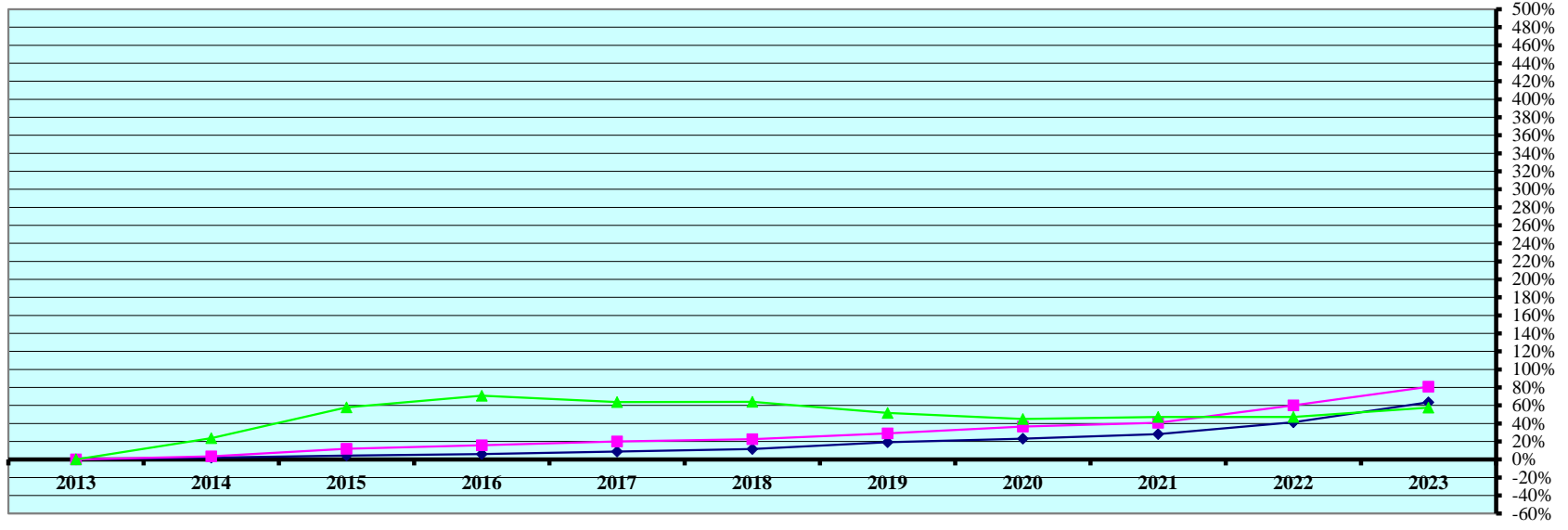


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023

ResRec
Comm&Indust
Total Agland



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
2013	687,159,655	-	-	-	186,416,445	-	-	-	1,042,296,895	-	-	-
2014	702,193,175	15,033,520	2.19%	2.19%	192,999,075	6,582,630	3.53%	3.53%	1,290,138,190	247,841,295	23.78%	23.78%
2015	717,180,630	14,987,455	2.13%	4.37%	208,522,095	15,523,020	8.04%	11.86%	1,645,237,625	355,099,435	27.52%	57.85%
2016	729,171,205	11,990,575	1.67%	6.11%	215,967,950	7,445,855	3.57%	15.85%	1,780,617,015	135,379,390	8.23%	70.84%
2017	747,102,100	17,930,895	2.46%	8.72%	223,948,820	7,980,870	3.70%	20.13%	1,707,634,175	-72,982,840	-4.10%	63.83%
2018	766,217,030	19,114,930	2.56%	11.50%	228,650,060	4,701,240	2.10%	22.66%	1,711,043,345	3,409,170	0.20%	64.16%
2019	819,634,220	53,417,190	6.97%	19.28%	240,181,480	11,531,420	5.04%	28.84%	1,580,537,065	-130,506,280	-7.63%	51.64%
2020	845,915,950	26,281,730	3.21%	23.10%	254,532,105	14,350,625	5.97%	36.54%	1,511,174,460	-69,362,605	-4.39%	44.99%
2021	879,907,805	33,991,855	4.02%	28.05%	262,645,730	8,113,625	3.19%	40.89%	1,535,067,285	23,892,825	1.58%	47.28%
2022	971,692,995	91,785,190	10.43%	41.41%	298,456,175	35,810,445	13.63%	60.10%	1,535,639,195	571,910	0.04%	47.33%
2023	1,123,751,545	152,058,550	15.65%	63.54%	336,906,260	38,450,085	12.88%	80.73%	1,643,231,325	107,592,130	7.01%	57.65%

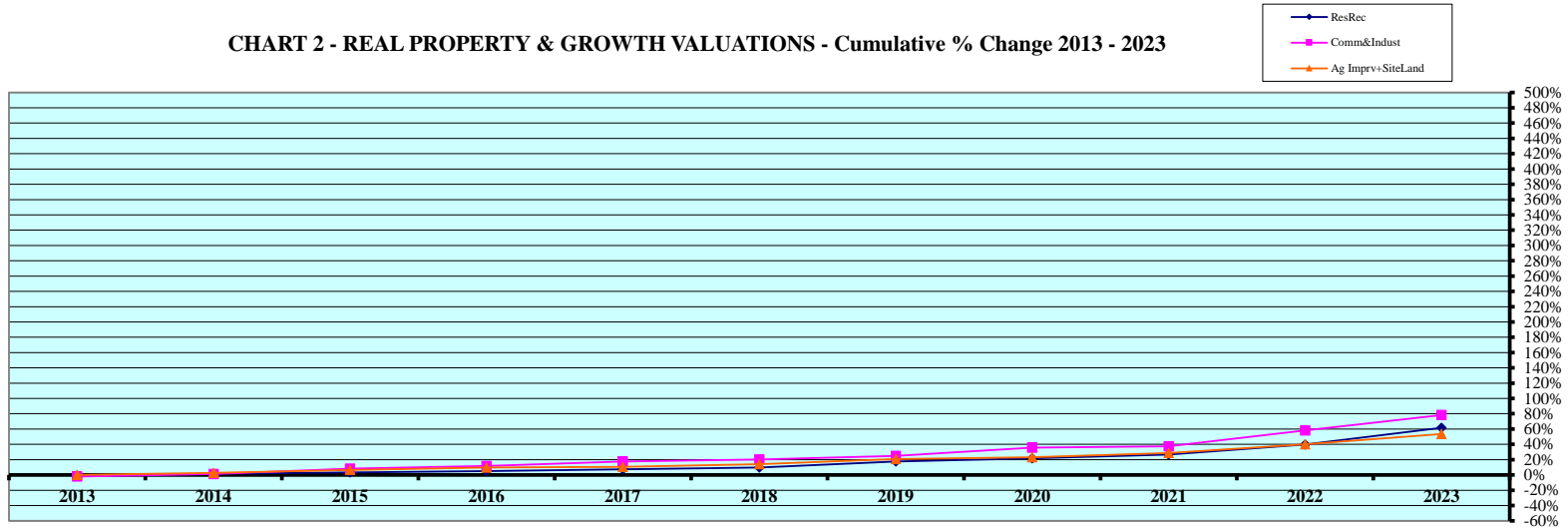
Rate Annual %chg: Residential & Recreational **5.04%** Commercial & Industrial **6.10%** Agricultural Land **4.66%**

Cnty# **34**
County **GAGE**

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 2013 - 2023



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	
2013	687,159,655	5,421,380	0.79%	681,738,275	-	-0.79%	186,416,445	3,886,860	2.09%	182,529,585	-	-2.09%	
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	1.39%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	1.21%	
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	3.34%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	8.18%	
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	5.05%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	11.89%	
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	7.33%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	17.45%	
2018	766,217,030	12,252,700	1.60%	753,964,330	0.92%	9.72%	228,650,060	4,696,245	2.05%	223,953,815	0.00%	20.14%	
2019	819,634,220	12,297,250	1.50%	807,336,970	5.37%	17.49%	240,181,480	7,510,425	3.13%	232,671,055	1.76%	24.81%	
2020	845,915,950	8,874,475	1.05%	837,041,475	2.12%	21.81%	254,532,105	1,693,820	0.67%	252,838,285	5.27%	35.63%	
2021	879,907,805	9,887,110	1.12%	870,020,695	2.85%	26.61%	262,645,730	6,601,665	2.51%	256,044,065	0.59%	37.35%	
2022	971,692,995	11,701,950	1.20%	959,991,045	9.10%	39.70%	298,456,175	3,247,140	1.09%	295,209,030	12.40%	58.36%	
2023	1,123,751,545	12,976,355	1.15%	1,110,775,190	14.31%	61.65%	336,906,260	4,571,160	1.36%	332,335,100	11.35%	78.28%	
Rate Ann%chg	5.04%			Resid & Recreat w/o growth			6.10%			C & I w/o growth			3.85%

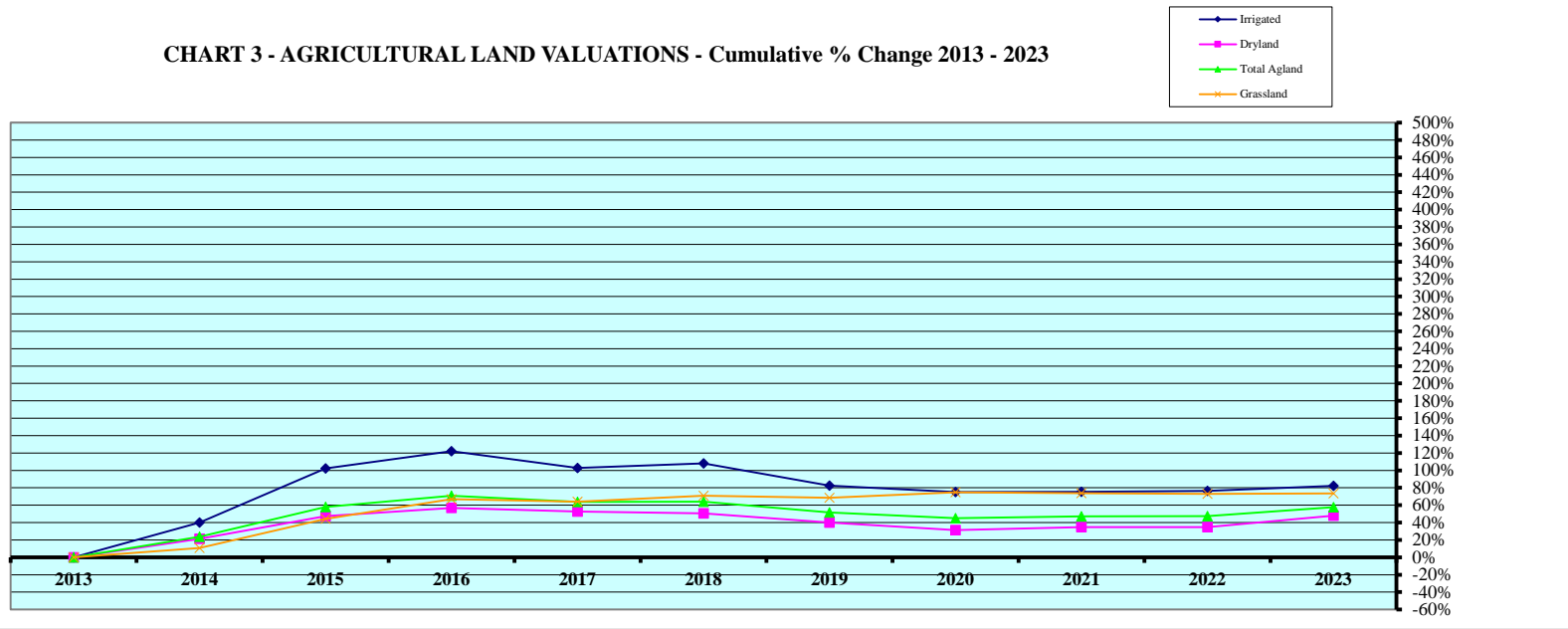
Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-	-
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	2.61%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	6.38%
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	9.60%
2017	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	10.53%
2018	140,483,135	54,271,765	194,754,900	5,808,585	2.98%	188,946,315	0.29%	14.08%
2019	146,806,180	59,896,785	206,702,965	6,608,555	3.20%	200,094,410	2.74%	20.81%
2020	147,760,880	62,752,835	210,513,715	6,783,955	3.22%	203,729,760	-1.44%	23.00%
2021	149,640,960	67,913,955	217,554,915	4,497,760	2.07%	213,057,155	1.21%	28.64%
2022	168,085,370	72,913,405	240,998,775	8,729,775	3.62%	232,269,000	6.76%	40.23%
2023	183,927,910	75,104,500	259,032,410	4,729,045	1.83%	254,303,365	5.52%	53.54%
Rate Ann%chg	3.88%	6.54%	4.57%	Ag Imprv+Site w/o growth			1.79%	

(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; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 34
County GAGE

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	205,225,385	-	-	-	718,905,450	-	-	-	117,074,645	-	-	-
2014	287,136,785	81,911,400	39.91%	39.91%	872,267,555	153,362,105	21.33%	21.33%	129,640,605	12,565,960	10.73%	10.73%
2015	415,146,970	128,010,185	44.58%	102.29%	1,060,056,010	187,788,455	21.53%	47.45%	168,930,795	39,290,190	30.31%	44.29%
2016	455,784,760	40,637,790	9.79%	122.09%	1,127,252,935	67,196,925	6.34%	56.80%	195,356,700	26,425,905	15.64%	66.87%
2017	416,050,200	-39,734,560	-8.72%	102.73%	1,097,314,810	-29,938,125	-2.66%	52.64%	192,040,265	-3,316,435	-1.70%	64.03%
2018	426,908,550	10,858,350	2.61%	108.02%	1,081,813,560	-15,501,250	-1.41%	50.48%	200,060,430	8,020,165	4.18%	70.88%
2019	374,335,240	-52,573,310	-12.31%	82.40%	1,006,646,250	-75,167,310	-6.95%	40.02%	197,293,065	-2,767,365	-1.38%	68.52%
2020	359,584,655	-14,750,585	-3.94%	75.31%	944,661,545	-61,984,705	-6.16%	31.40%	204,660,020	7,366,955	3.73%	74.81%
2021	359,774,240	189,585	0.05%	75.31%	969,449,275	24,787,730	2.62%	34.85%	203,575,555	-1,084,465	-0.53%	73.89%
2022	361,876,355	2,102,115	0.58%	76.33%	968,817,445	-631,830	-0.07%	34.76%	202,678,835	-896,720	-0.44%	73.12%
2023	373,886,755	12,010,400	3.32%	82.18%	1,063,756,560	94,939,115	9.80%	47.97%	203,298,005	619,170	0.31%	73.65%

Rate Ann.%chg: Irrigated **6.18%** Dryland **4.00%** Grassland **5.67%**

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
2013	1,091,415	-	-	-	0	-	-	-	1,042,296,895	-	-	-
2014	1,093,245	1,830	0.17%	0.17%	0	0	-	-	1,290,138,190	247,841,295	23.78%	23.78%
2015	1,103,850	10,605	0.97%	1.14%	0	0	-	-	1,645,237,625	355,099,435	27.52%	57.85%
2016	2,222,620	1,118,770	101.35%	103.65%	0	0	-	-	1,780,617,015	135,379,390	8.23%	70.84%
2017	2,228,900	6,280	0.28%	104.22%	0	0	-	-	1,707,634,175	-72,982,840	-4.10%	63.83%
2018	2,260,805	31,905	1.43%	107.14%	0	0	-	-	1,711,043,345	3,409,170	0.20%	64.16%
2019	2,262,510	1,705	0.08%	107.30%	0	0	-	-	1,580,537,065	-130,506,280	-7.63%	51.64%
2020	2,268,240	5,730	0.25%	107.83%	0	0	-	-	1,511,174,460	-69,362,605	-4.39%	44.99%
2021	2,268,215	-25	0.00%	107.82%	0	0	-	-	1,535,067,285	23,892,825	1.58%	47.28%
2022	2,266,560	-1,655	-0.07%	107.67%	0	0	-	-	1,535,639,195	571,910	0.04%	47.33%
2023	2,290,005	23,445	1.03%	109.82%	0	0	-	-	1,643,231,325	107,592,130	7.01%	57.65%

Cnty# **34**
County **GAGE**

Rate Ann.%chg: Total Agric Land **4.66%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	202,723,985	60,144	3,371			722,216,560	322,718	2,238			115,628,585	112,571	1,027		
2014	279,786,120	61,707	4,534	34.52%	34.52%	878,306,670	320,943	2,737	22.28%	22.28%	128,669,350	112,616	1,143	11.23%	11.23%
2015	415,523,505	68,200	6,093	34.38%	80.76%	1,062,389,635	315,348	3,369	23.11%	50.54%	167,812,405	111,998	1,498	31.14%	45.87%
2016	455,233,285	71,537	6,364	4.45%	88.80%	1,128,190,775	312,103	3,615	7.30%	61.52%	195,078,475	112,691	1,731	15.53%	68.53%
2017	416,419,705	72,698	5,728	-9.99%	69.94%	1,097,332,115	311,092	3,527	-2.42%	57.62%	192,058,650	112,417	1,708	-1.31%	66.33%
2018	420,940,235	73,504	5,727	-0.02%	69.90%	1,093,553,635	310,009	3,527	0.00%	57.62%	192,588,000	112,528	1,711	0.18%	66.62%
2019	373,957,410	74,663	5,009	-12.54%	48.60%	1,007,262,870	306,286	3,289	-6.77%	46.95%	197,309,670	114,928	1,717	0.31%	67.14%
2020	360,579,395	76,130	4,736	-5.44%	40.52%	943,750,085	306,043	3,084	-6.23%	37.79%	225,783,460	113,519	1,989	15.85%	93.63%
2021	360,021,560	76,077	4,732	-0.09%	40.40%	969,274,910	306,627	3,161	2.51%	41.25%	203,591,795	112,643	1,807	-9.13%	75.96%
2022	361,872,300	76,485	4,731	-0.02%	40.37%	969,363,415	306,681	3,161	-0.01%	41.24%	202,337,385	111,989	1,807	-0.04%	75.90%
2023	373,715,445	77,358	4,831	2.11%	43.33%	1,063,797,885	306,741	3,468	9.72%	54.97%	203,340,835	111,032	1,831	1.36%	78.29%

Rate Annual %chg Average Value/Acre: 3.67%

4.48%

5.95%

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
2013	1,086,570	10,865	100			0	0				1,041,655,700	506,298	2,057		
2014	1,092,740	10,927	100	0.00%	0.00%	0	0				1,287,854,880	506,193	2,544	23.66%	23.66%
2015	1,092,300	10,922	100	0.00%	0.00%	0	0				1,646,817,845	506,468	3,252	27.80%	58.04%
2016	2,217,480	11,087	200	99.99%	99.99%	0	0				1,780,720,015	507,418	3,509	7.93%	70.57%
2017	2,221,605	11,108	200	0.00%	99.99%	0	0				1,708,032,075	507,316	3,367	-4.06%	63.64%
2018	2,242,860	11,214	200	0.00%	99.99%	0	0				1,709,324,730	507,255	3,370	0.09%	63.79%
2019	2,260,685	11,303	200	0.00%	99.99%	0	0				1,580,790,635	507,181	3,117	-7.51%	51.49%
2020	2,257,910	11,289	200	0.00%	99.99%	24,900	125	200			1,532,395,750	507,106	3,022	-3.05%	46.88%
2021	2,268,210	11,341	200	0.00%	99.99%	24,900	125	200	0.00%		1,535,181,375	506,813	3,029	0.24%	47.23%
2022	2,266,585	11,333	200	0.00%	99.99%	24,900	125	200	0.00%		1,535,864,585	506,612	3,032	0.08%	47.35%
2023	2,267,005	11,335	200	0.00%	99.99%	24,850	124	200	0.01%		1,643,146,020	506,589	3,244	6.99%	57.65%

34
GAGE

Rate Annual %chg Average Value/Acre: 4.66%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5 - 2023 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
21,704	GAGE	226,456,991	126,521,748	51,718,199	1,123,714,190	237,543,585	99,362,675	37,355	1,643,231,325	183,927,910	75,104,500	0	3,767,618,478
cnty sectorvalue % of total value:		6.01%	3.36%	1.37%	29.83%	6.30%	2.64%	0.00%	43.61%	4.88%	1.99%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
604	ADAMS	22,717,023	978,982	2,867,939	43,479,090	8,355,065	26,567,010	0	52,940	0	0	0	105,018,049
2.78%	%sector of county sector	10.03%	0.77%	5.55%	3.87%	3.52%	26.74%		0.00%				2.79%
	%sector of municipality	21.63%	0.93%	2.73%	41.40%	7.96%	25.30%		0.05%				100.00%
90	BARNESTON	3,022	168,299	6,299	1,559,095	2,306,885	0	0	0	0	0	0	4,043,600
0.41%	%sector of county sector	0.00%	0.13%	0.01%	0.14%	0.97%							0.11%
	%sector of municipality	0.07%	4.16%	0.16%	38.56%	57.05%							100.00%
12,261	BEATRICE	63,471,945	13,767,114	3,687,190	600,639,990	171,289,785	60,866,580	0	542,145	73,580	0	0	914,338,329
56.49%	%sector of county sector	28.03%	10.88%	7.13%	53.45%	72.11%	61.26%		0.03%	0.04%			24.27%
	%sector of municipality	6.94%	1.51%	0.40%	65.69%	18.73%	6.66%		0.06%	0.01%			100.00%
282	BLUE SPRINGS	397,184	421,339	41,467	6,753,600	1,470,130	0	3,685	8,885	0	0	0	9,096,290
1.30%	%sector of county sector	0.18%	0.33%	0.08%	0.60%	0.62%		9.86%	0.00%				0.24%
	%sector of municipality	4.37%	4.63%	0.46%	74.25%	16.16%		0.04%	0.10%				100.00%
263	CLATONIA	120,300	274,179	17,542	10,532,120	870,225	0	0	0	0	0	0	11,814,366
1.21%	%sector of county sector	0.05%	0.22%	0.03%	0.94%	0.37%							0.31%
	%sector of municipality	1.02%	2.32%	0.15%	89.15%	7.37%							100.00%
504	CORTLAND	857,685	490,272	33,137	35,582,215	4,858,585	0	0	0	0	0	0	41,821,894
2.32%	%sector of county sector	0.38%	0.39%	0.06%	3.17%	2.05%							1.11%
	%sector of municipality	2.05%	1.17%	0.08%	85.08%	11.62%							100.00%
124	FILLEY	58,816	203,506	7,616	4,683,430	598,950	0	0	0	0	0	0	5,552,318
0.57%	%sector of county sector	0.03%	0.16%	0.01%	0.42%	0.25%							0.15%
	%sector of municipality	1.06%	3.67%	0.14%	84.35%	10.79%							100.00%
37	LIBERTY	77	158,843	5,945	1,059,605	108,290	0	0	0	0	0	0	1,332,760
0.17%	%sector of county sector	0.00%	0.13%	0.01%	0.09%	0.05%							0.04%
	%sector of municipality	0.01%	11.92%	0.45%	79.50%	8.13%							100.00%
260	ODELL	762,076	733,255	28,756	9,886,125	2,062,010	0	0	0	0	0	0	13,472,222
1.20%	%sector of county sector	0.34%	0.58%	0.06%	0.88%	0.87%							0.36%
	%sector of municipality	5.66%	5.44%	0.21%	73.38%	15.31%							100.00%
186	PICKRELL	119,917	168,413	6,303	12,549,180	2,703,460	0	0	0	0	0	0	15,547,273
0.86%	%sector of county sector	0.05%	0.13%	0.01%	1.12%	1.14%							0.41%
	%sector of municipality	0.77%	1.08%	0.04%	80.72%	17.39%							100.00%
74	VIRGINIA	12,756	206,609	4,683	1,074,400	3,120,375	0	0	0	0	0	0	4,418,823
0.34%	%sector of county sector	0.01%	0.16%	0.01%	0.10%	1.31%							0.12%
	%sector of municipality	0.29%	4.68%	0.11%	24.31%	70.62%							100.00%
1,377	WYMORE	1,258,945	1,910,030	518,527	34,430,425	4,553,215	0	0	74,100	0	0	0	42,745,242
6.34%	%sector of county sector	0.56%	1.51%	1.00%	3.06%	1.92%			0.00%				1.13%
	%sector of municipality	2.95%	4.47%	1.21%	80.55%	10.65%			0.17%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
16,063	Total Municipalities	89,779,747	19,480,842	7,225,404	762,229,284	202,296,978	87,433,591	3,685	678,070	73,580	0	0	1,169,201,178
74.01%	%all municip.sectors of cnty	39.65%	15.40%	13.97%	67.83%	85.16%	87.99%	9.87%	0.04%	0.04%			31.03%

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023