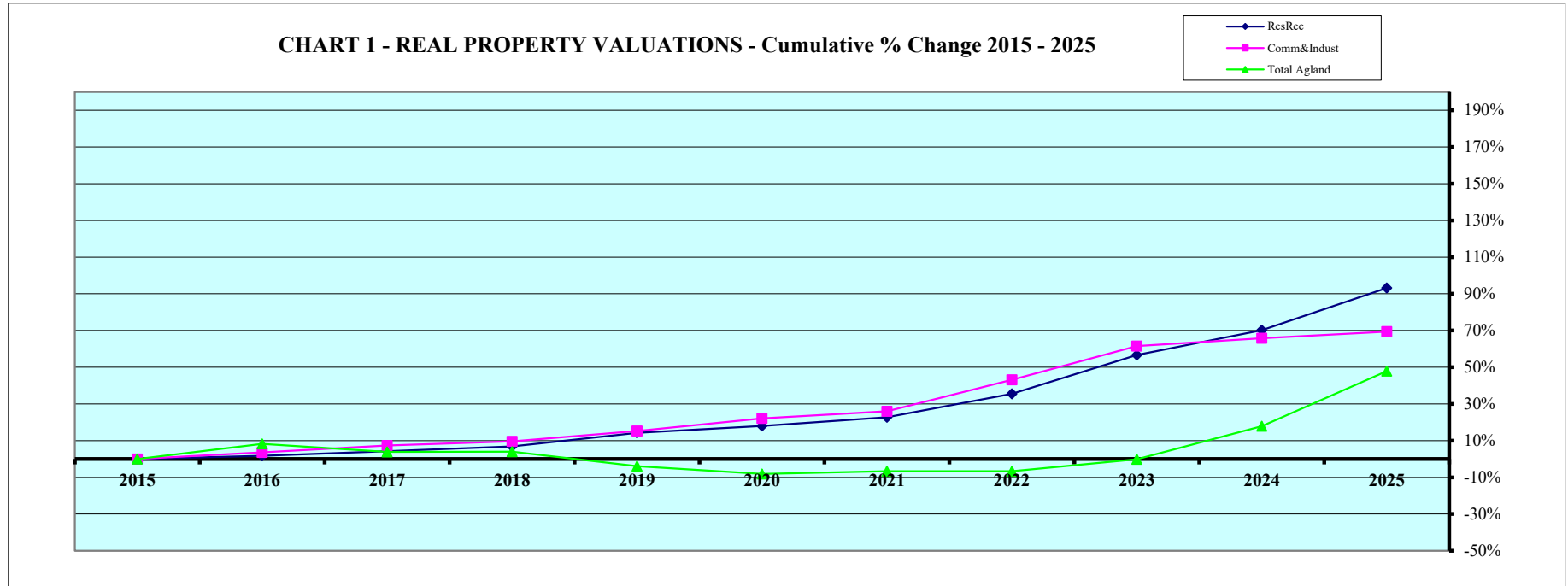


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	717,180,630	-	-	-	208,522,095	-	-	-	1,645,237,625	-	-	-
2016	729,171,205	11,990,575	1.67%	1.67%	215,967,950	7,445,855	3.57%	3.57%	1,780,617,015	135,379,390	8.23%	8.23%
2017	747,102,100	17,930,895	2.46%	4.17%	223,948,820	7,980,870	3.70%	7.40%	1,707,634,175	-72,982,840	-4.10%	3.79%
2018	766,217,030	19,114,930	2.56%	6.84%	228,650,060	4,701,240	2.10%	9.65%	1,711,043,345	3,409,170	0.20%	4.00%
2019	819,634,220	53,417,190	6.97%	14.29%	240,181,480	11,531,420	5.04%	15.18%	1,580,537,065	-130,506,280	-7.63%	-3.93%
2020	845,915,950	26,281,730	3.21%	17.95%	254,532,105	14,350,625	5.97%	22.06%	1,511,174,460	-69,362,605	-4.39%	-8.15%
2021	879,907,805	33,991,855	4.02%	22.69%	262,645,730	8,113,625	3.19%	25.96%	1,535,067,285	23,892,825	1.58%	-6.70%
2022	971,692,995	91,785,190	10.43%	35.49%	298,456,175	35,810,445	13.63%	43.13%	1,535,639,195	571,910	0.04%	-6.66%
2023	1,123,751,545	152,058,550	15.65%	56.69%	336,906,260	38,450,085	12.88%	61.57%	1,643,231,325	107,592,130	7.01%	-0.12%
2024	1,220,094,055	96,342,510	8.57%	70.12%	345,567,570	8,661,310	2.57%	65.72%	1,939,242,485	296,011,160	18.01%	17.87%
2025	1,385,167,250	165,073,195	13.53%	93.14%	353,181,855	7,614,285	2.20%	69.37%	2,432,556,275	493,313,790	25.44%	47.85%

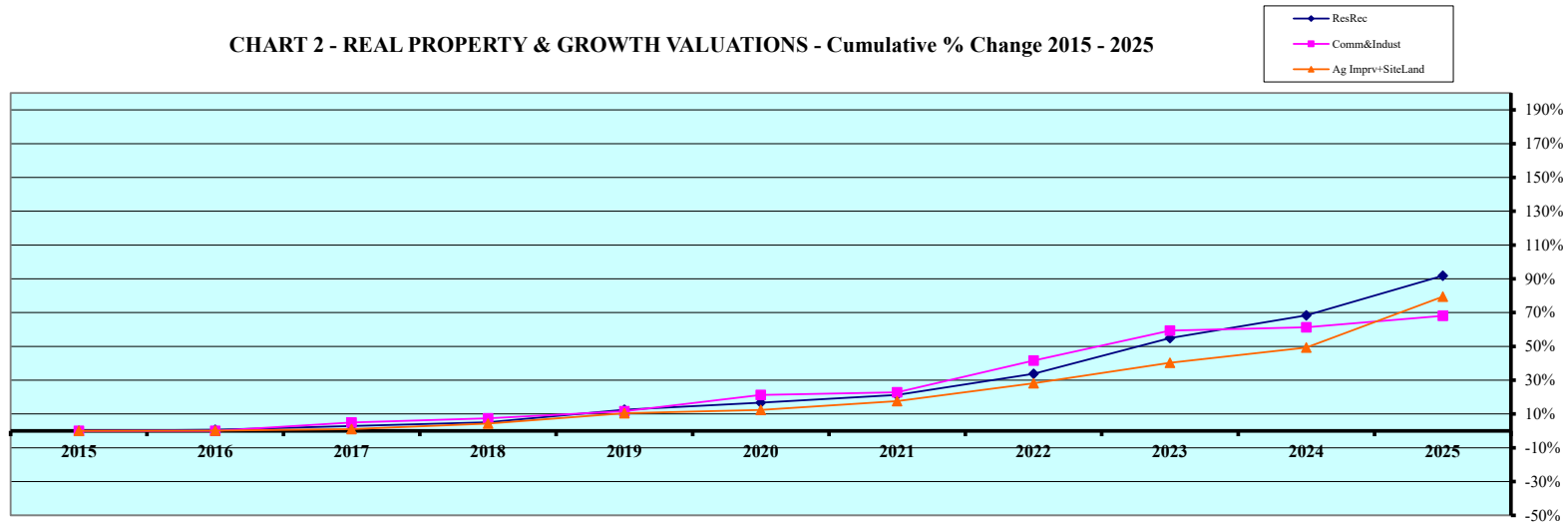
Rate Annual %chg: Residential & Recreational **6.80%** Commercial & Industrial **5.41%** Agricultural Land **3.99%**

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 2015 - 2025



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
2015	717,180,630	7,043,860	0.98%	710,136,770	--	--	208,522,095	6,854,035	3.29%	201,668,060	--	--
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	0.65%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	0.03%
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	2.83%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	5.00%
2018	766,217,030	12,252,700	1.60%	753,964,330	0.92%	5.13%	228,650,060	4,696,245	2.05%	223,953,815	0.00%	7.40%
2019	819,634,220	12,297,250	1.50%	807,336,970	5.37%	12.57%	240,181,480	7,510,425	3.13%	232,671,055	1.76%	11.58%
2020	845,915,950	8,874,475	1.05%	837,041,475	2.12%	16.71%	254,532,105	1,693,820	0.67%	252,838,285	5.27%	21.25%
2021	879,907,805	9,887,110	1.12%	870,020,695	2.85%	21.31%	262,645,730	6,601,665	2.51%	256,044,065	0.59%	22.79%
2022	971,692,995	11,701,950	1.20%	959,991,045	9.10%	33.86%	298,456,175	3,247,140	1.09%	295,209,035	12.40%	41.57%
2023	1,123,751,545	12,976,355	1.15%	1,110,775,190	14.31%	54.88%	336,906,260	4,571,160	1.36%	332,335,100	11.35%	59.38%
2024	1,220,094,055	12,402,362	1.02%	1,207,691,693	7.47%	68.39%	345,567,570	9,072,303	2.63%	336,495,267	-0.12%	61.37%
2025	1,385,167,250	9,521,551	0.69%	1,375,645,699	12.75%	91.81%	353,181,855	2,662,920	0.75%	350,518,935	1.43%	68.10%
Rate Ann%chg	6.80%	Resid & Recreat w/o growth				5.67%	C & I w/o growth				3.41%	

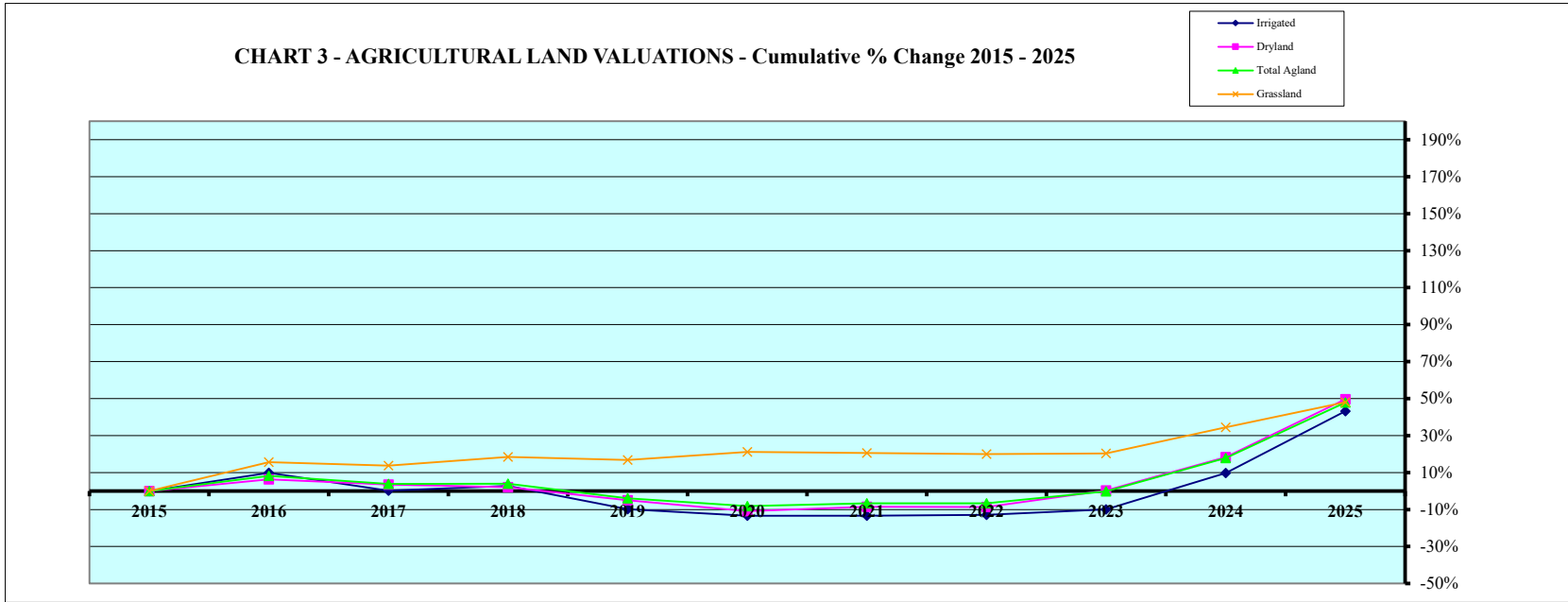
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	--	--
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	0.19%
2017	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	1.04%
2018	140,483,135	54,271,765	194,754,900	5,808,585	2.98%	188,946,315	0.29%	4.28%
2019	146,806,180	59,896,785	206,702,965	6,608,555	3.20%	200,094,410	2.74%	10.44%
2020	147,760,880	62,752,835	210,513,715	6,783,955	3.22%	203,729,760	-1.44%	12.44%
2021	149,640,960	67,913,955	217,554,915	4,497,760	2.07%	213,057,155	1.21%	17.59%
2022	168,085,370	72,913,405	240,998,775	8,729,775	3.62%	232,269,000	6.76%	28.19%
2023	183,927,910	75,104,500	259,032,410	4,729,045	1.83%	254,303,365	5.52%	40.35%
2024	196,703,550	82,027,440	278,730,990	8,093,805	2.90%	270,637,185	4.48%	49.37%
2025	242,148,535	93,137,390	335,285,925	10,162,950	3.03%	325,122,975	16.64%	79.44%
Rate Ann%chg	6.12%	6.97%	6.35%	Ag Imprv+Site w/o growth		3.58%		

(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; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 34
County GAGE

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	415,146,970	-	-	-	1,060,056,010	-	-	-	168,930,795	-	-	-
2016	455,784,760	40,637,790	9.79%	9.79%	1,127,252,935	67,196,925	6.34%	6.34%	195,356,700	26,425,905	15.64%	15.64%
2017	416,050,200	-39,734,560	-8.72%	0.22%	1,097,314,810	-29,938,125	-2.66%	3.51%	192,040,265	-3,316,435	-1.70%	13.68%
2018	426,908,550	10,858,350	2.61%	2.83%	1,081,813,560	-15,501,250	-1.41%	2.05%	200,060,430	8,020,165	4.18%	18.43%
2019	374,335,240	-52,573,310	-12.31%	-9.83%	1,006,646,250	-75,167,310	-6.95%	-5.04%	197,293,065	-2,767,365	-1.38%	16.79%
2020	359,584,655	-14,750,585	-3.94%	-13.38%	944,661,545	-61,984,705	-6.16%	-10.89%	204,660,020	7,366,955	3.73%	21.15%
2021	359,774,240	189,585	0.05%	-13.34%	969,449,275	24,787,730	2.62%	-8.55%	203,575,555	-1,084,465	-0.53%	20.51%
2022	361,876,355	2,102,115	0.58%	-12.83%	968,817,445	-631,830	-0.07%	-8.61%	202,678,835	-896,720	-0.44%	19.98%
2023	373,886,755	12,010,400	3.32%	-9.94%	1,063,756,560	94,939,115	9.80%	0.35%	203,298,005	619,170	0.31%	20.34%
2024	455,595,765	81,709,010	21.85%	9.74%	1,254,231,278	190,474,718	17.91%	18.32%	227,125,677	23,827,672	11.72%	34.45%
2025	594,373,620	138,777,855	30.46%	43.17%	1,585,828,223	331,596,945	26.44%	49.60%	250,063,717	22,938,040	10.10%	48.03%

Rate Ann.%chg: Irrigated **3.65%** Dryland **4.11%** Grassland **4.00%**

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
2015	1,103,850	-	-	-	0	-	-	-	1,645,237,625	-	-	-
2016	2,222,620	1,118,770	101.35%	101.35%	0	0	-	-	1,780,617,015	135,379,390	8.23%	8.23%
2017	2,228,900	6,280	0.28%	101.92%	0	0	-	-	1,707,634,175	-72,982,840	-4.10%	3.79%
2018	2,260,805	31,905	1.43%	104.81%	0	0	-	-	1,711,043,345	3,409,170	0.20%	4.00%
2019	2,262,510	1,705	0.08%	104.97%	0	0	-	-	1,580,537,065	-130,506,280	-7.63%	-3.93%
2020	2,268,240	5,730	0.25%	105.48%	0	0	-	-	1,511,174,460	-69,362,605	-4.39%	-8.15%
2021	2,268,215	-25	0.00%	105.48%	0	0	-	-	1,535,067,285	23,892,825	1.58%	-6.70%
2022	2,266,560	-1,655	-0.07%	105.33%	0	0	-	-	1,535,639,195	571,910	0.04%	-6.66%
2023	2,290,005	23,445	1.03%	107.46%	0	0	-	-	1,643,231,325	107,592,130	7.01%	-0.12%
2024	2,289,765	-240	-0.01%	107.43%	0	0	-	-	1,939,242,485	296,011,160	18.01%	17.87%
2025	2,290,715	950	0.04%	107.52%	0	0	-	-	2,432,556,275	493,313,790	25.44%	47.85%

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

Rate Ann.%chg: Total Agric Land **3.99%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	415,523,505	68,200	6,093			1,062,389,635	315,348	3,369			167,812,405	111,998	1,498		
2016	455,233,285	71,537	6,364	4.45%	4.45%	1,128,190,775	312,103	3,615	7.30%	7.30%	195,078,475	112,691	1,731	15.53%	15.53%
2017	416,419,705	72,698	5,728	-9.99%	-5.99%	1,097,332,115	311,092	3,527	-2.42%	4.70%	192,058,650	112,417	1,708	-1.31%	14.02%
2018	420,940,235	73,504	5,727	-0.02%	-6.01%	1,093,553,635	310,009	3,527	0.00%	4.71%	192,588,000	112,528	1,711	0.18%	14.22%
2019	373,957,410	74,663	5,009	-12.54%	-17.79%	1,007,262,870	306,286	3,289	-6.77%	-2.38%	197,309,670	114,928	1,717	0.31%	14.58%
2020	360,579,395	76,130	4,736	-5.44%	-22.26%	943,750,085	306,043	3,084	-6.23%	-8.47%	225,783,460	113,519	1,989	15.85%	32.74%
2021	360,021,560	76,077	4,732	-0.09%	-22.33%	969,274,910	306,627	3,161	2.51%	-6.17%	203,591,795	112,643	1,807	-9.13%	20.63%
2022	361,872,300	76,485	4,731	-0.02%	-22.35%	969,363,415	306,681	3,161	-0.01%	-6.18%	202,337,385	111,989	1,807	-0.04%	20.58%
2023	373,715,445	77,358	4,831	2.11%	-20.71%	1,063,797,885	306,741	3,468	9.72%	2.94%	203,340,835	111,032	1,831	1.36%	22.23%
2024	456,463,875	77,101	5,920	22.55%	-2.83%	1,253,604,540	307,930	4,071	17.39%	20.84%	227,170,265	109,954	2,066	12.81%	37.89%
2025	594,311,460	76,977	7,721	30.41%	26.72%	1,586,272,138	308,017	5,150	26.50%	52.87%	250,222,147	109,887	2,277	10.21%	51.97%

Rate Annual %chg Average Value/Acre: 3.64%

4.09%

4.08%

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
2015	1,092,300	10,922	100			0	0				1,646,817,845	506,468	3,252		
2016	2,217,480	11,087	200	99.99%	99.99%	0	0				1,780,720,015	507,418	3,509	7.93%	7.93%
2017	2,221,605	11,108	200	0.00%	99.99%	0	0				1,708,032,075	507,316	3,367	-4.06%	3.54%
2018	2,242,860	11,214	200	0.00%	99.99%	0	0				1,709,324,730	507,255	3,370	0.09%	3.63%
2019	2,260,685	11,303	200	0.00%	99.99%	0	0				1,580,790,635	507,181	3,117	-7.51%	-4.14%
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%	-7.07%
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%	-6.84%
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%	-6.76%
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%	-0.25%
2024	2,285,265	11,426	200	0.00%	99.99%	0	0				1,939,523,945	506,411	3,830	18.08%	17.79%
2025	2,289,100	11,445	200	0.00%	99.99%	0	0				2,433,094,845	506,326	4,805	25.47%	47.79%

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GAGE

Rate Annual %chg Average Value/Acre: 3.98%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 5 - 2025 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	217,847,662	119,789,115	48,979,020	1,385,126,575	253,031,505	100,150,350	40,675	2,432,556,275	242,148,535	93,137,390	0	4,892,807,102
cnty sectorvalue % of total value:		4.45%	2.45%	1.00%	28.31%	5.17%	2.05%	0.00%	49.72%	4.95%	1.90%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
604	ADAMS	13,479,930	990,764	2,434,272	57,789,195	0	0	9,100,870	24,958,300	168,805	0	0	108,922,136
2.78%	%sector of county sector	6.19%	0.83%	4.97%	4.17%			22374.60%	1.03%	0.07%			2.23%
	%sector of municipality	12.38%	0.91%	2.23%	53.06%			8.36%	22.91%	0.15%			100.00%
90	BARNESTON	42,600	152,993	4,801	2,049,625	0	0	2,306,885	0	0	0	0	4,556,904
0.41%	%sector of county sector	0.02%	0.13%	0.01%	0.15%			5671.51%					0.09%
	%sector of municipality	0.93%	3.36%	0.11%	44.98%			50.62%					100.00%
12,263	BEATRICE	59,294,145	16,308,386	3,362,118	712,497,990	0	85,580	179,488,090	61,601,895	457,510	0	0	1,033,095,714
56.50%	%sector of county sector	27.22%	13.61%	6.86%	51.44%		0.09%	441273.73%	2.53%	0.19%			21.11%
	%sector of municipality	5.74%	1.58%	0.33%	68.97%		0.01%	17.37%	5.96%	0.04%			100.00%
282	BLUE SPRINGS	537,456	429,253	29,102	10,525,495	3,685	0	1,631,120	0	10,835	0	0	13,166,946
1.30%	%sector of county sector	0.25%	0.36%	0.06%	0.76%	0.00%		4010.13%		0.00%			0.27%
	%sector of municipality	4.08%	3.26%	0.22%	79.94%	0.03%		12.39%		0.08%			100.00%
263	CLATONIA	119,693	278,869	13,698	17,604,685	0	0	925,210	0	0	0	0	18,942,155
1.21%	%sector of county sector	0.05%	0.23%	0.03%	1.27%			2274.64%					0.39%
	%sector of municipality	0.63%	1.47%	0.07%	92.94%			4.88%					100.00%
504	CORTLAND	1,065,632	500,901	27,703	45,539,980	0	0	5,042,665	0	0	0	0	52,176,881
2.32%	%sector of county sector	0.49%	0.42%	0.06%	3.29%			12397.46%					1.07%
	%sector of municipality	2.04%	0.96%	0.05%	87.28%			9.66%					100.00%
124	FILLEY	48,745	184,998	5,806	9,708,145	0	0	1,000,290	0	0	0	0	10,947,984
0.57%	%sector of county sector	0.02%	0.15%	0.01%	0.70%			2459.23%					0.22%
	%sector of municipality	0.45%	1.69%	0.05%	88.68%			9.14%					100.00%
37	LIBERTY	499	144,397	4,531	1,719,450	0	0	147,655	0	0	0	0	2,016,532
0.17%	%sector of county sector	0.00%	0.12%	0.01%	0.12%			363.01%					0.04%
	%sector of municipality	0.02%	7.16%	0.22%	85.27%			7.32%					100.00%
260	ODELL	355,924	624,000	23,351	13,682,170	0	0	2,086,275	0	0	0	0	16,771,720
1.20%	%sector of county sector	0.16%	0.52%	0.05%	0.99%			5129.13%					0.34%
	%sector of municipality	2.12%	3.72%	0.14%	81.58%			12.44%					100.00%
186	PICKRELL	265,630	153,096	4,804	18,907,485	0	0	2,995,625	0	0	0	0	22,326,640
0.86%	%sector of county sector	0.12%	0.13%	0.01%	1.37%			7364.78%					0.46%
	%sector of municipality	1.19%	0.69%	0.02%	84.69%			13.42%					100.00%
74	VIRGINIA	15,855	160,598	4,163	1,539,510	0	0	3,120,375	0	0	0	0	4,840,501
0.34%	%sector of county sector	0.01%	0.13%	0.01%	0.11%			7671.48%					0.10%
	%sector of municipality	0.33%	3.32%	0.09%	31.80%			64.46%					100.00%
1,377	WYMORE	1,349,872	2,073,442	399,199	51,011,175	0	0	5,173,550	0	106,600	0	0	60,113,838
6.34%	%sector of county sector	0.62%	1.73%	0.82%	3.68%			12719.24%		0.04%			1.23%
	%sector of municipality	2.25%	3.45%	0.66%	84.86%			8.61%		0.18%			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	76,575,982	22,001,697	6,313,548	942,574,915	3,685	85,580	213,023,849	86,560,195	743,750	0	0	1,347,877,963
74.02%	%all municip.sectors of cnty	35.15%	18.37%	12.89%	68.05%	0.00%	0.09%	523721.82%	3.56%	0.31%			27.55%

Sources: 2025 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 02/24/2026