

CERTIFICATION OF TAXABLE VALUE AND GROWTH VALUE

*{format for all counties and cities,}*

**TAX YEAR 2025**

*{certification required on or before August 20<sup>th</sup> of each year}*

*Amended 8-19-25*

**FULLERTON CITY**

**TO:**

**TAXABLE VALUE LOCATED IN THE COUNTY OF: NANCE**

Name of Political Subdivision	Subdivision Type (County or City)	Growth Value *	Total Taxable Value	Prior Year Total Property Valuation	Growth Percentage <sup>b</sup>
FULLERTON CITY	City/Village	1,048,700	90,046,177	83,708,408	1.25

\* Growth Value is determined pursuant to Neb. Rev. Stat. § 13-3402 and § 77-1631 which includes (a) improvements to real property as a result of new construction and additions to existing buildings, (b) any other improvements to real property which increase the value of such property, (c) annexation of real property by the political subdivision, (d) a change in the use of real property, (e) any increase in personal property valuation over the prior year, and (f) the accumulated excess valuation over the redevelopment project valuation described in section 18-2147 of the Community Redevelopment Law for redevelopment projects within the political subdivision in the year immediately after the division of taxes for such redevelopment project has ended.

**Note:** Growth Value and Real Growth Value mean the same when referring to the Property Tax Growth Limitation Act and the Property Tax Request Act.

<sup>b</sup> Growth Percentage is determined pursuant to Neb. Rev. Stat. § 77-1631 and is equal to the political subdivision's Growth Value divided by the political subdivision's total property valuation from the prior year.

I MEGAN ZOUCHA, NANCE County Assessor hereby certify that the valuation listed herein is, to the best of my knowledge and belief, the true and accurate taxable valuation for the current year, pursuant to Neb. Rev. Stat. §§ 13-509 and 13-518.

*Megan Zoucha*  
(signature of county assessor)

8-19-25  
(date)



CC: County Clerk, NANCE County

CC: County Clerk where district is headquartered, if different county, \_\_\_\_\_ County

*Note to political subdivision: A copy of the Certification of Value must be attached to the budget document.*

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2025)

Assessor's Use Only

6,905,732 Pers Prior  
6,463,011 Pers Value

76,802,676 Real Prior  
83,583,166 Real Value

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**TAX YEAR 2025**

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*Amended 8-19-25*

**GENOA CITY**

**TO:**

**TAXABLE VALUE LOCATED IN THE COUNTY OF: NANCE**

<b>Name of Political Subdivision</b>	<b>Subdivision Type (County or City)</b>	<b>Growth Value *</b>	<b>Total Taxable Value</b>	<b>Prior Year Total Property Valuation</b>	<b>Growth Percentage <sup>b</sup></b>
GENOA CITY	City/Village	486,605	61,693,426	52,312,188	0.93

*\* Growth Value is determined pursuant to Neb. Rev. Stat. § 13-3402 and § 77-1631 which includes (a) improvements to real property as a result of new construction and additions to existing buildings, (b) any other improvements to real property which increase the value of such property, (c) annexation of real property by the political subdivision, (d) a change in the use of real property, (e) any increase in personal property valuation over the prior year, and (f) the accumulated excess valuation over the redevelopment project valuation described in section 18-2147 of the Community Redevelopment Law for redevelopment projects within the political subdivision in the year immediately after the division of taxes for such redevelopment project has ended.*

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(signature of county assessor)

8-19-25  
(date)



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Assessor's Use Only

1,958,189 Pers Prior  
2,010,179 Pers Value

50,353,999 Real Prior  
59,683,247 Real Value

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**TAX YEAR 2025**

*{certification required on or before August 20<sup>th</sup> of each year}*

*Amended 8-19-25*

**BELGRADE VILLAGE**

**TO:**

**TAXABLE VALUE LOCATED IN THE COUNTY OF: NANCE**

Name of Political Subdivision	Subdivision Type (County or City)	Growth Value *	Total Taxable Value	Prior Year Total Property Valuation	Growth Percentage <sup>b</sup>
BELGRADE VILLAGE	City/Village	265,423	6,078,426	4,291,990	6.18

\* Growth Value is determined pursuant to Neb. Rev. Stat. § 13-3402 and § 77-1631 which includes (a) improvements to real property as a result of new construction and additions to existing buildings, (b) any other improvements to real property which increase the value of such property, (c) annexation of real property by the political subdivision, (d) a change in the use of real property, (e) any increase in personal property valuation over the prior year, and (f) the accumulated excess valuation over the redevelopment project valuation described in section 18-2147 of the Community Redevelopment Law for redevelopment projects within the political subdivision in the year immediately after the division of taxes for such redevelopment project has ended.

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(signature of county assessor)

8-19-25  
(date)



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CC: County Clerk where district is headquartered, if different county, \_\_\_\_\_ County

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Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2025)

Assessor's Use Only

375,590 Pers Prior  
388,788 Pers Value

3,916,400 Real Prior  
5,689,638 Real Value

**CERTIFICATION OF VALUE  
FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT  
FINANCING PROJECTS (TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2025**

*{certification required annually}*

**TIF RIVER'S EDGE**

**TO City or Community Redevelopment Authority (CRA):**

**TIF Base & Excess Value located in the City of FULLERTON, in the County of NANCE.**

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
TIF RIVER'S EDGE	39,500	946,395

I MEGAN ZOUCHA, NANCE County Assessor hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. §§ 18-2148, 18-2149, and 13-509.

Megan Zoucha  
(signature of county assessor)

8-11-25  
(date)

CC: County Clerk, NANCE County

CC: County Treasurer, NANCE County



**CERTIFICATION OF VALUE  
FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT  
FINANCING PROJECTS (TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2025**  
*{certification required annually}*

**ARCHER DANIELS-MIDLAND**

**TO City or Community Redevelopment Authority (CRA):**

**TIF Base & Excess Value located in the City of FULLERTON, in the County of NANCE.**

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
TIF ARCHER-DANIELS-MIDLAN	51,630	3,895,670

I MEGAN ZOUCHA, NANCE County Assessor hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. §§ 18-2148, 18-2149, and 13-509.

Megan Zoucha  
*(signature of county assessor)*

8-11-25  
*(date)*



CC: County Clerk, NANCE County

CC: County Treasurer, NANCE County

**CERTIFICATION OF VALUE  
FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT  
FINANCING PROJECTS (TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2025**

*{certification required annually}*

**TIF HOMES LLC**

**TO City or Community Redevelopment Authority (CRA):**

**TIF Base & Excess Value located in the City of GENOA, in the County of NANCE.**

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
TIF HOMES LLC	27,820	966,000

I MEGAN ZOUCHA, NANCE County Assessor hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. §§ 18-2148, 18-2149, and 13-509.

Megan Zoucha  
*(signature of county assessor)*

8-11-25  
*(date)*

CC: County Clerk, NANCE County

CC: County Treasurer, NANCE County



**CERTIFICATION OF VALUE  
FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT  
FINANCING PROJECTS (TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2025**

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**TIF FULLERTON SNR LVG**

**TO City or Community Redevelopment Authority (CRA):**

**TIF Base & Excess Value located in the City of FULLERTON, in the County of NANCE.**

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
TIF FULLERTON SNR LVG	8,425	724,710

I MEGAN ZOUCHA, NANCE County Assessor hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. §§ 18-2148, 18-2149, and 13-509.

Megan Zoucha  
*(signature of county assessor)*

8-11-25  
*(date)*

CC: County Clerk, NANCE County

CC: County Treasurer, NANCE County



**CERTIFICATION OF VALUE  
FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT  
FINANCING PROJECTS (TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2025**  
*{certification required annually}*

**TIF SMITH & SONS REPAIR**

**TO City or Community Redevelopment Authority (CRA):**

**TIF Base & Excess Value located in the City of FULLERTON, in the County of NANCE.**

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
TIF SMITH & SONS REPAIR	47,765	2,836,815

I MEGAN ZOUCHA, NANCE County Assessor hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. §§ 18-2148, 18-2149, and 13-509.

Megan Zoucha  
*(signature of county assessor)*

8-11-25  
*(date)*

CC: County Clerk, NANCE County

CC: County Treasurer, NANCE County

