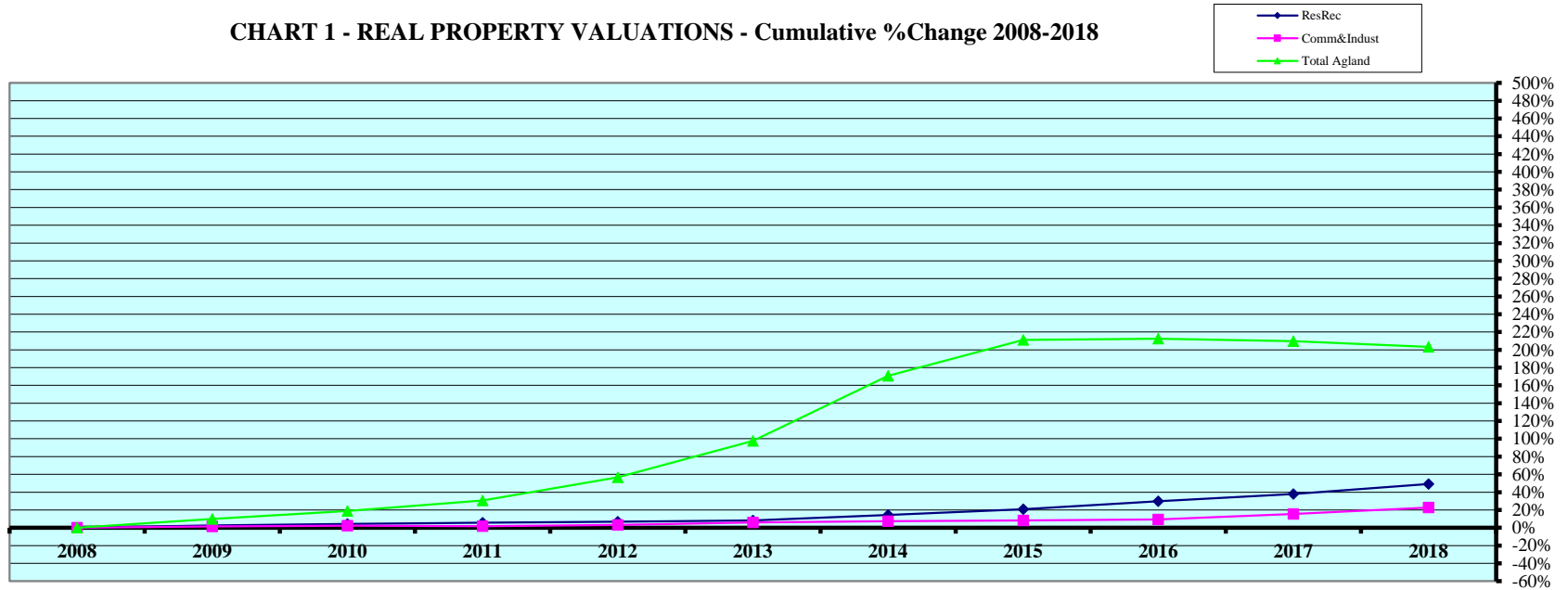


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	1,022,823,834	--	--	--	497,605,717	--	--	--	517,483,923	--	--	--
2009	1,050,211,852	27,388,018	2.68%	2.68%	504,649,149	7,043,432	1.42%	1.42%	569,187,232	51,703,309	9.99%	9.99%
2010	1,066,329,538	16,117,686	1.53%	4.25%	508,568,505	3,919,356	0.78%	2.20%	615,465,590	46,278,358	8.13%	18.93%
2011	1,080,376,565	14,047,027	1.32%	5.63%	505,915,742	-2,652,763	-0.52%	1.67%	675,368,165	59,902,575	9.73%	30.51%
2012	1,093,716,864	13,340,299	1.23%	6.93%	513,517,814	7,602,072	1.50%	3.20%	811,158,610	135,790,445	20.11%	56.75%
2013	1,107,391,138	13,674,274	1.25%	8.27%	527,628,372	14,110,558	2.75%	6.03%	1,022,476,130	211,317,520	26.05%	97.59%
2014	1,169,809,554	62,418,416	5.64%	14.37%	534,807,158	7,178,786	1.36%	7.48%	1,401,387,575	378,911,445	37.06%	170.81%
2015	1,235,624,277	65,814,723	5.63%	20.81%	538,753,535	3,946,377	0.74%	8.27%	1,610,374,329	208,986,754	14.91%	211.19%
2016	1,328,401,290	92,777,013	7.51%	29.88%	544,138,333	5,384,798	1.00%	9.35%	1,616,852,051	6,477,722	0.40%	212.44%
2017	1,410,265,341	81,864,051	6.16%	37.88%	574,101,828	29,963,495	5.51%	15.37%	1,602,392,574	-14,459,477	-0.89%	209.65%
2018	1,525,748,748	115,483,407	8.19%	49.17%	610,457,425	36,355,597	6.33%	22.68%	1,569,654,952	-32,737,622	-2.04%	203.32%

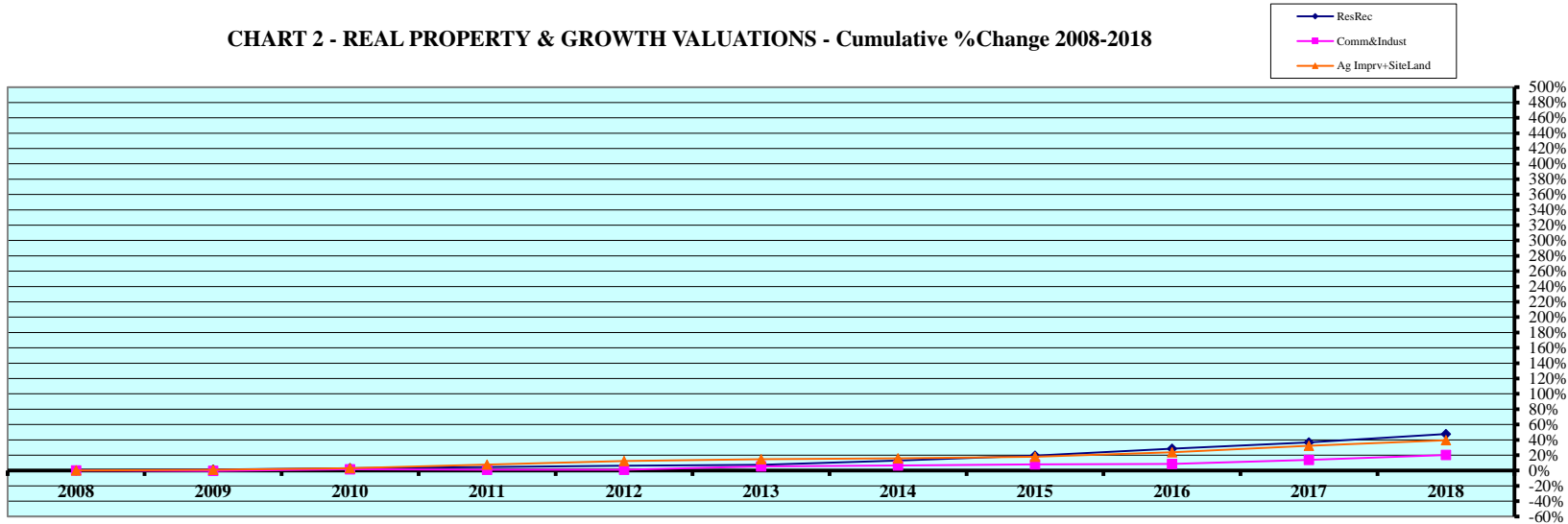
Rate Annual %chg: Residential & Recreational **4.08%** Commercial & Industrial **2.07%** Agricultural Land **11.74%**

Cnty# **59**
County **MADISON**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	1,022,823,834	14,166,208	1.39%	1,008,657,626	--	--	497,605,717	21,024,904	4.23%	476,580,813	--	--
2009	1,050,211,852	13,205,502	1.26%	1,037,006,350	1.39%	1.39%	504,649,149	9,885,351	1.96%	494,763,798	-0.57%	-0.57%
2010	1,066,329,538	11,319,562	1.06%	1,055,009,976	0.46%	3.15%	508,568,505	3,524,376	0.69%	505,044,129	0.08%	1.49%
2011	1,080,376,565	11,316,189	1.05%	1,069,060,376	0.26%	4.52%	505,915,742	3,313,581	0.65%	502,602,161	-1.17%	1.00%
2012	1,093,716,864	7,489,074	0.68%	1,086,227,790	0.54%	6.20%	513,517,814	11,594,111	2.26%	501,923,703	-0.79%	0.87%
2013	1,107,391,138	8,592,165	0.78%	1,098,798,973	0.46%	7.43%	527,628,372	3,538,931	0.67%	524,089,441	2.06%	5.32%
2014	1,169,809,554	13,093,204	1.12%	1,156,716,350	4.45%	13.09%	534,807,158	5,327,507	1.00%	529,479,651	0.35%	6.41%
2015	1,235,624,277	13,756,202	1.11%	1,221,868,075	4.45%	19.46%	538,753,535	1,554,439	0.29%	537,199,096	0.45%	7.96%
2016	1,328,401,290	14,464,093	1.09%	1,313,937,197	6.34%	28.46%	544,138,333	4,011,619	0.74%	540,126,714	0.25%	8.55%
2017	1,410,265,341	13,178,593	0.93%	1,397,086,748	5.17%	36.59%	574,101,828	7,314,068	1.27%	566,787,760	4.16%	13.90%
2018	1,525,748,748	15,848,444	1.04%	1,509,900,304	7.06%	47.62%	610,457,425	12,304,568	2.02%	598,152,857	4.19%	20.21%
Rate Ann%chg	4.08%						2.07%					
							C & I w/o growth					
							0.90%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	57,865,091	32,595,677	90,460,768	1,929,352	2.13%	88,531,416	--	--
2009	58,950,376	33,789,313	92,739,689	1,436,927	1.55%	91,302,762	0.93%	0.93%
2010	60,480,979	35,363,202	95,844,181	2,605,397	2.72%	93,238,784	0.54%	3.07%
2011	62,971,837	37,058,808	100,030,645	2,621,694	2.62%	97,408,951	1.63%	7.68%
2012	64,649,836	39,992,780	104,642,616	2,951,062	2.82%	101,691,554	1.66%	12.42%
2013	64,191,773	41,682,282	105,874,055	2,083,744	1.97%	103,790,311	-0.81%	14.74%
2014	63,698,687	43,257,073	106,955,760	2,180,857	2.04%	104,774,903	-1.04%	15.82%
2015	64,199,624	44,584,883	108,784,507	1,958,578	1.80%	106,825,929	-0.12%	18.09%
2016	68,807,345	45,331,192	114,138,537	2,058,287	1.80%	112,080,250	3.03%	23.90%
2017	75,569,380	46,208,874	121,778,254	2,072,439	1.70%	119,705,815	4.88%	32.33%
2018	79,245,608	48,955,818	128,201,426	2,037,882	1.59%	126,163,544	3.60%	39.47%
Rate Ann%chg	3.19%	4.15%	3.55%	Ag Imprv+Site w/o growth			1.43%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

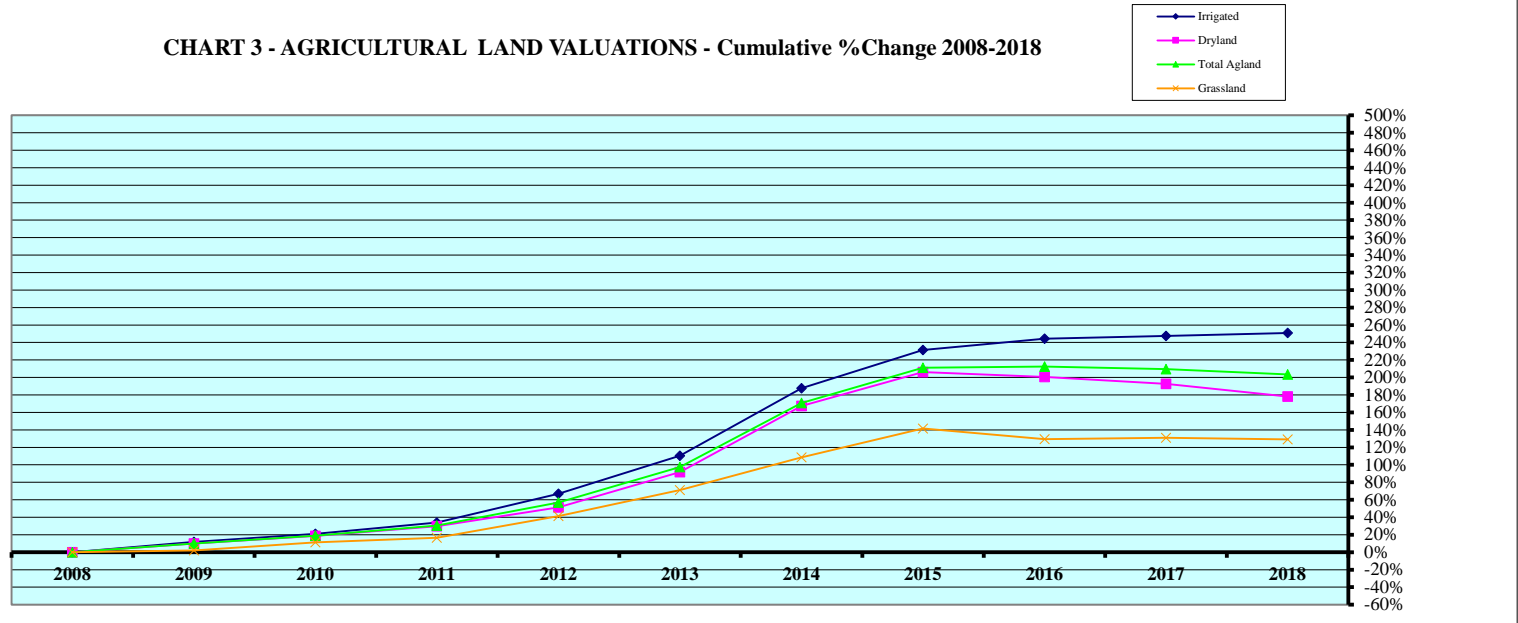
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	59
County	MADISON

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	206,211,427	--	--	--	271,943,566	--	--	--	38,176,740	--	--	--
2009	230,408,485	24,197,058	11.73%	11.73%	298,681,847	26,738,281	9.83%	9.83%	38,952,258	775,518	2.03%	2.03%
2010	249,404,408	18,995,923	8.24%	20.95%	322,385,204	23,703,357	7.94%	18.55%	42,477,367	3,525,109	9.05%	11.27%
2011	276,048,842	26,644,434	10.68%	33.87%	352,865,125	30,479,921	9.45%	29.76%	44,491,322	2,013,955	4.74%	16.54%
2012	343,945,290	67,896,448	24.60%	66.79%	411,165,389	58,300,264	16.52%	51.20%	53,925,587	9,434,265	21.20%	41.25%
2013	433,614,643	89,669,353	26.07%	110.28%	521,388,243	110,222,854	26.81%	91.73%	65,363,474	11,437,887	21.21%	71.21%
2014	592,886,777	159,272,134	36.73%	187.51%	726,804,570	205,416,327	39.40%	167.26%	79,598,740	14,235,266	21.78%	108.50%
2015	683,502,528	90,615,751	15.28%	231.46%	832,513,173	105,708,603	14.54%	206.13%	92,230,449	12,631,709	15.87%	141.59%
2016	710,075,691	26,573,163	3.89%	244.34%	817,062,792	-15,450,381	-1.86%	200.45%	87,562,727	-4,667,722	-5.06%	129.36%
2017	716,603,382	6,527,691	0.92%	247.51%	795,492,156	-21,570,636	-2.64%	192.52%	88,149,660	586,933	0.67%	130.90%
2018	723,471,680	6,868,298	0.96%	250.84%	756,594,253	-38,897,903	-4.89%	178.22%	87,457,319	-692,341	-0.79%	129.09%

Rate Ann.%chg: Irrigated **13.37%** Dryland **10.77%** Grassland **8.64%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	535,508	--	--	--	616,682	--	--	--	517,483,923	--	--	--
2009	536,671	1,163	0.22%	0.22%	607,971	-8,711	-1.41%	-1.41%	569,187,232	51,703,309	9.99%	9.99%
2010	562,230	25,559	4.76%	4.99%	636,381	28,410	4.67%	3.19%	615,465,590	46,278,358	8.13%	18.93%
2011	661,339	99,109	17.63%	23.50%	1,301,537	665,156	104.52%	111.05%	675,368,165	59,902,575	9.73%	30.51%
2012	670,730	9,391	1.42%	25.25%	1,451,614	150,077	11.53%	135.39%	811,158,610	135,790,445	20.11%	56.75%
2013	664,209	-6,521	-0.97%	24.03%	1,445,561	-6,053	-0.42%	134.41%	1,022,476,130	211,317,520	26.05%	97.59%
2014	660,564	-3,645	-0.55%	23.35%	1,436,924	-8,637	-0.60%	133.01%	1,401,387,575	378,911,445	37.06%	170.81%
2015	651,653	-8,911	-1.35%	21.69%	1,476,526	39,602	2.76%	139.43%	1,610,374,329	208,986,754	14.91%	211.19%
2016	645,115	-6,538	-1.00%	20.47%	1,505,726	29,200	1.98%	144.17%	1,616,852,051	6,477,722	0.40%	212.44%
2017	627,104	-18,011	-2.79%	17.10%	1,520,272	14,546	0.97%	146.52%	1,602,392,574	-14,459,477	-0.89%	209.65%
2018	612,874	-14,230	-2.27%	14.45%	1,518,826	-1,446	-0.10%	146.29%	1,569,654,952	-32,737,622	-2.04%	203.32%

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County **MADISON**

Rate Ann.%chg: Total Agric Land **11.74%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	206,373,772	106,761	1,933			272,494,825	164,424	1,657			38,081,364	51,104	745		
2009	230,031,203	109,171	2,107	9.00%	9.00%	299,290,520	162,425	1,843	11.19%	11.19%	39,000,309	50,483	773	3.67%	3.67%
2010	249,687,469	112,118	2,227	5.69%	15.21%	322,297,470	158,738	2,030	10.19%	22.51%	42,440,693	50,595	839	8.58%	12.57%
2011	275,651,228	111,895	2,463	10.62%	27.44%	354,061,359	158,063	2,240	10.32%	35.16%	44,054,798	51,063	863	2.85%	15.78%
2012	343,458,840	114,174	3,008	22.11%	55.62%	412,092,580	154,652	2,665	18.96%	60.79%	53,581,705	51,745	1,035	20.02%	38.96%
2013	433,763,889	116,721	3,716	23.54%	92.25%	522,952,177	152,756	3,423	28.48%	106.57%	65,356,525	51,505	1,269	22.54%	70.29%
2014	594,203,510	117,207	5,070	36.42%	162.26%	727,036,708	152,466	4,769	39.29%	187.73%	79,012,348	51,180	1,544	21.66%	107.17%
2015	683,713,751	117,376	5,825	14.90%	201.34%	834,106,491	152,345	5,475	14.82%	230.37%	91,136,217	50,817	1,793	16.17%	140.67%
2016	709,928,634	117,352	6,050	3.86%	212.95%	817,440,186	152,147	5,373	-1.87%	224.19%	87,842,730	50,804	1,729	-3.59%	132.03%
2017	716,391,410	118,523	6,044	-0.09%	212.68%	795,879,023	150,992	5,271	-1.89%	218.05%	88,147,029	50,688	1,739	0.57%	133.37%
2018	724,074,593	119,763	6,046	0.03%	212.77%	756,458,841	150,129	5,039	-4.41%	204.04%	87,156,520	50,350	1,731	-0.46%	132.30%

Rate Annual %chg Average Value/Acre: 12.08%

11.76%

8.79%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	528,293	3,518	150			617,775	2,443	253			518,096,029	328,249	1,578		
2009	536,695	3,574	150	0.00%	0.00%	610,369	2,442	250	-1.17%	-1.17%	569,469,096	328,095	1,736	9.97%	9.97%
2010	562,477	3,732	151	0.37%	0.36%	635,373	2,541	250	0.05%	-1.12%	615,623,482	327,724	1,878	8.23%	19.01%
2011	667,225	4,442	150	-0.34%	0.03%	1,303,522	2,588	504	101.43%	99.18%	675,738,132	328,051	2,060	9.66%	30.51%
2012	672,011	4,479	150	-0.12%	-0.10%	1,446,866	2,894	500	-0.73%	97.73%	811,252,002	327,944	2,474	20.09%	56.73%
2013	662,948	4,418	150	0.03%	-0.07%	1,436,772	2,873	500	0.02%	97.77%	1,024,172,311	328,273	3,120	26.12%	97.67%
2014	661,767	4,402	150	0.18%	0.11%	1,426,019	2,866	498	-0.50%	96.77%	1,402,340,352	328,121	4,274	36.99%	170.78%
2015	655,498	4,360	150	0.00%	0.11%	1,464,961	2,944	498	0.01%	96.79%	1,611,076,918	327,842	4,914	14.98%	211.35%
2016	645,762	4,295	150	0.01%	0.12%	1,497,991	3,010	498	0.01%	96.81%	1,617,355,303	327,608	4,937	0.46%	212.78%
2017	627,346	4,172	150	0.01%	0.12%	1,522,731	3,059	498	0.01%	96.83%	1,602,567,539	327,435	4,894	-0.86%	210.09%
2018	613,160	4,079	150	-0.03%	0.10%	1,521,576	3,057	498	0.01%	96.85%	1,569,824,690	327,377	4,795	-2.03%	203.81%

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MADISON

Rate Annual %chg Average Value/Acre: 11.75%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
34,876	MADISON	183,445,801	24,584,877	27,574,304	1,525,748,748	539,032,452	71,424,973	0	1,569,654,952	79,245,608	48,955,818	0	4,069,667,533
cnty sectorvalue % of total value:		4.51%	0.60%	0.68%	37.49%	13.25%	1.76%		38.57%	1.95%	1.20%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,207	BATTLE CREEK	1,005,803	342,207	39,863	56,263,744	4,382,425	0	0	102,991	0	175	0	62,137,208
3.46%	%sector of county sector	0.55%	1.39%	0.14%	3.69%	0.81%			0.01%		0.00%		1.53%
	%sector of municipality	1.62%	0.55%	0.06%	90.55%	7.05%			0.17%		0.00%		100.00%
2,438	MADISON	1,214,659	770,612	888,161	44,993,531	9,399,142	415,650	0	0	0	0	0	57,681,755
6.99%	%sector of county sector	0.66%	3.13%	3.22%	2.95%	1.74%	0.58%						1.42%
	%sector of municipality	2.11%	1.34%	1.54%	78.00%	16.29%	0.72%						100.00%
301	MEADOW GROVE	95,736	166,080	6,692	7,193,532	686,842	0	0	0	0	0	0	8,148,882
0.86%	%sector of county sector	0.05%	0.68%	0.02%	0.47%	0.13%							0.20%
	%sector of municipality	1.17%	2.04%	0.08%	88.28%	8.43%							100.00%
721	NEWMAN GROVE	1,544,178	205,335	21,798	15,253,685	4,871,779	92,497	0	0	0	0	0	21,989,272
2.07%	%sector of county sector	0.84%	0.84%	0.08%	1.00%	0.90%	0.13%						0.54%
	%sector of municipality	7.02%	0.93%	0.10%	69.37%	22.16%	0.42%						100.00%
24,210	NORFOLK	45,915,749	12,620,170	9,190,485	1,072,864,315	434,577,577	10,112,823	0	152,915	26,017	218,409	0	1,585,678,460
69.42%	%sector of county sector	25.03%	51.33%	33.33%	70.32%	80.62%	14.16%		0.01%	0.03%	0.45%		38.96%
	%sector of municipality	2.90%	0.80%	0.58%	67.66%	27.41%	0.64%		0.01%	0.00%	0.01%		100.00%
953	TILDEN	680,810	179,985	22,663	17,876,928	3,159,643	0	0	253,119	0	0	0	22,173,148
2.73%	%sector of county sector	0.37%	0.73%	0.08%	1.17%	0.59%			0.02%				0.54%
	%sector of municipality	3.07%	0.81%	0.10%	80.62%	14.25%			1.14%				100.00%
29,830	Total Municipalities	50,456,935	14,284,389	10,169,662	1,214,445,735	457,077,408	10,620,970	0	509,025	26,017	218,584	0	1,757,808,725
85.53%	%all municip.sectors of cnty	27.51%	58.10%	36.88%	79.60%	84.80%	14.87%		0.03%	0.03%	0.45%		43.19%

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019