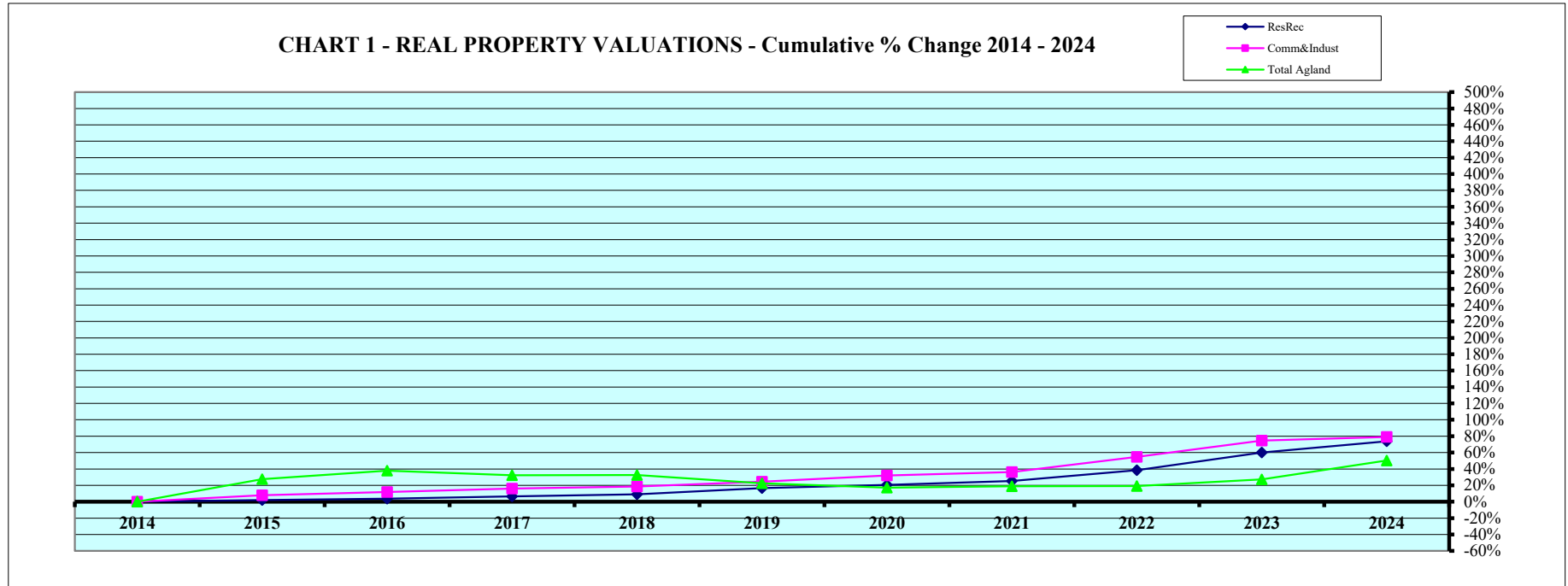


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	702,193,175	-	-	-	192,999,075	-	-	-	1,290,138,190	-	-	-
2015	717,180,630	14,987,455	2.13%	2.13%	208,522,095	15,523,020	8.04%	8.04%	1,645,237,625	355,099,435	27.52%	27.52%
2016	729,171,205	11,990,575	1.67%	3.84%	215,967,950	7,445,855	3.57%	11.90%	1,780,617,015	135,379,390	8.23%	38.02%
2017	747,102,100	17,930,895	2.46%	6.40%	223,948,820	7,980,870	3.70%	16.04%	1,707,634,175	-72,982,840	-4.10%	32.36%
2018	766,217,030	19,114,930	2.56%	9.12%	228,650,060	4,701,240	2.10%	18.47%	1,711,043,345	3,409,170	0.20%	32.62%
2019	819,634,220	53,417,190	6.97%	16.72%	240,181,480	11,531,420	5.04%	24.45%	1,580,537,065	-130,506,280	-7.63%	22.51%
2020	845,915,950	26,281,730	3.21%	20.47%	254,532,105	14,350,625	5.97%	31.88%	1,511,174,460	-69,362,605	-4.39%	17.13%
2021	879,907,805	33,991,855	4.02%	25.31%	262,645,730	8,113,625	3.19%	36.09%	1,535,067,285	23,892,825	1.58%	18.98%
2022	971,692,995	91,785,190	10.43%	38.38%	298,456,175	35,810,445	13.63%	54.64%	1,535,639,195	571,910	0.04%	19.03%
2023	1,123,751,545	152,058,550	15.65%	60.03%	336,906,260	38,450,085	12.88%	74.56%	1,643,231,325	107,592,130	7.01%	27.37%
2024	1,220,094,055	96,342,510	8.57%	73.75%	345,567,570	8,661,310	2.57%	79.05%	1,939,242,485	296,011,160	18.01%	50.31%

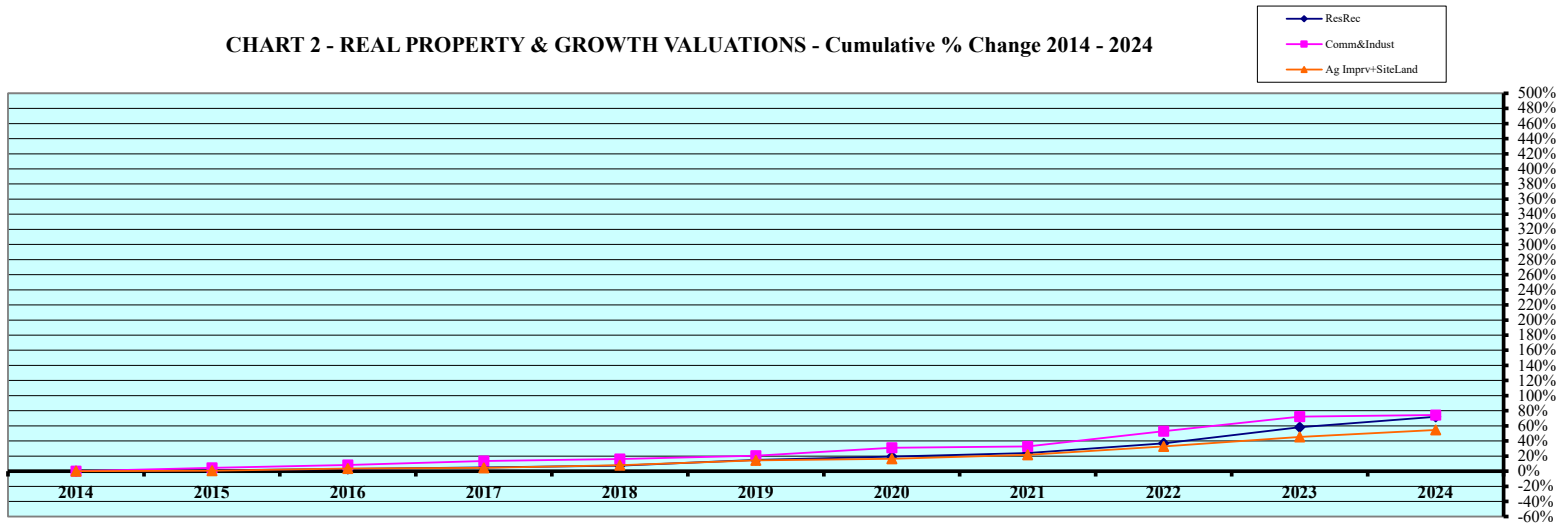
Rate Annual %chg: Residential & Recreational **5.68%** Commercial & Industrial **6.00%** Agricultural Land **4.16%**

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 2014 - 2024



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
2014	702,193,175	5,449,355	0.78%	696,743,820	--	--	192,999,075	4,329,150	2.24%	188,669,925	--	--
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	1.13%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	4.49%
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	2.80%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	8.08%
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	5.03%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	13.45%
2018	766,217,030	12,252,700	1.60%	753,964,330	0.92%	7.37%	228,650,060	4,696,245	2.05%	223,953,815	0.00%	16.04%
2019	819,634,220	12,297,250	1.50%	807,336,970	5.37%	14.97%	240,181,480	7,510,425	3.13%	232,671,055	1.76%	20.56%
2020	845,915,950	8,874,475	1.05%	837,041,475	2.12%	19.20%	254,532,105	1,693,820	0.67%	252,838,285	5.27%	31.00%
2021	879,907,805	9,887,110	1.12%	870,020,695	2.85%	23.90%	262,645,730	6,601,665	2.51%	256,044,065	0.59%	32.67%
2022	971,692,995	11,701,950	1.20%	959,991,045	9.10%	36.71%	298,456,175	3,247,140	1.09%	295,209,035	12.40%	52.96%
2023	1,123,751,545	12,976,355	1.15%	1,110,775,190	14.31%	58.19%	336,906,260	4,571,160	1.36%	332,335,100	11.35%	72.20%
2024	1,220,094,055	12,402,362	1.02%	1,207,691,693	7.47%	71.99%	345,567,570	9,072,303	2.63%	336,495,267	-0.12%	74.35%
Rate Ann%chg	5.68%	Resid & Recreat w/o growth				4.51%	C & I w/o growth				3.72%	

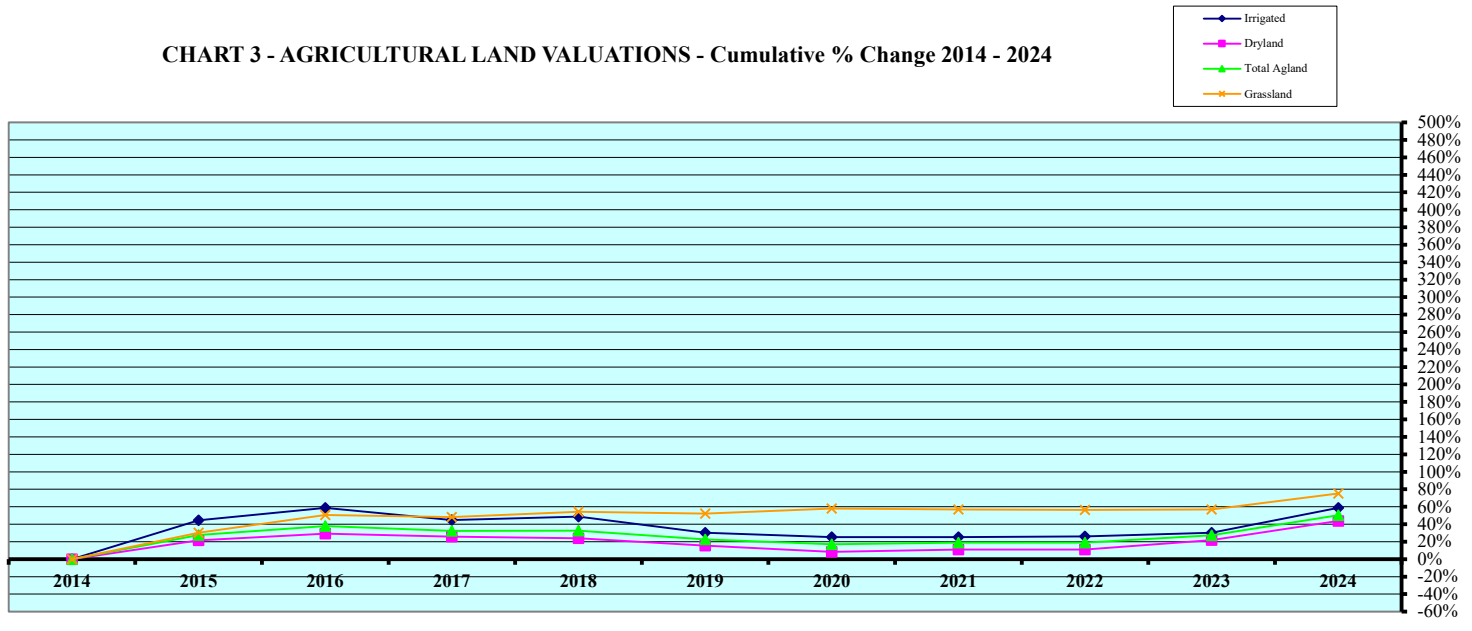
Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	--	--
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	0.62%
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	3.66%
2017	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	4.54%
2018	140,483,135	54,271,765	194,754,900	5,808,585	2.98%	188,946,315	0.29%	7.89%
2019	146,806,180	59,896,785	206,702,965	6,608,555	3.20%	200,094,410	2.74%	14.26%
2020	147,760,880	62,752,835	210,513,715	6,783,955	3.22%	203,729,760	-1.44%	16.34%
2021	149,640,960	67,913,955	217,554,915	4,497,760	2.07%	213,057,155	1.21%	21.66%
2022	168,085,370	72,913,405	240,998,775	8,729,775	3.62%	232,269,000	6.76%	32.63%
2023	183,927,910	75,104,500	259,032,410	4,729,045	1.83%	254,303,365	5.52%	45.22%
2024	196,703,550	82,027,440	278,730,990	8,093,805	2.90%	270,637,185	4.48%	54.54%
Rate Ann%chg	4.24%	6.12%	4.76%	Ag Imprv+Site w/o growth		1.98%		

(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; 2014 - 2024 CTL Growth Value; 2014 - 2024 Abstract of Asmnt Rpt. Prepared as of 02/11/2025

Cnty# 34
County GAGE

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	287,136,785	-	-	-	872,267,555	-	-	-	129,640,605	-	-	-
2015	415,146,970	128,010,185	44.58%	44.58%	1,060,056,010	187,788,455	21.53%	21.53%	168,930,795	39,290,190	30.31%	30.31%
2016	455,784,760	40,637,790	9.79%	58.73%	1,127,252,935	67,196,925	6.34%	29.23%	195,356,700	26,425,905	15.64%	50.69%
2017	416,050,200	-39,734,560	-8.72%	44.90%	1,097,314,810	-29,938,125	-2.66%	25.80%	192,040,265	-3,316,435	-1.70%	48.13%
2018	426,908,550	10,858,350	2.61%	48.68%	1,081,813,560	-15,501,250	-1.41%	24.02%	200,060,430	8,020,165	4.18%	54.32%
2019	374,335,240	-52,573,310	-12.31%	30.37%	1,006,646,250	-75,167,310	-6.95%	15.41%	197,293,065	-2,767,365	-1.38%	52.18%
2020	359,584,655	-14,750,585	-3.94%	25.23%	944,661,545	-61,984,705	-6.16%	8.30%	204,660,020	7,366,955	3.73%	57.87%
2021	359,774,240	189,585	0.05%	25.30%	969,449,275	24,787,730	2.62%	11.14%	203,575,555	-1,084,465	-0.53%	57.03%
2022	361,876,355	2,102,115	0.58%	26.03%	968,817,445	-631,830	-0.07%	11.07%	202,678,835	-896,720	-0.44%	56.34%
2023	373,886,755	12,010,400	3.32%	30.21%	1,063,756,560	94,939,115	9.80%	21.95%	203,298,005	619,170	0.31%	56.82%
2024	455,595,765	81,709,010	21.85%	58.67%	1,254,231,278	190,474,718	17.91%	43.79%	227,125,677	23,827,672	11.72%	75.20%

Rate Ann.%chg: Irrigated **4.72%** Dryland **3.70%** Grassland **5.77%**

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
2014	1,093,245	-	-	-	0	-	-	-	1,290,138,190	-	-	-
2015	1,103,850	10,605	0.97%	0.97%	0	0	-	-	1,645,237,625	355,099,435	27.52%	27.52%
2016	2,222,620	1,118,770	101.35%	103.30%	0	0	-	-	1,780,617,015	135,379,390	8.23%	38.02%
2017	2,228,900	6,280	0.28%	103.88%	0	0	-	-	1,707,634,175	-72,982,840	-4.10%	32.36%
2018	2,260,805	31,905	1.43%	106.80%	0	0	-	-	1,711,043,345	3,409,170	0.20%	32.62%
2019	2,262,510	1,705	0.08%	106.95%	0	0	-	-	1,580,537,065	-130,506,280	-7.63%	22.51%
2020	2,268,240	5,730	0.25%	107.48%	0	0	-	-	1,511,174,460	-69,362,605	-4.39%	17.13%
2021	2,268,215	-25	0.00%	107.48%	0	0	-	-	1,535,067,285	23,892,825	1.58%	18.98%
2022	2,266,560	-1,655	-0.07%	107.32%	0	0	-	-	1,535,639,195	571,910	0.04%	19.03%
2023	2,290,005	23,445	1.03%	109.47%	0	0	-	-	1,643,231,325	107,592,130	7.01%	27.37%
2024	2,289,765	-240	-0.01%	109.45%	0	0	-	-	1,939,242,485	296,011,160	18.01%	50.31%

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

Rate Ann.%chg: Total Agric Land **4.16%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	279,786,120	61,707	4,534			878,306,670	320,943	2,737			128,669,350	112,616	1,143		
2015	415,523,505	68,200	6,093	34.38%	34.38%	1,062,389,635	315,348	3,369	23.11%	23.11%	167,812,405	111,998	1,498	31.14%	31.14%
2016	455,233,285	71,537	6,364	4.45%	40.35%	1,128,190,775	312,103	3,615	7.30%	32.09%	195,078,475	112,691	1,731	15.53%	51.51%
2017	416,419,705	72,698	5,728	-9.99%	26.33%	1,097,332,115	311,092	3,527	-2.42%	28.89%	192,058,650	112,417	1,708	-1.31%	49.53%
2018	420,940,235	73,504	5,727	-0.02%	26.30%	1,093,553,635	310,009	3,527	0.00%	28.90%	192,588,000	112,528	1,711	0.18%	49.79%
2019	373,957,410	74,663	5,009	-12.54%	10.47%	1,007,262,870	306,286	3,289	-6.77%	20.17%	197,309,670	114,928	1,717	0.31%	50.26%
2020	360,579,395	76,130	4,736	-5.44%	4.46%	943,750,085	306,043	3,084	-6.23%	12.68%	225,783,460	113,519	1,989	15.85%	74.08%
2021	360,021,560	76,077	4,732	-0.09%	4.37%	969,274,910	306,627	3,161	2.51%	15.51%	203,591,795	112,643	1,807	-9.13%	58.19%
2022	361,872,300	76,485	4,731	-0.02%	4.35%	969,363,415	306,681	3,161	-0.01%	15.50%	202,337,385	111,989	1,807	-0.04%	58.13%
2023	373,715,445	77,358	4,831	2.11%	6.55%	1,063,797,885	306,741	3,468	9.72%	26.73%	203,340,835	111,032	1,831	1.36%	60.29%
2024	456,463,875	77,101	5,920	22.55%	30.57%	1,253,604,540	307,930	4,071	17.39%	48.76%	227,170,265	109,954	2,066	12.81%	80.83%

Rate Annual %chg Average Value/Acre: 5.02%

3.62%

5.85%

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
2014	1,092,740	10,927	100			0	0				1,287,854,880	506,193	2,544		
2015	1,092,300	10,922	100	0.00%	0.00%	0	0				1,646,817,845	506,468	3,252	27.80%	27.80%
2016	2,217,480	11,087	200	99.99%	99.99%	0	0				1,780,720,015	507,418	3,509	7.93%	37.94%
2017	2,221,605	11,108	200	0.00%	99.99%	0	0				1,708,032,075	507,316	3,367	-4.06%	32.33%
2018	2,242,860	11,214	200	0.00%	99.99%	0	0				1,709,324,730	507,255	3,370	0.09%	32.45%
2019	2,260,685	11,303	200	0.00%	99.99%	0	0				1,580,790,635	507,181	3,117	-7.51%	22.51%
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%	18.77%
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%	19.06%
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%	19.16%
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%	27.49%
2024	2,285,265	11,426	200	0.00%	99.99%	0	0				1,939,523,945	506,411	3,830	18.08%	50.54%

34
GAGE

Rate Annual %chg Average Value/Acre: 4.18%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5 - 2024 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	248,070,924	125,397,573	51,520,814	1,220,054,365	245,758,925	99,808,645	39,690	1,939,242,485	196,703,550	82,027,440	0	4,208,624,411
cnty sectorvalue % of total value:		5.89%	2.98%	1.22%	28.99%	5.84%	2.37%	0.00%	46.08%	4.67%	1.95%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
604	ADAMS	17,862,813	995,821	2,707,416	47,666,575	8,868,020	24,902,480	0	139,265	0	0	0	103,142,390
2.78%	%sector of county sector	7.20%	0.79%	5.25%	3.91%	3.61%	24.95%		0.01%				2.45%
	%sector of municipality	17.32%	0.97%	2.62%	46.21%	8.60%	24.14%		0.14%				100.00%
90	BARNESTON	1,851	161,085	4,922	1,550,095	2,306,885	0	0	0	0	0	0	4,024,838
0.41%	%sector of county sector	0.00%	0.13%	0.01%	0.13%	0.94%							0.10%
	%sector of municipality	0.05%	4.00%	0.12%	38.51%	57.32%							100.00%
12,263	BEATRICE	62,543,384	13,980,166	3,546,377	653,087,915	174,738,090	61,514,905	0	388,595	75,580	0	0	969,875,012
56.50%	%sector of county sector	25.21%	11.15%	6.88%	53.53%	71.10%	61.63%		0.02%	0.04%			23.04%
	%sector of municipality	6.45%	1.44%	0.37%	67.34%	18.02%	6.34%		0.04%	0.01%			100.00%
282	BLUE SPRINGS	521,323	438,028	40,791	6,893,615	1,464,770	0	3,685	10,255	0	0	0	9,372,467
1.30%	%sector of county sector	0.21%	0.35%	0.08%	0.57%	0.60%		9.28%	0.00%				0.22%
	%sector of municipality	5.56%	4.67%	0.44%	73.55%	15.63%		0.04%	0.11%				100.00%
263	CLATONIA	102,615	275,351	15,929	10,544,530	883,230	0	0	0	0	0	0	11,821,655
1.21%	%sector of county sector	0.04%	0.22%	0.03%	0.86%	0.36%							0.28%
	%sector of municipality	0.87%	2.33%	0.13%	89.20%	7.47%							100.00%
504	CORTLAND	1,100,653	495,450	31,275	35,908,520	4,858,585	0	0	0	0	0	0	42,394,483
2.32%	%sector of county sector	0.44%	0.40%	0.06%	2.94%	1.98%							1.01%
	%sector of municipality	2.60%	1.17%	0.07%	84.70%	11.46%							100.00%
124	FILLEY	55,281	194,783	5,952	4,703,570	598,950	0	0	0	0	0	0	5,558,536
0.57%	%sector of county sector	0.02%	0.16%	0.01%	0.39%	0.24%							0.13%
	%sector of municipality	0.99%	3.50%	0.11%	84.62%	10.78%							100.00%
37	LIBERTY	63	152,034	4,646	1,159,125	147,655	0	0	0	0	0	0	1,463,523
0.17%	%sector of county sector	0.00%	0.12%	0.01%	0.10%	0.06%							0.03%
	%sector of municipality	0.00%	10.39%	0.32%	79.20%	10.09%							100.00%
260	ODELL	533,554	676,094	26,962	11,731,390	2,094,190	0	0	0	0	0	0	15,062,190
1.20%	%sector of county sector	0.22%	0.54%	0.05%	0.96%	0.85%							0.36%
	%sector of municipality	3.54%	4.49%	0.18%	77.89%	13.90%							100.00%
186	PICKRELL	166,421	161,194	4,926	12,842,845	2,762,980	0	0	0	0	0	0	15,938,366
0.86%	%sector of county sector	0.07%	0.13%	0.01%	1.05%	1.12%							0.38%
	%sector of municipality	1.04%	1.01%	0.03%	80.58%	17.34%							100.00%
74	VIRGINIA	25,841	181,663	4,137	1,077,540	3,120,375	0	0	0	0	0	0	4,409,556
0.34%	%sector of county sector	0.01%	0.14%	0.01%	0.09%	1.27%							0.10%
	%sector of municipality	0.59%	4.12%	0.09%	24.44%	70.76%							100.00%
1,377	WYMORE	1,266,507	2,041,251	449,355	35,103,845	4,832,075	0	0	84,940	0	0	0	43,777,973
6.34%	%sector of county sector	0.51%	1.63%	0.87%	2.88%	1.97%			0.00%				1.04%
	%sector of municipality	2.89%	4.66%	1.03%	80.19%	11.04%			0.19%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
16,065	Total Municipalities	84,180,307	19,752,921	6,842,688	822,269,574	206,675,808	86,417,386	3,685	623,055	75,580	0	0	1,226,841,001
74.02%	%all municip.sectors of cnty	33.93%	15.75%	13.28%	67.40%	84.10%	86.58%	9.28%	0.03%	0.04%			29.15%

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025