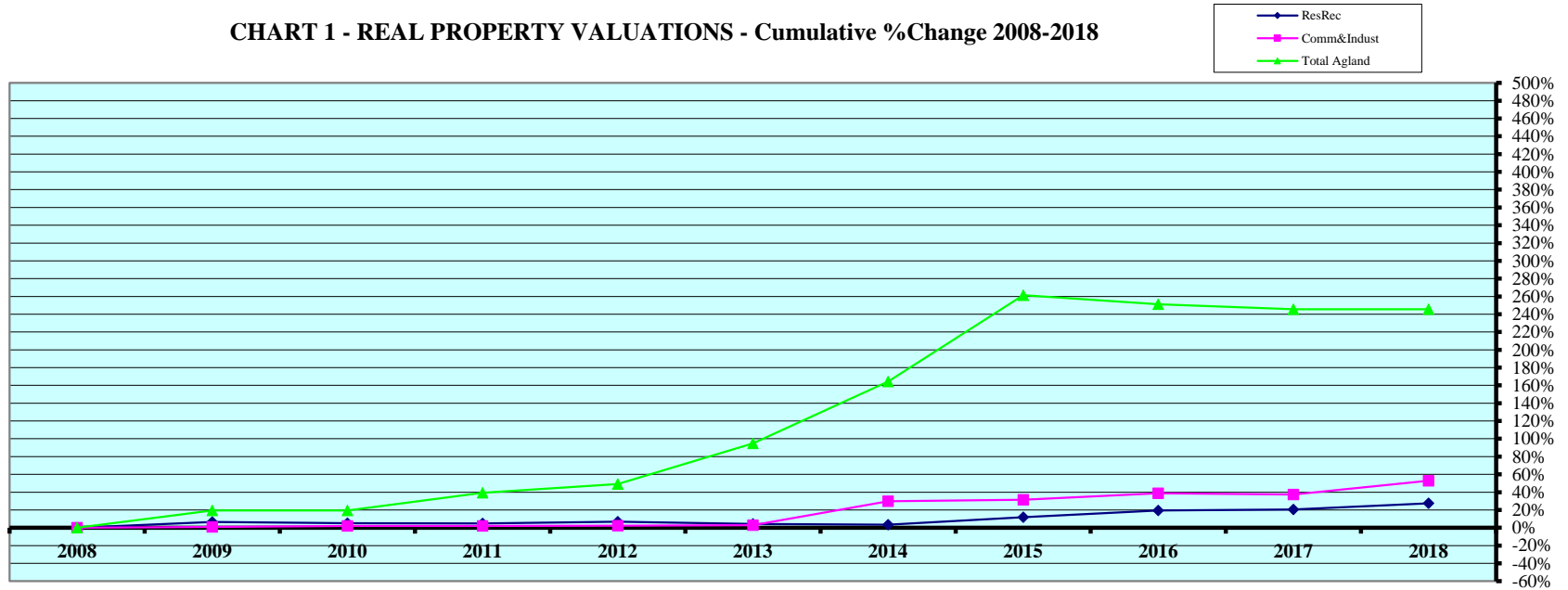


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	56,828,675	--	--	--	16,141,625	--	--	--	240,375,585	--	--	--
2009	60,607,315	3,778,640	6.65%	6.65%	16,276,060	134,435	0.83%	0.83%	286,805,925	46,430,340	19.32%	19.32%
2010	59,744,295	-863,020	-1.42%	5.13%	16,447,400	171,340	1.05%	1.89%	286,913,600	107,675	0.04%	19.36%
2011	59,610,725	-133,570	-0.22%	4.90%	16,469,725	22,325	0.14%	2.03%	335,032,430	48,118,830	16.77%	39.38%
2012	60,756,800	1,146,075	1.92%	6.91%	16,506,605	36,880	0.22%	2.26%	358,262,775	23,230,345	6.93%	49.04%
2013	59,189,855	-1,566,945	-2.58%	4.15%	16,619,835	113,230	0.69%	2.96%	468,076,380	109,813,605	30.65%	94.73%
2014	58,814,090	-375,765	-0.63%	3.49%	20,966,260	4,346,425	26.15%	29.89%	635,583,820	167,507,440	35.79%	164.41%
2015	63,624,170	4,810,080	8.18%	11.96%	21,222,840	256,580	1.22%	31.48%	868,685,760	233,101,940	36.68%	261.39%
2016	67,854,815	4,230,645	6.65%	19.40%	22,373,935	1,151,095	5.42%	38.61%	844,196,235	-24,489,525	-2.82%	251.20%
2017	68,507,020	652,205	0.96%	20.55%	22,165,480	-208,455	-0.93%	37.32%	830,938,050	-13,258,185	-1.57%	245.68%
2018	72,419,705	3,912,685	5.71%	27.44%	24,673,725	2,508,245	11.32%	52.86%	830,542,230	-395,820	-0.05%	245.52%

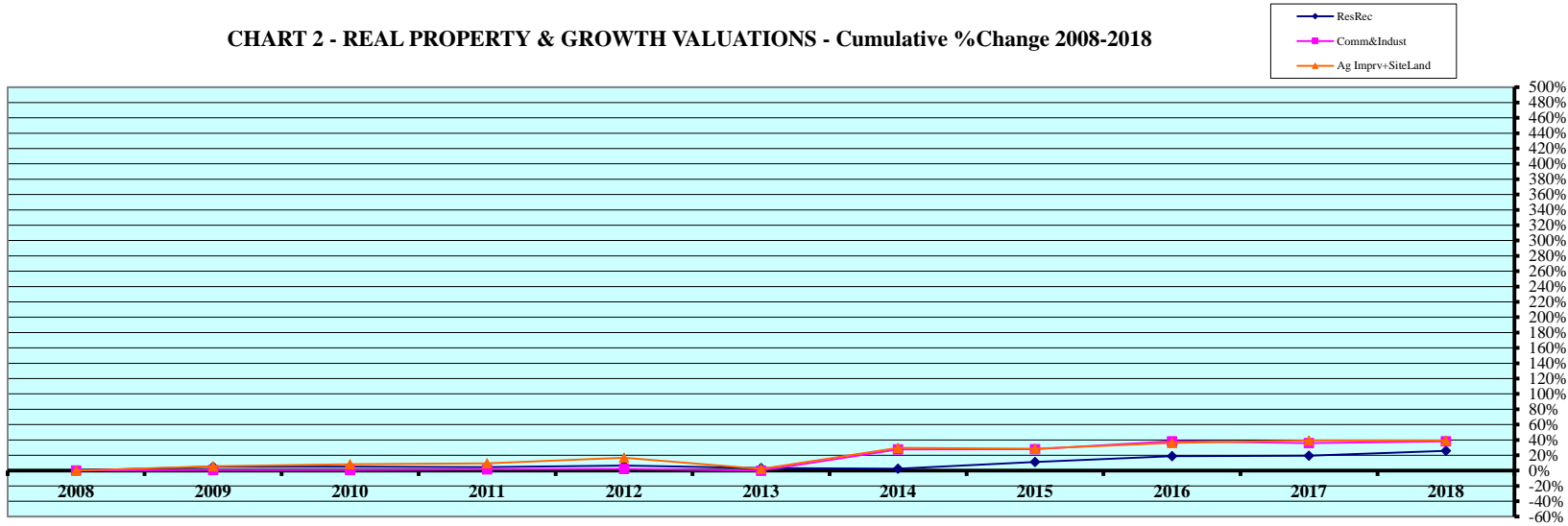
Rate Annual %chg: Residential & Recreational **2.45%** Commercial & Industrial **4.33%** Agricultural Land **13.20%**

Cnty# **91**  
County **WEBSTER**

**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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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	56,828,675	1,315,615	2.32%	55,513,060	--	--	16,141,625	185,625	1.15%	15,956,000	--	--
2009	60,607,315	885,975	1.46%	59,721,340	5.09%	5.09%	16,276,060	38,170	0.23%	16,237,890	0.60%	0.60%
2010	59,744,295	97,661	0.16%	59,646,634	-1.59%	4.96%	16,447,400	198,575	1.21%	16,248,825	-0.17%	0.66%
2011	59,610,725	188,465	0.32%	59,422,260	-0.54%	4.56%	16,469,725	50,705	0.31%	16,419,020	-0.17%	1.72%
2012	60,756,800	248,405	0.41%	60,508,395	1.51%	6.48%	16,506,605	0	0.00%	16,506,605	0.22%	2.26%
2013	59,189,855	445,990	0.75%	58,743,865	-3.31%	3.37%	16,619,835	483,515	2.91%	16,136,320	-2.24%	-0.03%
2014	58,814,090	562,225	0.96%	58,251,865	-1.58%	2.50%	20,966,260	357,495	1.71%	20,608,765	24.00%	27.67%
2015	63,624,170	364,405	0.57%	63,259,765	7.56%	11.32%	21,222,840	578,335	2.73%	20,644,505	-1.53%	27.90%
2016	67,854,815	362,310	0.53%	67,492,505	6.08%	18.76%	22,373,935	54,965	0.25%	22,318,970	5.16%	38.27%
2017	68,507,020	609,820	0.89%	67,897,200	0.06%	19.48%	22,165,480	242,490	1.09%	21,922,990	-2.02%	35.82%
2018	72,419,705	969,160	1.34%	71,450,545	4.30%	25.73%	24,673,725	2,382,940	9.66%	22,290,785	0.57%	38.10%
Rate Ann%chg	<b>2.45%</b>						<b>4.33%</b>					
							C & I w/o growth					
							<b>2.44%</b>					

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% 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					
2008	27,210,195	7,325,770	34,535,965	351,055	1.02%	34,184,910	--	--
2009	29,806,085	7,523,425	37,329,510	832,430	2.23%	36,497,080	5.68%	5.68%
2010	30,056,250	7,685,700	37,741,950	369,230	0.98%	37,372,720	0.12%	8.21%
2011	30,323,495	8,143,470	38,466,965	667,510	1.74%	37,799,455	0.15%	9.45%
2012	31,474,565	9,579,250	41,053,815	755,635	1.84%	40,298,180	4.76%	16.68%
2013	26,090,945	9,912,155	36,003,100	687,965	1.91%	35,315,135	-13.98%	2.26%
2014	26,349,440	20,274,015	46,623,455	1,802,135	3.87%	44,821,320	24.49%	29.78%
2015	23,929,995	21,497,970	45,427,965	1,065,540	2.35%	44,362,425	-4.85%	28.45%
2016	28,178,225	19,283,125	47,461,350	483,835	1.02%	46,977,515	3.41%	36.02%
2017	28,164,115	20,107,490	48,271,605	212,875	0.44%	48,058,730	1.26%	39.16%
2018	29,121,940	20,297,670	49,419,610	1,331,150	2.69%	48,088,460	-0.38%	39.24%
Rate Ann%chg	<b>0.68%</b>	<b>10.73%</b>	<b>3.65%</b>	Ag Imprv+Site w/o growth			<b>2.07%</b>	

(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.

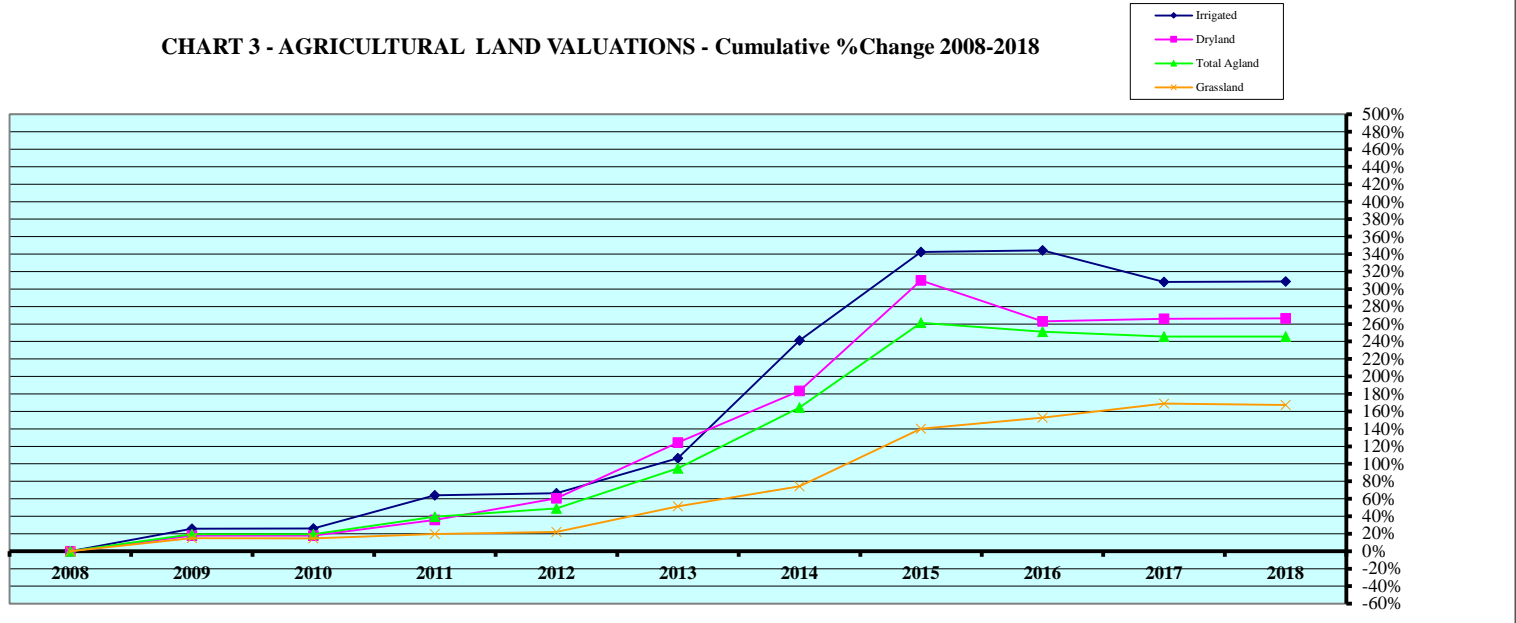
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

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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	78,094,035	--	--	--	78,429,360	--	--	--	83,367,875	--	--	--
2009	98,211,265	20,117,230	25.76%	25.76%	92,366,090	13,936,730	17.77%	17.77%	95,746,315	12,378,440	14.85%	14.85%
2010	98,305,810	94,545	0.10%	25.88%	92,428,610	62,520	0.07%	17.85%	95,682,865	-63,450	-0.07%	14.77%
2011	128,123,000	29,817,190	30.33%	64.06%	106,524,935	14,096,325	15.25%	35.82%	99,867,025	4,184,160	4.37%	19.79%
2012	130,010,935	1,887,935	1.47%	66.48%	125,932,345	19,407,410	18.22%	60.57%	101,800,640	1,933,615	1.94%	22.11%
2013	161,212,970	31,202,035	24.00%	106.43%	175,976,935	50,044,590	39.74%	124.38%	126,129,930	24,329,290	23.90%	51.29%
2014	266,472,100	105,259,130	65.29%	241.22%	222,280,365	46,303,430	26.31%	183.41%	145,351,640	19,221,710	15.24%	74.35%
2015	345,490,645	79,018,545	29.65%	342.40%	321,445,405	99,165,040	44.61%	309.85%	200,188,760	54,837,120	37.73%	140.13%
2016	346,950,520	1,459,875	0.42%	344.27%	284,753,885	-36,691,520	-11.41%	263.07%	210,853,660	10,664,900	5.33%	152.92%
2017	318,787,900	-28,162,620	-8.12%	308.21%	286,981,175	2,227,290	0.78%	265.91%	224,217,635	13,363,975	6.34%	168.95%
2018	319,103,945	316,045	0.10%	308.62%	287,414,620	433,445	0.15%	266.46%	222,818,055	-1,399,580	-0.62%	167.27%

Rate Ann.%chg: Irrigated 15.11% Dryland 13.87% Grassland 10.33%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	484,245	--	--	--	70	--	--	--	240,375,585	--	--	--
2009	482,185	-2,060	-0.43%	-0.43%	70	0	0.00%	0.00%	286,805,925	46,430,340	19.32%	19.32%
2010	496,245	14,060	2.92%	2.48%	70	0	0.00%	0.00%	286,913,600	107,675	0.04%	19.36%
2011	515,280	19,035	3.84%	6.41%	2,190	2,120	3028.57%	3028.57%	335,032,430	48,118,830	16.77%	39.38%
2012	516,665	1,385	0.27%	6.69%	2,190	0	0.00%	3028.57%	358,262,775	23,230,345	6.93%	49.04%
2013	4,723,490	4,206,825	814.23%	875.43%	33,055	30,865	1409.36%	47121.43%	468,076,380	109,813,605	30.65%	94.73%
2014	1,477,385	-3,246,105	-68.72%	205.09%	2,330	-30,725	-92.95%	3228.57%	635,583,820	167,507,440	35.79%	164.41%
2015	1,550,660	73,275	4.96%	220.22%	10,290	7,960	341.63%	14600.00%	868,685,760	233,101,940	36.68%	261.39%
2016	1,633,645	82,985	5.35%	237.36%	4,525	-5,765	-56.03%	6364.29%	844,196,235	-24,489,525	-2.82%	251.20%
2017	949,010	-684,635	-41.91%	95.98%	2,330	-2,195	-48.51%	3228.57%	830,938,050	-13,258,185	-1.57%	245.68%
2018	1,205,550	256,540	27.03%	148.95%	60	-2,270	-97.42%	-14.29%	830,542,230	-395,820	-0.05%	245.52%

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Rate Ann.%chg: Total Agric Land 13.20%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (from County Abstract Reports)<sup>(1)</sup>

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	78,816,845	63,885	1,234			78,533,930	112,962	695			82,406,445	164,813	500		
2009	99,539,640	66,279	1,502	21.73%	21.73%	92,637,405	112,264	825	18.69%	18.69%	94,035,250	163,537	575	15.00%	15.00%
2010	99,899,685	66,535	1,501	-0.02%	21.70%	92,497,395	112,043	826	0.05%	18.75%	94,034,165	163,534	575	0.00%	15.00%
2011	130,336,895	66,045	1,973	31.44%	59.96%	106,370,085	113,157	940	13.87%	35.21%	97,756,725	162,928	600	4.35%	20.00%
2012	132,011,615	65,900	2,003	1.51%	62.37%	125,334,465	113,589	1,103	17.38%	58.71%	99,978,925	162,566	615	2.50%	23.00%
2013	163,703,435	66,726	2,453	22.47%	98.86%	176,151,535	114,012	1,545	40.02%	122.23%	123,467,100	161,394	765	24.39%	53.00%
2014	270,189,790	67,464	4,005	63.24%	224.62%	222,731,480	114,392	1,947	26.02%	180.07%	141,106,630	160,348	880	15.03%	76.00%
2015	350,771,865	67,933	5,164	28.93%	318.53%	321,240,795	114,685	2,801	43.86%	302.90%	195,919,840	159,284	1,230	39.77%	146.00%
2016	352,734,595	68,316	5,163	0.00%	318.52%	284,997,360	115,133	2,475	-11.63%	256.05%	205,828,005	157,722	1,305	6.10%	161.00%
2017	315,738,525	67,940	4,647	-9.99%	276.69%	286,259,320	115,754	2,473	-0.10%	255.71%	225,340,050	159,074	1,417	8.55%	183.31%
2018	319,038,150	68,859	4,633	-0.30%	275.55%	287,349,295	116,279	2,471	-0.07%	255.45%	222,677,610	158,738	1,403	-0.97%	180.56%

Rate Annual %chg Average Value/Acre: 14.15%

13.52%

10.87%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	483,820	7,944	61			340	110	3			240,241,380	349,714	687		
2009	481,875	7,948	61	-0.45%	-0.45%	300	95	3	2.39%	2.39%	286,694,470	350,122	819	19.20%	19.20%
2010	494,810	8,106	61	0.68%	0.23%	300	95	3	-0.42%	1.96%	286,926,355	350,313	819	0.03%	19.23%
2011	514,035	8,128	63	3.61%	3.85%	300	95	3	0.00%	1.96%	334,978,040	350,353	956	16.73%	39.18%
2012	517,865	8,192	63	-0.04%	3.81%	300	95	3	0.00%	1.96%	357,843,170	350,342	1,021	6.83%	48.68%
2013	4,709,400	8,158	577	813.08%	847.83%	2,900	95	31	866.67%	885.64%	468,034,370	350,385	1,336	30.78%	94.45%
2014	1,472,250	8,199	180	-68.89%	194.85%	3,825	248	15	-49.53%	397.47%	635,503,975	350,651	1,812	35.68%	163.82%
2015	1,455,910	8,108	180	0.00%	194.84%	5,570	257	22	40.58%	599.35%	869,393,980	350,267	2,482	36.95%	261.31%
2016	1,621,335	9,038	179	-0.09%	194.56%	8,645	477	18	-16.39%	484.73%	845,189,940	350,686	2,410	-2.90%	250.83%
2017	1,147,645	6,406	179	-0.14%	194.15%	301,070	1,205	250	1279.33%	7965.36%	828,786,610	350,379	2,365	-1.85%	244.33%
2018	830,860	4,643	179	-0.11%	193.83%	434,270	1,708	254	1.76%	8107.62%	830,330,185	350,227	2,371	0.23%	245.12%

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Rate Annual %chg Average Value/Acre: 13.19%

(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  
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

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
3,812	<b>WEBSTER</b>	36,682,713	30,976,359	15,667,502	72,419,705	24,673,725	0	0	830,542,230	29,121,940	20,297,670	0	1,060,381,844
<i>cnty sector value % of total value:</i>		3.46%	2.92%	1.48%	6.83%	2.33%			78.32%	2.75%	1.91%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	AgImprv&FS	Minerals	Total Value
237	<b>BLADEN</b>	400,496	63,628	6,550	3,715,975	1,009,740	0	0	132,885	89,955	5,765	0	5,424,994
6.22%	<i>%sector of county sector</i>	1.09%	0.21%	0.04%	5.13%	4.09%			0.02%	0.31%	0.03%		0.51%
	<i>%sector of municipality</i>	7.38%	1.17%	0.12%	68.50%	18.61%			2.45%	1.66%	0.11%		100.00%
941	<b>BLUE HILL</b>	1,097,791	631,264	461,436	26,044,895	4,102,030	0	0	0	0	0	0	32,337,416
24.69%	<i>%sector of county sector</i>	2.99%	2.04%	2.95%	35.96%	16.63%							3.05%
	<i>%sector of municipality</i>	3.39%	1.95%	1.43%	80.54%	12.69%							100.00%
30	<b>COWLES</b>	263,461	76,195	336,326	342,245	130,305	0	0	425,870	0	115,525	0	1,689,927
0.79%	<i>%sector of county sector</i>	0.72%	0.25%	2.15%	0.47%	0.53%			0.05%		0.57%		0.16%
	<i>%sector of municipality</i>	15.59%	4.51%	19.90%	20.25%	7.71%			25.20%		6.84%		100.00%
225	<b>GUIDE ROCK</b>	316,467	280,771	337,718	2,555,675	631,540	0	0	169,935	0	0	0	4,292,106
5.90%	<i>%sector of county sector</i>	0.86%	0.91%	2.16%	3.53%	2.56%			0.02%				0.40%
	<i>%sector of municipality</i>	7.37%	6.54%	7.87%	59.54%	14.71%			3.96%				100.00%
1,020	<b>RED CLOUD</b>	1,582,487	1,241,981	715,394	18,624,720	4,314,495	0	0	139,295	27,920	11,530	0	26,657,822
26.76%	<i>%sector of county sector</i>	4.31%	4.01%	4.57%	25.72%	17.49%			0.02%	0.10%	0.06%		2.51%
	<i>%sector of municipality</i>	5.94%	4.66%	2.68%	69.87%	16.18%			0.52%	0.10%	0.04%		100.00%
2,453	<b>Total Municipalities</b>	3,660,702	2,293,839	1,857,424	51,283,510	10,188,110	0	0	867,985	117,875	132,820	0	70,402,265
64.35%	<i>%all municip.sectors of cnty</i>	9.98%	7.41%	11.86%	70.81%	41.29%			0.10%	0.40%	0.65%		6.64%

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Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019