

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
BALLANTYNE BLDGS RDVLP PLAN	\$279,530	\$661,877

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
BCG ENTERPRISES LLC RDVLP PROJECT	\$379,556	\$1,476,743

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
BIG GAME LLC RDVLP PLAN	\$198,464	\$1,244,696

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
BRADFORD BUSINESS PARK PROJECT PHS 1 (2)	\$132,385	\$500,755

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

**TAX YEAR 2025**

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
BRADFORD BUSINESS PARK PRJCT PHS 1 (3)	\$28,700	\$68,037

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
BRADFORD BUSINESS PARK PRJT PHS 1 (1)	\$68,075	\$5,251,505

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
CHANNEL ROAD LAND, LLC DEVL P PROJECT	\$86,549	\$18,062,296

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

**TAX YEAR 2025**

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
CORNHUSKER AUTO RDVLP PROJECT	\$1,987,468	\$2,395,424

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
FOUNTAIN POINT NORTH RDVLP	\$29,440	\$27,859,289

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
GEARY RDVLP PRJCT PHS I (1)	\$163,184	\$2,041,578

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
GRAND THEATER RDVLP PROJECT PHS 2	\$12,488	\$5,818

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
GRAND THEATER RDVLP PROJECT PHS 1	\$71,672	\$451,960

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
HUSKER AUTOMOTIVE RDVLP PROJECT	\$2,971,898	\$2,164,555

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
LEGACY BEND RDVLP AREA PHS III	\$34,286	\$6,311,194

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
LEGACY BEND RDVLP PLAN PHS 1,(2)	\$77,911	\$2,770,181

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
LEGACY BEND RDVLP PLAN PHS I,(1)	\$18,088	\$1,139,773

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
LEGACY BEND RDVLP PLAN PHS I, (3)	\$60,153	\$2,381,810

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
LEGACY BEND RDVLP PLAN PHS II,(1)	\$31,065	\$6,196,220

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
LEGACY BEND RDVLP PLAN PHS II, (2)	\$86,880	\$6,535,332

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MCINTOSH FMLY LLC RDVLP PLAN PHS 2 (1)	\$12,803	\$2,424,597

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MCINTOSH FMLY LLC RDVLP PLAN PHS 2,(2)	\$59,403	\$959,496

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MCINTOSH FMLY LLC RDVLP PLAN PHS 2(3)	\$201,578	\$1,847,163

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MCINTOSH LLC RDVLP PLAN PHS 2 (4)	\$125,076	\$1,390,720

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MEDELMANS LAKE RDVLP PJCT-PHS 1 (2)	\$130,516	\$1,287,865

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MEDELMANS LAKE RDVLP PROJECT PHS 1 (3)	\$68,355	\$694,194

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MEDELMANS LAKE RDVLP PROJECT PHS I (4)	\$300,641	\$2,814,895

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MEDELMANS LAKE RDVLP PRJCT PHS I (5)	\$90,055	\$568,811

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
CITY OF NORFOLK RDVLP/DELAY BANK BLDG	\$161,335	\$814,315

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MEDELMANS LAKE RDVLP PRJCT PHS II (1)	\$20,652	\$5,851,847

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MEDELMANS LAKE RDVLP PRJCT PHS II (2)	\$80,032	\$222,011

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
MEDELMANS LAKE RDVLP PROJECT PHS 1	\$320,003	\$4,205,166

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
NOR-PARK DVLP LLC HOUSING DVLP	\$44,552	\$10,756,173

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

**TAX YEAR 2025**

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
NOR-PARK DVLP LLC HOUSING DVLP PHS 2	\$240,685	\$3,562,533

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
NOR-PARK DVLP LLC HOUSING DVLP PHS 3	\$389,052	\$2,276,204

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
NOR-PARK DVLP LLC HOUSING DVLP PHS 4	\$40,000	\$824,073

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
NOR-PARK DVLP LLC HOUSING DVLP PHS 5	\$60,000	\$1,226,966

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
NOR-PARK DVLP LLC HOUSING DVLP PHS 6	\$80,045	\$602,144

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
NORFOLK LODGING RDVLP PROJECT	\$499,826	\$7,769,468

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
PHILLIP AVE APARTMENTS RDVLP PROJECT	\$122,720	\$3,059,292

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

**TAX YEAR 2025**

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

	TIF BASE VALUE	TIF EXCESS VALUE
NAME of TIF PROJECT		
SCM 10X NORFOLK 1120 LLC RDVLP PLAN	\$744,747	\$2,766,107

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
SKYLINE APARTMENTS RDVLP PLAN	\$1,722,608	\$1,737,327

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
SUNSET PLAZA RDVLP PROJECT	\$9,317,009	\$1,394,024

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
THE ARBOR VIEW RDVLP PROJECT PHS 3	\$3,515	\$350,882

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
THE ARBOR VIEW RDVLP PRJCT PHS 4	\$7,030	\$697,145

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
THE ARBOR VIEW RDVLP PROJECT PHASE 1	\$70,936	\$1,000,752

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
THE ARBOR VIEW RDVLP PROJECT PHS 2	\$128,940	\$1,943,735

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
VALLEY DR PROPERTIES RDVLP PRJT PH 1	\$191,715	\$5,546,368

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025  
(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
VALLEY DR PROPERTIES RDVLP PRJT PH 2	\$18,887	\$0

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County

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

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

TAX YEAR 2025

{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF NORFOLK CITY GENERA,  
LOCATED IN THE COUNTY OF MADISON COUNTY, NE

---

NAME of TIF PROJECT	TIF BASE VALUE	TIF EXCESS VALUE
WISNER WEST INC RDVLP PRJT PHS 1	\$215,500	\$200,000

---

I, Jeff Hackerott, Madison County, NE 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.



(signature of county assessor)

08/18/2025

(date)

CC: County Clerk, Madison County, NE County  
County Treasurer, Madison County, NE County