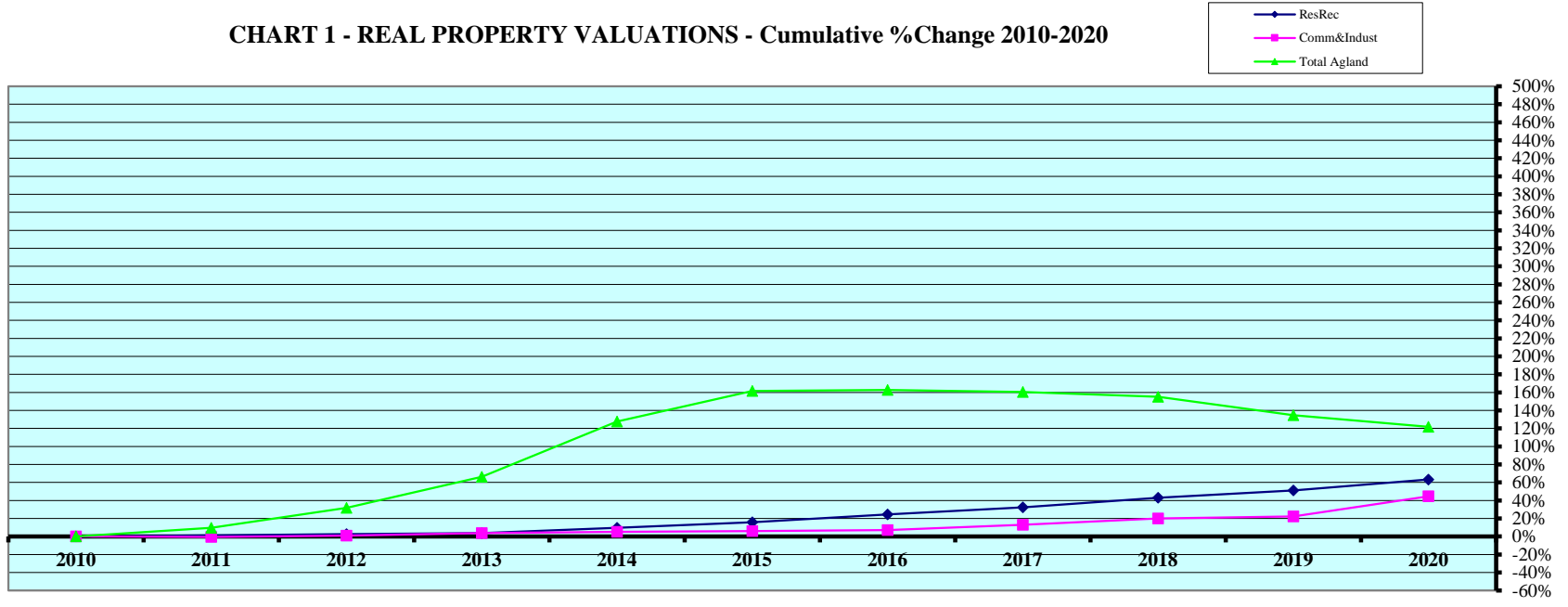


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



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
2010	1,066,329,538	--	--	--	508,568,505	--	--	--	615,465,590	--	--	--
2011	1,080,376,565	14,047,027	1.32%	1.32%	505,915,742	-2,652,763	-0.52%	-0.52%	675,368,165	59,902,575	9.73%	9.73%
2012	1,093,716,864	13,340,299	1.23%	2.57%	513,517,814	7,602,072	1.50%	0.97%	811,158,610	135,790,445	20.11%	31.80%
2013	1,107,391,138	13,674,274	1.25%	3.85%	527,628,372	14,110,558	2.75%	3.75%	1,022,476,130	211,317,520	26.05%	66.13%
2014	1,169,809,554	62,418,416	5.64%	9.70%	534,807,158	7,178,786	1.36%	5.16%	1,401,387,575	378,911,445	37.06%	127.70%
2015	1,235,624,277	65,814,723	5.63%	15.88%	538,753,535	3,946,377	0.74%	5.94%	1,610,374,329	208,986,754	14.91%	161.65%
2016	1,328,401,290	92,777,013	7.51%	24.58%	544,138,333	5,384,798	1.00%	6.99%	1,616,852,051	6,477,722	0.40%	162.70%
2017	1,410,265,341	81,864,051	6.16%	32.25%	574,101,828	29,963,495	5.51%	12.89%	1,602,392,574	-14,459,477	-0.89%	160.35%
2018	1,525,748,748	115,483,407	8.19%	43.08%	610,457,425	36,355,597	6.33%	20.03%	1,569,654,952	-32,737,622	-2.04%	155.04%
2019	1,611,036,072	85,287,324	5.59%	51.08%	621,656,340	11,198,915	1.83%	22.24%	1,444,045,609	-125,609,343	-8.00%	134.63%
2020	1,741,486,968	130,450,896	8.10%	63.32%	735,490,848	113,834,508	18.31%	44.62%	1,365,606,730	-78,438,879	-5.43%	121.88%

Rate Annual %chg: Residential & Recreational **5.03%**

Commercial & Industrial **3.76%**

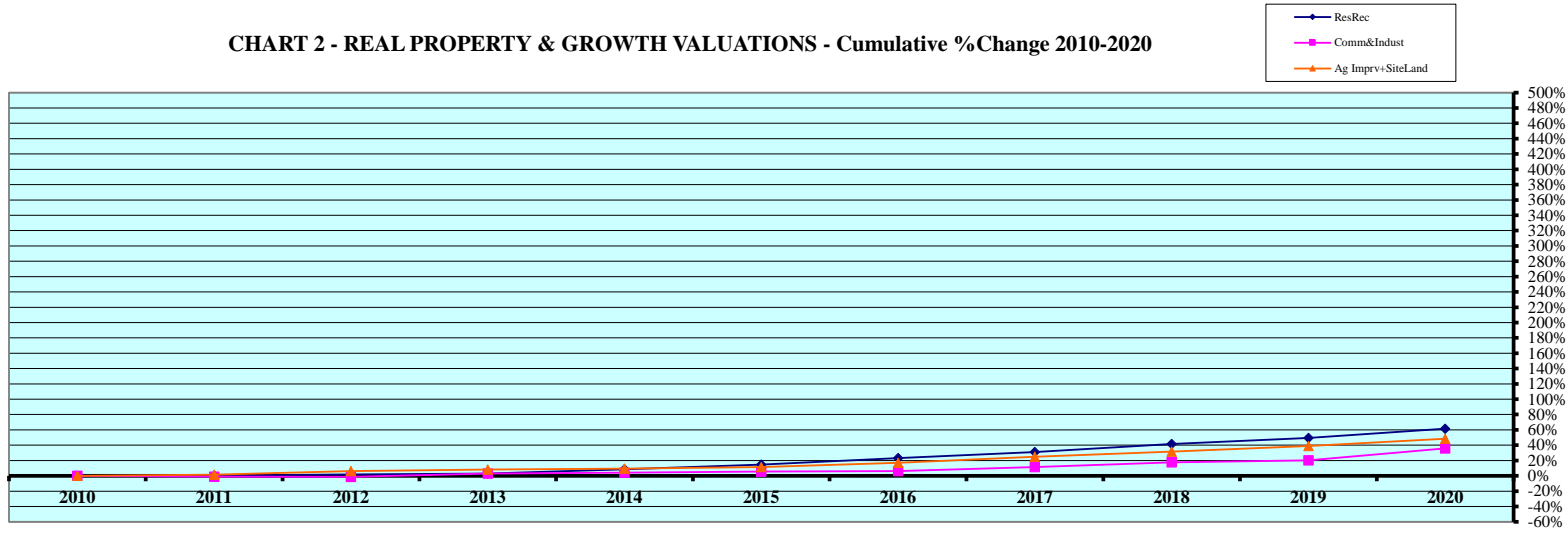
Agricultural Land **8.30%**

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 2010-2020



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						
2010	1,066,329,538	11,319,562	1.06%	1,055,009,976	--	--	508,568,505	3,524,376	0.69%	505,044,129	--	--						
2011	1,080,376,565	11,316,189	1.05%	1,069,060,376	0.26%	0.26%	505,915,742	3,313,581	0.65%	502,602,161	-1.17%	-1.17%						
2012	1,093,716,864	7,489,074	0.68%	1,086,227,790	0.54%	1.87%	513,517,814	11,594,111	2.26%	501,923,703	-0.79%	-1.31%						
2013	1,107,391,138	8,592,165	0.78%	1,098,798,973	0.46%	3.04%	527,628,372	3,538,931	0.67%	524,089,441	2.06%	3.05%						
2014	1,169,809,554	13,093,204	1.12%	1,156,716,350	4.45%	8.48%	534,807,158	5,327,507	1.00%	529,479,651	0.35%	4.11%						
2015	1,235,624,277	13,756,202	1.11%	1,221,868,075	4.45%	14.59%	538,753,535	1,554,439	0.29%	537,199,096	0.45%	5.63%						
2016	1,328,401,290	14,464,093	1.09%	1,313,937,197	6.34%	23.22%	544,138,333	4,011,619	0.74%	540,126,714	0.25%	6.21%						
2017	1,410,265,341	13,178,593	0.93%	1,397,086,748	5.17%	31.02%	574,101,828	7,314,068	1.27%	566,787,760	4.16%	11.45%						
2018	1,525,748,748	15,848,444	1.04%	1,509,900,304	7.06%	41.60%	610,457,425	12,304,568	2.02%	598,152,857	4.19%	17.62%						
2019	1,611,036,072	18,385,306	1.14%	1,592,650,766	4.38%	49.36%	621,656,340	9,525,214	1.53%	612,131,126	0.27%	20.36%						
2020	1,741,486,968	19,055,200	1.09%	1,722,431,768	6.91%	61.53%	735,490,848	44,683,534	6.08%	690,807,314	11.12%	35.83%						
Rate Ann%chg	5.03%			Resid & Recreat w/o growth			4.00%			3.76%			C & I w/o growth			2.09%		

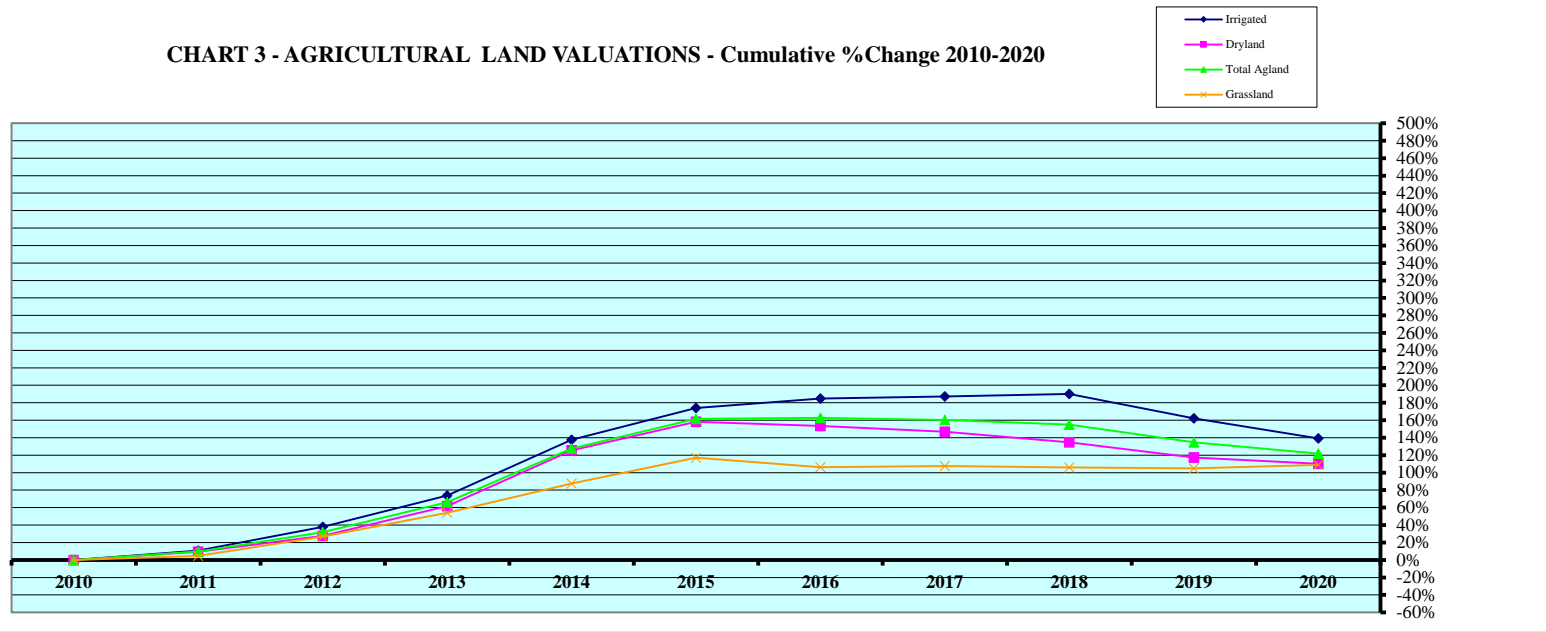
Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	60,480,979	35,363,202	95,844,181	2,605,397	2.72%	93,238,784	--	--		
2011	62,971,837	37,058,808	100,030,645	2,621,694	2.62%	97,408,951	1.63%	1.63%		
2012	64,649,836	39,992,780	104,642,616	2,951,062	2.82%	101,691,554	1.66%	6.10%		
2013	64,191,773	41,682,282	105,874,055	2,083,744	1.97%	103,790,311	-0.81%	8.29%		
2014	63,698,687	43,257,073	106,955,760	2,180,857	2.04%	104,774,903	-1.04%	9.32%		
2015	64,199,624	44,584,883	108,784,507	1,958,578	1.80%	106,825,929	-0.12%	11.46%		
2016	68,807,345	45,331,192	114,138,537	2,058,287	1.80%	112,080,250	3.03%	16.94%		
2017	75,569,380	46,208,874	121,778,254	2,072,439	1.70%	119,705,815	4.88%	24.90%		
2018	79,245,608	48,955,818	128,201,426	2,037,882	1.59%	126,163,544	3.60%	31.63%		
2019	84,003,262	51,024,222	135,027,484	1,891,079	1.40%	133,136,405	3.85%	38.91%		
2020	87,715,516	60,682,840	148,398,356	6,142,796	4.14%	142,255,560	5.35%	48.42%		
Rate Ann%chg	3.79%		5.55%		4.47%		Ag Imprv+Site w/o growth		2.20%	

(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; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 59
County MADISON

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	249,404,408	--	--	--	322,385,204	--	--	--	42,477,367	--	--	--
2011	276,048,842	26,644,434	10.68%	10.68%	352,865,125	30,479,921	9.45%	9.45%	44,491,322	2,013,955	4.74%	4.74%
2012	343,945,290	67,896,448	24.60%	37.91%	411,165,389	58,300,264	16.52%	27.54%	53,925,587	9,434,265	21.20%	26.95%
2013	433,614,643	89,669,353	26.07%	73.86%	521,388,243	110,222,854	26.81%	61.73%	65,363,474	11,437,887	21.21%	53.88%
2014	592,886,777	159,272,134	36.73%	137.72%	726,804,570	205,416,327	39.40%	125.45%	79,598,740	14,235,266	21.78%	87.39%
2015	683,502,528	90,615,751	15.28%	174.05%	832,513,173	105,708,603	14.54%	158.24%	92,230,449	12,631,709	15.87%	117.13%
2016	710,075,691	26,573,163	3.89%	184.71%	817,062,792	-15,450,381	-1.86%	153.44%	87,562,727	-4,667,722	-5.06%	106.14%
2017	716,603,382	6,527,691	0.92%	187.33%	795,492,156	-21,570,636	-2.64%	146.75%	88,149,660	586,933	0.67%	107.52%
2018	723,471,680	6,868,298	0.96%	190.08%	756,594,253	-38,897,903	-4.89%	134.69%	87,457,319	-692,341	-0.79%	105.89%
2019	654,073,001	-69,398,679	-9.59%	162.25%	700,762,423	-55,831,830	-7.38%	117.37%	87,090,917	-366,402	-0.42%	105.03%
2020	596,831,559	-57,241,442	-8.75%	139.30%	677,889,259	-22,873,164	-3.26%	110.27%	88,722,236	1,631,319	1.87%	108.87%

Rate Ann.%chg: Irrigated **9.12%** Dryland **7.72%** Grassland **7.64%**

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
2010	562,230	--	--	--	636,381	--	--	--	615,465,590	--	--	--
2011	661,339	99,109	17.63%	17.63%	1,301,537	665,156	104.52%	104.52%	675,368,165	59,902,575	9.73%	9.73%
2012	670,730	9,391	1.42%	19.30%	1,451,614	150,077	11.53%	128.10%	811,158,610	135,790,445	20.11%	31.80%
2013	664,209	-6,521	-0.97%	18.14%	1,445,561	-6,053	-0.42%	127.15%	1,022,476,130	211,317,520	26.05%	66.13%
2014	660,564	-3,645	-0.55%	17.49%	1,436,924	-8,637	-0.60%	125.80%	1,401,387,575	378,911,445	37.06%	127.70%
2015	651,653	-8,911	-1.35%	15.91%	1,476,526	39,602	2.76%	132.02%	1,610,374,329	208,986,754	14.91%	161.65%
2016	645,115	-6,538	-1.00%	14.74%	1,505,726	29,200	1.98%	136.61%	1,616,852,051	6,477,722	0.40%	162.70%
2017	627,104	-18,011	-2.79%	11.54%	1,520,272	14,546	0.97%	138.89%	1,602,392,574	-14,459,477	-0.89%	160.35%
2018	612,874	-14,230	-2.27%	9.01%	1,518,826	-1,446	-0.10%	138.67%	1,569,654,952	-32,737,622	-2.04%	155.04%
2019	618,387	5,513	0.90%	9.99%	1,500,881	-17,945	-1.18%	135.85%	1,444,045,609	-125,609,343	-8.00%	134.63%
2020	668,268	49,881	8.07%	18.86%	1,495,408	-5,473	-0.36%	134.99%	1,365,606,730	-78,438,879	-5.43%	121.88%

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

Rate Ann.%chg: Total Agric Land **8.30%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	249,687,469	112,118	2,227			322,297,470	158,738	2,030			81,700,995	133,333	613		
2011	275,651,228	111,895	2,463	10.62%	10.62%	354,061,359	158,063	2,240	10.32%	10.32%	89,688,965	135,300	663	8.18%	9.46%
2012	343,458,840	114,174	3,008	22.11%	35.08%	412,092,580	154,652	2,665	18.96%	31.24%	89,574,800	130,628	686	3.44%	13.24%
2013	433,763,889	116,721	3,716	23.54%	66.87%	522,952,177	152,756	3,423	28.48%	68.61%	97,239,960	127,646	762	11.09%	25.80%
2014	594,203,510	117,207	5,070	36.42%	127.65%	727,036,708	152,466	4,769	39.29%	134.86%	128,539,130	127,483	1,008	32.36%	66.50%
2015	683,713,751	117,376	5,825	14.90%	161.56%	834,106,491	152,345	5,475	14.82%	169.66%	149,636,865	127,257	1,176	16.62%	94.17%
2016	709,928,634	117,352	6,050	3.86%	171.65%	817,440,186	152,147	5,373	-1.87%	164.62%	164,929,515	127,713	1,291	9.83%	113.25%
2017	716,391,410	118,523	6,044	-0.09%	171.41%	795,879,023	150,992	5,271	-1.89%	159.61%	174,353,050	127,360	1,369	6.01%	126.06%
2018	724,074,593	119,763	6,046	0.03%	171.48%	756,458,841	150,129	5,039	-4.41%	148.17%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	654,190,507	119,944	5,454	-9.79%	144.91%	701,148,690	150,028	4,673	-7.25%	130.18%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	596,388,081	120,622	4,944	-9.35%	122.02%	678,496,984	149,213	4,547	-2.70%	123.96%	89,064,408	49,836	1,787	38.62%	191.65%

Rate Annual %chg Average Value/Acre:

8.30%

8.40%

11.30%

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
2010	562,477	3,732	151			635,373	2,541	250			615,623,482	327,724	1,878		
2011	667,225	4,442	150	-0.34%	-0.34%	1,303,522	2,588	504	101.43%	101.43%	675,738,132	328,051	2,060	9.66%	9.66%
2012	672,011	4,479	150	-0.12%	-0.46%	1,446,866	2,894	500	-0.73%	99.96%	811,252,002	327,944	2,474	20.09%	31.69%
2013	662,948	4,418	150	0.03%	-0.43%	1,436,772	2,873	500	0.02%	100.00%	811,252,002	328,273	3,120	26.12%	66.09%
2014	661,767	4,402	150	0.18%	-0.26%	1,426,019	2,866	498	-0.50%	98.99%	1,402,340,352	328,121	4,274	36.99%	127.52%
2015	655,498	4,360	150	0.00%	-0.25%	1,464,961	2,944	498	0.01%	99.02%	1,611,076,918	327,842	4,914	14.98%	161.60%
2016	645,762	4,295	150	0.01%	-0.25%	1,497,991	3,010	498	0.01%	99.04%	1,617,355,303	327,608	4,937	0.46%	162.81%
2017	627,346	4,172	150	0.01%	-0.24%	1,522,731	3,059	498	0.01%	99.05%	1,602,567,539	327,435	4,894	-0.86%	160.55%
2018	613,160	4,079	150	-0.03%	-0.27%	1,521,576	3,057	498	0.01%	99.08%	1,569,824,690	327,377	4,795	-2.03%	155.27%
2019	610,079	4,059	150	0.00%	-0.27%	1,510,678	3,035	498	-0.01%	99.05%	1,444,570,587	327,289	4,414	-7.95%	134.96%
2020	671,437	4,403	153	1.45%	1.19%	1,495,323	3,001	498	0.10%	99.25%	1,366,116,233	327,075	4,177	-5.37%	122.35%

59
MADISON

Rate Annual %chg Average Value/Acre:

8.32%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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
34,876	MADISON	206,562,691	25,928,580	29,373,564	1,741,341,817	660,068,403	75,422,445	145,151	1,365,606,730	87,715,516	60,682,840	0	4,252,847,737
cnty sectorvalue % of total value:		4.86%	0.61%	0.69%	40.95%	15.52%	1.77%	0.00%	32.11%	2.06%	1.43%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,207	BATTLE CREEK	725,448	468,938	56,869	61,531,703	4,432,045	0	0	82,612	0	245	0	67,297,860
3.46%	%sector of county sector	0.35%	1.81%	0.19%	3.53%	0.67%			0.01%		0.00%		1.58%
	%sector of municipality	1.08%	0.70%	0.08%	91.43%	6.59%			0.12%		0.00%		100.00%
2,438	MADISON	1,741,390	961,907	927,408	51,920,228	9,565,062	415,650	0	0	0	0	0	65,531,645
6.99%	%sector of county sector	0.84%	3.71%	3.16%	2.98%	1.45%	0.55%						1.54%
	%sector of municipality	2.66%	1.47%	1.42%	79.23%	14.60%	0.63%						100.00%
301	MEADOW GROVE	77,463	189,533	16,113	7,885,071	681,540	0	0	0	0	0	0	8,849,720
0.86%	%sector of county sector	0.04%	0.73%	0.05%	0.45%	0.10%							0.21%
	%sector of municipality	0.88%	2.14%	0.18%	89.10%	7.70%							100.00%
721	NEWMAN GROVE	1,247,131	285,107	33,160	18,409,140	4,920,243	92,497	0	0	0	0	0	24,987,278
2.07%	%sector of county sector	0.60%	1.10%	0.11%	1.06%	0.75%	0.12%						0.59%
	%sector of municipality	4.99%	1.14%	0.13%	73.67%	19.69%	0.37%						100.00%
24,210	NORFOLK	47,848,927	13,320,725	9,618,219	1,217,047,761	529,000,531	12,030,125	145,151	272,694	0	255,724	0	1,829,539,857
69.42%	%sector of county sector	23.16%	51.37%	32.74%	69.89%	80.14%	15.95%	100.00%	0.02%		0.42%		43.02%
	%sector of municipality	2.62%	0.73%	0.53%	66.52%	28.91%	0.66%	0.01%	0.01%		0.01%		100.00%
953	TILDEN	396,725	242,876	29,922	23,837,615	3,137,405	0	0	241,034	0	0	0	27,885,577
2.73%	%sector of county sector	0.19%	0.94%	0.10%	1.37%	0.48%			0.02%				0.66%
	%sector of municipality	1.42%	0.87%	0.11%	85.48%	11.25%			0.86%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
29,830	Total Municipalities	52,037,084	15,469,086	10,681,691	1,380,631,518	551,736,826	12,538,272	145,151	596,340	0	255,969	0	2,024,091,937
85.53%	%all municip.sectors of cnty	25.19%	59.66%	36.36%	79.29%	83.59%	16.62%	100.00%	0.04%		0.42%		47.59%