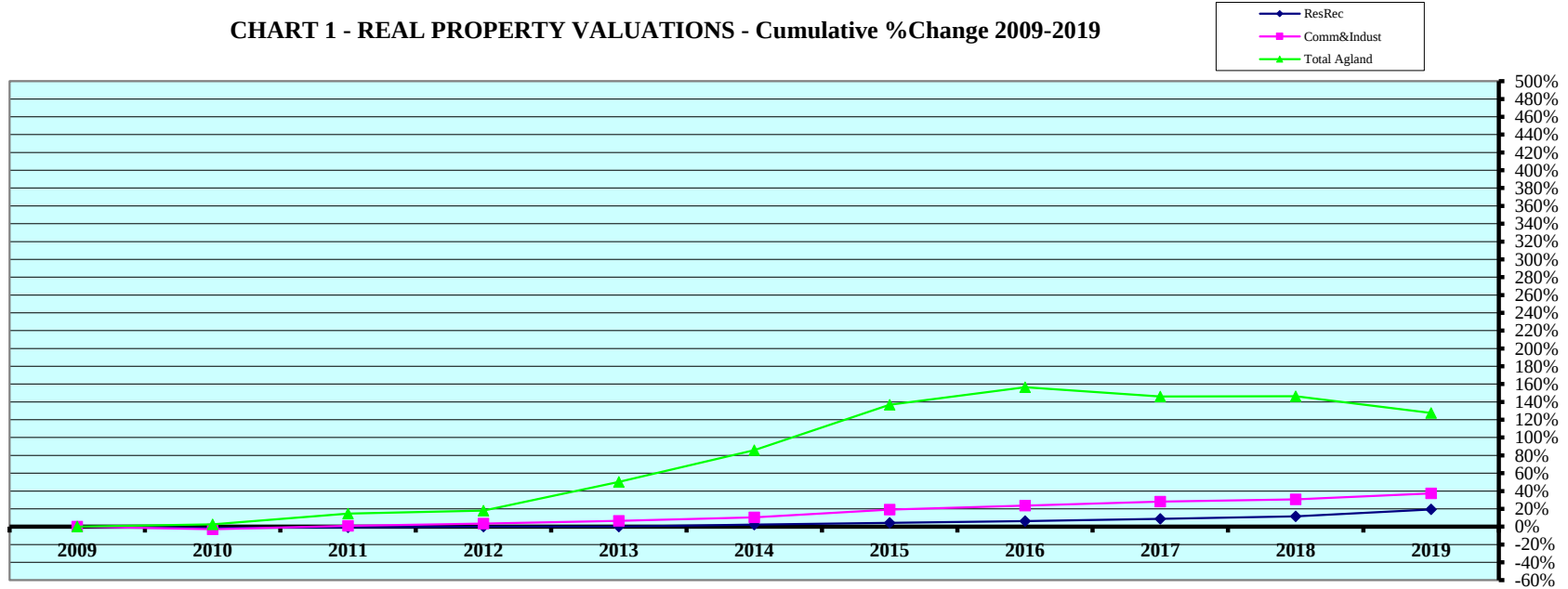


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



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
2009	687,049,880	--	--	--	174,914,455	--	--	--	694,266,605	--	--	--
2010	677,853,420	-9,196,460	-1.34%	-1.34%	169,846,390	-5,068,065	-2.90%	-2.90%	711,935,845	17,669,240	2.55%	2.55%
2011	681,698,855	3,845,435	0.57%	-0.78%	176,697,130	6,850,740	4.03%	1.02%	795,329,425	83,393,580	11.71%	14.56%
2012	688,136,595	6,437,740	0.94%	0.16%	180,773,775	4,076,645	2.31%	3.35%	819,713,145	24,383,720	3.07%	18.07%
2013	687,159,655	-976,940	-0.14%	0.02%	186,416,445	5,642,670	3.12%	6.58%	1,042,296,895	222,583,750	27.15%	50.13%
2014	702,193,175	15,033,520	2.19%	2.20%	192,999,075	6,582,630	3.53%	10.34%	1,290,138,190	247,841,295	23.78%	85.83%
2015	717,180,630	14,987,455	2.13%	4.39%	208,522,095	15,523,020	8.04%	19.21%	1,645,237,625	355,099,435	27.52%	136.97%
2016	729,171,205	11,990,575	1.67%	6.13%	215,967,950	7,445,855	3.57%	23.47%	1,780,617,015	135,379,390	8.23%	156.47%
2017	747,102,100	17,930,895	2.46%	8.74%	223,948,820	7,980,870	3.70%	28.03%	1,707,634,175	-72,982,840	-4.10%	145.96%
2018	766,217,030	19,114,930	2.56%	11.52%	228,650,060	4,701,240	2.10%	30.72%	1,711,043,345	3,409,170	0.20%	146.45%
2019	819,634,220	53,417,190	6.97%	19.30%	240,181,480	11,531,420	5.04%	37.31%	1,580,537,065	-130,506,280	-7.63%	127.66%

Rate Annual %chg: Residential & Recreational **1.78%**

Commercial & Industrial **3.22%**

Agricultural Land **8.57%**

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

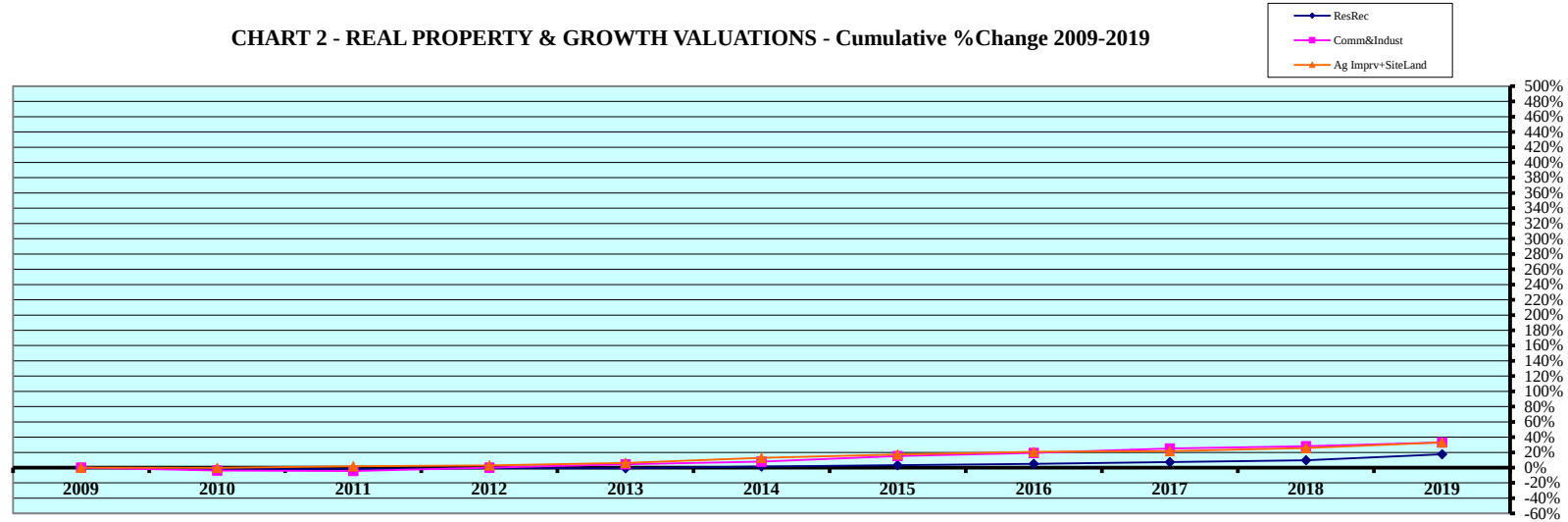
CHART 1

(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.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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
2009	687,049,880	9,101,785	1.32%	677,948,095	--	--	174,914,455	2,850,670	1.63%	172,063,785	--	--
2010	677,853,420	4,961,110	0.73%	672,892,310	-2.06%	-2.06%	169,846,390	1,566,365	0.92%	168,280,025	-3.79%	-3.79%
2011	681,698,855	6,477,970	0.95%	675,220,885	-0.39%	-1.72%	176,697,130	9,534,805	5.40%	167,162,325	-1.58%	-4.43%
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	-0.63%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	-0.05%
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	-0.77%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	4.35%
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	1.41%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	7.86%
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	3.36%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	15.30%
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	5.07%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	19.25%
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	7.34%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	25.18%
2018	766,217,030	12,252,700	1.60%	753,964,330	0.92%	9.74%	228,650,060	4,696,245	2.05%	223,953,815	0.00%	28.04%
2019	819,634,220	12,297,250	1.50%	807,336,970	5.37%	17.51%	240,181,480	7,510,425	3.13%	232,671,055	1.76%	33.02%
Rate Ann%chg	1.78%				0.74%		3.22%				C & I w/o growth	0.34%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2009	119,611,755	30,774,525	150,386,280	4,216,005	2.80%	146,170,275	--	--
2010	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	-0.31%	-0.31%
2011	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	1.85%
2012	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	2.99%
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	6.01%
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	13.01%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	17.17%
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	20.71%
2017	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	21.73%
2018	140,483,135	54,271,765	194,754,900	5,808,585	2.98%	188,946,315	0.29%	25.64%
2019	146,806,180	59,896,785	206,702,965	6,608,555	3.20%	200,094,410	2.74%	33.05%
Rate Ann%chg	2.07%	6.89%	3.23%	Ag Imprv+Site w/o growth			0.42%	

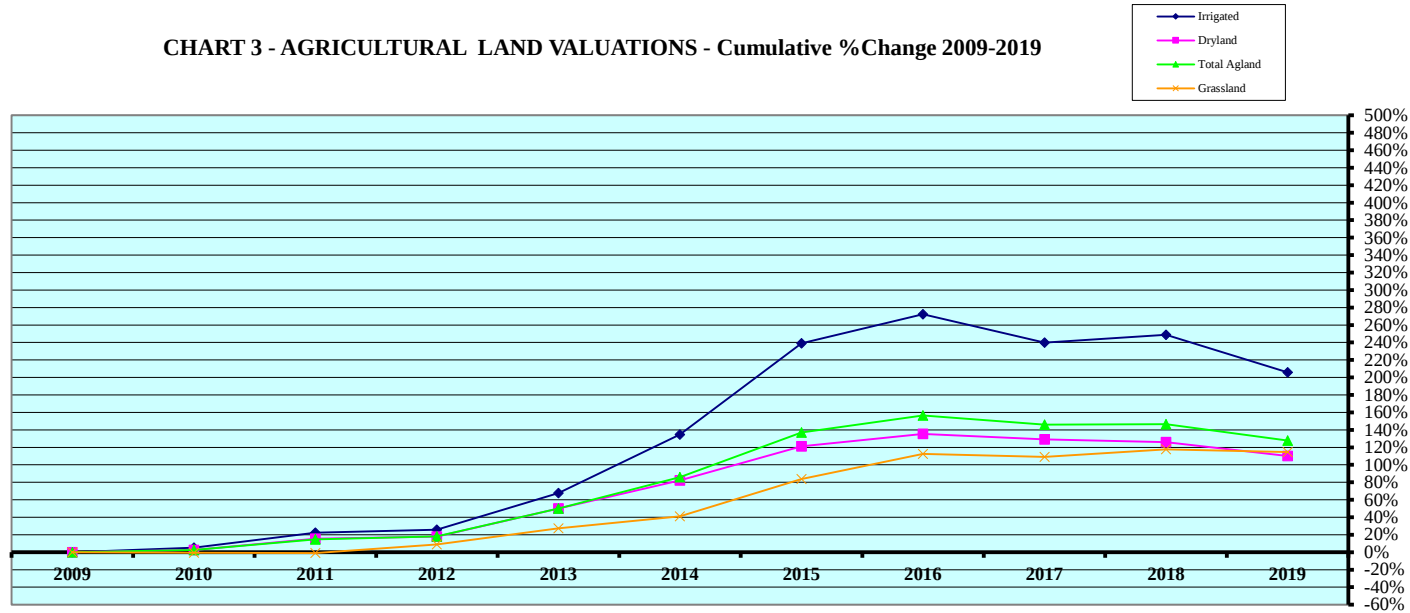
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2009 - 2019 CTL
Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 34
County GAGE

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	122,418,550	--	--	--	478,978,305	--	--	--	91,901,110	--	--	--
2010	128,767,240	6,348,690	5.19%	5.19%	490,964,135	11,985,830	2.50%	2.50%	91,333,325	-567,785	-0.62%	-0.62%
2011	149,794,110	21,026,870	16.33%	22.36%	553,505,170	62,541,035	12.74%	15.56%	90,999,050	-334,275	-0.37%	-0.98%
2012	154,004,830	4,210,720	2.81%	25.80%	564,603,305	11,098,135	2.01%	17.88%	100,020,540	9,021,490	9.91%	8.83%
2013	205,225,385	51,220,555	33.26%	67.64%	718,905,450	154,302,145	27.33%	50.09%	117,074,645	17,054,105	17.05%	27.39%
2014	287,136,785	81,911,400	39.91%	134.55%	872,267,555	153,362,105	21.33%	82.11%	129,640,605	12,565,960	10.73%	41.07%
2015	415,146,970	128,010,185	44.58%	239.12%	1,060,056,010	187,788,455	21.53%	121.32%	168,930,795	39,290,190	30.31%	83.82%
2016	455,784,760	40,637,790	9.79%	272.32%	1,127,252,935	67,196,925	6.34%	135.35%	195,356,700	26,425,905	15.64%	112.57%
2017	416,050,200	-39,734,560	-8.72%	239.86%	1,097,314,810	-29,938,125	-2.66%	129.09%	192,040,265	-3,316,435	-1.70%	108.96%
2018	426,908,550	10,858,350	2.61%	248.73%	1,081,813,560	-15,501,250	-1.41%	125.86%	200,060,430	8,020,165	4.18%	117.69%
2019	374,335,240	-52,573,310	-12.31%	205.78%	1,006,646,250	-75,167,310	-6.95%	110.17%	197,293,065	-2,767,365	-1.38%	114.68%

Rate Ann.%chg: Irrigated **11.83%** Dryland **7.71%** Grassland **7.94%**

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
2009	968,640	--	--	--	0	--	--	--	694,266,605	--	--	--
2010	871,145	-97,495	-10.07%	-10.07%	0	0			711,935,845	17,669,240	2.55%	2.55%
2011	1,031,095	159,950	18.36%	6.45%	0	0			795,329,425	83,393,580	11.71%	14.56%
2012	1,084,470	53,375	5.18%	11.96%	0	0			819,713,145	24,383,720	3.07%	18.07%
2013	1,091,415	6,945	0.64%	12.67%	0	0			1,042,296,895	222,583,750	27.15%	50.13%
2014	1,093,245	1,830	0.17%	12.86%	0	0			1,290,138,190	247,841,295	23.78%	85.83%
2015	1,103,850	10,605	0.97%	13.96%	0	0			1,645,237,625	355,099,435	27.52%	136.97%
2016	2,222,620	1,118,770	101.35%	129.46%	0	0			1,780,617,015	135,379,390	8.23%	156.47%
2017	2,228,900	6,280	0.28%	130.11%	0	0			1,707,634,175	-72,982,840	-4.10%	145.96%
2018	2,260,805	31,905	1.43%	133.40%	0	0			1,711,043,345	3,409,170	0.20%	146.45%
2019	2,262,510	1,705	0.08%	133.58%	0	0			1,580,537,065	-130,506,280	-7.63%	127.66%

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

Rate Ann.%chg: Total Agric Land **8.57%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	122,666,090	53,657	2,286			487,920,985	333,929	1,461			83,514,830	109,562	762		
2010	127,784,945	54,844	2,330	1.92%	1.92%	494,550,205	330,965	1,494	2.27%	2.27%	89,179,015	112,260	794	4.22%	4.22%
2011	147,953,730	58,031	2,550	9.42%	11.52%	555,545,175	325,583	1,706	14.19%	16.78%	90,484,265	112,663	803	1.10%	5.36%
2012	153,707,350	59,190	2,597	1.86%	13.59%	564,910,180	323,838	1,744	2.23%	19.39%	100,037,240	112,602	888	10.62%	16.55%
2013	202,723,985	60,144	3,371	29.80%	47.44%	722,216,560	322,718	2,238	28.29%	53.16%	115,628,585	112,571	1,027	15.62%	34.75%
2014	279,786,120	61,707	4,534	34.52%	98.33%	878,306,670	320,943	2,737	22.28%	87.29%	128,669,350	112,616	1,143	11.23%	49.89%
2015	415,523,505	68,200	6,093	34.38%	166.51%	1,062,389,635	315,348	3,369	23.11%	130.57%	167,812,405	111,998	1,498	31.14%	96.57%
2016	455,233,285	71,537	6,364	4.45%	178.36%	1,128,190,775	312,103	3,615	7.30%	147.39%	195,078,475	112,691	1,731	15.53%	127.10%
2017	416,419,705	72,698	5,728	-9.99%	150.56%	1,097,332,115	311,092	3,527	-2.42%	141.41%	192,058,650	112,417	1,708	-1.31%	124.13%
2018	420,940,235	73,504	5,727	-0.02%	150.50%	1,093,553,635	310,009	3,527	0.00%	141.42%	192,588,000	112,528	1,711	0.18%	124.53%
2019	373,957,410	74,663	5,009	-12.54%	119.09%	1,007,262,870	306,286	3,289	-6.77%	125.07%	197,309,670	114,928	1,717	0.31%	125.23%

Rate Annual %chg Average Value/Acre:

8.16%

8.45%

8.46%

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
2009	961,140	9,696	99			0	0				695,063,045	506,843	1,371		
2010	840,100	8,401	100	0.88%	0.88%	10,000	1	10,000			712,364,265	506,470	1,407	2.56%	2.56%
2011	1,018,495	10,184	100	0.00%	0.88%	0	0				795,001,665	506,461	1,570	11.60%	14.46%
2012	1,078,605	10,785	100	0.00%	0.88%	0	0				819,733,375	506,415	1,619	3.12%	18.04%
2013	1,086,570	10,865	100	0.00%	0.88%	0	0				1,041,655,700	506,298	2,057	27.10%	50.03%
2014	1,092,740	10,927	100	0.00%	0.88%	0	0				1,287,854,880	506,193	2,544	23.66%	85.52%
2015	1,092,300	10,922	100	0.00%	0.88%	0	0				1,646,817,845	506,468	3,252	27.80%	137.11%
2016	2,217,480	11,087	200	99.99%	101.75%	0	0				1,780,720,015	507,418	3,509	7.93%	155.91%
2017	2,221,605	11,108	200	0.00%	101.76%	0	0				1,708,032,075	507,316	3,367	-4.06%	145.51%
2018	2,242,860	11,214	200	0.00%	101.76%	0	0				1,709,324,730	507,255	3,370	0.09%	145.72%
2019	2,260,685	11,303	200	0.00%	101.76%	0	0				1,580,790,635	507,181	3,117	-7.51%	127.28%

34

GAGE

Rate Annual %chg Average Value/Acre:

8.56%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5 - 2019 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
22,311	GAGE	200,074,661	87,451,770	38,362,024	819,601,630	191,728,080	48,453,400	32,590	1,580,537,065	146,806,180	59,896,785	0	3,172,944,185
cnty sector/value % of total value:		6.31%	2.76%	1.21%	25.83%	6.04%	1.53%	0.00%	49.81%	4.63%	1.89%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	32,731,024	614,805	2,025,895	28,514,245	5,566,000	173,315	0	0	0	0	0	69,625,284
2.57%	%sector of county sector	16.36%	0.70%	5.28%	3.48%	2.90%	0.36%						2.19%
	%sector of municipality	47.01%	0.88%	2.91%	40.95%	7.99%	0.25%						100.00%
116	BARNESTON	3,634	60,739	3,249	1,559,645	2,305,305	0	0	0	0	0	0	3,932,572
0.52%	%sector of county sector	0.00%	0.07%	0.01%	0.19%	1.20%							0.12%
	%sector of municipality	0.09%	1.54%	0.08%	39.66%	58.62%							100.00%
12,669	BEATRICE	62,975,012	7,305,541	2,550,114	457,033,030	133,932,190	38,569,290	0	415,855	65,525	0	0	702,846,557
56.78%	%sector of county sector	31.48%	8.35%	6.65%	55.76%	69.86%	79.60%		0.03%	0.04%			22.15%
	%sector of municipality	8.96%	1.04%	0.36%	65.03%	19.06%	5.49%		0.06%	0.01%			100.00%
331	BLUE SPRINGS	142,777	212,057	20,680	5,017,885	1,332,670	0	3,685	10,140	0	0	0	6,739,894
1.48%	%sector of county sector	0.07%	0.24%	0.05%	0.61%	0.70%		11.31%	0.00%				0.21%
	%sector of municipality	2.12%	3.15%	0.31%	74.45%	19.77%		0.05%	0.15%				100.00%
231	CLATONIA	95,608	125,221	8,715	8,489,590	742,010	0	0	0	0	0	0	9,461,144
1.04%	%sector of county sector	0.05%	0.14%	0.02%	1.04%	0.39%							0.30%
	%sector of municipality	1.01%	1.32%	0.09%	89.73%	7.84%							100.00%
482	CORTLAND	241,193	225,502	17,957	25,328,675	3,148,520	0	0	0	0	0	0	28,961,847
2.16%	%sector of county sector	0.12%	0.26%	0.05%	3.09%	1.64%							0.91%
	%sector of municipality	0.83%	0.78%	0.06%	87.46%	10.87%							100.00%
132	FILLEY	49,903	73,445	3,928	4,190,260	596,220	0	0	0	0	0	0	4,913,756
0.59%	%sector of county sector	0.02%	0.08%	0.01%	0.51%	0.31%							0.15%
	%sector of municipality	1.02%	1.49%	0.08%	85.28%	12.13%							100.00%
76	LIBERTY	1,111	57,326	3,066	1,033,445	108,290	0	0	0	0	0	0	1,203,238
0.34%	%sector of county sector	0.00%	0.07%	0.01%	0.13%	0.06%							0.04%
	%sector of municipality	0.09%	4.76%	0.25%	85.89%	9.00%							100.00%
307	ODELL	170,557	598,939	23,136	7,077,110	2,001,410	0	0	0	0	0	0	9,871,152
1.38%	%sector of county sector	0.09%	0.68%	0.06%	0.86%	1.04%							0.31%
	%sector of municipality	1.73%	6.07%	0.23%	71.69%	20.28%							100.00%
199	PICKRELL	116,227	60,780	3,251	9,926,800	2,362,915	0	0	0	0	0	0	12,469,973
0.89%	%sector of county sector	0.06%	0.07%	0.01%	1.21%	1.23%							0.39%
	%sector of municipality	0.93%	0.49%	0.03%	79.61%	18.95%							100.00%
60	VIRGINIA	52,707	38,905	1,347	975,620	3,120,060	0	0	0	0	0	0	4,188,639
0.27%	%sector of county sector	0.03%	0.04%	0.00%	0.12%	1.63%							0.13%
	%sector of municipality	1.26%	0.93%	0.03%	23.29%	74.49%							100.00%
1457	WYMORE	904,339	1,015,385	420,363	24,172,415	4,400,635	0	0	68,280	0	0	0	30,981,417
6.53%	%sector of county sector	0.45%	1.16%	1.10%	2.95%	2.30%			0.00%				0.98%
	%sector of municipality	2.92%	3.28%	1.36%	78.02%	14.20%			0.22%				100.00%
16,633	Total Municipalities	97,484,092	10,388,645	5,081,701	573,318,720	159,616,225	38,742,605	3,685	494,275	65,525	0	0	885,195,473
74.55%	%all municip.sectors of cnty	48.72%	11.88%	13.25%	69.95%	83.25%	79.96%	11.31%	0.03%	0.04%			27.90%