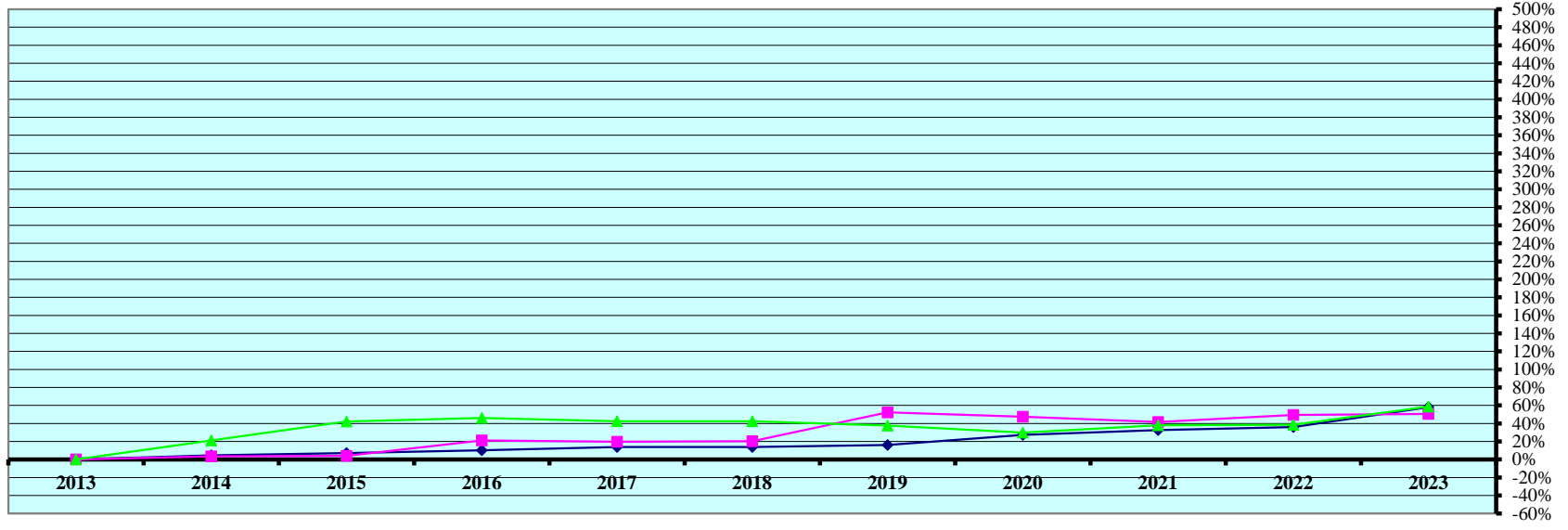


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	183,621,625	-	-	-	26,975,655	-	-	-	552,215,055	-	-	-
2014	192,104,890	8,483,265	4.62%	4.62%	27,909,905	934,250	3.46%	3.46%	668,898,125	116,683,070	21.13%	21.13%
2015	196,831,550	4,726,660	2.46%	7.19%	28,068,105	158,200	0.57%	4.05%	784,976,115	116,077,990	17.35%	42.15%
2016	202,084,734	5,253,184	2.67%	10.05%	32,706,651	4,638,546	16.53%	21.25%	806,438,197	21,462,082	2.73%	46.04%
2017	208,950,991	6,866,257	3.40%	13.79%	32,293,864	-412,787	-1.26%	19.71%	786,985,695	-19,452,502	-2.41%	42.51%
2018	209,076,009	125,018	0.06%	13.86%	32,446,825	152,961	0.47%	20.28%	786,441,512	-544,183	-0.07%	42.42%
2019	213,297,389	4,221,380	2.02%	16.16%	41,095,695	8,648,870	26.66%	52.34%	760,672,225	-25,769,287	-3.28%	37.75%
2020	233,635,182	20,337,793	9.53%	27.24%	39,816,555	-1,279,140	-3.11%	47.60%	717,325,121	-43,347,104	-5.70%	29.90%
2021	243,538,361	9,903,179	4.24%	32.63%	38,217,590	-1,598,965	-4.02%	41.67%	762,505,555	45,180,434	6.30%	38.08%
2022	249,481,599	5,943,238	2.44%	35.87%	40,283,692	2,066,102	5.41%	49.33%	765,499,883	2,994,328	0.39%	38.62%
2023	290,202,224	40,720,625	16.32%	58.04%	40,619,913	336,221	0.83%	50.58%	876,657,949	111,158,066	14.52%	58.75%

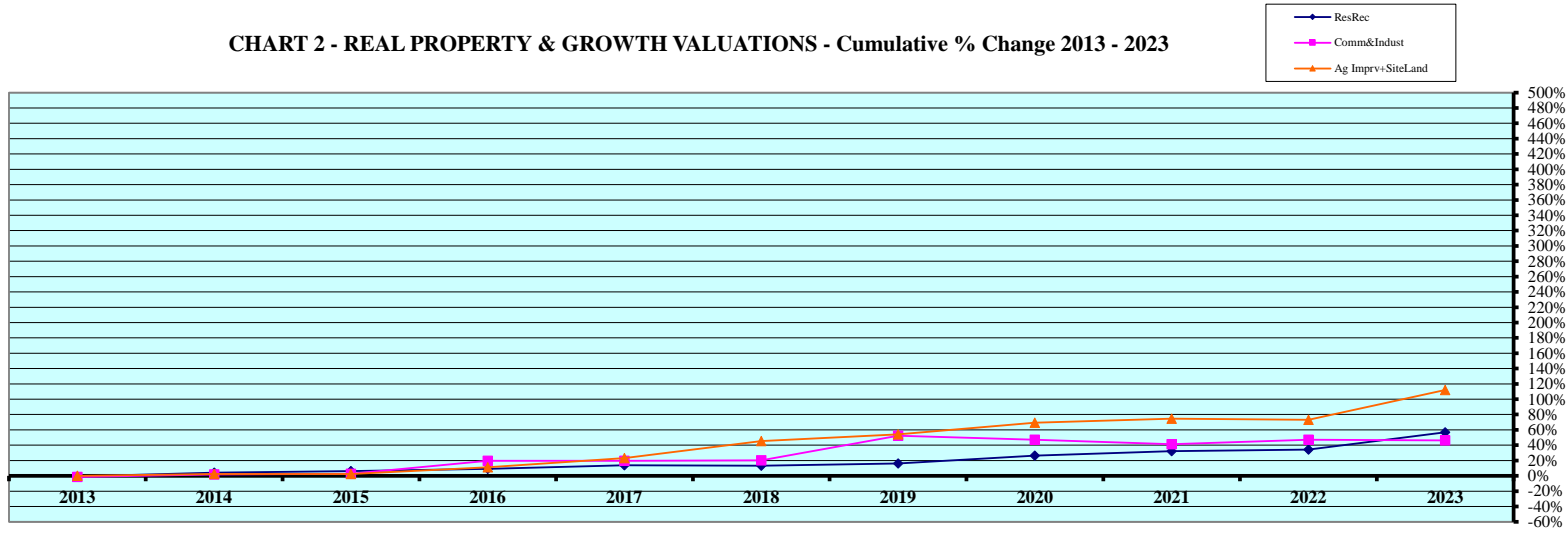
Rate Annual %chg: Residential & Recreational **4.68%** Commercial & Industrial **4.18%** Agricultural Land **4.73%**

Cnty# **64**  
County **NEMAHA**

**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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>							
	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	183,621,625	1,417,155	0.77%	182,204,470	-	-0.77%	26,975,655	392,985	1.46%	26,582,670	-	-1.46%		
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	4.06%	27,909,905	454,500	1.63%	27,455,405	1.78%	1.78%		
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	6.18%	28,068,105	393,865	1.40%	27,674,240	-0.84%	2.59%		
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	9.04%	32,706,651	393,865	1.20%	32,312,786	15.12%	19.78%		
2017	208,950,991	0	0.00%	208,950,991	3.40%	13.79%	32,293,864	0	0.00%	32,293,864	-1.26%	19.71%		
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	13.16%	32,446,825	0	0.00%	32,446,825	0.47%	20.28%		
2019	213,297,389	85,637	0.04%	213,211,752	1.98%	16.11%	41,095,695	0	0.00%	41,095,695	26.66%	52.34%		
2020	233,635,182	1,602,582	0.69%	232,032,600	8.78%	26.36%	39,816,555	96,651	0.24%	39,719,904	-3.35%	47.24%		
2021	243,538,361	722,542	0.30%	242,815,819	3.93%	32.24%	38,217,590	120,048	0.31%	38,097,542	-4.32%	41.23%		
2022	249,481,599	2,990,802	1.20%	246,490,797	1.21%	34.24%	40,283,692	565,958	1.40%	39,717,734	3.93%	47.24%		
2023	290,202,224	2,240,420	0.77%	287,961,804	15.42%	56.82%	40,619,913	1,143,584	2.82%	39,476,329	-2.00%	46.34%		
Rate Ann%chg	4.68%			Resid & Recreat w/o growth			4.14%			C & I w/o growth			3.62%	

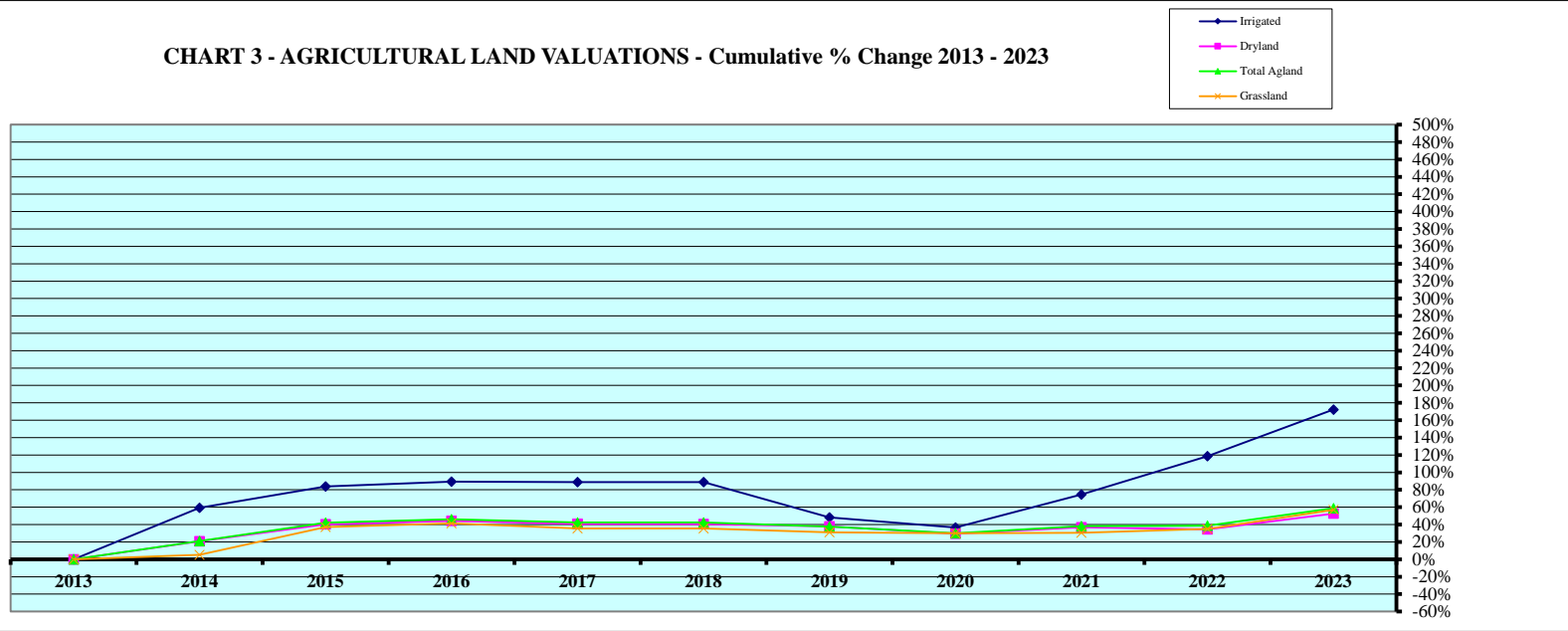
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	-	-		
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	2.39%		
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	2.54%		
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	11.03%		
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	23.24%		
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	45.36%		
2019	40,256,052	22,616,282	62,872,334	527,418	0.84%	62,344,916	4.36%	54.00%		
2020	45,360,870	26,139,466	71,500,336	2,950,769	4.13%	68,549,567	9.03%	69.32%		
2021	45,261,874	26,800,992	72,062,866	1,326,457	1.84%	70,736,409	-1.07%	74.72%		
2022	44,332,688	28,411,788	72,744,476	2,711,158	3.73%	70,033,318	-2.82%	72.99%		
2023	57,448,147	30,760,522	88,208,669	2,366,419	2.68%	85,842,250	18.01%	112.04%		
Rate Ann%chg	7.73%		8.83%		8.10%		Ag Imprv+Site w/o growth		6.73%	

(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

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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	27,003,080	-	-	-	473,995,090	-	-	-	50,685,785	-	-	-
2014	43,001,065	15,997,985	59.25%	59.25%	572,062,600	98,067,510	20.69%	20.69%	53,345,040	2,659,255	5.25%	5.25%
2015	49,649,995	6,648,930	15.46%	83.87%	665,385,815	93,323,215	16.31%	40.38%	69,450,145	16,105,105	30.19%	37.02%
2016	51,097,016	1,447,021	2.91%	89.23%	683,381,191	17,995,376	2.70%	44.17%	71,632,430	2,182,285	3.14%	41.33%
2017	51,000,991	-96,025	-0.19%	88.87%	666,935,497	-16,445,694	-2.41%	40.71%	68,714,219	-2,918,211	-4.07%	35.57%
2018	51,000,991	0	0.00%	88.87%	666,447,599	-487,898	-0.07%	40.60%	68,654,040	-60,179	-0.09%	35.45%
2019	40,054,419	-10,946,572	-21.46%	48.33%	653,933,898	-12,513,701	-1.88%	37.96%	66,408,454	-2,245,586	-3.27%	31.02%
2020	36,872,932	-3,181,487	-7.94%	36.55%	614,141,572	-39,792,326	-6.09%	29.57%	65,882,271	-526,183	-0.79%	29.98%
2021	47,127,718	10,254,786	27.81%	74.53%	648,761,604	34,620,032	5.64%	36.87%	66,207,305	325,034	0.49%	30.62%
2022	59,024,420	11,896,702	25.24%	118.58%	637,601,703	-11,159,901	-1.72%	34.52%	68,453,872	2,246,567	3.39%	35.06%
2023	73,528,997	14,504,577	24.57%	172.30%	723,165,391	85,563,688	13.42%	52.57%	79,536,035	11,082,163	16.19%	56.92%

Rate Ann.%chg: Irrigated **10.54%** Dryland **4.31%** Grassland **4.61%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	531,100	-	-	-	0	-	-	-	552,215,055	-	-	-
2014	489,420	-41,680	-7.85%	-7.85%	0	0	-	-	668,898,125	116,683,070	21.13%	21.13%
2015	490,160	740	0.15%	-7.71%	0	0	-	-	784,976,115	116,077,990	17.35%	42.15%
2016	327,560	-162,600	-33.17%	-38.32%	0	0	-	-	806,438,197	21,462,082	2.73%	46.04%
2017	334,988	7,428	2.27%	-36.93%	0	0	-	-	786,985,695	-19,452,502	-2.41%	42.51%
2018	338,882	3,894	1.16%	-36.19%	0	0	-	-	786,441,512	-544,183	-0.07%	42.42%
2019	275,454	-63,428	-18.72%	-48.14%	0	0	-	-	760,672,225	-25,769,287	-3.28%	37.75%
2020	428,346	152,892	55.51%	-19.35%	0	0	-	-	717,325,121	-43,347,104	-5.70%	29.90%
2021	408,928	-19,418	-4.53%	-23.00%	0	0	-	-	762,505,555	45,180,434	6.30%	38.08%
2022	419,888	10,960	2.68%	-20.94%	0	0	-	-	765,499,883	2,994,328	0.39%	38.62%
2023	427,526	7,638	1.82%	-19.50%	0	0	-	-	876,657,949	111,158,066	14.52%	58.75%

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Rate Ann.%chg: Total Agric Land **4.73%**

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	25,703,540	7,545	3,406			475,620,780	182,243	2,610			50,865,205	43,805	1,161		
2014	39,944,350	8,105	4,929	44.68%	44.68%	574,298,850	181,318	3,167	21.36%	21.36%	53,403,410	43,830	1,218	4.93%	4.93%
2015	50,217,315	10,084	4,980	1.04%	46.18%	666,331,450	174,109	3,827	20.83%	46.64%	68,534,295	48,916	1,401	14.99%	20.66%
2016	51,154,819	9,971	5,131	3.03%	50.61%	683,282,421	173,351	3,942	2.99%	51.03%	71,576,616	49,174	1,456	3.89%	25.36%
2017	49,840,036	9,926	5,021	-2.13%	47.40%	667,781,858	173,707	3,844	-2.47%	47.30%	68,578,622	48,663	1,409	-3.18%	21.36%
2018	51,000,991	10,154	5,023	0.03%	47.44%	666,532,822	173,408	3,844	-0.01%	47.28%	68,668,105	48,646	1,412	0.17%	21.57%
2019	51,000,892	10,154	5,023	0.00%	47.44%	667,960,743	173,790	3,843	-0.01%	47.27%	68,933,815	48,810	1,412	0.05%	21.63%
2020	37,118,396	10,154	3,655	-27.22%	7.31%	618,802,427	173,791	3,561	-7.36%	36.43%	76,429,856	47,921	1,595	12.93%	37.35%
2021	47,127,718	9,812	4,803	31.39%	40.99%	648,319,416	174,126	3,723	4.57%	42.66%	66,247,746	47,744	1,388	-13.00%	19.50%
2022	57,183,884	11,906	4,803	0.00%	40.99%	637,769,232	171,205	3,725	0.05%	42.74%	68,971,063	48,720	1,416	2.03%	21.92%
2023	73,528,997	12,547	5,860	22.01%	72.03%	723,195,173	169,302	4,272	14.67%	63.68%	79,558,776	49,900	1,594	12.62%	37.31%

Rate Annual %chg Average Value/Acre: 5.57%

5.05%

3.22%

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	295,330	3,050	97			18,935	344	55			552,503,790	236,987	2,331		
2014	508,170	3,202	159	63.87%	63.87%	15,705	331	47	-13.90%	-13.90%	668,170,485	236,786	2,822	21.04%	21.04%
2015	506,630	3,138	161	1.75%	66.73%	14,330	317	45	-4.79%	-18.03%	785,604,020	236,564	3,321	17.69%	42.44%
2016	325,949	3,280	99	-38.44%	2.63%	0	0				806,339,805	235,775	3,420	2.98%	46.69%
2017	330,077	3,322	99	-0.02%	2.61%	0	0				786,530,593	235,619	3,338	-2.39%	43.18%
2018	338,436	3,405	99	0.02%	2.63%	0	0				786,540,354	235,614	3,338	0.00%	43.19%
2019	339,265	3,414	99	0.00%	2.63%	0	0				788,234,715	236,169	3,338	-0.02%	43.16%
2020	428,501	4,310	99	0.04%	2.67%	0	0				732,779,180	236,177	3,103	-7.04%	33.08%
2021	427,281	4,298	99	0.00%	2.67%	0	0				762,122,161	235,980	3,230	4.09%	38.53%
2022	418,299	4,208	99	-0.01%	2.66%	0	0				764,342,478	236,039	3,238	0.27%	38.90%
2023	428,100	4,305	99	0.04%	2.69%	0	0				876,711,046	236,055	3,714	14.69%	59.31%

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NEMAHA

Rate Annual %chg Average Value/Acre: 4.77%

(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	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,074	NEMAHA	52,118,683	15,448,472	23,242,726	287,001,658	35,615,233	5,004,680	3,200,566	876,657,949	57,448,147	30,760,522	0	1,386,498,636
cnty sectorvalue % of total value:		3.76%	1.11%	1.68%	20.70%	2.57%	0.36%	0.23%	63.23%	4.14%	2.22%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,470	AUBURN	7,121,290	3,306,127	1,005,783	135,740,838	25,958,414	1,921,671	0	112,416	0	0	0	175,166,539
49.05%	%sector of county sector	13.66%	21.40%	4.33%	47.30%	72.89%	38.40%		0.01%				12.63%
	%sector of municipality	4.07%	1.89%	0.57%	77.49%	14.82%	1.10%		0.06%				100.00%
123	BROCK	174,575	211,746	7,925	2,879,470	1,525,646	0	0	216,186	0	1,030	0	5,016,578
1.74%	%sector of county sector	0.33%	1.37%	0.03%	1.00%	4.28%			0.02%		0.00%		0.36%
	%sector of municipality	3.48%	4.22%	0.16%	57.40%	30.41%			4.31%		0.02%		100.00%
139	BROWNVILLE	103,169	249,121	10,810	9,108,278	636,908	0	0	0	0	0	0	10,108,286
1.96%	%sector of county sector	0.20%	1.61%	0.05%	3.17%	1.79%							0.73%
	%sector of municipality	1.02%	2.46%	0.11%	90.11%	6.30%							100.00%
309	JOHNSON	497,224	441,997	30,543	16,817,329	1,649,260	0	0	0	0	0	0	19,436,353
4.37%	%sector of county sector	0.95%	2.86%	0.13%	5.86%	4.63%							1.40%
	%sector of municipality	2.56%	2.27%	0.16%	86.53%	8.49%							100.00%
46	JULIAN	1,733	144,231	643,263	1,368,618	63,853	0	0	60,887	0	0	0	2,282,585
0.65%	%sector of county sector	0.00%	0.93%	2.77%	0.48%	0.18%			0.01%				0.16%
	%sector of municipality	0.08%	6.32%	28.18%	59.96%	2.80%			2.67%				100.00%
114	NEMAHA	490,545	174,342	6,525	3,313,128	684,092	0	0	324,629	0	0	0	4,993,261
1.61%	%sector of county sector	0.94%	1.13%	0.03%	1.15%	1.92%			0.04%				0.36%
	%sector of municipality	9.82%	3.49%	0.13%	66.35%	13.70%			6.50%				100.00%
648	PERU	536,914	670,675	43,243	11,170,205	866,759	0	0	38,721	0	0	0	13,326,517
9.16%	%sector of county sector	1.03%	4.34%	0.19%	3.89%	2.43%			0.00%				0.96%
	%sector of municipality	4.03%	5.03%	0.32%	83.82%	6.50%			0.29%				100.00%
	%sector of county sector												
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4,850	Total Municipalities	8,925,450	5,198,240	1,748,092	180,397,872	31,384,934	1,921,671	0	752,839	0	1,030	0	230,330,126
68.56%	%all municip.sectors of cnty	17.13%	33.65%	7.52%	62.86%	88.12%	38.40%		0.09%		0.00%		16.61%