

## CERTIFICATION OF TAXABLE VALUE AND ALLOWABLE GROWTH VALUE

*{format for all political subdivisions other than (a) sanitary improvement districts in existence five years or less, (b) counties, (c) cities, (d) school districts and (e) community colleges.}*

**TAX YEAR 2026**

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

**BEAVER TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| BEAVER TOWNSHIP               | Township                                  | 298,695                | 196,400,050         |

\* Allowable Growth Value is determined pursuant to Neb. Rev. Stat. § 13-518 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.

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)

Thursday, August 13, 2026

(date)

CC: County Clerk, NANCE County

CC: County Clerk where district is headquarter, 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

9,831,882 Pers Prior

176,937,834 Real Prior

8,917,747 Pers Value

187,482,303 Real Value

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**TAX YEAR 2026**

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**GENOA TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| GENOA TOWNSHIP                | Township                                  | 2,571,400              | 141,592,239         |

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Assessor's Use Only

6,795,074 Pers Prior

8,940,454 Pers Value

122,337,980 Real Prior

132,651,785 Real Value



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**TAX YEAR 2026**

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**COUNCIL CREEK TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| COUNCIL CREEK TWP             | Township                                  | 868,070                | 111,272,447         |

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MEGAN ZOUCHA

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Assessor's Use Only

2,731,185 Pers Prior

100,731,182 Real Prior

2,427,925 Pers Value

108,844,522 Real Value



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**CEDAR TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| CEDAR TOWNSHIP                | Township                                  | 1,679,050              | 155,629,689         |

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MEGAN ZOUCHA  
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(date)

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Assessor's Use Only

3,361,830 Pers Prior  
3,798,280 Pers Value

138,462,607 Real Prior  
151,831,409 Real Value



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**TAX YEAR 2026**

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**TIMBER CREEK TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| TIMBER CREEK TWP              | Township                                  | 643,755                | 101,792,052         |

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(signature of county assessor)

Thursday, August 13, 2026  
(date)



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Assessor's Use Only

8,413,833 Pers Prior  
8,407,936 Pers Value

80,323,327 Real Prior  
93,384,116 Real Value

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**TAX YEAR 2026**

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**SOUTH BRANCH TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| SOUTH BRANCH TWP              | Township                                  | 61,540                 | 80,997,764          |

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MEGAN ZOUCHA

(signature of county assessor)

Thursday, August 13, 2026

(date)

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

Assessor's Use Only

2,976,268 Pers Prior

66,955,362 Real Prior

2,875,252 Pers Value

78,122,512 Real Value

## CERTIFICATION OF TAXABLE VALUE AND ALLOWABLE GROWTH VALUE

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**TAX YEAR 2026**

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**COTTONWOOD TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| COTTONWOOD TWP                | Township                                  | 374,785                | 107,657,106         |

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MEGAN ZOUCHA  
(signature of county assessor)

Thursday, August 13, 2026  
(date)



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Assessor's Use Only

3,454,493 Pers Prior  
3,138,029 Pers Value

92,903,819 Real Prior  
104,519,077 Real Value

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**TAX YEAR 2026**

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**LOUP FERRY TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| LOUP FERRY TOWNSHIP           | Township                                  | 204,045                | 102,765,861         |

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MEGAN ZOUCHA  
(signature of county assessor)

Thursday, August 13, 2026  
(date)



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Assessor's Use Only

2,417,519 Pers Prior  
2,243,369 Pers Value

91,268,083 Real Prior  
100,522,492 Real Value

## CERTIFICATION OF TAXABLE VALUE AND ALLOWABLE GROWTH VALUE

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**TAX YEAR 2026**

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**FULLERTON TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| FULLERTON TWP                 | Township                                  | 1,361,840              | 87,263,560          |

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Assessor's Use Only

3,742,213 Pers Prior  
3,687,409 Pers Value

75,417,696 Real Prior  
83,576,151 Real Value

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**TAX YEAR 2026**

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**WEST NEWMAN TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| WEST NEWMAN TWP               | Township                                  | 11,335                 | 68,353,061          |

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MEGAN ZOUCHA

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Thursday, August 13, 2026

(date)



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Assessor's Use Only

2,456,727 Pers Prior  
2,035,369 Pers Value

57,498,967 Real Prior  
66,317,692 Real Value

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**TAX YEAR 2026**

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**EAST NEWMAN TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| EAST NEWMAN TWP               | Township                                  | 115,850                | 82,991,543          |

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1,901,041 Pers Prior  
2,000,376 Pers Value

69,589,077 Real Prior  
80,991,167 Real Value

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**TAX YEAR 2026**

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**PRAIRIE CREEK TOWNSHIP**

**TO:**

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

| Name of Political Subdivision | Subdivision Type<br>(e.g. fire, NRD, ESU) | Allowable Growth Value | Total Taxable Value |
|-------------------------------|-------------------------------------------|------------------------|---------------------|
| PRAIRIE CRK TWP               | Township                                  | 184,969                | 116,980,615         |

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Assessor's Use Only

3,769,825 Pers Prior  
3,899,984 Pers Value

99,245,242 Real Prior  
113,080,631 Real Value