

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WEST BRANCH
 Local Government Number: 16G142

Active Urban Renewal Areas

WEST BRANCH URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
16006 14

TIF Debt Outstanding: 8,421,908

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	170,647	83,542	Amount of 07-01-2024 Cash Balance Restricted for LMI
---	----------------	---------------	---

TIF Revenue:	677,415
TIF Sp. Revenue Fund Interest:	3,508
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	680,923

Rebate Expenditures:	209,589
Non-Rebate Expenditures:	514,722
Returned to County Treasurer:	0
Total Expenditures:	724,311

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	127,259	83,542	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	---------------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 7,570,338**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL
 UR Area Number: 16006

UR Area Creation Date: 11/1989

The City Council of West Branch, Iowa believes that the designation of an area of the City as an economic development/urban renewal area will enhance its attractiveness as a potential site for new and expanding businesses.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF INCREM	160093	160094	0
WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	160103	160104	0
WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	160105	160106	0
WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	160107	160108	5,152,786
WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	160109	160110	2,306,746
WEST BRANCH CITY/WEST BRANCH SCH/W BR (Amend 2002) UR TIF INCREM	160147	160148	11,214,524
WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF INCREM	160195	160196	1,067,654
WEST BRANCH CITY/WEST BRANCH SCH/(AMEND 2019) UR /TIF INCREMENT	160199	160200	3,465,855
WEST BRANCH CITY/WEST BRANCH SCH/EMV/TIF INCREMENT	160201	160202	640,592
WEST BRANCH CITY AG/WEST BRANCH SCH/TIF INCREMENT	160203	160204	0
WEST BRANCH CITY/WEST BRANCH SCH/2022 AMEND 5/TIF INCREMENT	160207	160208	338,090
WEST BRANCH CITY AG/WEST BRANCH SCH/2022 UR AMEND 5/TIF INCREMENT	160209	160210	0
WEST BRANCH CITY/WEST BRANCH SCH/2023 AMEND 6/TIF INCREMENT	160211	160212	0
WEST BRANCH CITY AG/WEST BRANCH SCH/2023 UR AMEND 6/TIF INCREMENT	160213	160214	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	217,850	53,075,890	86,215,110	15,647,290	0	-32,000	155,039,640	0	155,039,640
Taxable	156,498	24,596,887	75,072,269	13,651,065	0	-32,000	113,360,219	0	113,360,219
Homestead Credits									103

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	170,647	83,542	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	677,415		
TIF Sp. Revenue Fund Interest:	3,508		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	680,923		
Rebate Expenditures:	209,589		
Non-Rebate Expenditures:	514,722		
Returned to County Treasurer:	0		
Total Expenditures:	724,311		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	127,259	83,542	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	---------------	---

Projects For WEST BRANCH URBAN RENEWAL

Casey's Marketing Co

Description:	TIF Rebate Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Downtown East Redevelopment

Description:	Downtown Redevelopment Project
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Cubby Park Improvement

Description:	Park Improvement Project
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

15 City's match to College St Bridge & non-participating costs of project (not to exceed \$1,000,000)

Description:	Bridge & street improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

16 Water Main Upgrades on ROW included in Urban Renewal Plan (not to exceed \$1,000,000)

Description:	Water Main Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

KLM Meadows Part 4

Description:	TIF Rebate Agreement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

EMV Event Center

Description:	TIF Rebate Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Advantage Rentals-BP Gas

Description:	TIF Rebate Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

BBCO-Heritage Hill

Description:	TIF Rebate Agreement
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Wapsi Creek Cleanup

Description:	Park Improvement Project Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Cedar Johnson Roundabout

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

KBH Holdings WB Dental

Description:	TIF Rebate Agreement
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Brown's Dealership

Description:	TIF Rebate Agreement
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2025 Cedar Johnson Road

Description:	Street & Water Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST BRANCH URBAN RENEWAL

Casey's Marketing Co

Debt/Obligation Type:	Rebates
Principal:	420,892
Interest:	0
Total:	420,892
Annual Appropriation?:	Yes
Date Incurred:	05/18/2015
FY of Last Payment:	2038

Downtown Reinvestment 2016B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	110,000
Interest:	4,125
Total:	114,125
Annual Appropriation?:	Yes
Date Incurred:	06/27/2016
FY of Last Payment:	2026

Park Improvement 2016A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	105,300
Interest:	5,363
Total:	110,663
Annual Appropriation?:	Yes
Date Incurred:	06/27/2016
FY of Last Payment:	2028

Cubby Park Imp Series 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,045,000
Interest:	158,120
Total:	1,203,120
Annual Appropriation?:	Yes
Date Incurred:	12/05/2017
FY of Last Payment:	2032

EMV Event Center Rebate

Debt/Obligation Type:	Rebates
Principal:	271,709
Interest:	0
Total:	271,709
Annual Appropriation?:	Yes
Date Incurred:	04/01/2019
FY of Last Payment:	2031

Meadows Pt 4 Developer Rebate

Debt/Obligation Type:	Rebates
Principal:	90,000
Interest:	0
Total:	90,000
Annual Appropriation?:	Yes
Date Incurred:	10/01/2018
FY of Last Payment:	2036

2023 Cedar Johnson Roundabout Series 2023

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,300,000
Interest:	302,200
Total:	1,602,200
Annual Appropriation?:	Yes
Date Incurred:	08/22/2023
FY of Last Payment:	2034

KBH Holdings WB Dental

Debt/Obligation Type:	Rebates
Principal:	101,000
Interest:	0
Total:	101,000
Annual Appropriation?:	Yes
Date Incurred:	10/21/2024
FY of Last Payment:	2034

Advantage Rentals-BP Gas

Debt/Obligation Type:	Rebates
Principal:	8,199
Interest:	0
Total:	8,199
Annual Appropriation?:	Yes
Date Incurred:	05/22/2022
FY of Last Payment:	2033

BBCO Heritage Hill Development

Debt/Obligation Type:	Rebates
Principal:	4,500,000
Interest:	0
Total:	4,500,000
Annual Appropriation?:	Yes
Date Incurred:	11/18/2024
FY of Last Payment:	2044

Non-Rebates For WEST BRANCH URBAN RENEWAL

TIF Expenditure Amount:	112,719
Tied To Debt:	Park Improvement 2016A
Tied To Project:	Cubby Park Improvement
TIF Expenditure Amount:	112,750
Tied To Debt:	Downtown Reinvestment 2016B
Tied To Project:	Downtown East Redevelopment
TIF Expenditure Amount:	147,253
Tied To Debt:	Cubby Park Imp Series 2017
Tied To Project:	Cubby Park Improvement
TIF Expenditure Amount:	142,000
Tied To Debt:	2023 Cedar Johnson Roundabout Series 2023
Tied To Project:	Cedar Johnson Roundabout

Rebates For WEST BRANCH URBAN RENEWAL

615 SO DOWNEY ST

TIF Expenditure Amount:	46,411
Rebate Paid To:	Casey's General Stores
Tied To Debt:	Casey's Marketing Co
Tied To Project:	Casey's Marketing Co
Projected Final FY of Rebate:	2038

2 EMBER LANE

TIF Expenditure Amount:	15,000
Rebate Paid To:	EMV Holdings
Tied To Debt:	EMV Event Center Rebate
Tied To Project:	EMV Event Center
Projected Final FY of Rebate:	2030

PO Box 698

TIF Expenditure Amount:	140,059
Rebate Paid To:	Meadows Development Pt 4
Tied To Debt:	Meadows Pt 4 Developer Rebate
Tied To Project:	KLM Meadows Part 4
Projected Final FY of Rebate:	2027

401 Parkside Drive

TIF Expenditure Amount:	8,119
Rebate Paid To:	Advantage Rentals LLC
Tied To Debt:	Advantage Rentals-BP Gas
Tied To Project:	Advantage Rentals-BP Gas
Projected Final FY of Rebate:	2043

Jobs For WEST BRANCH URBAN RENEWAL

Company Name:	Acciona Windpower North America LLC
Date Agreement Began:	07/02/2007
Date Agreement Ends:	06/30/2017
Number of Jobs Created or Retained:	110
Total Annual Wages of Required Jobs:	3,333,616
Total Estimated Private Capital Investment:	11,000,000
Total Estimated Cost of Public Infrastructure:	0

Income Housing For WEST BRANCH URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF INCREM
 TIF Taxing District Inc. Number: 160094
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	103,430	0	3,075,130	165,750	0	0	3,344,310	0	3,344,310
Taxable	74,301	0	2,205,977	83,689	0	0	2,363,967	0	2,363,967
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,363,967	0	2,363,967	49,109

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM
 TIF Taxing District Inc. Number: 160104
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	53,280	0	0	0	0	0	53,280	0	53,280
Taxable	38,275	0	0	0	0	0	38,275	0	38,275
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	96,406	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM
 TIF Taxing District Inc. Number: 160106
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,215	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM
 TIF Taxing District Inc. Number: 160108
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,700,900	14,149,230	0	0	28,850,130	0	28,850,130
Taxable	0	0	12,496,099	12,537,849	0	0	25,033,948	0	25,033,948
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,423,638	25,033,948	5,152,786	19,881,162	572,803

FY 2025 TIF Revenue Received: 144,788

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM
 TIF Taxing District Inc. Number: 160110
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,559,750	1,439,860	1,093,940	0	-16,000	23,019,050	0	23,019,050
Taxable	0	9,527,980	834,412	919,060	0	-16,000	11,206,952	0	11,206,952
Homestead Credits									51

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,761,105	11,206,952	2,306,746	8,900,206	256,427

FY 2025 TIF Revenue Received: 64,817

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/W BR (Amend 2002) UR TIF INCREM
 TIF Taxing District Inc. Number: 160148
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	60,717,490	0	0	0	60,717,490	0	60,717,490
Taxable	0	0	54,483,891	0	0	0	54,483,891	0	54,483,891
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	43,410	54,483,891	11,214,524	43,269,367	1,246,648

FY 2025 TIF Revenue Received: 315,117

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF INCREM
 TIF Taxing District Inc. Number: 160196
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,855,720	0	0	0	1,855,720	0	1,855,720
Taxable	0	0	1,604,662	0	0	0	1,604,662	0	1,604,662
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	253,160	1,602,560	1,067,654	534,906	15,411

FY 2025 TIF Revenue Received: 30,000

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/(AMEND 2019) UR /TIF INCREMENT
 TIF Taxing District Inc. Number: 160200
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,133,880	815,310	0	0	-16,000	29,907,190	0	29,907,190
Taxable	0	13,501,472	681,627	0	0	-16,000	14,141,099	0	14,141,099
Homestead Credits									50

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	81,530	14,141,099	3,465,855	10,675,244	307,568

FY 2025 TIF Revenue Received: 97,358

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/EMV/TIF INCREMENT
 TIF Taxing District Inc. Number: 160202
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,562,150	0	0	0	1,562,150	0	1,562,150
Taxable	0	0	1,340,449	0	0	0	1,340,449	0	1,340,449
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	123,490	1,340,449	640,592	699,857	20,164

FY 2025 TIF Revenue Received: 18,000

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY AG/WEST BRANCH SCH/TIF INCREMENT
 TIF Taxing District Inc. Number: 160204
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/2022 AMEND 5/TIF INCREMENT
 TIF Taxing District Inc. Number: 160208
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,382,260	2,048,550	238,370	0	0	5,669,180	0	5,669,180
Taxable	0	1,567,435	1,425,152	110,467	0	0	3,103,054	0	3,103,054
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,074,440	3,103,054	338,090	2,764,964	79,662

FY 2025 TIF Revenue Received: 7,335

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY AG/WEST BRANCH SCH/2022 UR AMEND 5/TIF INCREMENT
 TIF Taxing District Inc. Number: 160210
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,400	0	0	0	0	0	41,400	0	41,400
Taxable	29,741	0	0	0	0	0	29,741	0	29,741
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	32,900	8,500	0	8,500	147

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/2023 AMEND 6/TIF INCREMENT
 TIF Taxing District Inc. Number: 160212

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY AG/WEST BRANCH SCH/2023 UR AMEND 6/TIF INCREMENT
 TIF Taxing District Inc. Number: 160214

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,740	0	0	0	0	0	19,740	0	19,740
Taxable	14,181	0	0	0	0	0	14,181	0	14,181
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,740	0	0	0	0

FY 2025 TIF Revenue Received: 0