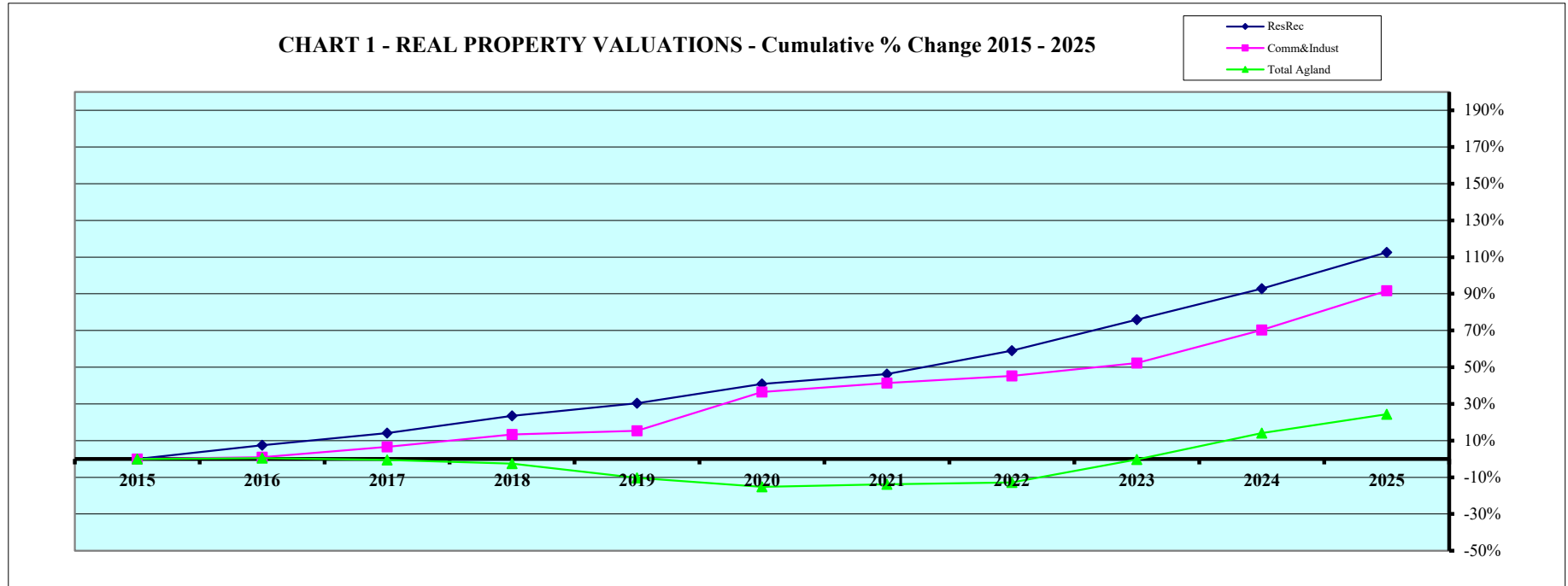


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



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	1,235,624,277	-	-	-	538,753,535	-	-	-	1,610,374,329	-	-	-
2016	1,328,401,290	92,777,013	7.51%	7.51%	544,138,333	5,384,798	1.00%	1.00%	1,616,852,051	6,477,722	0.40%	0.40%
2017	1,410,265,341	81,864,051	6.16%	14.13%	574,101,828	29,963,495	5.51%	6.56%	1,602,392,574	-14,459,477	-0.89%	-0.50%
2018	1,525,748,748	115,483,407	8.19%	23.48%	610,457,425	36,355,597	6.33%	13.31%	1,569,654,952	-32,737,622	-2.04%	-2.53%
2019	1,611,036,072	85,287,324	5.59%	30.38%	621,656,340	11,198,915	1.83%	15.39%	1,444,045,609	-125,609,343	-8.00%	-10.33%
2020	1,741,486,968	130,450,896	8.10%	40.94%	735,490,848	113,834,508	18.31%	36.52%	1,365,606,730	-78,438,879	-5.43%	-15.20%
2021	1,807,388,475	65,901,507	3.78%	46.27%	761,753,532	26,262,684	3.57%	41.39%	1,388,971,766	23,365,036	1.71%	-13.75%
2022	1,964,386,156	156,997,681	8.69%	58.98%	782,422,185	20,668,653	2.71%	45.23%	1,404,977,937	16,006,171	1.15%	-12.75%
2023	2,173,979,827	209,593,671	10.67%	75.94%	820,013,677	37,591,492	4.80%	52.21%	1,604,830,576	199,852,639	14.22%	-0.34%
2024	2,382,904,972	208,925,145	9.61%	92.85%	917,474,196	97,460,519	11.89%	70.30%	1,837,163,409	232,332,833	14.48%	14.08%
2025	2,626,688,622	243,783,650	10.23%	112.58%	1,032,389,493	114,915,297	12.53%	91.63%	2,002,859,625	165,696,216	9.02%	24.37%

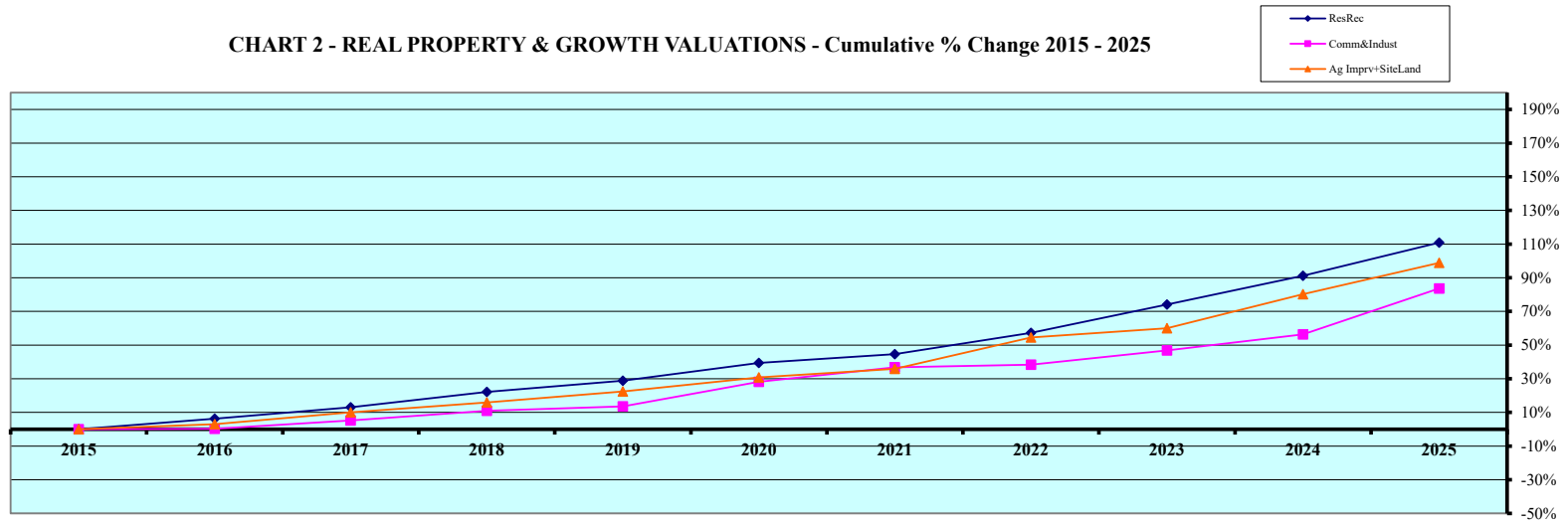
Rate Annual %chg: Residential & Recreational **7.83%** Commercial & Industrial **6.72%** Agricultural Land **2.21%**

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 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o growth	Cmltv%chg w/o growth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o growth	Cmltv%chg w/o growth
2015	1,235,624,277	13,756,202	1.11%	1,221,868,075	--	--	538,753,535	1,554,439	0.29%	537,199,096	--	--
2016	1,328,401,290	14,464,093	1.09%	1,313,937,197	6.34%	6.34%	544,138,333	4,011,619	0.74%	540,126,714	0.25%	0.25%
2017	1,410,265,341	13,178,593	0.93%	1,397,086,748	5.17%	13.07%	574,101,828	7,314,068	1.27%	566,787,760	4.16%	5.20%
2018	1,525,748,748	15,848,444	1.04%	1,509,900,304	7.06%	22.20%	610,457,425	12,304,568	2.02%	598,152,857	4.19%	11.03%
2019	1,611,036,072	18,385,306	1.14%	1,592,650,766	4.38%	28.89%	621,656,340	9,525,214	1.53%	612,131,126	0.27%	13.62%
2020	1,741,486,968	19,055,200	1.09%	1,722,431,768	6.91%	39.40%	735,490,848	44,683,534	6.08%	690,807,314	11.12%	28.22%
2021	1,807,388,475	21,099,100	1.17%	1,786,289,375	2.57%	44.57%	761,753,532	24,796,745	3.26%	736,956,787	0.20%	36.79%
2022	1,964,386,156	20,888,322	1.06%	1,943,497,834	7.53%	57.29%	782,422,185	37,213,577	4.76%	745,208,608	-2.17%	38.32%
2023	2,173,979,827	22,320,781	1.03%	2,151,659,046	9.53%	74.14%	820,013,677	28,975,264	3.53%	791,038,413	1.10%	46.83%
2024	2,382,904,972	21,156,147	0.89%	2,361,748,825	8.64%	91.14%	917,474,196	74,828,402	8.16%	842,645,794	2.76%	56.41%
2025	2,626,688,622	20,915,310	0.80%	2,605,773,312	9.35%	110.89%	1,032,389,493	43,009,371	4.17%	989,380,122	7.84%	83.64%
Rate Ann%chg	7.83%	Resid & Recreat w/o growth				6.75%	C & I w/o growth				2.97%	

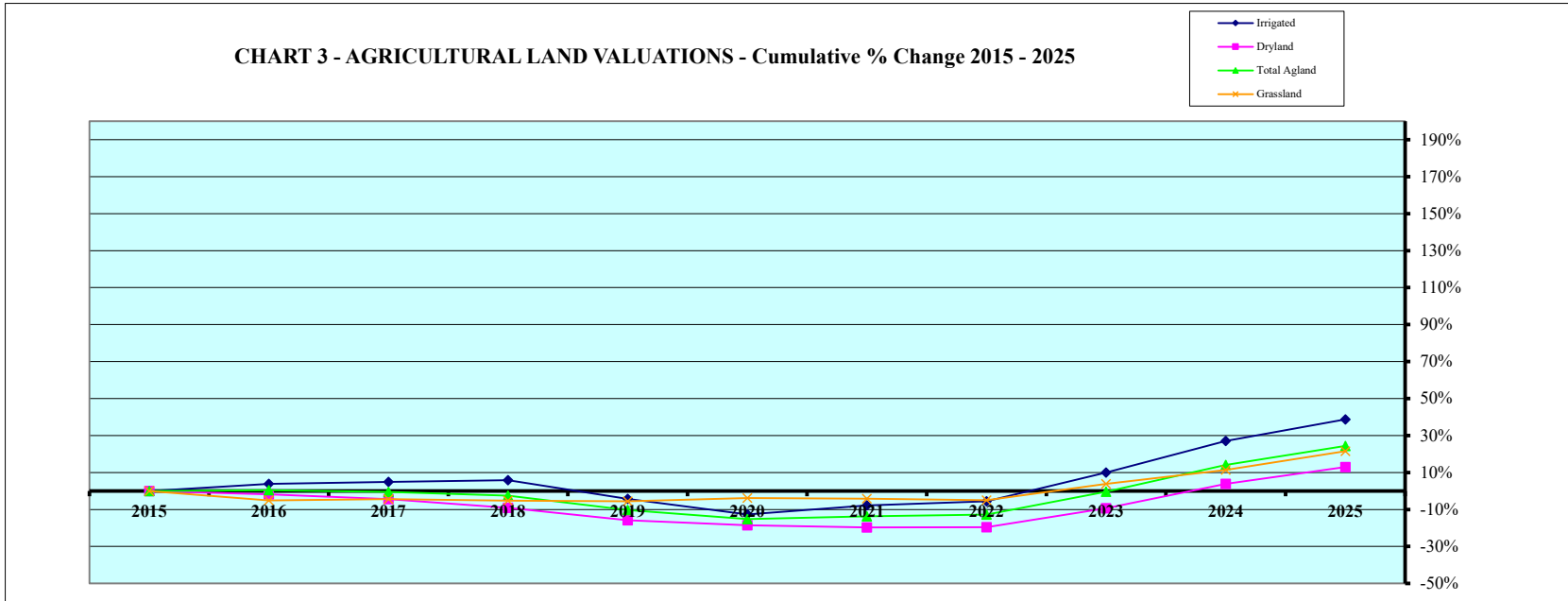
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o growth	Cmltv%chg w/o growth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	64,199,624	44,584,883	108,784,507	1,958,578	1.80%	106,825,929	--	--
2016	68,807,345	45,331,192	114,138,537	2,058,287	1.80%	112,080,250	3.03%	3.03%
2017	75,569,380	46,208,874	121,778,254	2,072,439	1.70%	119,705,815	4.88%	10.04%
2018	79,245,608	48,955,818	128,201,426	2,037,882	1.59%	126,163,544	3.60%	15.98%
2019	84,003,262	51,024,222	135,027,484	1,891,079	1.40%	133,136,405	3.85%	22.39%
2020	87,715,516	60,682,840	148,398,356	6,142,796	4.14%	142,255,560	5.35%	30.77%
2021	87,871,103	63,731,577	151,602,680	3,792,324	2.50%	147,810,356	-0.40%	35.87%
2022	104,082,067	70,163,692	174,245,759	6,146,607	3.53%	168,099,152	10.88%	54.52%
2023	107,526,173	70,638,435	178,164,608	4,105,671	2.30%	174,058,937	-0.11%	60.00%
2024	121,102,707	77,883,140	198,985,847	2,973,692	1.49%	196,012,155	10.02%	80.18%
2025	140,376,955	82,486,126	222,863,081	6,549,537	2.94%	216,313,544	8.71%	98.85%
Rate Ann%chg	8.14%	6.35%	7.44%	Ag Imprv+Site w/o growth		4.98%		

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

Cnty# 59
County MADISON

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	683,502,528	-	-	-	832,513,173	-	-	-	92,230,449	-	-	-
2016	710,075,691	26,573,163	3.89%	3.89%	817,062,792	-15,450,381	-1.86%	-1.86%	87,562,727	-4,667,722	-5.06%	-5.06%
2017	716,603,382	6,527,691	0.92%	4.84%	795,492,156	-21,570,636	-2.64%	-4.45%	88,149,660	586,933	0.67%	-4.42%
2018	723,471,680	6,868,298	0.96%	5.85%	756,594,253	-38,897,903	-4.89%	-9.12%	87,457,319	-692,341	-0.79%	-5.18%
2019	654,073,001	-69,398,679	-9.59%	-4.31%	700,762,423	-55,831,830	-7.38%	-15.83%	87,090,917	-366,402	-0.42%	-5.57%
2020	596,831,559	-57,241,442	-8.75%	-12.68%	677,889,259	-22,873,164	-3.26%	-18.57%	88,722,236	1,631,319	1.87%	-3.80%
2021	629,993,715	33,162,156	5.56%	-7.83%	668,432,463	-9,456,796	-1.40%	-19.71%	88,382,517	-339,719	-0.38%	-4.17%
2022	645,299,765	15,306,050	2.43%	-5.59%	669,819,138	1,386,675	0.21%	-19.54%	87,669,918	-712,599	-0.81%	-4.94%
2023	751,844,119	106,544,354	16.51%	10.00%	755,096,186	85,277,048	12.73%	-9.30%	95,738,856	8,068,938	9.20%	3.80%
2024	868,270,791	116,426,672	15.49%	27.03%	864,042,154	108,945,968	14.43%	3.79%	102,683,639	6,944,783	7.25%	11.33%
2025	948,215,351	79,944,560	9.21%	38.73%	940,398,152	76,355,998	8.84%	12.96%	112,081,120	9,397,481	9.15%	21.52%

Rate Ann.%chg: Irrigated **3.33%** Dryland **1.23%** Grassland **1.97%**

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	651,653	-	-	-	1,476,526	-	-	-	1,610,374,329	-	-	-
2016	645,115	-6,538	-1.00%	-1.00%	1,505,726	29,200	1.98%	1.98%	1,616,852,051	6,477,722	0.40%	0.40%
2017	627,104	-18,011	-2.79%	-3.77%	1,520,272	14,546	0.97%	2.96%	1,602,392,574	-14,459,477	-0.89%	-0.50%
2018	612,874	-14,230	-2.27%	-5.95%	1,518,826	-1,446	-0.10%	2.86%	1,569,654,952	-32,737,622	-2.04%	-2.53%
2019	618,387	5,513	0.90%	-5.10%	1,500,881	-17,945	-1.18%	1.65%	1,444,045,609	-125,609,343	-8.00%	-10.33%
2020	668,268	49,881	8.07%	2.55%	1,495,408	-5,473	-0.36%	1.28%	1,365,606,730	-78,438,879	-5.43%	-15.20%
2021	669,197	929	0.14%	2.69%	1,493,874	-1,534	-0.10%	1.17%	1,388,971,766	23,365,036	1.71%	-13.75%
2022	682,942	13,745	2.05%	4.80%	1,506,174	12,300	0.82%	2.01%	1,404,977,937	16,006,171	1.15%	-12.75%
2023	678,701	-4,241	-0.62%	4.15%	1,472,714	-33,460	-2.22%	-0.26%	1,604,830,576	199,852,639	14.22%	-0.34%
2024	693,409	14,708	2.17%	6.41%	1,473,416	702	0.05%	-0.21%	1,837,163,409	232,332,833	14.48%	14.08%
2025	690,353	-3,056	-0.44%	5.94%	1,474,649	1,233	0.08%	-0.13%	2,002,859,625	165,696,216	9.02%	24.37%

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

Rate Ann.%chg: Total Agric Land **2.21%**

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	683,713,751	117,376	5,825			834,106,491	152,345	5,475			91,136,217	50,817	1,793		
2016	709,928,634	117,352	6,050	3.86%	3.86%	817,440,186	152,147	5,373	-1.87%	-1.87%	87,842,730	50,804	1,729	-3.59%	-3.59%
2017	716,391,410	118,523	6,044	-0.09%	3.77%	795,879,023	150,992	5,271	-1.89%	-3.73%	88,147,029	50,688	1,739	0.57%	-3.04%
2018	724,074,593	119,763	6,046	0.03%	3.79%	756,458,841	150,129	5,039	-4.41%	-7.97%	87,156,520	50,350	1,731	-0.46%	-3.48%
2019	654,190,507	119,944	5,454	-9.79%	-6.37%	701,148,690	150,028	4,673	-7.25%	-14.64%	87,110,633	50,223	1,734	0.20%	-3.29%
2020	596,388,081	120,622	4,944	-9.35%	-15.12%	678,496,984	149,213	4,547	-2.70%	-16.95%	89,064,408	49,836	1,787	3.04%	-0.35%
2021	628,537,766	124,015	5,068	2.51%	-12.99%	669,813,457	145,914	4,590	0.95%	-16.16%	88,564,318	49,625	1,785	-0.14%	-0.49%
2022	645,259,185	126,294	5,109	0.81%	-12.29%	670,632,000	143,668	4,668	1.69%	-14.74%	87,790,334	49,149	1,786	0.09%	-0.40%
2023	751,335,291	129,629	5,796	13.44%	-0.50%	755,562,435	139,773	5,406	15.80%	-1.27%	95,830,982	49,003	1,956	9.48%	9.04%
2024	867,764,265	130,197	6,665	14.99%	14.42%	864,250,042	139,258	6,206	14.81%	13.35%	102,013,521	48,423	2,107	7.73%	17.47%
2025	947,625,394	131,053	7,231	8.49%	24.14%	940,543,237	138,637	6,784	9.32%	23.91%	112,188,914	48,419	2,317	9.98%	29.20%

Rate Annual %chg Average Value/Acre: 3.32%

1.21%

2.10%

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	655,498	4,360	150			1,464,961	2,944	498			1,611,076,918	327,842	4,914		
2016	645,762	4,295	150	0.01%	0.01%	1,497,991	3,010	498	0.01%	0.01%	1,617,355,303	327,608	4,937	0.46%	0.46%
2017	627,346	4,172	150	0.01%	0.01%	1,522,731	3,059	498	0.01%	0.02%	1,602,567,539	327,435	4,894	-0.86%	-0.40%
2018	613,160	4,079	150	-0.03%	-0.01%	1,521,576	3,057	498	0.01%	0.03%	1,569,824,690	327,377	4,795	-2.03%	-2.42%
2019	610,079	4,059	150	0.00%	-0.01%	1,510,678	3,035	498	-0.01%	0.01%	1,444,570,587	327,289	4,414	-7.95%	-10.18%
2020	671,437	4,403	153	1.45%	1.44%	1,495,323	3,001	498	0.10%	0.12%	1,366,116,233	327,075	4,177	-5.37%	-15.01%
2021	669,497	4,459	150	-1.54%	-0.12%	1,496,639	3,004	498	0.00%	0.12%	1,389,081,677	327,016	4,248	1.70%	-13.56%
2022	683,935	4,409	155	3.30%	3.18%	1,507,399	3,026	498	0.00%	0.12%	1,405,872,853	326,545	4,305	1.35%	-12.39%
2023	685,110	4,417	155	0.00%	3.18%	1,478,339	2,967	498	-0.01%	0.11%	1,604,892,157	325,790	4,926	14.42%	0.24%
2024	691,600	4,403	157	1.28%	4.49%	1,470,429	2,952	498	0.00%	0.11%	1,836,189,857	325,232	5,646	14.61%	14.89%
2025	689,898	4,392	157	-0.02%	4.48%	1,469,121	2,951	498	-0.07%	0.04%	2,002,516,564	325,452	6,153	8.98%	25.21%

59
MADISON

Rate Annual %chg Average Value/Acre: 2.20%

(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
35,585	MADISON	441,651,719	49,137,313	32,455,156	2,626,494,906	842,627,537	189,761,956	193,716	2,002,859,625	140,376,955	82,486,126	0	6,408,045,009
cnty sectorvalue % of total value:		6.89%	0.77%	0.51%	40.99%	13.15%	2.96%	0.00%	31.26%	2.19%	1.29%		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	1,665,844	992,011	78,445	92,300,211	0	7,345	5,701,206	0	116,782	350	0	100,862,194
3.36%	%sector of county sector	0.38%	2.02%	0.24%	3.51%		0.00%	2943.07%		0.08%	0.00%		1.57%
	%sector of municipality	1.65%	0.98%	0.08%	91.51%		0.01%	5.65%		0.12%	0.00%		100.00%
2,283	MADISON	3,046,158	1,742,285	1,092,702	95,285,750	0	0	13,742,546	628,809	0	0	0	115,538,250
6.42%	%sector of county sector	0.69%	3.55%	3.37%	3.63%			7094.17%		0.03%			1.80%
	%sector of municipality	2.64%	1.51%	0.95%	82.47%			11.89%		0.54%			100.00%
287	MEADOW GROVE	323,709	395,682	16,373	15,254,560	0	0	908,662	0	132,398	13,049	0	17,044,433
0.81%	%sector of county sector	0.07%	0.81%	0.05%	0.58%			469.07%		0.09%	0.02%		0.27%
	%sector of municipality	1.90%	2.32%	0.10%	89.50%			5.33%		0.78%	0.08%		100.00%
667	NEWMAN GROVE	2,339,503	608,203	46,827	32,527,727	0	0	5,511,086	92,497	0	0	0	41,125,843
1.87%	%sector of county sector	0.53%	1.24%	0.14%	1.24%			2844.93%		0.00%			0.64%
	%sector of municipality	5.69%	1.48%	0.11%	79.09%			13.40%		0.22%			100.00%
25,868	NORFOLK	83,556,891	30,632,094	10,080,961	1,904,054,580	169,741	1,038,119	746,340,231	17,200,904	3,536,893	554,078	0	2,797,164,492
72.69%	%sector of county sector	18.92%	62.34%	31.06%	72.49%	0.02%	0.55%	385275.47%	0.86%	2.52%	0.67%		43.65%
	%sector of municipality	2.99%	1.10%	0.36%	68.07%	0.01%	0.04%	26.68%	0.61%	0.13%	0.02%		100.00%
992	TILDEN	701,819	509,784	41,562	41,701,631	0	0	3,879,596	0	419,408	0	0	47,253,800
2.79%	%sector of county sector	0.16%	1.04%	0.13%	1.59%			2002.72%		0.30%			0.74%
	%sector of municipality	1.49%	1.08%	0.09%	88.25%			8.21%		0.89%			100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
31,292	Total Municipalities	91,633,924	34,880,060	11,356,870	2,181,124,465	169,741	1,045,464	776,087,334	17,922,210	4,205,481	567,477	0	3,118,989,018
87.94%	%all municip.sectors of cnty	20.75%	70.98%	34.99%	83.04%	0.02%	0.55%	400631.51%	0.89%	3.00%	0.69%		48.67%