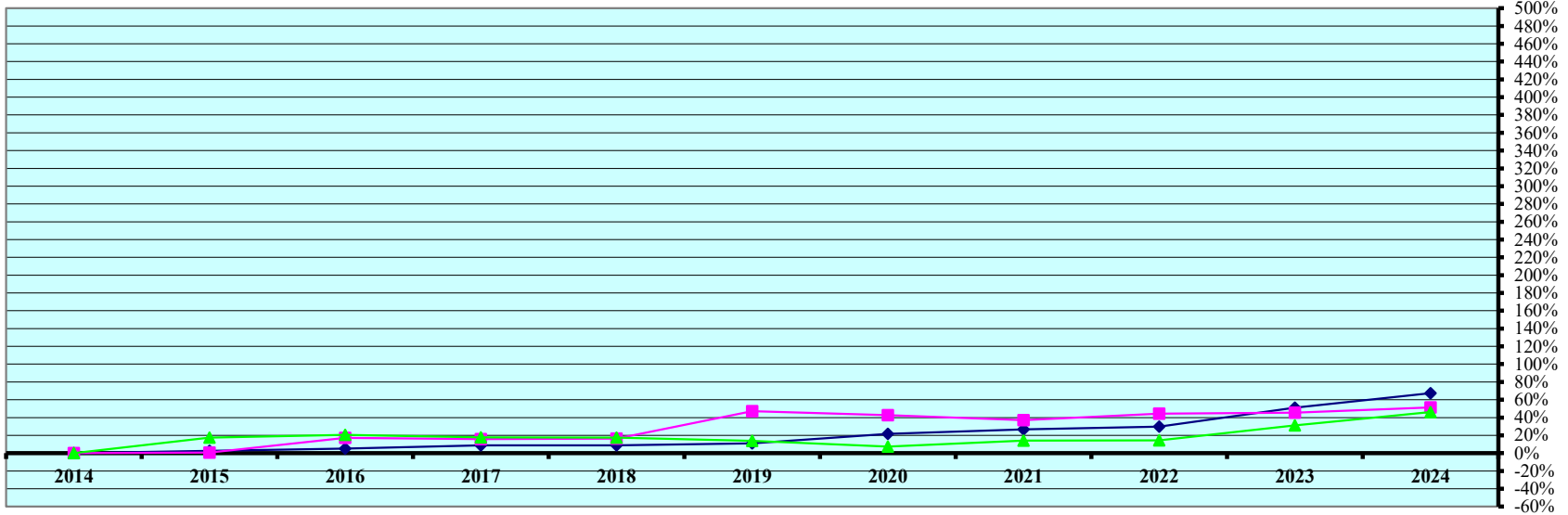


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024**



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	192,104,890	-	-	-	27,909,905	-	-	-	668,898,125	-	-	-
2015	196,831,550	4,726,660	2.46%	2.46%	28,068,105	158,200	0.57%	0.57%	784,976,115	116,077,990	17.35%	17.35%
2016	202,084,734	5,253,184	2.67%	5.19%	32,706,651	4,638,546	16.53%	17.19%	806,438,197	21,462,082	2.73%	20.56%
2017	208,950,991	6,866,257	3.40%	8.77%	32,293,864	-412,787	-1.26%	15.71%	786,985,695	-19,452,502	-2.41%	17.65%
2018	209,076,009	125,018	0.06%	8.83%	32,446,825	152,961	0.47%	16.26%	786,441,512	-544,183	-0.07%	17.57%
2019	213,297,389	4,221,380	2.02%	11.03%	41,095,695	8,648,870	26.66%	47.24%	760,672,225	-25,769,287	-3.28%	13.72%
2020	233,635,182	20,337,793	9.53%	21.62%	39,816,555	-1,279,140	-3.11%	42.66%	717,325,121	-43,347,104	-5.70%	7.24%
2021	243,538,361	9,903,179	4.24%	26.77%	38,217,590	-1,598,965	-4.02%	36.93%	762,505,555	45,180,434	6.30%	13.99%
2022	249,481,599	5,943,238	2.44%	29.87%	40,283,692	2,066,102	5.41%	44.33%	765,499,883	2,994,328	0.39%	14.44%
2023	290,202,224	40,720,625	16.32%	51.06%	40,619,913	336,221	0.83%	45.54%	876,657,949	111,158,066	14.52%	31.06%
2024	321,564,497	31,362,273	10.81%	67.39%	42,246,961	1,627,048	4.01%	51.37%	977,684,486	101,026,537	11.52%	46.16%

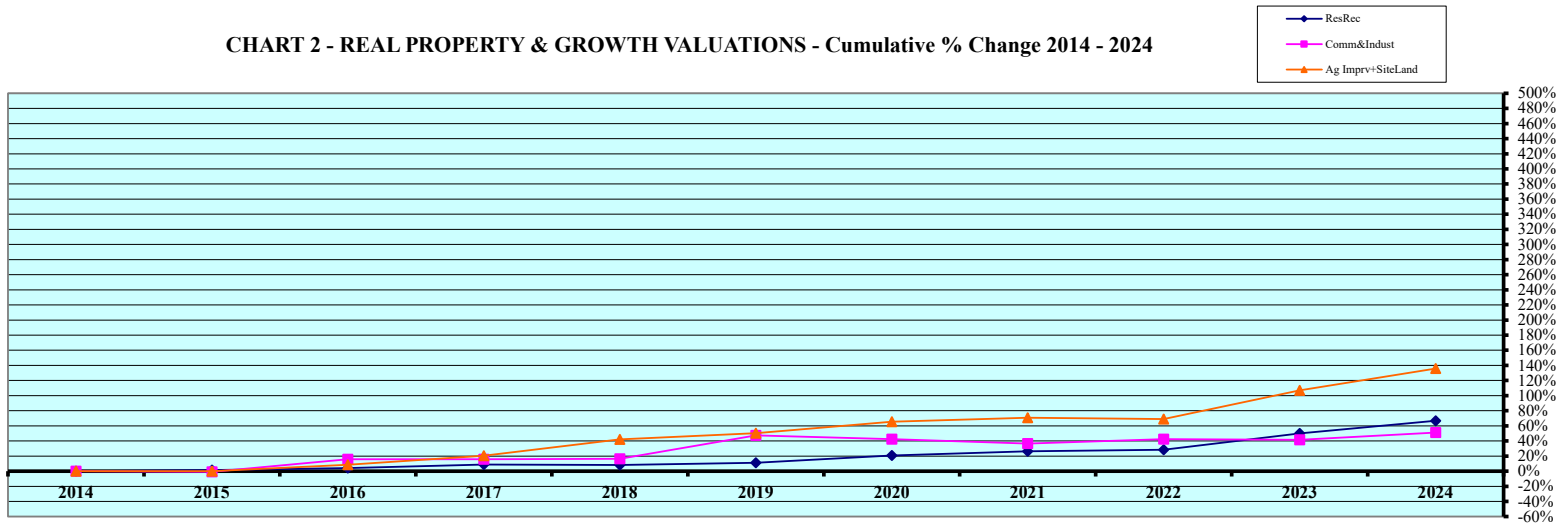
Rate Annual %chg: Residential & Recreational **5.29%** Commercial & Industrial **4.23%** Agricultural Land **3.87%**

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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 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	192,104,890	1,024,177	0.53%	191,080,713	--	--	27,909,905	454,500	1.63%	27,455,405	--	--
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	1.49%	28,068,105	393,865	1.40%	27,674,240	-0.84%	-0.84%
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	4.23%	32,706,651	393,865	1.20%	32,312,786	15.12%	15.78%
2017	208,950,991	0	0.00%	208,950,991	3.40%	8.77%	32,293,864	0	0.00%	32,293,864	-1.26%	15.71%
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	8.16%	32,446,825	0	0.00%	32,446,825	0.47%	16.26%
2019	213,297,389	85,637	0.04%	213,211,752	1.98%	10.99%	41,095,695	0	0.00%	41,095,695	26.66%	47.24%
2020	233,635,182	1,602,582	0.69%	232,032,600	8.78%	20.78%	39,816,555	96,651	0.24%	39,719,904	-3.35%	42.31%
2021	243,538,361	722,542	0.30%	242,815,819	3.93%	26.40%	38,217,590	120,048	0.31%	38,097,542	-4.32%	36.50%
2022	249,481,599	2,990,802	1.20%	246,490,797	1.21%	28.31%	40,283,692	565,958	1.40%	39,717,734	3.93%	42.31%
2023	290,202,224	2,240,420	0.77%	287,961,804	15.42%	49.90%	40,619,913	1,143,584	2.82%	39,476,329	-2.00%	41.44%
2024	321,564,497	1,277,203	0.40%	320,287,294	10.37%	66.73%	42,246,961	77,782	0.18%	42,169,179	3.81%	51.09%
Rate Ann%chg	5.29%	Resid & Recreat w/o growth				4.78%	C & I w/o growth				3.82%	

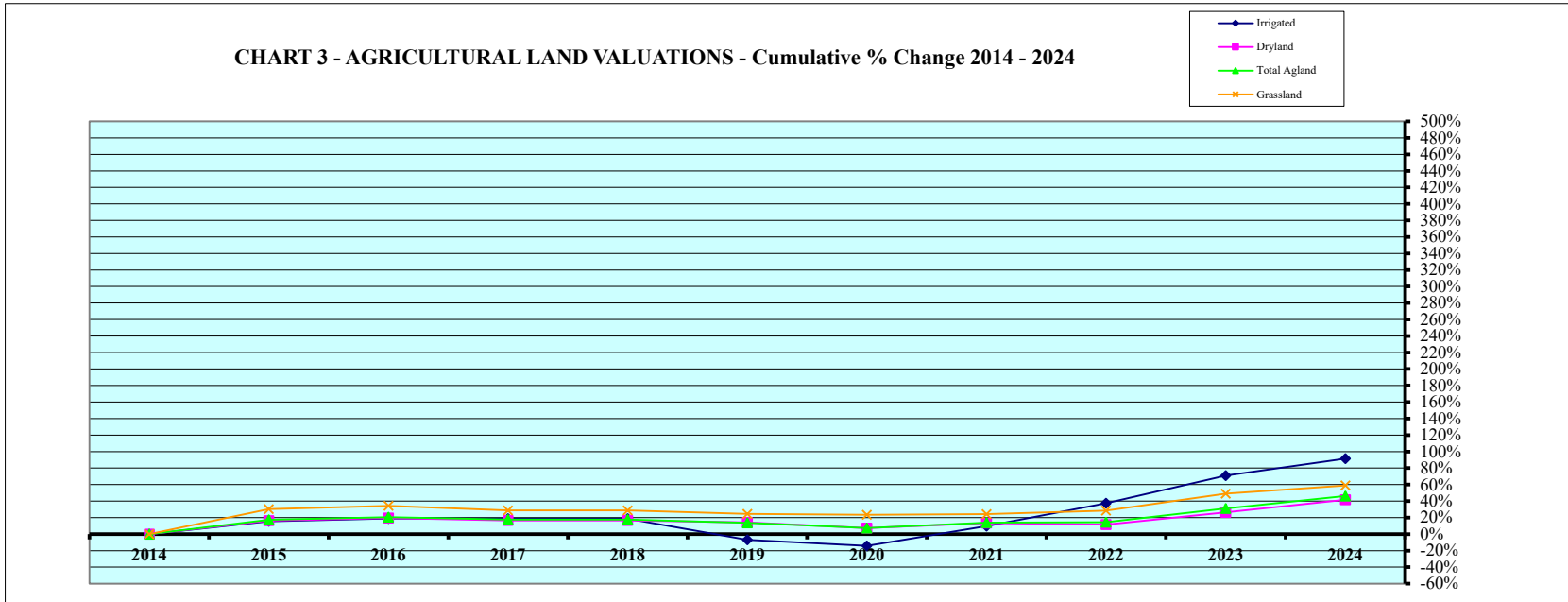
Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	--	--
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	0.15%
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	8.44%
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	20.37%
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	41.98%
2019	40,256,052	22,616,282	62,872,334	527,418	0.84%	62,344,916	4.36%	50.41%
2020	45,360,870	26,139,466	71,500,336	2,950,769	4.13%	68,549,567	9.03%	65.38%
2021	45,261,874	26,800,992	72,062,866	1,326,457	1.84%	70,736,409	-1.07%	70.65%
2022	44,332,688	28,411,788	72,744,476	2,711,158	3.73%	70,033,318	-2.82%	68.96%
2023	57,448,147	30,760,522	88,208,669	2,366,419	2.68%	85,842,250	18.01%	107.10%
2024	64,466,255	36,070,243	100,536,498	2,802,248	2.79%	97,734,250	10.80%	135.79%
Rate Ann%chg	9.13%	9.52%	9.26%	Ag Imprv+Site w/o growth		7.57%		

(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

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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	43,001,065	-	-	-	572,062,600	-	-	-	53,345,040	-	-	-
2015	49,649,995	6,648,930	15.46%	15.46%	665,385,815	93,323,215	16.31%	16.31%	69,450,145	16,105,105	30.19%	30.19%
2016	51,097,016	1,447,021	2.91%	18.83%	683,381,191	17,995,376	2.70%	19.46%	71,632,430	2,182,285	3.14%	34.28%
2017	51,000,991	-96,025	-0.19%	18.60%	666,935,497	-16,445,694	-2.41%	16.58%	68,714,219	-2,918,211	-4.07%	28.81%
2018	51,000,991	0	0.00%	18.60%	666,447,599	-487,898	-0.07%	16.50%	68,654,040	-60,179	-0.09%	28.70%
2019	40,054,419	-10,946,572	-21.46%	-6.85%	653,933,898	-12,513,701	-1.88%	14.31%	66,408,454	-2,245,586	-3.27%	24.49%
2020	36,872,932	-3,181,487	-7.94%	-14.25%	614,141,572	-39,792,326	-6.09%	7.36%	65,882,271	-526,183	-0.79%	23.50%
2021	47,127,718	10,254,786	27.81%	9.60%	648,761,604	34,620,032	5.64%	13.41%	66,207,305	325,034	0.49%	24.11%
2022	59,024,420	11,896,702	25.24%	37.26%	637,601,703	-11,159,901	-1.72%	11.46%	68,453,872	2,246,567	3.39%	28.32%
2023	73,528,997	14,504,577	24.57%	70.99%	723,165,391	85,563,688	13.42%	26.41%	79,536,035	11,082,163	16.19%	49.10%
2024	82,327,270	8,798,273	11.97%	91.45%	810,161,488	86,996,097	12.03%	41.62%	84,767,475	5,231,440	6.58%	58.90%

Rate Ann.%chg: Irrigated **6.71%** Dryland **3.54%** Grassland **4.74%**

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	489,420	-	-	-	0	-	-	-	668,898,125	-	-	-
2015	490,160	740	0.15%	0.15%	0	0	-	-	784,976,115	116,077,990	17.35%	17.35%
2016	327,560	-162,600	-33.17%	-33.07%	0	0	-	-	806,438,197	21,462,082	2.73%	20.56%
2017	334,988	7,428	2.27%	-31.55%	0	0	-	-	786,985,695	-19,452,502	-2.41%	17.65%
2018	338,882	3,894	1.16%	-30.76%	0	0	-	-	786,441,512	-544,183	-0.07%	17.57%
2019	275,454	-63,428	-18.72%	-43.72%	0	0	-	-	760,672,225	-25,769,287	-3.28%	13.72%
2020	428,346	152,892	55.51%	-12.48%	0	0	-	-	717,325,121	-43,347,104	-5.70%	7.24%
2021	408,928	-19,418	-4.53%	-16.45%	0	0	-	-	762,505,555	45,180,434	6.30%	13.99%
2022	419,888	10,960	2.68%	-14.21%	0	0	-	-	765,499,883	2,994,328	0.39%	14.44%
2023	427,526	7,638	1.82%	-12.65%	0	0	-	-	876,657,949	111,158,066	14.52%	31.06%
2024	428,253	727	0.17%	-12.50%	0	0	-	-	977,684,486	101,026,537	11.52%	46.16%

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Rate Ann.%chg: Total Agric Land **3.87%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(<sup>1</sup>)**

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	39,944,350	8,105	4,929			574,298,850	181,318	3,167			53,403,410	43,830	1,218		
2015	50,217,315	10,084	4,980	1.04%	1.04%	666,331,450	174,109	3,827	20.83%	20.83%	68,534,295	48,916	1,401	14.99%	14.99%
2016	51,154,819	9,971	5,131	3.03%	4.10%	683,282,421	173,351	3,942	2.99%	24.44%	71,576,616	49,174	1,456	3.89%	19.46%
2017	49,840,036	9,926	5,021	-2.13%	1.87%	667,781,858	173,707	3,844	-2.47%	21.37%	68,578,622	48,663	1,409	-3.18%	15.66%
2018	51,000,991	10,154	5,023	0.03%	1.91%	666,532,822	173,408	3,844	-0.01%	21.35%	68,668,105	48,646	1,412	0.17%	15.85%
2019	51,000,892	10,154	5,023	0.00%	1.91%	667,960,743	173,790	3,843	-0.01%	21.35%	68,933,815	48,810	1,412	0.05%	15.91%
2020	37,118,396	10,154	3,655	-27.22%	-25.83%	618,802,427	173,791	3,561	-7.36%	12.42%	76,429,856	47,921	1,595	12.93%	30.90%
2021	47,127,718	9,812	4,803	31.39%	-2.55%	648,319,416	174,126	3,723	4.57%	17.55%	66,247,746	47,744	1,388	-13.00%	13.88%
2022	57,183,884	11,906	4,803	0.00%	-2.55%	637,769,232	171,205	3,725	0.05%	17.61%	68,971,063	48,720	1,416	2.03%	16.19%
2023	73,528,997	12,547	5,860	22.01%	18.90%	723,195,173	169,302	4,272	14.67%	34.86%	79,558,776	49,900	1,594	12.62%	30.85%
2024	82,327,270	12,796	6,434	9.79%	30.54%	810,167,622	169,415	4,782	11.95%	50.98%	84,843,303	49,549	1,712	7.40%	40.54%

Rate Annual %chg Average Value/Acre: 7.50%

3.50%

4.74%

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	508,170	3,202	159			15,705	331	47			668,170,485	236,786	2,822		
2015	506,630	3,138	161	1.75%	1.75%	14,330	317	45	-4.79%	-4.79%	785,604,020	236,564	3,321	17.69%	17.69%
2016	325,949	3,280	99	-38.44%	-37.37%	0	0				806,339,805	235,775	3,420	2.98%	21.20%
2017	330,077	3,322	99	-0.02%	-37.38%	0	0				786,530,593	235,619	3,338	-2.39%	18.30%
2018	338,436	3,405	99	0.02%	-37.37%	0	0				786,540,354	235,614	3,338	0.00%	18.30%
2019	339,265	3,414	99	0.00%	-37.37%	0	0				788,234,715	236,169	3,338	-0.02%	18.28%
2020	428,501	4,310	99	0.04%	-37.34%	0	0				732,779,180	236,177	3,103	-7.04%	9.95%
2021	427,281	4,298	99	0.00%	-37.35%	0	0				762,122,161	235,980	3,230	4.09%	14.45%
2022	418,299	4,208	99	-0.01%	-37.35%	0	0				764,342,478	236,039	3,238	0.27%	14.76%
2023	428,100	4,305	99	0.04%	-37.33%	0	0				876,711,046	236,055	3,714	14.69%	31.62%
2024	427,795	4,306	99	-0.11%	-37.40%	0	0				977,765,990	236,066	4,142	11.52%	46.78%

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NEMAHA

Rate Annual %chg Average Value/Acre: 3.88%

(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	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	AgImprv&FS	Minerals	Total Value
7,074	<b>NEMAHA</b>	61,292,972	17,188,865	22,590,180	318,423,783	37,242,281	5,004,680	3,140,714	977,684,486	64,466,255	36,070,243	0	1,543,104,459
cnty sectorvalue % of total value:		3.97%	1.11%	1.46%	20.64%	2.41%	0.32%	0.20%	63.36%	4.18%	2.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	AgImprv&FS	Minerals	Total Value
3,470	<b>AUBURN</b>	8,595,827	3,422,592	963,247	148,014,463	26,047,587	1,921,671	0	123,655	0	0	0	189,089,042
49.05%	%sector of county sector	14.02%	19.91%	4.26%	46.48%	69.94%	38.40%		0.01%				12.25%
	%sector of municipality	4.55%	1.81%	0.51%	78.28%	13.78%	1.02%		0.07%				100.00%
123	<b>BROCK</b>	131,740	202,670	6,193	3,440,464	1,565,147	0	0	237,506	0	1,088	0	5,584,808
1.74%	%sector of county sector	0.21%	1.18%	0.03%	1.08%	4.20%			0.02%		0.00%		0.36%
	%sector of municipality	2.36%	3.63%	0.11%	61.60%	28.03%			4.25%		0.02%		100.00%
139	<b>BROWNVILLE</b>	90,216	238,564	8,562	11,173,126	830,336	0	0	0	0	0	0	12,340,804
1.96%	%sector of county sector	0.15%	1.39%	0.04%	3.51%	2.23%							0.80%
	%sector of municipality	0.73%	1.93%	0.07%	90.54%	6.73%							100.00%
309	<b>JOHNSON</b>	528,908	443,798	29,298	21,110,765	1,636,026	0	0	0	0	0	0	23,748,795
4.37%	%sector of county sector	0.86%	2.58%	0.13%	6.63%	4.39%							1.54%
	%sector of municipality	2.23%	1.87%	0.12%	88.89%	6.89%							100.00%
46	<b>JULIAN</b>	1,531	149,707	622,166	1,584,023	63,853	0	0	66,977	0	0	0	2,488,257
0.65%	%sector of county sector	0.00%	0.87%	2.75%	0.50%	0.17%			0.01%				0.16%
	%sector of municipality	0.06%	6.02%	25.00%	63.66%	2.57%			2.69%				100.00%
114	<b>NEMAHA</b>	740,064	166,869	5,099	3,681,749	731,749	0	0	357,093	0	0	0	5,682,623
1.61%	%sector of county sector	1.21%	0.97%	0.02%	1.16%	1.96%			0.04%				0.37%
	%sector of municipality	13.02%	2.94%	0.09%	64.79%	12.88%			6.28%				100.00%
648	<b>PERU</b>	444,453	829,349	56,696	14,177,709	908,359	0	0	42,547	0	0	0	16,459,113
9.16%	%sector of county sector	0.73%	4.82%	0.25%	4.45%	2.44%			0.00%				1.07%
	%sector of municipality	2.70%	5.04%	0.34%	86.14%	5.52%			0.26%				100.00%
	%sector of county sector												
	%sector of municipality												
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4,850	<b>Total Municipalities</b>	10,532,739	5,453,550	1,691,261	203,182,305	31,783,059	1,921,671	0	827,778	0	1,088	0	255,393,449
68.56%	%all municip.sectors of cnty	17.18%	31.73%	7.49%	63.81%	85.34%	38.40%		0.08%		0.00%		16.55%