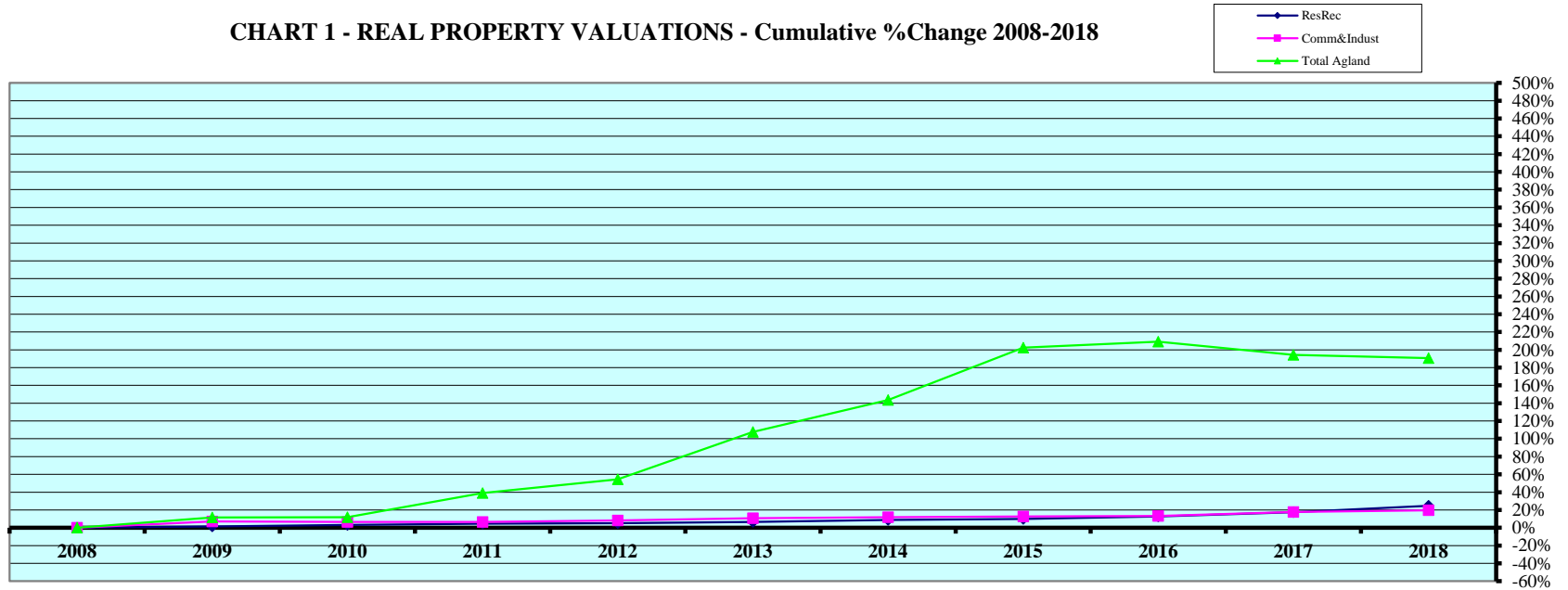


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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
2008	1,362,344,499	--	--	--	169,315,579	--	--	--	430,579,821	--	--	--
2009	1,384,014,461	21,669,962	1.59%	1.59%	181,178,588	11,863,009	7.01%	7.01%	480,411,956	49,832,135	11.57%	11.57%
2010	1,404,806,915	20,792,454	1.50%	3.12%	180,437,442	-741,146	-0.41%	6.57%	481,287,844	875,888	0.18%	11.78%
2011	1,425,621,221	20,814,306	1.48%	4.64%	180,370,120	-67,322	-0.04%	6.53%	598,561,530	117,273,686	24.37%	39.01%
2012	1,433,221,401	7,600,180	0.53%	5.20%	182,985,174	2,615,054	1.45%	8.07%	665,255,645	66,694,115	11.14%	54.50%
2013	1,451,839,415	18,618,014	1.30%	6.57%	187,462,530	4,477,356	2.45%	10.72%	894,122,545	228,866,900	34.40%	107.66%
2014	1,481,020,790	29,181,375	2.01%	8.71%	189,508,942	2,046,412	1.09%	11.93%	1,048,810,372	154,687,827	17.30%	143.58%
2015	1,498,249,500	17,228,710	1.16%	9.98%	190,729,803	1,220,861	0.64%	12.65%	1,302,406,494	253,596,122	24.18%	202.48%
2016	1,533,519,629	35,270,129	2.35%	12.56%	191,672,464	942,661	0.49%	13.20%	1,331,086,599	28,680,105	2.20%	209.14%
2017	1,598,662,424	65,142,795	4.25%	17.35%	199,198,238	7,525,774	3.93%	17.65%	1,267,642,145	-63,444,454	-4.77%	194.40%
2018	1,698,492,784	99,830,360	6.24%	24.67%	202,459,709	3,261,471	1.64%	19.58%	1,251,438,414	-16,203,731	-1.28%	190.64%

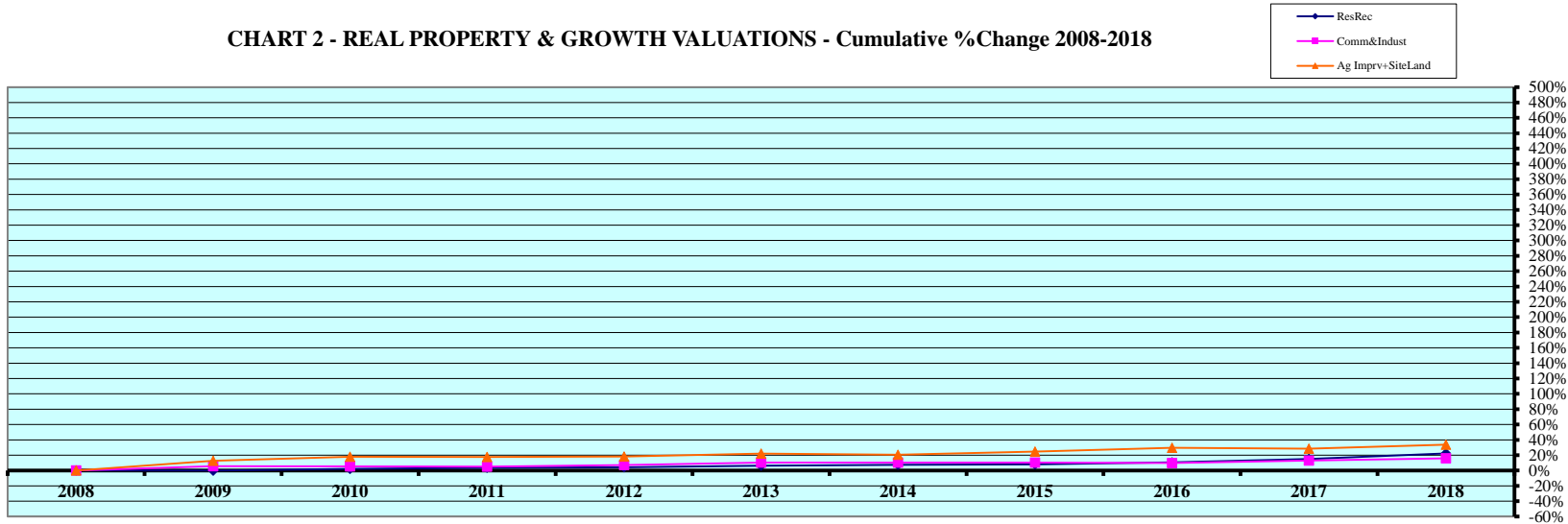
Rate Annual %chg: Residential & Recreational **2.23%** Commercial & Industrial **1.80%** Agricultural Land **11.26%**

Cnty# **13**
County **CASS**

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 2008-2018



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
2008	1,362,344,499	20,514,226	1.51%	1,341,830,273	--	--	169,315,579	1,381,474	0.82%	167,934,105	--	--
2009	1,384,014,461	22,578,489	1.63%	1,361,435,972	-0.07%	-0.07%	181,178,588	2,347,910	1.30%	178,830,678	5.62%	5.62%
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	0.47%	2.07%	180,437,442	1,817,525	1.01%	178,619,917	-1.41%	5.50%
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	0.51%	3.64%	180,370,120	2,343,368	1.30%	178,026,752	-1.34%	5.14%
2012	1,433,221,401	13,259,104	0.93%	1,419,962,297	-0.40%	4.23%	182,985,174	1,702,867	0.93%	181,282,307	0.51%	7.07%
2013	1,451,839,415	2,897,264	0.20%	1,448,942,151	1.10%	6.36%	187,462,530	510,259	0.27%	186,952,271	2.17%	10.42%
2014	1,481,020,790	16,103,706	1.09%	1,464,917,084	0.90%	7.53%	189,508,942	2,679,176	1.41%	186,829,766	-0.34%	10.34%
2015	1,498,249,500	24,855,009	1.66%	1,473,394,491	-0.51%	8.15%	190,729,803	3,791,243	1.99%	186,938,560	-1.36%	10.41%
2016	1,533,519,629	25,501,109	1.66%	1,508,018,520	0.65%	10.69%	191,672,464	5,686,749	2.97%	185,985,715	-2.49%	9.85%
2017	1,598,662,424	32,745,502	2.05%	1,565,916,922	2.11%	14.94%	199,198,238	7,948,359	3.99%	191,249,879	-0.22%	12.95%
2018	1,698,492,784	32,719,521	1.93%	1,665,773,263	4.20%	22.27%	202,459,709	6,254,137	3.09%	196,205,572	-1.50%	15.88%
Rate Ann%chg	2.23%						1.80%					
							C & I w/o growth					
							-0.04%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2008	105,777,321	34,297,844	140,075,165	1,562,375	1.12%	138,512,790	--	--
2009	121,047,497	39,305,088	160,352,585	2,490,194	1.55%	157,862,391	12.70%	12.70%
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	2.95%	17.85%
2011	122,268,860	44,407,217	166,676,077	1,927,098	1.16%	164,748,979	-1.42%	17.61%
2012	122,969,900	44,830,903	167,800,803	2,159,414	1.29%	165,641,389	-0.62%	18.25%
2013	125,318,798	46,211,850	171,530,648	372,050	0.22%	171,158,598	2.00%	22.19%
2014	125,331,153	46,820,009	172,151,162	3,237,555	1.88%	168,913,607	-1.53%	20.59%
2015	130,568,718	46,869,292	177,438,010	2,677,657	1.51%	174,760,353	1.52%	24.76%
2016	134,141,149	47,890,887	182,032,036	384,013	0.21%	181,648,023	2.37%	29.68%
2017	133,542,500	48,740,587	182,283,087	2,150,356	1.18%	180,132,731	-1.04%	28.60%
2018	139,378,178	49,978,764	189,356,942	2,037,030	1.08%	187,319,912	2.76%	33.73%
Rate Ann%chg	2.80%	3.84%	3.06%	Ag Imprv+Site w/o growth		1.97%		

(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.

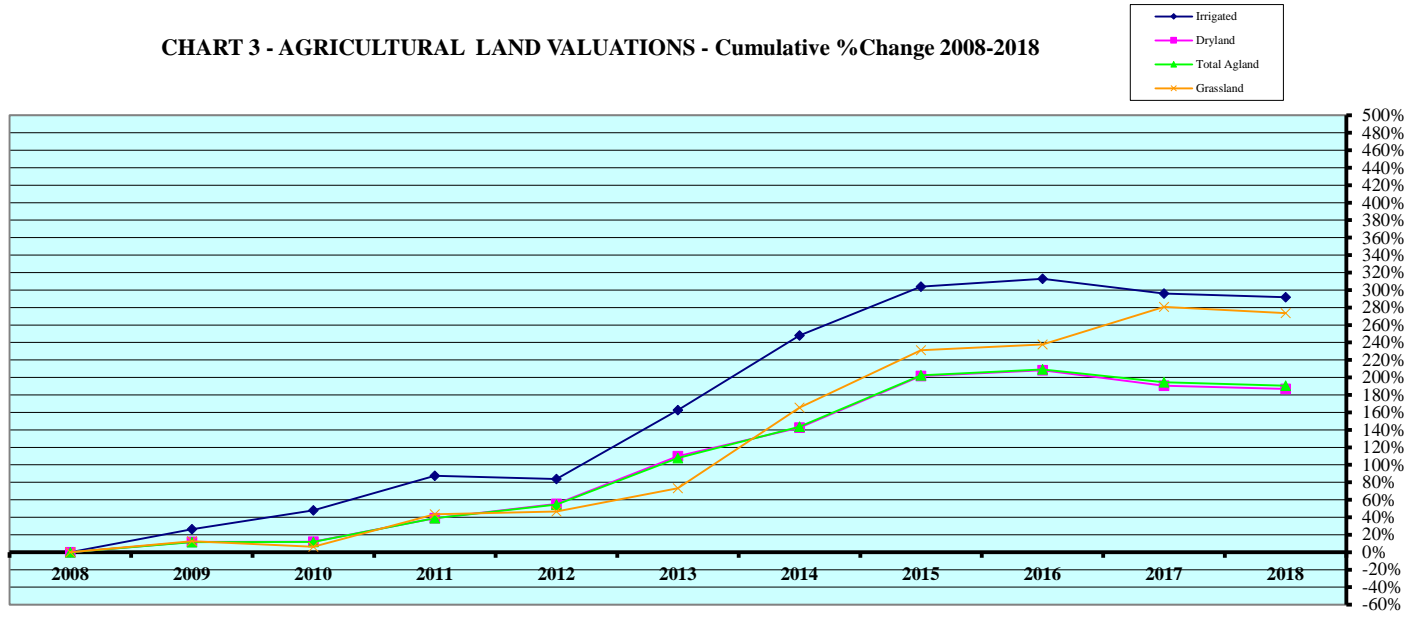
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	13
County	CASS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	4,013,210	--	--	--	403,629,983	--	--	--	20,641,427	--	--	--
2009	5,063,529	1,050,319	26.17%	26.17%	450,681,473	47,051,490	11.66%	11.66%	23,237,064	2,595,637	12.57%	12.57%
2010	5,931,094	867,565	17.13%	47.79%	452,627,321	1,945,848	0.43%	12.14%	21,953,099	-1,283,965	-5.53%	6.35%
2011	7,525,836	1,594,742	26.89%	87.53%	560,798,175	108,170,854	23.90%	38.94%	29,579,757	7,626,658	34.74%	43.30%
2012	7,374,409	-151,427	-2.01%	83.75%	626,975,030	66,176,855	11.80%	55.33%	30,237,469	657,712	2.22%	46.49%
2013	10,543,104	3,168,695	42.97%	162.71%	847,113,083	220,138,053	35.11%	109.87%	35,758,306	5,520,837	18.26%	73.24%
2014	13,969,325	3,426,221	32.50%	248.08%	979,301,095	132,188,012	15.60%	142.62%	54,801,972	19,043,666	53.26%	165.50%
2015	16,213,861	2,244,536	16.07%	304.01%	1,217,062,034	237,760,939	24.28%	201.53%	68,331,028	13,529,056	24.69%	231.04%
2016	16,569,510	355,649	2.19%	312.87%	1,244,029,509	26,967,475	2.22%	208.21%	69,716,325	1,385,297	2.03%	237.75%
2017	15,895,764	-673,746	-4.07%	296.09%	1,172,247,405	-71,782,104	-5.77%	190.43%	78,586,131	8,869,806	12.72%	280.72%
2018	15,728,272	-167,492	-1.05%	291.91%	1,157,680,525	-14,566,880	-1.24%	186.82%	77,105,417	-1,480,714	-1.88%	273.55%

Rate Ann.%chg: Irrigated 14.64% Dryland 11.11% Grassland 14.09%

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
2008	691,903	--	--	--	1,603,298	--	--	--	430,579,821	--	--	--
2009	320,249	-371,654	-53.71%	-53.71%	1,109,641	-493,657	-30.79%	-30.79%	480,411,956	49,832,135	11.57%	11.57%
2010	592,572	272,323	85.03%	-14.36%	183,758	-925,883	-83.44%	-88.54%	481,287,844	875,888	0.18%	11.78%
2011	497,152	-95,420	-16.10%	-28.15%	160,610	-23,148	-12.60%	-89.98%	598,561,530	117,273,686	24.37%	39.01%
2012	498,559	1,407	0.28%	-27.94%	170,178	9,568	5.96%	-89.39%	665,255,645	66,694,115	11.14%	54.50%
2013	536,232	37,673	7.56%	-22.50%	171,820	1,642	0.96%	-89.28%	894,122,545	228,866,900	34.40%	107.66%
2014	557,656	21,424	4.00%	-19.40%	180,324	8,504	4.95%	-88.75%	1,048,810,372	154,687,827	17.30%	143.58%
2015	597,289	39,633	7.11%	-13.67%	202,282	21,958	12.18%	-87.38%	1,302,406,494	253,596,122	24.18%	202.48%
2016	582,084	-15,205	-2.55%	-15.87%	189,171	-13,111	-6.48%	-88.20%	1,331,086,599	28,680,105	2.20%	209.14%
2017	664,639	82,555	14.18%	-3.94%	248,206	59,035	31.21%	-84.52%	1,267,642,145	-63,444,454	-4.77%	194.40%
2018	670,134	5,495	0.83%	-3.15%	254,066	5,860	2.36%	-84.15%	1,251,438,414	-16,203,731	-1.28%	190.64%

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County CASS

Rate Ann.%chg: Total Agric Land 11.26%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (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
2008	4,059,615	2,088	1,945			403,862,231	255,643	1,580			20,924,811	37,172	563		
2009	5,132,018	2,429	2,113	8.66%	8.66%	449,731,251	257,889	1,744	10.39%	10.39%	22,803,225	37,060	615	9.31%	9.31%
2010	6,024,386	2,891	2,084	-1.37%	7.17%	453,112,632	257,455	1,760	0.92%	11.41%	21,742,233	39,161	555	-9.77%	-1.37%
2011	7,535,232	2,830	2,663	27.76%	36.93%	561,444,459	256,943	2,185	24.15%	38.32%	29,532,744	38,339	770	38.74%	36.84%
2012	7,374,409	2,860	2,578	-3.17%	32.59%	627,488,396	256,887	2,443	11.79%	54.62%	30,105,434	38,370	785	1.86%	39.38%
2013	10,760,471	2,860	3,762	45.93%	93.49%	848,719,405	256,519	3,309	35.45%	109.43%	35,590,852	38,324	929	18.36%	64.98%
2014	13,621,559	3,004	4,535	20.53%	133.22%	980,547,694	256,070	3,829	15.74%	142.39%	54,663,553	38,273	1,428	53.79%	153.73%
2015	16,210,362	3,116	5,202	14.70%	167.50%	1,219,008,111	255,941	4,763	24.38%	201.49%	67,639,755	38,363	1,763	23.45%	213.22%
2016	16,569,510	3,117	5,316	2.19%	173.36%	1,244,901,643	255,500	4,872	2.30%	208.42%	69,747,563	38,691	1,803	2.24%	220.24%
2017	15,899,161	3,117	5,100	-4.05%	162.30%	1,176,749,622	255,221	4,611	-5.37%	191.86%	74,348,922	38,417	1,935	7.36%	243.80%
2018	15,640,074	3,115	5,021	-1.57%	158.19%	1,158,274,927	253,687	4,566	-0.97%	189.01%	77,010,444	40,043	1,923	-0.62%	241.65%

Rate Annual %chg Average Value/Acre: 9.95%

11.20%

13.07%

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
2008	675,378	6,644	102			1,536,356	2,855	538			431,058,391	304,402	1,416		
2009	396,622	3,632	109	7.43%	7.43%	1,238,653	2,431	510	-5.31%	-5.31%	479,301,769	303,441	1,580	11.54%	11.54%
2010	608,870	991	614	462.37%	504.17%	216,400	1,719	126	-75.29%	-76.60%	481,704,521	302,216	1,594	0.91%	12.56%
2011	497,152	943	527	-14.19%	418.46%	162,307	1,613	101	-20.10%	-81.30%	599,171,894	300,669	1,993	25.03%	40.73%
2012	495,952	941	527	-0.03%	418.31%	161,368	1,604	101	0.00%	-81.30%	665,625,559	300,663	2,214	11.09%	56.34%
2013	518,250	965	537	1.98%	428.60%	171,068	1,701	101	-0.03%	-81.31%	895,760,046	300,368	2,982	34.71%	110.60%
2014	536,212	981	546	1.68%	437.50%	177,935	1,702	105	3.94%	-80.57%	1,049,546,953	300,030	3,498	17.30%	147.03%
2015	596,071	1,075	554	1.48%	445.46%	177,913	1,702	105	0.00%	-80.57%	1,303,632,212	300,198	4,343	24.14%	206.66%
2016	580,319	1,070	542	-2.21%	433.42%	186,035	1,783	104	-0.20%	-80.61%	1,331,985,070	300,161	4,438	2.19%	213.37%
2017	610,779	1,089	561	3.47%	451.94%	237,643	1,825	130	24.78%	-75.81%	1,267,846,127	299,670	4,231	-4.66%	198.77%
2018	670,109	1,130	593	5.72%	483.52%	252,902	1,947	130	-0.25%	-75.87%	1,251,848,456	299,922	4,174	-1.34%	194.75%

Rate Annual %chg Average Value/Acre: 11.42%

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CASS

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	AgImprv&FS	Minerals	Total Value
25,241	CASS	122,205,384	42,870,350	72,689,685	1,677,252,005	152,421,178	50,038,531	21,240,779	1,251,438,414	139,378,178	49,978,764	660,236	3,580,173,504
cnty sectorvalue % of total value:		3.41%	1.20%	2.03%	46.85%	4.26%	1.40%	0.59%	34.95%	3.89%	1.40%	0.02%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	AgImprv&FS	Minerals	Total Value
132	ALVO	23,025	12,671	1,403	4,876,546	779,029	0	0	0	0	0	0	5,692,674
0.52%	%sector of county sector	0.02%	0.03%	0.00%	0.29%	0.51%							0.16%
	%sector of municipality	0.40%	0.22%	0.02%	85.66%	13.68%							100.00%
242	AVOCA	237,893	125,916	7,376	5,823,379	557,671	0	0	0	0	0	0	6,752,235
0.96%	%sector of county sector	0.19%	0.29%	0.01%	0.35%	0.37%							0.19%
	%sector of municipality	3.52%	1.86%	0.11%	86.24%	8.26%							100.00%
390	CEDAR CREEK	128,832	204,958	511,669	66,252,022	1,321,078	0	134,984	0	0	0	0	68,553,543
1.55%	%sector of county sector	0.11%	0.48%	0.70%	3.95%	0.87%		0.64%					1.91%
	%sector of municipality	0.19%	0.30%	0.75%	96.64%	1.93%		0.20%					100.00%
1,024	EAGLE	898,757	319,140	18,823	45,712,659	7,545,581	0	0	0	0	0	0	54,494,960
4.06%	%sector of county sector	0.74%	0.74%	0.03%	2.73%	4.95%							1.52%
	%sector of municipality	1.65%	0.59%	0.03%	83.88%	13.85%							100.00%
634	ELMWOOD	3,579,429	255,991	15,242	27,744,323	5,136,993	0	0	0	0	0	0	36,731,978
2.51%	%sector of county sector	2.93%	0.60%	0.02%	1.65%	3.37%							1.03%
	%sector of municipality	9.74%	0.70%	0.04%	75.53%	13.99%							100.00%
568	GREENWOOD	529,631	444,472	760,406	20,874,958	4,260,490	0	0	0	0	0	0	26,869,957
2.25%	%sector of county sector	0.43%	1.04%	1.05%	1.24%	2.80%							0.75%
	%sector of municipality	1.97%	1.65%	2.83%	77.69%	15.86%							100.00%
1,106	LOUISVILLE	795,432	666,367	1,206,019	52,416,071	8,203,029	0	0	0	0	0	0	63,286,918
4.38%	%sector of county sector	0.65%	1.55%	1.66%	3.13%	5.38%							1.77%
	%sector of municipality	1.26%	1.05%	1.91%	82.82%	12.96%							100.00%
178	MANLEY	50,623	68,399	135,123	6,270,480	559,669	0	0	0	0	0	0	7,084,294
0.71%	%sector of county sector	0.04%	0.16%	0.19%	0.37%	0.37%							0.20%
	%sector of municipality	0.71%	0.97%	1.91%	88.51%	7.90%							100.00%
236	MURDOCK	72,309	119,462	8,327	12,943,586	818,649	0	0	0	0	0	0	13,962,333
0.93%	%sector of county sector	0.06%	0.28%	0.01%	0.77%	0.54%							0.39%
	%sector of municipality	0.52%	0.86%	0.06%	92.70%	5.86%							100.00%
463	MURRAY	55,366	217,897	274,731	20,960,531	1,742,801	0	0	4,942	0	0	0	23,256,268
1.83%	%sector of county sector	0.05%	0.51%	0.38%	1.25%	1.14%			0.00%				0.65%
	%sector of municipality	0.24%	0.94%	1.18%	90.13%	7.49%			0.02%				100.00%
204	NEHAWKA	39,261	156,704	394,725	6,662,918	560,393	0	0	0	0	0	0	7,814,001
0.81%	%sector of county sector	0.03%	0.37%	0.54%	0.40%	0.37%							0.22%
	%sector of municipality	0.50%	2.01%	5.05%	85.27%	7.17%							100.00%
6505	PLATTSMOUTH	5,685,688	3,071,825	2,860,988	205,510,646	60,143,784	3,572,700	198,469	0	0	0	0	281,044,100
25.77%	%sector of county sector	4.65%	7.17%	3.94%	12.25%	39.46%	7.14%	0.93%					7.85%
	%sector of municipality	2.02%	1.09%	1.02%	73.12%	21.40%	1.27%	0.07%					100.00%
99	SOUTH BEND	5,771	274,257	933,673	3,145,490	687,718	0	0	0	0	0	0	5,046,909
0.39%	%sector of county sector	0.00%	0.64%	1.28%	0.19%	0.45%							0.14%
	%sector of municipality	0.11%	5.43%	18.50%	62.33%	13.63%							100.00%
233	UNION	198,987	278,557	443,072	6,882,868	747,816	0	0	0	0	0	0	8,551,300
0.92%	%sector of county sector	0.16%	0.65%	0.61%	0.41%	0.49%							0.24%
	%sector of municipality	2.33%	3.26%	5.18%	80.49%	8.75%							100.00%
1050	WEeping WATER	8,741,510	566,739	376,111	50,431,343	4,652,455	482,076	0	0	0	0	0	65,250,234
4.16%	%sector of county sector	7.15%	1.32%	0.52%	3.01%	3.05%	0.96%						1.82%
	%sector of municipality	13.40%	0.87%	0.58%	77.29%	7.13%	0.74%						100.00%
13,064	Total Municipalities	21,042,514	6,783,355	7,947,688	536,507,820	97,717,156	4,054,776	333,453	4,942	0	0	0	674,391,704
51.76%	%all municip.sectors of cnty	17.22%	15.82%	10.93%	31.99%	64.11%	8.10%	1.57%	0.00%				18.84%