37%	-0.89%	43.48%	53.73%	0.00%	1.22%
2026-27	72.07%	-25.49%	46.58%	51.31%	0.00%	0.87%
2027-28	72.14%	-25.59%	46.55%	51.34%	0.00%	0.87%
2028-29	71.20%	-24.35%	46.85%	51.15%	0.00%	0.82%
2029-30	71.21%	-24.35%	46.86%	51.14%	0.00%	0.82%
2030-31	70.27%	-23.11%	47.16%	50.93%	0.00%	0.78%
2031-32	70.28%	-23.11%	47.17%	50.93%	0.00%	0.78%
2032-33	69.38%	-21.93%	47.45%	50.75%	0.00%	0.74%
2033-34	69.39%	-21.93%	47.45%	50.74%	0.00%	0.74%
2034-35	68.53%	-20.83%	47.70%	50.59%	0.00%	0.70%
2035-36	68.54%	-20.83%	47.71%	50.58%	0.00%	0.70%

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 WILLIAMS, 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	\$13,260,674	\$8.37000	\$110,992
2026-27	\$18,763,229	\$6.03486	\$113,234
2027-28	\$18,752,045	\$6.06983	\$113,822
2028-29	\$19,763,278	\$5.87551	\$116,119
2029-30	\$19,766,093	\$5.90513	\$116,721
2030-31	\$20,837,325	\$5.71458	\$119,077
2031-32	\$20,840,141	\$5.74337	\$119,693
2032-33	\$21,959,454	\$5.56055	\$122,107
2033-34	\$21,962,269	\$5.58856	\$122,737
2034-35	\$23,131,838	\$5.41296	\$125,212
2035-36	\$23,134,653	\$5.44021	\$125,857

CITY OF WILLIAMS, 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	\$13,260,674	\$8.37000	\$110,992
2026-27	\$14,105,857	\$8.12621	\$114,627
2027-28	\$14,234,354	\$8.12621	\$115,671
2028-29	\$14,814,936	\$8.10000	\$120,001
2029-30	\$14,950,158	\$8.10000	\$121,096
2030-31	\$15,560,217	\$8.10000	\$126,038
2031-32	\$15,702,498	\$8.10000	\$127,190
2032-33	\$16,343,523	\$8.10000	\$132,383
2033-34	\$16,493,257	\$8.10000	\$133,595
2034-35	\$17,166,829	\$8.10000	\$139,051
2035-36	\$17,324,384	\$8.10000	\$140,328

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	\$4,657,372	(\$2.09135)	-\$1,394
2027-28	\$4,517,691	(\$2.05638)	-\$1,850
2028-29	\$4,948,342	(\$2.22449)	-\$3,882
2029-30	\$4,815,935	(\$2.19487)	-\$4,375
2030-31	\$5,277,108	(\$2.38542)	-\$6,961
2031-32	\$5,137,643	(\$2.35663)	-\$7,498
2032-33	\$5,615,930	(\$2.53945)	-\$10,276
2033-34	\$5,469,012	(\$2.51144)	-\$10,858
2034-35	\$5,965,008	(\$2.68704)	-\$13,840
2035-36	\$5,810,269	(\$2.65979)	-\$14,470

CITY OF WILLIAMS, 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	\$353	\$50,000	\$51,515	\$199	\$294	\$50,000	\$58,947	\$179	\$51	\$153	\$51	\$199	\$337
\$100,000	\$123,480	\$397	\$706	\$100,000	\$103,030	\$397	\$589	\$100,000	\$117,894	\$378	\$388	\$352	\$388	\$397	\$674
\$150,000	\$185,220	\$596	\$1,058	\$150,000	\$154,545	\$596	\$883	\$150,000	\$176,842	\$576	\$725	\$550	\$725	\$596	\$1,011
\$200,000	\$246,960	\$972	\$1,411	\$200,000	\$206,060	\$972	\$1,178	\$200,000	\$235,789	\$775	\$1,062	\$749	\$1,062	\$794	\$1,347
\$250,000	\$308,700	\$1,349	\$1,764	\$250,000	\$257,575	\$1,349	\$1,472	\$250,000	\$294,736	\$973	\$1,399	\$947	\$1,399	\$993	\$1,684
\$300,000	\$370,440	\$1,725	\$2,117	\$300,000	\$309,090	\$1,725	\$1,766	\$300,000	\$353,683	\$1,172	\$1,735	\$1,146	\$1,735	\$1,191	\$2,021
\$400,000	\$493,920	\$2,479	\$2,823	\$400,000	\$412,120	\$2,479	\$2,355	\$400,000	\$471,578	\$1,569	\$2,409	\$1,543	\$2,409	\$1,588	\$2,695
\$500,000	\$617,400	\$3,232	\$3,528	\$500,000	\$515,151	\$3,232	\$2,944	\$500,000	\$589,472	\$1,966	\$3,083	\$1,940	\$3,083	\$1,985	\$3,369
\$600,000	\$740,880	\$3,985	\$4,234	\$600,000	\$618,181	\$3,985	\$3,533	\$600,000	\$707,366	\$2,363	\$3,757	\$2,337	\$3,757	\$2,382	\$4,042
\$700,000	\$864,360	\$4,739	\$4,939	\$700,000	\$721,211	\$4,739	\$4,121	\$700,000	\$825,261	\$2,760	\$4,430	\$2,734	\$4,430	\$2,779	\$4,716
\$800,000	\$987,840	\$5,492	\$5,645	\$800,000	\$824,241	\$5,492	\$4,710	\$800,000	\$943,155	\$3,157	\$5,104	\$3,131	\$5,104	\$3,176	\$5,390
\$900,000	\$1,111,320	\$6,245	\$6,351	\$900,000	\$927,271	\$6,245	\$5,299	\$900,000	\$1,061,050	\$3,554	\$5,778	\$3,528	\$5,778	\$3,573	\$6,063
\$1,000,000	\$1,234,800	\$6,999	\$7,056	\$1,000,000	\$1,030,301	\$6,999	\$5,888	\$1,000,000	\$1,178,944	\$3,951	\$6,451	\$3,925	\$6,451	\$3,970	\$6,737
\$2,000,000	\$2,469,600	\$14,532	\$14,113	\$2,000,000	\$2,060,602	\$14,532	\$11,775	\$2,000,000	\$2,357,888	\$7,921	\$13,189	\$7,895	\$13,189	\$7,940	\$13,474
\$3,000,000	\$3,704,400	\$22,065	\$21,169	\$3,000,000	\$3,090,903	\$22,065	\$17,663	\$3,000,000	\$3,536,832	\$11,891	\$19,926	\$11,865	\$19,926	\$11,910	\$20,212
\$4,000,000	\$4,939,200	\$29,598	\$28,225	\$4,000,000	\$4,121,204	\$29,598	\$23,551	\$4,000,000	\$4,715,776	\$15,861	\$26,663	\$15,835	\$26,663	\$15,880	\$26,949
\$5,000,000	\$6,174,000	\$37,131	\$35,282	\$5,000,000	\$5,151,505	\$37,131	\$29,439	\$5,000,000	\$5,894,720	\$19,831	\$33,400	\$19,805	\$33,400	\$19,850	\$33,686
\$6,000,000	\$7,408,800	\$44,664	\$42,338	\$6,000,000	\$6,181,806	\$44,664	\$35,326	\$6,000,000	\$7,073,664	\$23,801	\$40,137	\$23,775	\$40,137	\$23,820	\$40,423
\$7,000,000	\$8,643,600	\$52,197	\$49,395	\$7,000,000	\$7,212,107	\$52,197	\$41,214	\$7,000,000	\$8,252,608	\$27,771	\$46,874	\$27,745	\$46,874	\$27,790	\$47,160
\$8,000,000	\$9,878,400	\$59,730	\$56,451	\$8,000,000	\$8,242,408	\$59,730	\$47,102	\$8,000,000	\$9,431,552	\$31,741	\$53,612	\$31,715	\$53,612	\$31,760	\$53,897
\$9,000,000	\$11,113,200	\$67,263	\$63,507	\$9,000,000	\$9,272,709	\$67,263	\$52,990	\$9,000,000	\$10,610,496	\$35,711	\$60,349	\$35,685	\$60,349	\$35,730	\$60,635
\$10,000,000	\$12,348,000	\$74,796	\$70,564	\$10,000,000	\$10,303,010	\$74,796	\$58,877	\$10,000,000	\$11,789,440	\$39,681	\$67,086	\$39,655	\$67,086	\$39,700	\$67,372
\$15,000,000	\$18,522,000	\$112,461	\$105,845	\$15,000,000	\$15,454,515	\$112,461	\$88,316	\$15,000,000	\$17,684,160	\$59,531	\$100,772	\$59,505	\$100,772	\$59,550	\$101,058
\$20,000,000	\$24,696,000	\$150,126	\$141,127	\$20,000,000	\$20,606,020	\$150,126	\$117,755	\$20,000,000	\$23,578,880	\$79,381	\$134,458	\$79,355	\$134,458	\$79,400	\$134,743
\$25,000,000	\$30,870,000	\$187,791	\$176,409	\$25,000,000	\$25,757,525	\$187,791	\$147,193	\$25,000,000	\$29,473,600	\$99,231	\$168,144	\$99,206	\$168,144	\$99,251	\$168,429
\$30,000,000	\$37,044,000	\$225,456	\$211,691	\$30,000,000	\$30,909,030	\$225,456	\$176,632	\$30,000,000	\$35,368,320	\$119,081	\$201,829	\$119,056	\$201,829	\$119,101	\$202,115
\$35,000,000	\$43,218,000	\$263,121	\$246,973	\$35,000,000	\$36,060,535	\$263,121	\$206,071	\$35,000,000	\$41,263,040	\$138,932	\$235,515	\$138,906	\$235,515	\$138,951	\$235,801
\$40,000,000	\$49,392,000	\$300,786	\$282,255	\$40,000,000	\$41,212,040	\$300,786	\$235,509	\$40,000,000	\$47,157,760	\$158,782	\$269,201	\$158,756	\$269,201	\$158,801	\$269,487
\$45,000,000	\$55,566,000	\$338,451	\$317,536	\$45,000,000	\$46,363,545	\$338,451	\$264,948	\$45,000,000	\$53,052,480	\$178,632	\$302,887	\$178,606	\$302,887	\$178,651	\$303,173
\$50,000,000	\$61,740,000	\$376,116	\$352,818	\$50,000,000	\$51,515,050	\$376,116	\$294,387	\$50,000,000	\$58,947,200	\$198,482	\$336,573	\$198,456	\$336,573	\$198,501	\$336,858

CITY OF WILLIAMS, 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	\$154	77.74%	\$96	48.30%	(\$128)	(71.48%)	(\$102)	(66.68%)	\$138	69.70%
\$100,000	\$309	77.74%	\$192	48.30%	\$10	2.71%	\$36	10.24%	\$277	69.70%
\$150,000	\$463	77.74%	\$288	48.30%	\$149	25.79%	\$174	31.68%	\$415	69.70%
\$200,000	\$439	45.17%	\$205	21.13%	\$287	37.04%	\$313	41.76%	\$553	69.70%
\$250,000	\$415	30.79%	\$123	9.13%	\$425	43.70%	\$451	47.61%	\$692	69.70%
\$300,000	\$391	22.69%	\$41	2.37%	\$564	48.10%	\$589	51.44%	\$830	69.70%
\$400,000	\$344	13.87%	(\$124)	(4.99%)	\$840	53.57%	\$866	56.14%	\$1,107	69.70%
\$500,000	\$296	9.16%	(\$288)	(8.92%)	\$1,117	56.83%	\$1,143	58.91%	\$1,384	69.70%
\$600,000	\$248	6.23%	(\$453)	(11.36%)	\$1,394	58.99%	\$1,420	60.75%	\$1,660	69.70%
\$700,000	\$201	4.24%	(\$617)	(13.03%)	\$1,671	60.53%	\$1,696	62.05%	\$1,937	69.70%
\$800,000	\$153	2.79%	(\$782)	(14.23%)	\$1,947	61.68%	\$1,973	63.02%	\$2,214	69.70%
\$900,000	\$105	1.69%	(\$946)	(15.15%)	\$2,224	62.58%	\$2,250	63.77%	\$2,490	69.70%
\$1,000,000	\$58	0.83%	(\$1,111)	(15.87%)	\$2,501	63.30%	\$2,526	64.37%	\$2,767	69.70%
\$2,000,000	(\$419)	(2.88%)	(\$2,756)	(18.97%)	\$5,268	66.51%	\$5,294	67.05%	\$5,534	69.70%
\$3,000,000	(\$895)	(4.06%)	(\$4,401)	(19.95%)	\$8,035	67.57%	\$8,061	67.94%	\$8,301	69.70%
\$4,000,000	(\$1,372)	(4.64%)	(\$6,047)	(20.43%)	\$10,802	68.11%	\$10,828	68.38%	\$11,069	69.70%
\$5,000,000	(\$1,849)	(4.98%)	(\$7,692)	(20.72%)	\$13,569	68.42%	\$13,595	68.64%	\$13,836	69.70%
\$6,000,000	(\$2,325)	(5.21%)	(\$9,337)	(20.91%)	\$16,336	68.64%	\$16,362	68.82%	\$16,603	69.70%
\$7,000,000	(\$2,802)	(5.37%)	(\$10,982)	(21.04%)	\$19,104	68.79%	\$19,129	68.95%	\$19,370	69.70%
\$8,000,000	(\$3,279)	(5.49%)	(\$12,628)	(21.14%)	\$21,871	68.90%	\$21,896	69.04%	\$22,137	69.70%
\$9,000,000	(\$3,755)	(5.58%)	(\$14,273)	(21.22%)	\$24,638	68.99%	\$24,664	69.11%	\$24,904	69.70%
\$10,000,000	(\$4,232)	(5.66%)	(\$15,918)	(21.28%)	\$27,405	69.06%	\$27,431	69.17%	\$27,671	69.70%
\$15,000,000	(\$6,615)	(5.88%)	(\$24,144)	(21.47%)	\$41,241	69.28%	\$41,267	69.35%	\$41,507	69.70%
\$20,000,000	(\$8,998)	(5.99%)	(\$32,371)	(21.56%)	\$55,076	69.38%	\$55,102	69.44%	\$55,343	69.70%
\$25,000,000	(\$11,381)	(6.06%)	(\$40,597)	(21.62%)	\$68,912	69.45%	\$68,938	69.49%	\$69,179	69.70%
\$30,000,000	(\$13,765)	(6.11%)	(\$48,823)	(21.66%)	\$82,748	69.49%	\$82,774	69.53%	\$83,014	69.70%
\$35,000,000	(\$16,148)	(6.14%)	(\$57,050)	(21.68%)	\$96,584	69.52%	\$96,609	69.55%	\$96,850	69.70%
\$40,000,000	(\$18,531)	(6.16%)	(\$65,276)	(21.70%)	\$110,419	69.54%	\$110,445	69.57%	\$110,686	69.70%
\$45,000,000	(\$20,914)	(6.18%)	(\$73,502)	(21.72%)	\$124,255	69.56%	\$124,281	69.58%	\$124,522	69.70%
\$50,000,000	(\$23,297)	(6.19%)	(\$81,729)	(21.73%)	\$138,091	69.57%	\$138,117	69.60%	\$138,357	69.70%