

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WINTERSET
 Local Government Number: 61G583

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINTERSET URBAN RENEWAL	61001	8
WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL	61007	1
WINTERSET ARBOR PARK URBAN RENEWAL	61009	9
WINTERSET CEDAR WOODS URBAN RENEWAL	61010	9
WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL	61011	10
WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL	61012	5
WINTERSET NELSON ACRES URBAN RENEWAL	61014	5
WINTERSET GLENWOOD HOUSING URBAN RENEWAL	61015	3
WINTERSET CASPER COMMERCIAL URBAN RENEWAL	61016	3
WINTERSET STOVER ADDITION URBAN RENEWAL	61017	4
WINTERSET NORTH STONE 2 URBAN RENEWAL	61018	2
WINTERSET NORTH STONE 3 URBAN RENEWAL	61019	6
ARBOR PARK 3 URBAN RENEWAL	61023	4
CORK/WATTS 2 PLAT 6 URBAN RENEWAL	61024	5

TIF Debt Outstanding: 6,175,564

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 181,564 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,507,550
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,507,550

Rebate Expenditures:	646,258
Non-Rebate Expenditures:	495,356
Returned to County Treasurer:	0
Total Expenditures:	1,141,614

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 547,500 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 4,486,450

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL
 UR Area Number: 61001

UR Area Creation Date: 06/1989

To stimulate private investment in industrial/commercial expansion and area redevelopment. To construct necessary public facilities to enhance the City's attractiveness to developers and overall redevelopment efforts.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/TIF INCR	610062	610064	8,443,625
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	610063	610065	6,095
WINTERSET CITY/WINTERSET SCH/TIF INCR	610069	610068	825,062
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	610071	610070	14,114
WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR	610098	610099	14,652
WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR	610100	610101	22,761
WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR	610105	610106	3,762,483
WINTERSET CITY/WINTERSET SCH/WINTERSET URB TIF INCR	610270	610271	1,125,259

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	224,100	10,518,651	56,466,249	3,582,000	0	-8,000	70,783,000	0	70,783,000
Taxable	160,988	4,874,636	42,894,729	2,919,072	0	-8,000	50,821,925	0	50,821,925
Homestead Credits									18

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	479,614
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	479,614

Rebate Expenditures:	200,903
Non-Rebate Expenditures:	278,711
Returned to County Treasurer:	0
Total Expenditures:	479,614

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WINTERSET URBAN RENEWAL

Agriland FS

Description:	Agriland FS expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Grip Tite Mfg. 2007

Description:	Grip Tite Mfg. 2007 expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Library Project

Description:	Library Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

2006 Streetscape

Description:	2006 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Hy-Vee Store

Description:	Hy-Vee grocery store development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Agrivision John Deere

Description:	John Deere dealership development
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

2014 Streetscape

Description:	2014 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

City Hall Improvements

Description:	City Hall HVAC Improvement Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Downtown Facade Project

Description:	Downtown revitalization partnership with businesses
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Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2007 Streetscape

Description:	2007 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2008 Streetscape

Description:	2008 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2009 Streetscape

Description:	2009 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET URBAN RENEWAL

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2023

Hy-Vee Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	304,727
Interest:	0
Total:	304,727
Annual Appropriation?:	Yes
Date Incurred:	09/12/2013
FY of Last Payment:	2027

Agrivision John Deere

Debt/Obligation Type:	Rebates
Principal:	283,048
Interest:	0
Total:	283,048
Annual Appropriation?:	Yes
Date Incurred:	05/04/2016
FY of Last Payment:	2024

2015 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	310,000
Interest:	0
Total:	310,000
Annual Appropriation?:	No
Date Incurred:	03/12/2015
FY of Last Payment:	2028

2016 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	248,000
Interest:	0
Total:	248,000
Annual Appropriation?:	No
Date Incurred:	11/22/2016
FY of Last Payment:	2027

2019 GO Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	700,000
Interest:	0
Total:	700,000
Annual Appropriation?:	No
Date Incurred:	08/14/2019
FY of Last Payment:	2029

Agriland FS

Debt/Obligation Type:	Rebates
Principal:	1,025,624
Interest:	0
Total:	1,025,624
Annual Appropriation?:	Yes
Date Incurred:	01/04/2021
FY of Last Payment:	2035

Non-Rebates For WINTERSET URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	2006 Streetscape
TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	2008 Streetscape
TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	2007 Streetscape
TIF Expenditure Amount:	30,968
Tied To Debt:	2015 GO Bond
Tied To Project:	2009 Streetscape
TIF Expenditure Amount:	30,968
Tied To Debt:	2015 GO Bond
Tied To Project:	2014 Streetscape
TIF Expenditure Amount:	30,968
Tied To Debt:	2015 GO Bond
Tied To Project:	Library Project
TIF Expenditure Amount:	92,904
Tied To Debt:	2016 GO Bond
Tied To Project:	City Hall Improvements
TIF Expenditure Amount:	92,903
Tied To Debt:	2019 GO Debt
Tied To Project:	Downtown Facade Project

Rebates For WINTERSET URBAN RENEWAL

HyVee Inc.

TIF Expenditure Amount:	104,294
Rebate Paid To:	HyVee Inc.
Tied To Debt:	Hy-Vee Dev. Agr.
Tied To Project:	Hy-Vee Store
Projected Final FY of Rebate:	2027

Agrivision

TIF Expenditure Amount:	68,489
Rebate Paid To:	Agrivision
Tied To Debt:	Agrivision John Deere
Tied To Project:	Agrivision John Deere
Projected Final FY of Rebate:	2026

Agriland FS

TIF Expenditure Amount:	28,120
Rebate Paid To:	Agriland FS
Tied To Debt:	Agriland FS
Tied To Project:	Agriland FS
Projected Final FY of Rebate:	2035

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Difference of \$15,598 in fund cash balance as of 6-30-2024 is due to a \$15,048 transfer to the general fund and a \$550 payment to Madison County Abstract for a legal description report to expand the existing URA.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610064
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

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	6,893,510	26,119,490	3,484,000	0	-4,000	36,493,000	0	36,493,000
Taxable	0	3,194,646	20,543,113	2,873,656	0	-4,000	26,597,665	0	26,597,665
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,115,489	26,597,665	8,443,625	18,154,040	607,872

FY 2025 TIF Revenue Received: 284,907

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610065
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 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	38,600	0	0	0	0	0	38,600	0	38,600
Taxable	27,729	0	0	0	0	0	27,729	0	27,729
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,400	19,200	6,095	13,105	297

FY 2025 TIF Revenue Received: 206

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610068
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 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	3,843,600	0	0	0	3,843,600	0	3,843,600
Taxable	0	0	3,197,298	0	0	0	3,197,298	0	3,197,298
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,244,630	2,598,970	825,062	1,773,908	59,398

FY 2025 TIF Revenue Received: 27,839

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610070
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 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	69,700	0	0	0	0	0	69,700	0	69,700
Taxable	50,071	0	0	0	0	0	50,071	0	50,071
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	25,240	44,460	14,114	30,346	688

FY 2025 TIF Revenue Received: 476

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 610099
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 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	99,600	0	0	0	99,600	0	99,600
Taxable	0	0	46,157	0	0	0	46,157	0	46,157
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	48,400	46,157	14,652	31,505	1,055

FY 2025 TIF Revenue Received: 494

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 610101
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 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	115,800	0	0	0	0	0	115,800	0	115,800
Taxable	83,188	0	0	0	0	0	83,188	0	83,188
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	44,100	71,700	22,761	48,939	1,109

FY 2025 TIF Revenue Received: 768

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR
 TIF Taxing District Inc. Number: 610106
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 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	3,625,141	16,220,959	98,000	0	-4,000	19,940,100	0	19,940,100
Taxable	0	1,679,990	10,140,277	45,416	0	-4,000	11,851,933	0	11,851,933
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,498,000	11,851,933	3,762,483	8,089,450	270,868

FY 2025 TIF Revenue Received: 126,955

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WINTERSET URB TIF INCR
 TIF Taxing District Inc. Number: 610271
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

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	10,182,600	0	0	0	10,182,600	0	10,182,600
Taxable	0	0	8,967,884	0	0	0	8,967,884	0	8,967,884
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,638,000	3,544,600	1,125,259	2,419,341	81,010

FY 2025 TIF Revenue Received: 37,969

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL
 UR Area Number: 61007

UR Area Creation Date: 06/2003

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR	610113	610114	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	0	6,917,700	0	0	0	-12,000	6,905,700	0	6,905,700
Taxable	0	3,205,857	0	0	0	-12,000	3,167,857	0	3,167,857
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	0		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Income Housing For WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL (61007)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR
 TIF Taxing District Inc. Number: 610114
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2003

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	6,917,700	0	0	0	-12,000	6,905,700	0	6,905,700
Taxable	0	3,205,857	0	0	0	-12,000	3,167,857	0	3,167,857
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,900	3,167,857	0	3,167,857	106,073

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL
 UR Area Number: 61009

UR Area Creation Date: 10/2006

To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR	610119	610120	761,160
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK LOT 2 PLAT1 TIF INCR	610128	610129	112,306
WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR	610146	610147	231,514
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 13 TIF INCR	610165	610166	127,536
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 11 TIF INCR	610173	610174	155,851
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 14 TIF INCR	610185	610189	148,436
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 2-6 9AB 10AB TIF INCR	610200	610201	1,104,831
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 1 7 8B-C TIF INCR	610207	610208	483,814
WINTERSET CITY/WINTERSET SCH/ARBOR PARK PL2 TIF INCR	610290	610291	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	0	8,937,800	0	0	0	-20,000	8,917,800	0	8,917,800
Taxable	0	4,142,029	0	0	0	-20,000	4,105,779	0	4,105,779
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-1,802	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	103,160		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	103,160		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	39,160		
Returned to County Treasurer:	0		
Total Expenditures:	39,160		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	62,198	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

Description:	residential development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Arbor Park Plat 3

Description:	residential development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

LMI Requirement

Description:	LMI Requirement
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

Arbor Park Plat 2 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/18/2015
FY of Last Payment:	2037

LMI Requirement Plat 2

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/18/2015
FY of Last Payment:	2037

Non-Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

TIF Expenditure Amount:	39,160
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

TIF Expenditure Amount:	0
Rebate Paid To:	Corkrean Development Inc.
Tied To Debt:	Arbor Park Development Agr
Tied To Project:	Arbor Park Development Agr
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET ARBOR PARK URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	39,160
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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: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR
 TIF Taxing District Inc. Number: 610120
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

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	1,658,100	0	0	0	-4,000	1,654,100	0	1,654,100
Taxable	0	768,410	0	0	0	-4,000	761,160	0	761,160
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	98,000	761,160	761,160	0	0

FY 2025 TIF Revenue Received: 25,123

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK LOT 2 PLAT1 TIF INCR
 TIF Taxing District Inc. Number: 610129
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

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	259,600	0	0	0	-8,000	251,600	0	251,600
Taxable	0	120,306	0	0	0	-8,000	112,306	0	112,306
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	300	112,306	112,306	0	0

FY 2025 TIF Revenue Received: 3,707

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR
 TIF Taxing District Inc. Number: 610147
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

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	508,200	0	0	0	-4,000	504,200	0	504,200
Taxable	0	235,514	0	0	0	-4,000	231,514	0	231,514
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	33,300	231,514	231,514	0	0

FY 2025 TIF Revenue Received: 7,641

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 13 TIF INCR
 TIF Taxing District Inc. Number: 610166
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 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	275,200	0	0	0	0	275,200	0	275,200
Taxable	0	127,536	0	0	0	0	127,536	0	127,536
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,000	127,536	127,536	0	0

FY 2025 TIF Revenue Received: 4,210

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 11 TIF INCR
 TIF Taxing District Inc. Number: 610174

TIF Taxing District Base Year:	2013	UR Designation	
FY TIF Revenue First Received:	2010	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	336,300	0	0	0	0	336,300	0	336,300
Taxable	0	155,851	0	0	0	0	155,851	0	155,851
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,300	155,851	155,851	0	0

FY 2025 TIF Revenue Received: 5,144

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 14 TIF INCR
 TIF Taxing District Inc. Number: 610189

TIF Taxing District Base Year:	2015	UR Designation	
FY TIF Revenue First Received:	2017	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	320,300	0	0	0	0	320,300	0	320,300
Taxable	0	148,436	0	0	0	0	148,436	0	148,436
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,200	148,436	148,436	0	0

FY 2025 TIF Revenue Received: 4,899

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TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)	
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)	
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 2-6 9AB 10AB TIF INCR	
TIF Taxing District Inc. Number:	610201	
TIF Taxing District Base Year:	2016	UR Designation
FY TIF Revenue First Received:	2018	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	2,406,700	0	0	0	-4,000	2,402,700	0	2,402,700
Taxable	0	1,115,331	0	0	0	-4,000	1,104,831	0	1,104,831
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	395,300	1,104,831	1,104,831	0	0

FY 2025 TIF Revenue Received: 36,467

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)	
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)	
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 1 7 8B-C TIF INCR	
TIF Taxing District Inc. Number:	610208	
TIF Taxing District Base Year:	2017	UR Designation
FY TIF Revenue First Received:	2019	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	1,051,000	0	0	0	0	1,051,000	0	1,051,000
Taxable	0	487,064	0	0	0	0	483,814	0	483,814
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	46,400	483,814	483,814	0	0

FY 2025 TIF Revenue Received: 15,969

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PARK PL2 TIF INCR
 TIF Taxing District Inc. Number: 610291
 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	2,122,400	0	0	0	0	2,122,400	0	2,122,400
Taxable	0	983,581	0	0	0	0	980,331	0	980,331
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,122,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL
 UR Area Number: 61010

UR Area Creation Date: 11/2006

To stimulate private investment in new residential development. To help finance the cost of streets, water, sanitary & storm sewer and other public facilities to support housing development. To provide assistance for LMI housing on a City-wide basis.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR	610124	610125	739,246
WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT	610130	610131	519,636
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR	610157	610158	196,534
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOTS 28 & 30 TIF INCR	610167	610168	551,851
WINTERSET CITY/WINTERSET SCH/WFD/CEDAR WOODS P1 LOT 16 TIF INCREM	610179	610180	268,557
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 L18, P2 L3 6 TIF INCR	610186	610190	760,811
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR	610196	610197	521,351
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOT 26 TIF INCR	610209	610210	254,700
WINTERSET CITY/WINTERSET SCH/CEDAR WOODS PLT 1&2 TIF INCR	610256	610257	1,029,599

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,478,500	0	0	0	-4,000	10,474,500	0	10,474,500
Taxable	0	4,856,035	0	0	0	-4,000	4,842,285	0	4,842,285
Homestead Credits									17

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	69,811	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	162,140		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	162,140		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	56,967		
Returned to County Treasurer:	0		
Total Expenditures:	56,967		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	174,984	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development

Description:	Cedar Woods Plat 1 Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/20/2006
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/20/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

TIF Expenditure Amount:	56,967
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods

TIF Expenditure Amount:	0
Rebate Paid To:	Zuendel Investments, Inc.
Tied To Debt:	Cedar Woods Development Agr.
Tied To Project:	Cedar Woods Development
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CEDAR WOODS URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR
 TIF Taxing District Inc. Number: 610125
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	1,603,800	0	0	0	-4,000	1,599,800	0	1,599,800
Taxable	0	743,246	0	0	0	-4,000	739,246	0	739,246
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,400	739,246	739,246	0	0

FY 2025 TIF Revenue Received: 24,753

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT
 TIF Taxing District Inc. Number: 610131
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	1,128,300	0	0	0	0	1,128,300	0	1,128,300
Taxable	0	522,886	0	0	0	0	519,636	0	519,636
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,300	519,636	519,636	0	0

FY 2025 TIF Revenue Received: 17,400

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR
 TIF Taxing District Inc. Number: 610158
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2006

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	431,100	0	0	0	0	431,100	0	431,100
Taxable	0	199,784	0	0	0	0	196,534	0	196,534
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,600	196,534	196,534	0	0

FY 2025 TIF Revenue Received: 6,581

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOTS 28 & 30 TIF INCR
 TIF Taxing District Inc. Number: 610168
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2006

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	1,190,800	0	0	0	0	1,190,800	0	1,190,800
Taxable	0	551,851	0	0	0	0	551,851	0	551,851
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,800	551,851	551,851	0	0

FY 2025 TIF Revenue Received: 18,478

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WFD/CEDAR WOODS P1 LOT 16 TIF INCREM
 TIF Taxing District Inc. Number: 610180
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	579,500	0	0	0	0	579,500	0	579,500
Taxable	0	268,557	0	0	0	0	268,557	0	268,557
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,500	268,557	268,557	0	0

FY 2025 TIF Revenue Received: 8,992

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 L18, P2 L3 6 TIF INCR
 TIF Taxing District Inc. Number: 610190
 TIF Taxing District Base Year: 2015
 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	1,641,700	0	0	0	0	1,641,700	0	1,641,700
Taxable	0	760,811	0	0	0	0	760,811	0	760,811
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	23,200	760,811	760,811	0	0

FY 2025 TIF Revenue Received: 25,475

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR
 TIF Taxing District Inc. Number: 610197
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2018
 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	1,132,000	0	0	0	0	1,132,000	0	1,132,000
Taxable	0	524,601	0	0	0	0	521,351	0	521,351
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	70,700	521,351	521,351	0	0

FY 2025 TIF Revenue Received: 17,457

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOT 26 TIF INCR
 TIF Taxing District Inc. Number: 610210
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2019
 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	549,600	0	0	0	0	549,600	0	549,600
Taxable	0	254,700	0	0	0	0	254,700	0	254,700
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,800	254,700	254,700	0	0

FY 2025 TIF Revenue Received: 8,528

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CEDAR WOODS PLT 1&2 TIF INCR
 TIF Taxing District Inc. Number: 610257
 TIF Taxing District Base Year: 2020
 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	2,221,700	0	0	0	0	2,221,700	0	2,221,700
Taxable	0	1,029,599	0	0	0	0	1,029,599	0	1,029,599
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,024,400	1,029,599	1,029,599	0	0

FY 2025 TIF Revenue Received: 34,476

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL
 UR Area Number: 61011

UR Area Creation Date: 09/2006

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610121	610122	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610132	610133	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610148	610149	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610159	610160	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 3 9A 9B 12 TIF INCR	610163	610164	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 16 18 24A 24B 29 TIF INCR	610177	610178	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 2 22 10A 10B TIF INCR	610181	610182	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 19 21 TIF INCR	610187	610191	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 1 11 17 20-27 TIF INCR	610198	610199	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 4 26 28 TIF INCR	610211	610212	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	0	11,038,100	0	0	0	-24,000	11,014,100	0	11,014,100
Taxable	0	5,115,362	0	0	0	-24,000	5,055,612	0	5,055,612
Homestead Credits									29

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI** 0

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

Description:	Corkrean & Watts Plat 5 development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Corkrean & Watts Plat 5 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

TIF Expenditure Amount:	0
Rebate Paid To:	Corkrean & Watts Development Co.
Tied To Debt:	Corkrean & Watts Plat 5 Dev.Agr.
Tied To Project:	Corkrean & Watts Plat 5
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	53,190
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:	38,656
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610122
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	1,186,600	0	0	0	-8,000	1,178,600	0	1,178,600
Taxable	0	549,903	0	0	0	-8,000	535,403	0	535,403
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	500	535,403	0	535,403	17,928

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610133
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	912,300	0	0	0	-4,000	908,300	0	908,300
Taxable	0	422,785	0	0	0	-4,000	409,035	0	409,035
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	400	409,035	0	409,035	13,696

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610149
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	405,700	0	0	0	0	405,700	0	405,700
Taxable	0	188,013	0	0	0	0	188,013	0	188,013
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	100	188,013	0	188,013	6,295

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610160
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	286,400	0	0	0	0	286,400	0	286,400
Taxable	0	132,726	0	0	0	0	132,726	0	132,726
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,900	132,726	0	132,726	4,444

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 3 9A 9B 12 TIF INCR
 TIF Taxing District Inc. Number: 610164
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	1,202,300	0	0	0	-4,000	1,198,300	0	1,198,300
Taxable	0	557,178	0	0	0	-4,000	549,928	0	549,928
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	51,200	549,928	0	549,928	18,414

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 16 18 24A 24B 29 TIF INCR
 TIF Taxing District Inc. Number: 610178
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	1,488,000	0	0	0	-4,000	1,484,000	0	1,484,000
Taxable	0	689,580	0	0	0	-4,000	672,580	0	672,580
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	63,100	672,580	0	672,580	22,521

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 2 22 10A 10B TIF INCR
 TIF Taxing District Inc. Number: 610182
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	1,199,600	0	0	0	0	1,199,600	0	1,199,600
Taxable	0	555,928	0	0	0	0	552,678	0	552,678
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	51,000	552,678	0	552,678	18,506

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 19 21 TIF INCR
 TIF Taxing District Inc. Number: 610191
 TIF Taxing District Base Year: 2015
 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	744,600	0	0	0	0	744,600	0	744,600
Taxable	0	345,068	0	0	0	0	345,068	0	345,068
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,800	345,068	0	345,068	11,554

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)	
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)	
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 1 11 17 20-27 TIF INCR	
TIF Taxing District Inc. Number:	610199	
TIF Taxing District Base Year:	2016	
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	2,545,700	0	0	0	-4,000	2,541,700	0	2,541,700
Taxable	0	1,179,750	0	0	0	-4,000	1,175,750	0	1,175,750
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	432,200	1,175,750	0	1,175,750	39,369

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)	
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)	
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 4 26 28 TIF INCR	
TIF Taxing District Inc. Number:	610212	
TIF Taxing District Base Year:	2017	
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	1,066,900	0	0	0	0	1,066,900	0	1,066,900
Taxable	0	494,431	0	0	0	0	494,431	0	494,431
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	51,000	494,431	0	494,431	16,556

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL
 UR Area Number: 61012

UR Area Creation Date: 05/2007

To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 TIF INCR	610126	610127	821,566
WINTERSET CITY/WINTERSET SCH/NORTH STONE 1 FAREWAY TIF INCR	610171	610172	2,520,844
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 1 TIF INCR	610204	610205	3,792,163
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 2 TIF INCR	610217	610218	527,794
WINTERSET CITY/WINTERSET SCH/NORTH STONE TIF INCR	610288	610289	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	0	407,600	9,168,600	0	0	0	9,576,200	0	9,576,200
Taxable	0	188,893	7,662,367	0	0	0	7,848,010	0	7,848,010
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **113,555** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	256,846
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	256,846

Rebate Expenditures:	66,024
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	66,024

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **304,377** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

North Stone Village Phase 1

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Fareway Store

Description:	Fareway Store construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

8th Avenue Paving

Description:	paving 8th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Clark Insurance

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

4th Avenue Paving

Description:	paving 4th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cobblestone Inn

Description:	hotel development
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

North Stone Village Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/21/2007
FY of Last Payment:	2028

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2023

Scot Clark Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/04/2013
FY of Last Payment:	2021

4th Avenue Paving Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/29/2013
FY of Last Payment:	2025

Winterset Hotel Group

Debt/Obligation Type:	Rebates
Principal:	391,727
Interest:	0
Total:	391,727
Annual Appropriation?:	Yes
Date Incurred:	10/08/2014
FY of Last Payment:	2027

Non-Rebates For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	8th Avenue Paving

Rebates For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

North Stone Village Phase 1

TIF Expenditure Amount:	0
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	North Stone Village Dev. Agr.
Tied To Project:	North Stone Village Phase 1
Projected Final FY of Rebate:	2028

Scot Clark

TIF Expenditure Amount:	0
Rebate Paid To:	Scot Clark
Tied To Debt:	Scot Clark Dev. Agr.
Tied To Project:	Clark Insurance
Projected Final FY of Rebate:	2021

Winterset Hotel Group

TIF Expenditure Amount:	66,024
Rebate Paid To:	Winterset Hotel Group
Tied To Debt:	Winterset Hotel Group
Tied To Project:	Cobblelestone Inn
Projected Final FY of Rebate:	2024

4th Ave Paving

TIF Expenditure Amount:	0
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	4th Avenue Paving Dev.Agr.
Tied To Project:	4th Avenue Paving
Projected Final FY of Rebate:	2028

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 TIF INCR
 TIF Taxing District Inc. Number: 610127
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

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	1,203,900	0	0	0	1,203,900	0	1,203,900
Taxable	0	0	821,566	0	0	0	821,566	0	821,566
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	800	821,566	821,566	0	0

FY 2025 TIF Revenue Received: 27,539

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 1 FAREWAY TIF INCR
 TIF Taxing District Inc. Number: 610172
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

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	2,873,700	0	0	0	2,873,700	0	2,873,700
Taxable	0	0	2,520,844	0	0	0	2,520,844	0	2,520,844
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	160,200	2,520,844	2,520,844	0	0

FY 2025 TIF Revenue Received: 84,500

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 1 TIF INCR
 TIF Taxing District Inc. Number: 610205
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2018
 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	4,431,800	0	0	0	4,431,800	0	4,431,800
Taxable	0	0	3,792,163	0	0	0	3,792,163	0	3,792,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	136,500	3,792,163	3,792,163	0	0

FY 2025 TIF Revenue Received: 127,115

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 2 TIF INCR
 TIF Taxing District Inc. Number: 610218
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 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	659,200	0	0	0	659,200	0	659,200
Taxable	0	0	527,794	0	0	0	527,794	0	527,794
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	700	527,794	527,794	0	0

FY 2025 TIF Revenue Received: 17,692

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE TIF INCR
 TIF Taxing District Inc. Number: 610289
 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	407,600	0	0	0	0	407,600	0	407,600
Taxable	0	188,893	0	0	0	0	185,643	0	185,643
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	407,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL
 UR Area Number: 61014

UR Area Creation Date: 02/2011

To promote and stimulate new LMI residential housing development. Housing units completed in connection with this project will be purchased exclusively by families of low & moderate income.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NELSON ACRES P4 TIF INCR	610155	610156	116,367
WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR	610161	610162	123,133
WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR	610175	610176	133,004
WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 7 TIF INCR	610183	610184	131,798
WINTERSET CITY/ WINTERSET SCH/ NELSON ACRES P4 LOT 11 TIF INCR	610188	610192	129,435

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,367,500	0	0	0	0	1,367,500	0	1,367,500
Taxable	0	633,737	0	0	0	0	633,737	0	633,737
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI** 0

TIF Revenue:	21,221
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	21,221

Rebate Expenditures:	15,280
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	15,280

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 5,941 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development

Description:	Nelson Acres LMI Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development Agr.

Debt/Obligation Type:	Rebates
Principal:	15,280
Interest:	0
Total:	15,280
Annual Appropriation?:	Yes
Date Incurred:	03/21/2011
FY of Last Payment:	2027

Rebates For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development Agr.

TIF Expenditure Amount:	15,280
Rebate Paid To:	Winterset Comm School District
Tied To Debt:	Nelson Acres Development Agr.
Tied To Project:	Nelson Acres Development
Projected Final FY of Rebate:	2027

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Development Agreement requires that all housing units constructed in this URA be made available exclusively to LMI families.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

110000

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NELSON ACRES P4 TIF INCR
 TIF Taxing District Inc. Number: 610156
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

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	251,100	0	0	0	0	251,100	0	251,100
Taxable	0	116,367	0	0	0	0	116,367	0	116,367
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	800	116,367	116,367	0	0

FY 2025 TIF Revenue Received: 3,897

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR
 TIF Taxing District Inc. Number: 610162
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

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	265,700	0	0	0	0	265,700	0	265,700
Taxable	0	123,133	0	0	0	0	123,133	0	123,133
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	800	123,133	123,133	0	0

FY 2025 TIF Revenue Received: 4,123

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR
 TIF Taxing District Inc. Number: 610176
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

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	287,000	0	0	0	0	287,000	0	287,000
Taxable	0	133,004	0	0	0	0	133,004	0	133,004
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	800	133,004	133,004	0	0

FY 2025 TIF Revenue Received: 4,454

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 7 TIF INCR
 TIF Taxing District Inc. Number: 610184
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

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	284,400	0	0	0	0	284,400	0	284,400
Taxable	0	131,798	0	0	0	0	131,798	0	131,798
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	800	131,798	131,798	0	0

FY 2025 TIF Revenue Received: 4,413

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NELSON ACRES P4 LOT 11 TIF INCR
 TIF Taxing District Inc. Number: 610192
 TIF Taxing District Base Year: 2015
 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	279,300	0	0	0	0	279,300	0	279,300
Taxable	0	129,435	0	0	0	0	129,435	0	129,435
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	129,435	129,435	0	0

FY 2025 TIF Revenue Received: 4,334

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL
 UR Area Number: 61015

UR Area Creation Date: 07/2017

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support o

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ GLENWOOD TIF INCR	610202	610203	3,738,816
WINTERSET CITY/ WINTERSET SCH/ GLENWOOD P1 LOT 8 TIF INCR	610215	610216	122,623
WINTERSET CITY/WINTERSET SCH/GLENWOOD TIF INCR	610268	610269	1,079,835

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,706,200	0	0	0	-4,000	10,702,200	0	10,702,200
Taxable	0	4,961,524	0	0	0	-4,000	4,941,274	0	4,941,274
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	165,424
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	165,424

Rebate Expenditures:	133,642
Non-Rebate Expenditures:	31,782
Returned to County Treasurer:	0
Total Expenditures:	165,424

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Glenwood Housing URA

Description:	Housing Rebate
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Glenwood URA

Debt/Obligation Type:	Rebates
Principal:	373,697
Interest:	0
Total:	373,697
Annual Appropriation?:	Yes
Date Incurred:	07/15/2015
FY of Last Payment:	2025

LMI REQUIREMENT

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	28,443
Interest:	0
Total:	28,443
Annual Appropriation?:	No
Date Incurred:	07/15/2015
FY of Last Payment:	2025

Non-Rebates For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

TIF Expenditure Amount:	31,782
Tied To Debt:	LMI REQUIREMENT
Tied To Project:	Glenwood Housing URA

Rebates For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Glenwood URA

TIF Expenditure Amount:	133,642
Rebate Paid To:	Glen7wood Development
Tied To Debt:	Glenwood URA
Tied To Project:	Glenwood Housing URA
Projected Final FY of Rebate:	2025

Income Housing For WINTERSET GLENWOOD HOUSING 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

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ GLENWOOD TIF INCR
 TIF Taxing District Inc. Number: 610203
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 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	8,067,800	0	0	0	0	8,067,800	0	8,067,800
Taxable	0	3,738,816	0	0	0	0	3,738,816	0	3,738,816
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	897,000	3,738,816	3,738,816	0	0

FY 2025 TIF Revenue Received: 125,168

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ GLENWOOD P1 LOT 8 TIF INCR
 TIF Taxing District Inc. Number: 610216
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 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	264,600	0	0	0	0	264,600	0	264,600
Taxable	0	122,623	0	0	0	0	122,623	0	122,623
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,800	122,623	122,623	0	0

FY 2025 TIF Revenue Received: 4,105

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/GLENWOOD TIF INCR
 TIF Taxing District Inc. Number: 610269
 TIF Taxing District Base Year: 2020
 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	2,373,800	0	0	0	-4,000	2,369,800	0	2,369,800
Taxable	0	1,100,085	0	0	0	-4,000	1,079,835	0	1,079,835
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,019,000	1,079,835	1,079,835	0	0

FY 2025 TIF Revenue Received: 36,151

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CASPER COMMERCIAL URBAN RENEWAL
 UR Area Number: 61016

UR Area Creation Date: 08/2017

To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ CASPER 1ST LOT 1 TIF INCR	610213	610214	1,007,674
WINTERSET CITY/WINTERSET SCH/CASPER COMM TIF INCR	610272	610273	0
WINTERSET CITY/WINTERSET SCH/CASPER TIF INCR	610286	610287	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	0	0	2,530,000	0	0	0	2,530,000	0	2,530,000
Taxable	0	0	2,015,057	0	0	0	2,015,057	0	2,015,057
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **0** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	33,784
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	33,784

Rebate Expenditures:	33,784
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	33,784

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **0** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

Casper Commercial

Description:	Casper Plat Commercial Lots
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

Casper Commerical Development

Debt/Obligation Type:	Rebates
Principal:	484,181
Interest:	0
Total:	484,181
Annual Appropriation?:	Yes
Date Incurred:	08/21/2017
FY of Last Payment:	2027

Rebates For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

Casper Commercial

TIF Expenditure Amount:	33,784
Rebate Paid To:	Casper Family
Tied To Debt:	Casper Commerical Development
Tied To Project:	Casper Commercial
Projected Final FY of Rebate:	2028

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CASPER COMMERCIAL URBAN RENEWAL (61016)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CASPER 1ST LOT 1 TIF INCR
 TIF Taxing District Inc. Number: 610214
 TIF Taxing District Base Year: 2017
 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	1,192,400	0	0	0	1,192,400	0	1,192,400
Taxable	0	0	1,007,674	0	0	0	1,007,674	0	1,007,674
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,200	1,007,674	1,007,674	0	0

FY 2025 TIF Revenue Received: 33,784

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CASPER COMMERCIAL URBAN RENEWAL (61016)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CASPER COMM TIF INCR
 TIF Taxing District Inc. Number: 610273
 TIF Taxing District Base Year: 2020
 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	485,500	0	0	0	485,500	0	485,500
Taxable	0	0	371,464	0	0	0	371,464	0	371,464
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	699,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CASPER COMMERCIAL URBAN RENEWAL (61016)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CASPER TIF INCR
 TIF Taxing District Inc. Number: 610287
 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	0	852,100	0	0	0	852,100	0	852,100
Taxable	0	0	635,919	0	0	0	635,919	0	635,919
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	852,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL
 UR Area Number: 61017

UR Area Creation Date: 02/2018

To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ STOVER ADDN LOT 9 TIF INCR	610229	610230	290,848
WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC	610240	610241	408,321
WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC	610250	610251	450,008
WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INCR	610260	610261	195,182

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,939,200	0	0	0	-8,000	2,931,200	0	2,931,200
Taxable	0	1,362,109	0	0	0	-8,000	1,344,359	0	1,344,359
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	45,018
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	45,018

Rebate Expenditures:	27,974
Non-Rebate Expenditures:	17,044
Returned to County Treasurer:	0
Total Expenditures:	45,018

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WINTERSET STOVER ADDITION URBAN RENEWAL

Stover Plat 1

Description:	Stover Plat 1 residential dev
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

LMI Stover Plat 1

Description:	LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET STOVER ADDITION URBAN RENEWAL

Stover Plat 1

Debt/Obligation Type:	Rebates
Principal:	222,289
Interest:	0
Total:	222,289
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2030

LMI Requirement Stover Plat 1

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	66,653
Interest:	0
Total:	66,653
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2030

Non-Rebates For WINTERSET STOVER ADDITION URBAN RENEWAL

TIF Expenditure Amount:	17,044
Tied To Debt:	LMI Requirement Stover Plat 1
Tied To Project:	LMI Stover Plat 1

Rebates For WINTERSET STOVER ADDITION URBAN RENEWAL

Stover

TIF Expenditure Amount:	27,974
Rebate Paid To:	Stover
Tied To Debt:	Stover Plat 1
Tied To Project:	Stover Plat 1
Projected Final FY of Rebate:	2028

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ STOVER ADDN LOT 9 TIF INCR
 TIF Taxing District Inc. Number: 610230
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 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	627,600	0	0	0	0	627,600	0	627,600
Taxable	0	290,848	0	0	0	0	290,848	0	290,848
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,200	290,848	290,848	0	0

FY 2025 TIF Revenue Received: 9,740

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC
 TIF Taxing District Inc. Number: 610241
 TIF Taxing District Base Year: 2018
 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	888,100	0	0	0	0	888,100	0	888,100
Taxable	0	411,571	0	0	0	0	408,321	0	408,321
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,200	408,321	408,321	0	0

FY 2025 TIF Revenue Received: 13,673

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC
 TIF Taxing District Inc. Number: 610251
 TIF Taxing District Base Year: 2019
 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	993,700	0	0	0	-4,000	989,700	0	989,700
Taxable	0	460,508	0	0	0	-4,000	450,008	0	450,008
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	209,200	450,008	450,008	0	0

FY 2025 TIF Revenue Received: 15,069

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INCR
 TIF Taxing District Inc. Number: 610261
 TIF Taxing District Base Year: 2020
 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	429,800	0	0	0	-4,000	425,800	0	425,800
Taxable	0	199,182	0	0	0	-4,000	195,182	0	195,182
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	187,900	195,182	195,182	0	0

FY 2025 TIF Revenue Received: 6,536

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 2 URBAN RENEWAL
 UR Area Number: 61018

UR Area Creation Date: 07/2016

To stimulate private investment in new residential apart housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #2 LOT 1 TIF INCR	610232	610233	417,085
WINTERSET CITY/WINTERSET SCH/NORTH STONE 2 TIF INCR	610274	610275	623,218

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,244,800	0	0	0	0	2,244,800	0	2,244,800
Taxable	0	1,040,303	0	0	0	0	1,040,303	0	1,040,303
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	50,980
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	50,980

Rebate Expenditures:	50,980
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	50,980

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WINTERSET NORTH STONE 2 URBAN RENEWAL

North Stone Apartments

Description:	North Stone Apartments construction
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET NORTH STONE 2 URBAN RENEWAL

North Stone Apartments

Debt/Obligation Type:	Rebates
Principal:	127,104
Interest:	0
Total:	127,104
Annual Appropriation?:	Yes
Date Incurred:	06/20/2016
FY of Last Payment:	2026

Rebates For WINTERSET NORTH STONE 2 URBAN RENEWAL

North Stone #2

TIF Expenditure Amount:	50,980
Rebate Paid To:	Corkrean
Tied To Debt:	North Stone Apartments
Tied To Project:	North Stone Apartments
Projected Final FY of Rebate:	2028

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 2 URBAN RENEWAL (61018)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #2 LOT 1 TIF INCR
 TIF Taxing District Inc. Number: 610233
 TIF Taxing District Base Year: 2017
 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	900,000	0	0	0	0	900,000	0	900,000
Taxable	0	417,085	0	0	0	0	417,085	0	417,085
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	43,600	417,085	417,085	0	0

FY 2025 TIF Revenue Received: 20,439

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 2 URBAN RENEWAL (61018)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 2 TIF INCR
 TIF Taxing District Inc. Number: 610275
 TIF Taxing District Base Year: 2020
 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	1,344,800	0	0	0	0	1,344,800	0	1,344,800
Taxable	0	623,218	0	0	0	0	623,218	0	623,218
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	86,000	623,218	623,218	0	0

FY 2025 TIF Revenue Received: 30,541

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL
 UR Area Number: 61019

UR Area Creation Date: 02/2018

To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #3 LOTS 2A-B TIF INCR	610235	610236	273,701
WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC	610246	610247	276,944
WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC	610248	610249	248,934
WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INCR	610262	610263	544,523
WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INCR	610276	610277	273,834
WINTERSET CITY/WINTERSET SCH/NORTH STONE TIF INCR	610282	610283	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	0	5,193,000	0	0	0	-4,000	5,189,000	0	5,189,000
Taxable	0	2,406,585	0	0	0	-4,000	2,379,835	0	2,379,835
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **0** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	45,009
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	45,009

Rebate Expenditures:	27,969
Non-Rebate Expenditures:	17,040
Returned to County Treasurer:	0
Total Expenditures:	45,009

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **0** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WINTERSET NORTH STONE 3 URBAN RENEWAL

North Stone #3

Description:	North Stone #3 residential housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

North Stone LMI

Description:	LMI for North Stone #3
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET NORTH STONE 3 URBAN RENEWAL

North Stone #3

Debt/Obligation Type:	Rebates
Principal:	340,507
Interest:	0
Total:	340,507
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2030

LMI North Stone #3

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	111,733
Interest:	0
Total:	111,733
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2030

Non-Rebates For WINTERSET NORTH STONE 3 URBAN RENEWAL

TIF Expenditure Amount:	17,040
Tied To Debt:	LMI North Stone #3
Tied To Project:	North Stone LMI

Rebates For WINTERSET NORTH STONE 3 URBAN RENEWAL

North Stone #3

TIF Expenditure Amount:	27,969
Rebate Paid To:	Corkrean
Tied To Debt:	North Stone #3
Tied To Project:	North Stone #3
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET NORTH STONE 3 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: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #3 LOTS 2A-B TIF INCR
 TIF Taxing District Inc. Number: 610236

	UR Designation
TIF Taxing District Base Year: 2017	Slum No
FY TIF Revenue First Received: 2020	Blighted No
Subject to a Statutory end date? 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	590,600	0	0	0	0	590,600	0	590,600
Taxable	0	273,701	0	0	0	0	273,701	0	273,701
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,000	273,701	273,701	0	0

FY 2025 TIF Revenue Received: 7,614

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC
 TIF Taxing District Inc. Number: 610247

	UR Designation
TIF Taxing District Base Year: 2018	Slum No
FY TIF Revenue First Received: 0	Blighted No
Subject to a Statutory end date? 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	597,600	0	0	0	0	597,600	0	597,600
Taxable	0	276,944	0	0	0	0	276,944	0	276,944
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	500	276,944	276,944	0	0

FY 2025 TIF Revenue Received: 7,704

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC
 TIF Taxing District Inc. Number: 610249
 TIF Taxing District Base Year: 2019
 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	552,800	0	0	0	-4,000	548,800	0	548,800
Taxable	0	256,184	0	0	0	-4,000	248,934	0	248,934
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,200	248,934	248,934	0	0

FY 2025 TIF Revenue Received: 6,925

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INCR
 TIF Taxing District Inc. Number: 610263
 TIF Taxing District Base Year: 2020
 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	1,182,000	0	0	0	0	1,182,000	0	1,182,000
Taxable	0	547,773	0	0	0	0	544,523	0	544,523
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,100	544,523	544,523	0	0

FY 2025 TIF Revenue Received: 15,148

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INCR
 TIF Taxing District Inc. Number: 610277
 TIF Taxing District Base Year: 2021
 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	597,900	0	0	0	0	597,900	0	597,900
Taxable	0	277,084	0	0	0	0	273,834	0	273,834
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	306,000	273,834	273,834	0	0

FY 2025 TIF Revenue Received: 7,618

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE TIF INCR
 TIF Taxing District Inc. Number: 610283
 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	1,672,100	0	0	0	0	1,672,100	0	1,672,100
Taxable	0	774,899	0	0	0	0	761,899	0	761,899
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,672,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL
 UR Area Number: 61023

UR Area Creation Date: 02/2018

UR Area Purpose: To promote more affordable housing and facilitate the economic viability of the area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC	610242	610243	687,589
WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC	610254	610255	899,885
WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 PL 3 INCR	610266	610267	295,111
WINTERSET CITY/WINTERSET SCH/ARBOR PARK PL3 TIF INCR	610284	610285	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	0	4,401,000	0	0	0	0	4,401,000	0	4,401,000
Taxable	0	2,039,548	0	0	0	0	2,039,548	0	2,039,548
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	66,950
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	66,950

Rebate Expenditures:	41,603
Non-Rebate Expenditures:	25,347
Returned to County Treasurer:	0
Total Expenditures:	66,950

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ARBOR PARK 3 URBAN RENEWAL

Arbor Park URA #3 Plat 3

Description:	Housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Arbor Park LMI

Description:	LMI requirement
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ARBOR PARK 3 URBAN RENEWAL

Arbor Park URA #3 Plat #3

Debt/Obligation Type:	Rebates
Principal:	365,030
Interest:	0
Total:	365,030
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2028

Arbor Park URA #3 LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	122,892
Interest:	0
Total:	122,892
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2028

Non-Rebates For ARBOR PARK 3 URBAN RENEWAL

TIF Expenditure Amount:	25,347
Tied To Debt:	Arbor Park URA #3 LMI
Tied To Project:	Arbor Park LMI

Rebates For ARBOR PARK 3 URBAN RENEWAL

Arbor Park Plat 3

TIF Expenditure Amount:	41,603
Rebate Paid To:	Corkrean
Tied To Debt:	Arbor Park URA #3 Plat #3
Tied To Project:	Arbor Park URA #3 Plat 3
Projected Final FY of Rebate:	2028

Income Housing For ARBOR PARK 3 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL (61023)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC
 TIF Taxing District Inc. Number: 610243
 TIF Taxing District Base Year: 2018
 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	1,483,700	0	0	0	0	1,483,700	0	1,483,700
Taxable	0	687,589	0	0	0	0	687,589	0	687,589
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	55,600	687,589	687,589	0	0

FY 2025 TIF Revenue Received: 24,453

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL (61023)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC
 TIF Taxing District Inc. Number: 610255
 TIF Taxing District Base Year: 2019
 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	1,941,800	0	0	0	0	1,941,800	0	1,941,800
Taxable	0	899,885	0	0	0	0	899,885	0	899,885
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	232,400	899,885	899,885	0	0

FY 2025 TIF Revenue Received: 32,002

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL (61023)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 PL 3 INCR
 TIF Taxing District Inc. Number: 610267
 TIF Taxing District Base Year: 2020
 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	636,800	0	0	0	0	636,800	0	636,800
Taxable	0	295,111	0	0	0	0	295,111	0	295,111
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	54,600	295,111	295,111	0	0

FY 2025 TIF Revenue Received: 10,495

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL (61023)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PARK PL3 TIF INCR
 TIF Taxing District Inc. Number: 610285
 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	338,700	0	0	0	0	338,700	0	338,700
Taxable	0	156,963	0	0	0	0	156,963	0	156,963
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	338,700	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL
 UR Area Number: 61024

UR Area Creation Date: 02/2018

UR Area Purpose: To create an affordable area for residential development and to improve the economic viability of the area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/CORK WATTS 3 TIF INC	610244	610245	1,141,231
WINTERSET CITY/WINTERSET SCH/CORK WATTS TIF INC	610252	610253	430,983
WINTERSET CITY/WINTERSET SCH/CORK WATTS 2 PL 6 TIF INCR	610264	610265	476,239
WINTERSET CITY/WINTERSET SCH/CORK WATTS 2-PLAT 6 TIF INCR	610278	610279	262,069
WINTERSET CITY/WINTERSET SCH/CORK WATTS 2-PLAT 6 TIF INCR	610280	610281	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	0	6,325,300	0	0	0	-12,000	6,313,300	0	6,313,300
Taxable	0	2,931,323	0	0	0	-12,000	2,893,323	0	2,893,323
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	77,404
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	77,404

Rebate Expenditures:	48,099
Non-Rebate Expenditures:	29,305
Returned to County Treasurer:	0
Total Expenditures:	77,404

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

Corkrean & Watts URA #2 Plat 6

Description:	Residential Development - rebates
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Corkrean & Watts LMI

Description:	LMI Set aside
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

Corkrean & Watts URA #2 Plat 6 rebates

Debt/Obligation Type:	Rebates
Principal:	495,369
Interest:	0
Total:	495,369
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2028

Corkrean & Watts LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	159,260
Interest:	0
Total:	159,260
Annual Appropriation?:	Yes
Date Incurred:	02/19/2028
FY of Last Payment:	2028

Non-Rebates For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

TIF Expenditure Amount:	29,305
Tied To Debt:	Corkrean & Watts LMI
Tied To Project:	Corkrean & Watts LMI

Rebates For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

Corkrean & Watts URA #2 Plat 6

TIF Expenditure Amount:	48,099
Rebate Paid To:	Corkrean
Tied To Debt:	Corkrean & Watts LMI
Tied To Project:	Corkrean & Watts LMI
Projected Final FY of Rebate:	2028

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORK WATTS 3 TIF INC
 TIF Taxing District Inc. Number: 610245
 TIF Taxing District Base Year: 2018
 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	2,507,900	0	0	0	-8,000	2,499,900	0	2,499,900
Taxable	0	1,162,231	0	0	0	-8,000	1,141,231	0	1,141,231
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,500	1,141,231	1,141,231	0	0

FY 2025 TIF Revenue Received: 38,232

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORK WATTS TIF INC
 TIF Taxing District Inc. Number: 610253
 TIF Taxing District Base Year: 2019
 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	937,000	0	0	0	0	937,000	0	937,000
Taxable	0	434,233	0	0	0	0	430,983	0	430,983
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,300	430,983	430,983	0	0

FY 2025 TIF Revenue Received: 14,438

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORK WATTS 2 PL 6 TIF INCR
 TIF Taxing District Inc. Number: 610265
 TIF Taxing District Base Year: 2020
 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	1,050,300	0	0	0	-4,000	1,046,300	0	1,046,300
Taxable	0	486,739	0	0	0	-4,000	476,239	0	476,239
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,300	476,239	476,239	0	0

FY 2025 TIF Revenue Received: 15,954

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORK WATTS 2-PLAT 6 TIF INCR
 TIF Taxing District Inc. Number: 610279
 TIF Taxing District Base Year: 2021
 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	565,500	0	0	0	0	565,500	0	565,500
Taxable	0	262,069	0	0	0	0	262,069	0	262,069
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,200	262,069	262,069	0	0

FY 2025 TIF Revenue Received: 8,780

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORK WATTS 2-PLAT 6 TIF INCR
 TIF Taxing District Inc. Number: 610281
 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	1,264,600	0	0	0	0	1,264,600	0	1,264,600
Taxable	0	586,051	0	0	0	0	582,801	0	582,801
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,264,600	0	0	0	0

FY 2025 TIF Revenue Received: 0