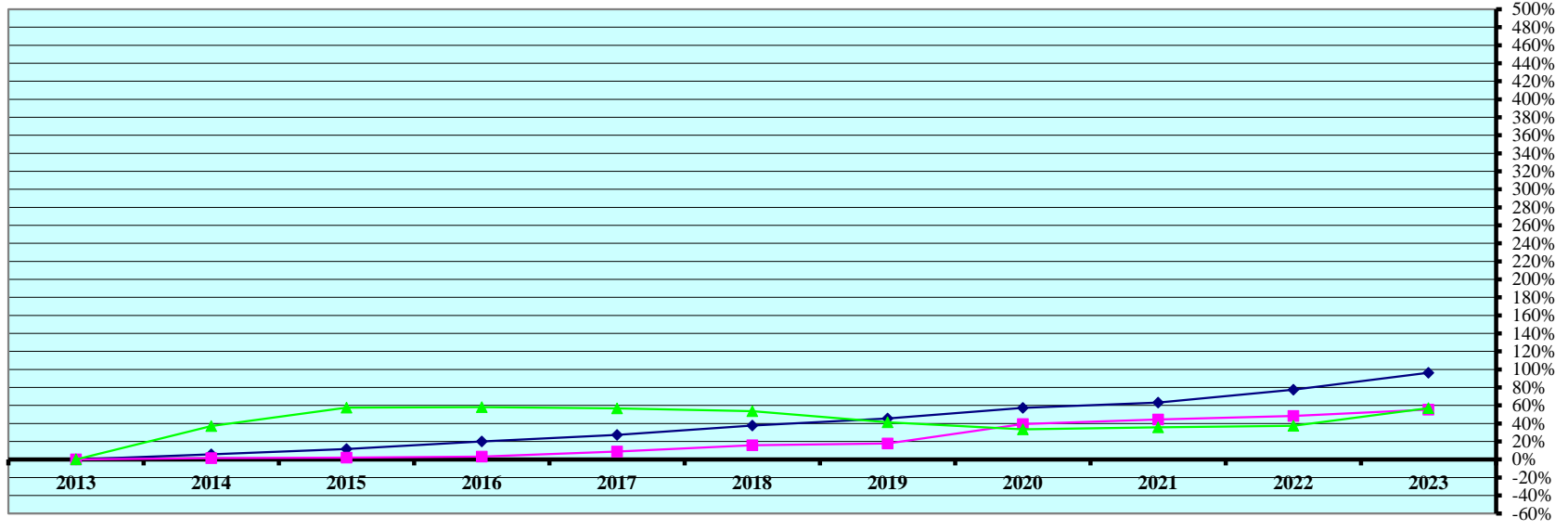


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023

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	1,107,391,138	-	-	-	527,628,372	-	-	-	1,022,476,130	-	-	-
2014	1,169,809,554	62,418,416	5.64%	5.64%	534,807,158	7,178,786	1.36%	1.36%	1,401,387,575	378,911,445	37.06%	37.06%
2015	1,235,624,277	65,814,723	5.63%	11.58%	538,753,535	3,946,377	0.74%	2.11%	1,610,374,329	208,986,754	14.91%	57.50%
2016	1,328,401,290	92,777,013	7.51%	19.96%	544,138,333	5,384,798	1.00%	3.13%	1,616,852,051	6,477,722	0.40%	58.13%
2017	1,410,265,341	81,864,051	6.16%	27.35%	574,101,828	29,963,495	5.51%	8.81%	1,602,392,574	-14,459,477	-0.89%	56.72%
2018	1,525,748,748	115,483,407	8.19%	37.78%	610,457,425	36,355,597	6.33%	15.70%	1,569,654,952	-32,737,622	-2.04%	53.52%
2019	1,611,036,072	85,287,324	5.59%	45.48%	621,656,340	11,198,915	1.83%	17.82%	1,444,045,609	-125,609,343	-8.00%	41.23%
2020	1,741,486,968	130,450,896	8.10%	57.26%	735,490,848	113,834,508	18.31%	39.40%	1,365,606,730	-78,438,879	-5.43%	33.56%
2021	1,807,388,475	65,901,507	3.78%	63.21%	761,753,532	26,262,684	3.57%	44.37%	1,388,971,766	23,365,036	1.71%	35.84%
2022	1,964,386,156	156,997,681	8.69%	77.39%	782,422,185	20,668,653	2.71%	48.29%	1,404,977,937	16,006,171	1.15%	37.41%
2023	2,173,979,827	209,593,671	10.67%	96.32%	820,013,677	37,591,492	4.80%	55.42%	1,604,830,576	199,852,639	14.22%	56.96%

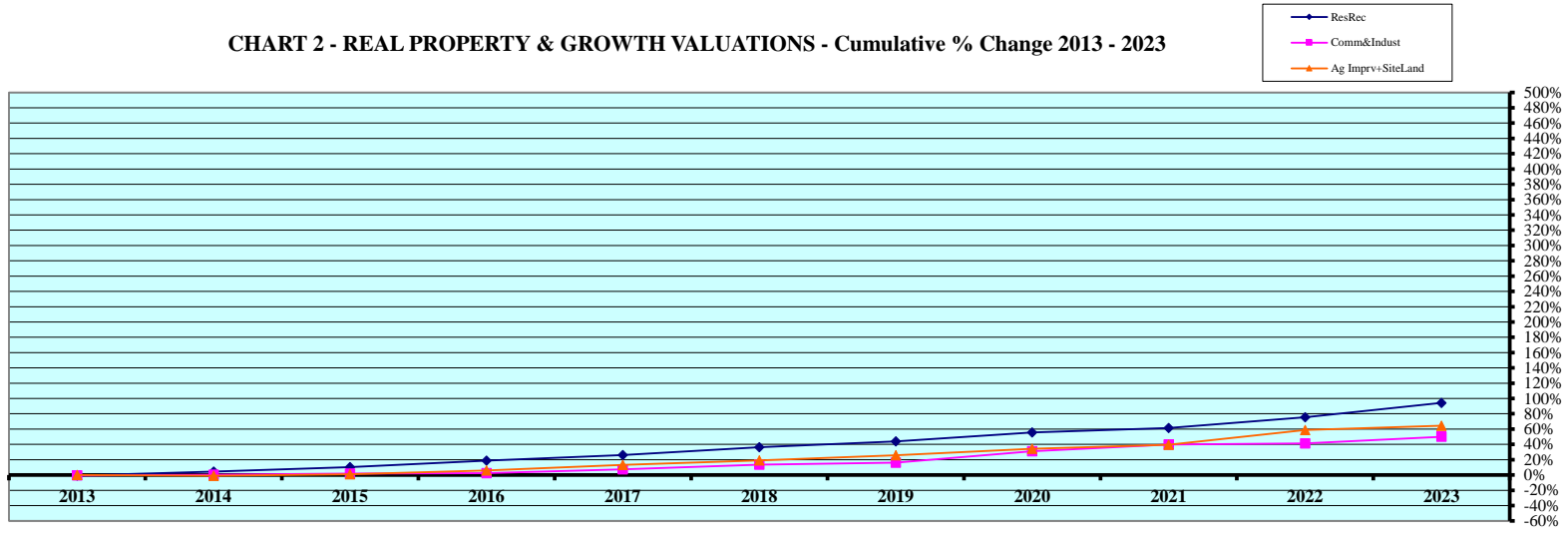
Rate Annual %chg: Residential & Recreational **6.98%** Commercial & Industrial **4.51%** Agricultural Land **4.61%**

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 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	1,107,391,138	8,592,165	0.78%	1,098,798,973	-	-0.78%	527,628,372	3,538,931	0.67%	524,089,441	-	-0.67%						
2014	1,169,809,554	13,093,204	1.12%	1,156,716,350	4.45%	4.45%	534,807,158	5,327,507	1.00%	529,479,651	0.35%	0.35%						
2015	1,235,624,277	13,756,202	1.11%	1,221,868,075	4.45%	10.34%	538,753,535	1,554,439	0.29%	537,199,096	0.45%	1.81%						
2016	1,328,401,290	14,464,093	1.09%	1,313,937,197	6.34%	18.65%	544,138,333	4,011,619	0.74%	540,126,714	0.25%	2.37%						
2017	1,410,265,341	13,178,593	0.93%	1,397,086,748	5.17%	26.16%	574,101,828	7,314,068	1.27%	566,787,760	4.16%	7.42%						
2018	1,525,748,748	15,848,444	1.04%	1,509,900,304	7.06%	36.35%	610,457,425	12,304,568	2.02%	598,152,857	4.19%	13.37%						
2019	1,611,036,072	18,385,306	1.14%	1,592,650,766	4.38%	43.82%	621,656,340	9,525,214	1.53%	612,131,126	0.27%	16.02%						
2020	1,741,486,968	19,055,200	1.09%	1,722,431,768	6.91%	55.54%	735,490,848	44,683,534	6.08%	690,807,314	11.12%	30.93%						
2021	1,807,388,475	21,099,100	1.17%	1,786,289,375	2.57%	61.31%	761,753,532	24,796,745	3.26%	736,956,787	0.20%	39.67%						
2022	1,964,386,156	20,888,322	1.06%	1,943,497,834	7.53%	75.50%	782,422,185	37,213,577	4.76%	745,208,608	-2.17%	41.24%						
2023	2,173,979,827	22,320,781	1.03%	2,151,659,046	9.53%	94.30%	820,013,677	28,975,264	3.53%	791,038,413	1.10%	49.92%						
Rate Ann%chg	6.98%			Resid & Recreat w/o growth			5.84%			4.51%			C & I w/o growth			1.99%		

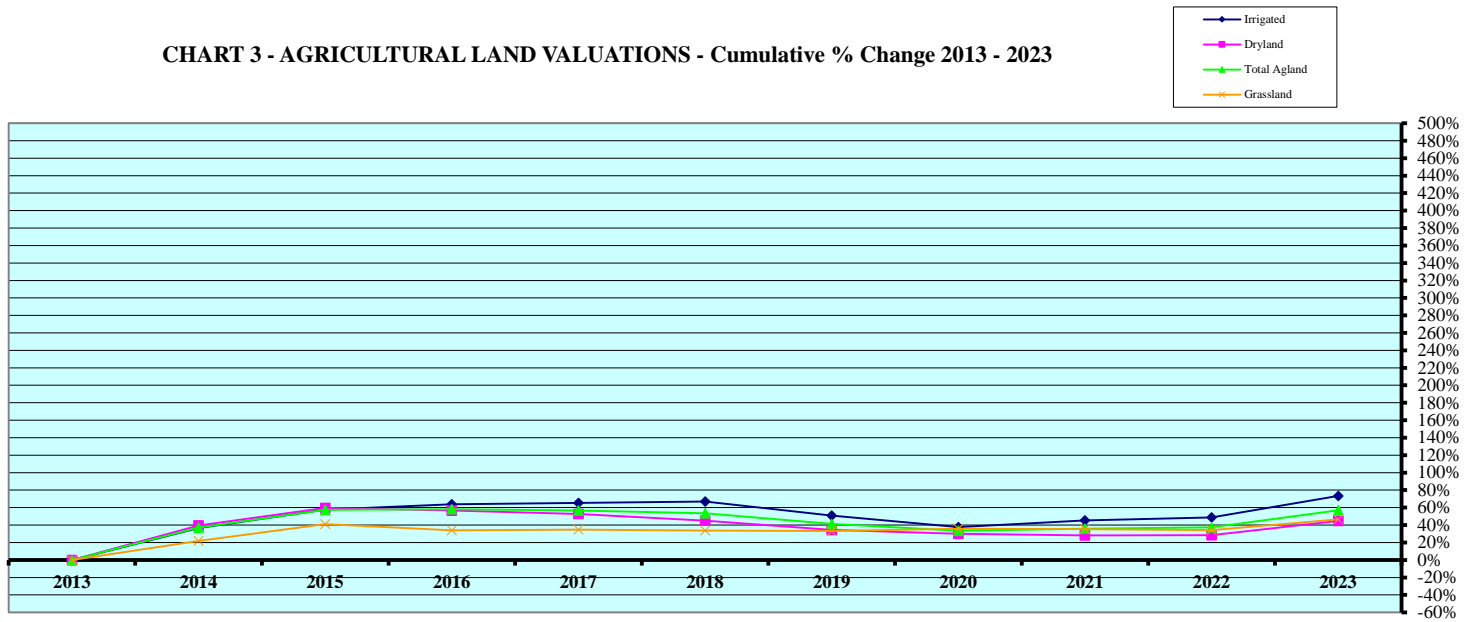
Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	64,191,773	41,682,282	105,874,055	2,083,744	1.97%	103,790,311	-	-		
2014	63,698,687	43,257,073	106,955,760	2,180,857	2.04%	104,774,903	-1.04%	-1.04%		
2015	64,199,624	44,584,883	108,784,507	1,958,578	1.80%	106,825,929	-0.12%	0.90%		
2016	68,807,345	45,331,192	114,138,537	2,058,287	1.80%	112,080,250	3.03%	5.86%		
2017	75,569,380	46,208,874	121,778,254	2,072,439	1.70%	119,705,815	4.88%	13.06%		
2018	79,245,608	48,955,818	128,201,426	2,037,882	1.59%	126,163,544	3.60%	19.16%		
2019	84,003,262	51,024,222	135,027,484	1,891,079	1.40%	133,136,405	3.85%	25.75%		
2020	87,715,516	60,682,840	148,398,356	6,142,796	4.14%	142,255,560	5.35%	34.36%		
2021	87,871,103	63,731,577	151,602,680	3,792,324	2.50%	147,810,356	-0.40%	39.61%		
2022	104,082,067	70,163,692	174,245,759	6,146,607	3.53%	168,099,152	10.88%	58.77%		
2023	107,526,173	70,638,435	178,164,608	4,105,671	2.30%	174,058,937	-0.11%	64.40%		
Rate Ann%chg	5.29%		5.42%		5.34%		Ag Imprv+Site w/o growth		2.99%	

(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# 59
County MADISON

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	433,614,643	-	-	-	521,388,243	-	-	-	65,363,474	-	-	-
2014	592,886,777	159,272,134	36.73%	36.73%	726,804,570	205,416,327	39.40%	39.40%	79,598,740	14,235,266	21.78%	21.78%
2015	683,502,528	90,615,751	15.28%	57.63%	832,513,173	105,708,603	14.54%	59.67%	92,230,449	12,631,709	15.87%	41.10%
2016	710,075,691	26,573,163	3.89%	63.76%	817,062,792	-15,450,381	-1.86%	56.71%	87,562,727	-4,667,722	-5.06%	33.96%
2017	716,603,382	6,527,691	0.92%	65.26%	795,492,156	-21,570,636	-2.64%	52.57%	88,149,660	586,933	0.67%	34.86%
2018	723,471,680	6,868,298	0.96%	66.85%	756,594,253	-38,897,903	-4.89%	45.11%	87,457,319	-692,341	-0.79%	33.80%
2019	654,073,001	-69,398,679	-9.59%	50.84%	700,762,423	-55,831,830	-7.38%	34.40%	87,090,917	-366,402	-0.42%	33.24%
2020	596,831,559	-57,241,442	-8.75%	37.64%	677,889,259	-22,873,164	-3.26%	30.02%	88,722,236	1,631,319	1.87%	35.74%
2021	629,993,715	33,162,156	5.56%	45.29%	668,432,463	-9,456,796	-1.40%	28.20%	88,382,517	-339,719	-0.38%	35.22%
2022	645,299,765	15,306,050	2.43%	48.82%	669,819,138	1,386,675	0.21%	28.47%	87,669,918	-712,599	-0.81%	34.13%
2023	751,844,119	106,544,354	16.51%	73.39%	755,096,186	85,277,048	12.73%	44.82%	95,738,856	8,068,938	9.20%	46.47%

Rate Ann.%chg: Irrigated **5.66%** Dryland **3.77%** Grassland **3.89%**

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	664,209	-	-	-	1,445,561	-	-	-	1,022,476,130	-	-	-
2014	660,564	-3,645	-0.55%	-0.55%	1,436,924	-8,637	-0.60%	-0.60%	1,401,387,575	378,911,445	37.06%	37.06%
2015	651,653	-8,911	-1.35%	-1.89%	1,476,526	39,602	2.76%	2.14%	1,610,374,329	208,986,754	14.91%	57.50%
2016	645,115	-6,538	-1.00%	-2.87%	1,505,726	29,200	1.98%	4.16%	1,616,852,051	6,477,722	0.40%	58.13%
2017	627,104	-18,011	-2.79%	-5.59%	1,520,272	14,546	0.97%	5.17%	1,602,392,574	-14,459,477	-0.89%	56.72%
2018	612,874	-14,230	-2.27%	-7.73%	1,518,826	-1,446	-0.10%	5.07%	1,569,654,952	-32,737,622	-2.04%	53.52%
2019	618,387	5,513	0.90%	-6.90%	1,500,881	-17,945	-1.18%	3.83%	1,444,045,609	-125,609,343	-8.00%	41.23%
2020	668,268	49,881	8.07%	0.61%	1,495,408	-5,473	-0.36%	3.45%	1,365,606,730	-78,438,879	-5.43%	33.56%
2021	669,197	929	0.14%	0.75%	1,493,874	-1,534	-0.10%	3.34%	1,388,971,766	23,365,036	1.71%	35.84%
2022	682,942	13,745	2.05%	2.82%	1,506,174	12,300	0.82%	4.19%	1,404,977,937	16,006,171	1.15%	37.41%
2023	678,701	-4,241	-0.62%	2.18%	1,472,714	-33,460	-2.22%	1.88%	1,604,830,576	199,852,639	14.22%	56.96%

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

Rate Ann.%chg: Total Agric Land **4.61%**

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	433,763,889	116,721	3,716			522,952,177	152,756	3,423			65,356,525	51,505	1,269		
2014	594,203,510	117,207	5,070	36.42%	36.42%	727,036,708	152,466	4,769	39.29%	39.29%	79,012,348	51,180	1,544	21.66%	21.66%
2015	683,713,751	117,376	5,825	14.90%	56.74%	834,106,491	152,345	5,475	14.82%	59.93%	91,136,217	50,817	1,793	16.17%	41.33%
2016	709,928,634	117,352	6,050	3.86%	62.79%	817,440,186	152,147	5,373	-1.87%	56.94%	87,842,730	50,804	1,729	-3.59%	36.26%
2017	716,391,410	118,523	6,044	-0.09%	62.65%	795,879,023	150,992	5,271	-1.89%	53.97%	88,147,029	50,688	1,739	0.57%	37.04%
2018	724,074,593	119,763	6,046	0.03%	62.69%	756,458,841	150,129	5,039	-4.41%	47.18%	87,156,520	50,350	1,731	-0.46%	36.41%
2019	654,190,507	119,944	5,454	-9.79%	46.76%	701,148,690	150,028	4,673	-7.25%	36.51%	87,110,633	50,223	1,734	0.20%	36.69%
2020	596,388,081	120,622	4,944	-9.35%	33.05%	678,496,984	149,213	4,547	-2.70%	32.82%	89,064,408	49,836	1,787	3.04%	40.84%
2021	628,537,766	124,015	5,068	2.51%	36.38%	669,813,457	145,914	4,590	0.95%	34.09%	88,564,318	49,625	1,785	-0.14%	40.64%
2022	645,259,185	126,294	5,109	0.81%	37.48%	670,632,000	143,668	4,668	1.69%	36.35%	87,790,334	49,149	1,786	0.09%	40.76%
2023	751,335,291	129,629	5,796	13.44%	55.96%	755,562,435	139,773	5,406	15.80%	57.90%	95,830,982	49,003	1,956	9.48%	54.11%

Rate Annual %chg Average Value/Acre: 4.54%

4.67%

4.42%

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	662,948	4,418	150			1,436,772	2,873	500			1,024,172,311	328,273	3,120		
2014	661,767	4,402	150	0.18%	0.18%	1,426,019	2,866	498	-0.50%	-0.50%	1,402,340,352	328,121	4,274	36.99%	36.99%
2015	655,498	4,360	150	0.00%	0.18%	1,464,961	2,944	498	0.01%	-0.49%	1,611,076,918	327,842	4,914	14.98%	57.51%
2016	645,762	4,295	150	0.01%	0.19%	1,497,991	3,010	498	0.01%	-0.48%	1,617,355,303	327,608	4,937	0.46%	58.24%
2017	627,346	4,172	150	0.01%	0.20%	1,522,731	3,059	498	0.01%	-0.47%	1,602,567,539	327,435	4,894	-0.86%	56.87%
2018	613,160	4,079	150	-0.03%	0.17%	1,521,576	3,057	498	0.01%	-0.46%	1,569,824,690	327,377	4,795	-2.03%	53.70%
2019	610,079	4,059	150	0.00%	0.17%	1,510,678	3,035	498	-0.01%	-0.48%	1,444,570,587	327,289	4,414	-7.95%	41.47%
2020	671,437	4,403	153	1.45%	1.63%	1,495,323	3,001	498	0.10%	-0.38%	1,366,116,233	327,075	4,177	-5.37%	33.88%
2021	669,497	4,459	150	-1.54%	0.06%	1,496,639	3,004	498	0.00%	-0.38%	1,389,081,677	327,016	4,248	1.70%	36.15%
2022	683,935	4,409	155	3.30%	3.37%	1,507,399	3,026	498	0.00%	-0.37%	1,405,872,853	326,545	4,305	1.35%	38.00%
2023	685,110	4,417	155	0.00%	3.36%	1,478,339	2,967	498	-0.01%	-0.38%	1,604,892,157	325,790	4,926	14.42%	57.90%

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MADISON

Rate Annual %chg Average Value/Acre: 4.67%

(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
35,585	MADISON	263,763,129	41,763,826	33,743,563	2,173,801,954	736,408,410	83,605,267	177,873	1,604,830,576	107,526,173	70,638,435	0	5,116,259,206
cnty sectorvalue % of total value:		5.16%	0.82%	0.66%	42.49%	14.39%	1.63%	0.00%	31.37%	2.10%	1.36%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,194	BATTLE CREEK	1,756,649	775,843	78,169	78,801,379	5,433,044	0	0	104,796	7,345	245	0	86,957,470
3.36%	%sector of county sector	0.67%	1.86%	0.23%	3.63%	0.74%			0.01%	0.01%	0.00%		1.70%
	%sector of municipality	2.02%	0.89%	0.09%	90.62%	6.25%			0.12%	0.01%	0.00%		100.00%
2,283	MADISON	2,835,054	1,426,233	1,119,234	73,759,071	13,278,308	628,809	0	0	0	0	0	93,046,709
6.42%	%sector of county sector	1.07%	3.41%	3.32%	3.39%	1.80%	0.75%						1.82%
	%sector of municipality	3.05%	1.53%	1.20%	79.27%	14.27%	0.68%						100.00%
287	MEADOW GROVE	141,742	384,006	19,341	11,142,704	788,638	0	0	0	0	0	0	12,476,431
0.81%	%sector of county sector	0.05%	0.92%	0.06%	0.51%	0.11%							0.24%
	%sector of municipality	1.14%	3.08%	0.16%	89.31%	6.32%							100.00%
667	NEWMAN GROVE	1,680,377	475,377	47,202	28,547,972	5,436,073	92,497	0	0	0	0	0	36,279,498
1.87%	%sector of county sector	0.64%	1.14%	0.14%	1.31%	0.74%	0.11%						0.71%
	%sector of municipality	4.63%	1.31%	0.13%	78.69%	14.98%	0.25%						100.00%
25,868	NORFOLK	92,969,557	25,339,803	10,609,924	1,591,450,991	635,520,076	15,932,756	153,898	3,012,287	1,002,757	516,861	0	2,376,508,910
72.69%	%sector of county sector	35.25%	60.67%	31.44%	73.21%	86.30%	19.06%	86.52%	0.19%	0.93%	0.73%		46.45%
	%sector of municipality	3.91%	1.07%	0.45%	66.97%	26.74%	0.67%	0.01%	0.13%	0.04%	0.02%		100.00%
992	TILDEN	586,163	396,653	40,500	30,070,540	3,505,273	0	0	263,392	0	0	0	34,862,521
2.79%	%sector of county sector	0.22%	0.95%	0.12%	1.38%	0.48%			0.02%				0.68%
	%sector of municipality	1.68%	1.14%	0.12%	86.25%	10.05%			0.76%				100.00%
	%sector of county sector												
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31,292	Total Municipalities	99,969,543	28,797,916	11,914,370	1,813,772,663	663,961,414	16,654,062	153,899	3,380,475	1,010,102	517,106	0	2,640,131,546
87.94%	%all municip.sectors of cnty	37.90%	68.95%	35.31%	83.44%	90.16%	19.92%	86.52%	0.21%	0.94%	0.73%		51.60%