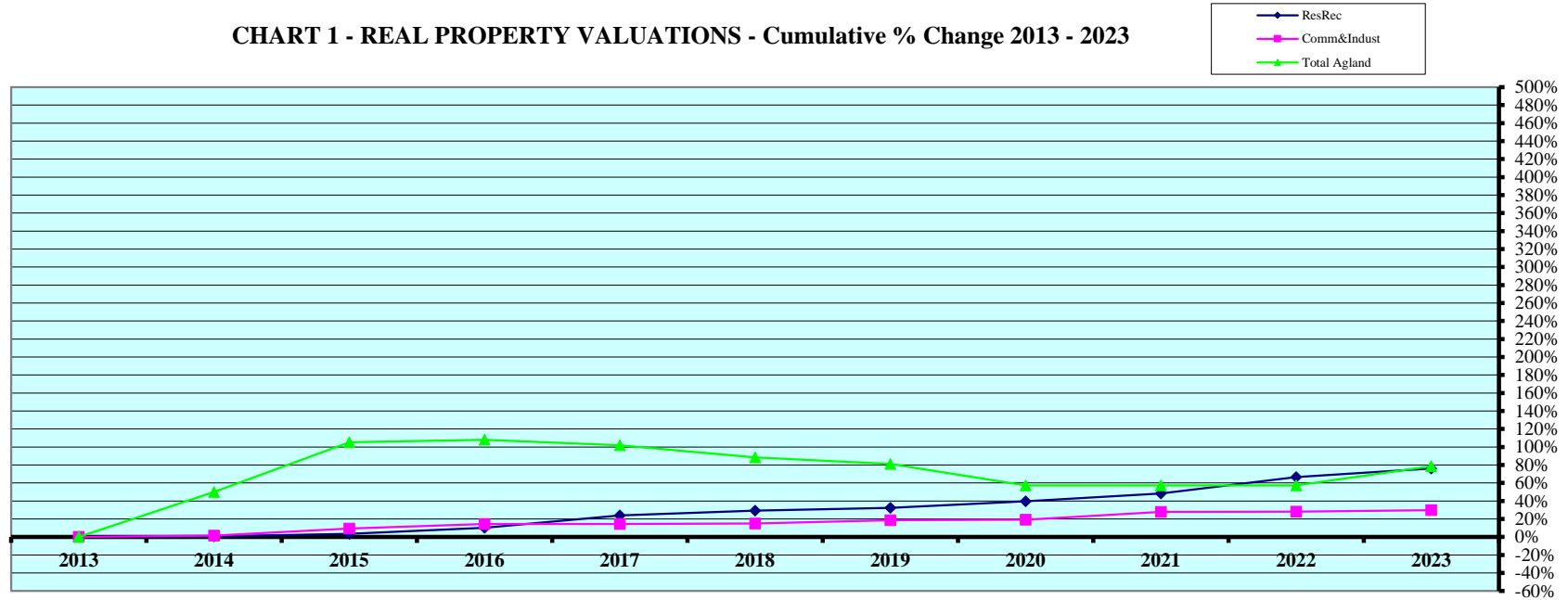


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	245,166,080	-	-	-	77,470,721	-	-	-	750,896,685	-	-	-
2014	246,805,350	1,639,270	0.67%	0.67%	78,710,250	1,239,529	1.60%	1.60%	1,127,105,295	376,208,610	50.10%	50.10%
2015	253,443,125	6,637,775	2.69%	3.38%	84,664,335	5,954,085	7.56%	9.29%	1,541,950,210	414,844,915	36.81%	105.35%
2016	270,307,465	16,864,340	6.65%	10.25%	88,623,135	3,958,800	4.68%	14.40%	1,561,854,235	19,904,025	1.29%	108.00%
2017	303,665,250	33,357,785	12.34%	23.86%	88,726,045	102,910	0.12%	14.53%	1,516,753,580	-45,100,655	-2.89%	101.99%
2018	317,218,055	13,552,805	4.46%	29.39%	89,042,520	316,475	0.36%	14.94%	1,414,477,935	-102,275,645	-6.74%	88.37%
2019	324,173,800	6,955,745	2.19%	32.23%	91,828,995	2,786,475	3.13%	18.53%	1,360,217,255	-54,260,680	-3.84%	81.15%
2020	342,054,890	17,881,090	5.52%	39.52%	92,222,665	393,670	0.43%	19.04%	1,180,683,130	-179,534,125	-13.20%	57.24%
2021	363,397,945	21,343,055	6.24%	48.23%	98,986,140	6,763,475	7.33%	27.77%	1,180,509,900	-173,230	-0.01%	57.21%
2022	408,500,465	45,102,520	12.41%	66.62%	99,347,865	361,725	0.37%	28.24%	1,181,282,435	772,535	0.07%	57.32%
2023	431,820,730	23,320,265	5.71%	76.13%	100,531,300	1,183,435	1.19%	29.77%	1,341,213,150	159,930,715	13.54%	78.61%

Rate Annual %chg: Residential & Recreational **5.82%**

Commercial & Industrial **2.64%**

Agricultural Land **5.97%**

Cnty# **50**
County **KEARNEY**

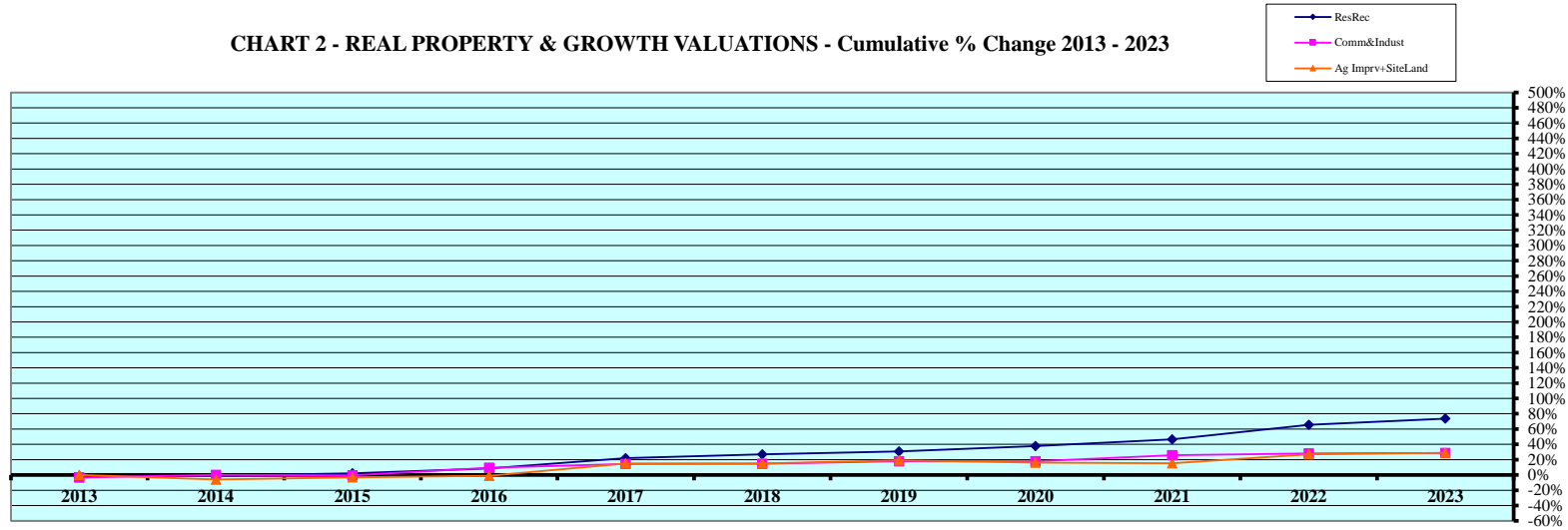
CHART 1

(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.

Source: 2013 - 2023 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 12/29/2023

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Cmltv%chg w/o growth	Commercial & Industrial ⁽¹⁾						Cmltv%chg w/o growth
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o growth			Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o growth		
2013	245,166,080	3,121,845	1.27%	242,044,235	-	-1.27%	77,470,721	2,639,610	3.41%	74,831,111	-	-3.41%		
2014	246,805,350	4,188,935	1.70%	242,616,415	-1.04%	-1.04%	78,710,250	1,126,720	1.43%	77,583,530	0.15%	0.15%		
2015	253,443,125	3,407,775	1.34%	250,035,350	1.31%	1.99%	84,664,335	7,531,625	8.90%	77,132,710	-2.00%	-0.44%		
2016	270,307,465	3,931,275	1.45%	266,376,190	5.10%	8.65%	88,623,135	3,950,535	4.46%	84,672,600	0.01%	9.30%		
2017	303,665,250	4,373,825	1.44%	299,291,425	10.72%	22.08%	88,726,045	46,955	0.05%	88,679,090	0.06%	14.47%		
2018	317,218,055	6,236,525	1.97%	310,981,530	2.41%	26.85%	89,042,520	243,595	0.27%	88,798,925	0.08%	14.62%		
2019	324,173,800	3,696,080	1.14%	320,477,720	1.03%	30.72%	91,828,995	556,720	0.61%	91,272,275	2.50%	17.82%		
2020	342,054,890	4,614,090	1.35%	337,440,800	4.09%	37.64%	92,222,665	902,970	0.98%	91,319,695	-0.55%	17.88%		
2021	363,397,945	4,460,295	1.23%	358,937,650	4.94%	46.41%	98,986,140	1,591,765	1.61%	97,394,375	5.61%	25.72%		
2022	408,500,465	2,552,975	0.62%	405,947,490	11.71%	65.58%	99,347,865	0	0.00%	99,347,865	0.37%	28.24%		
2023	431,820,730	6,228,502	1.44%	425,592,228	4.18%	73.59%	100,531,300	842,710	0.84%	99,688,590	0.34%	28.68%		
Rate Ann%chg	5.82%	Resid & Recreat w/o growth			4.45%		2.64%	C & I w/o growth			0.66%			

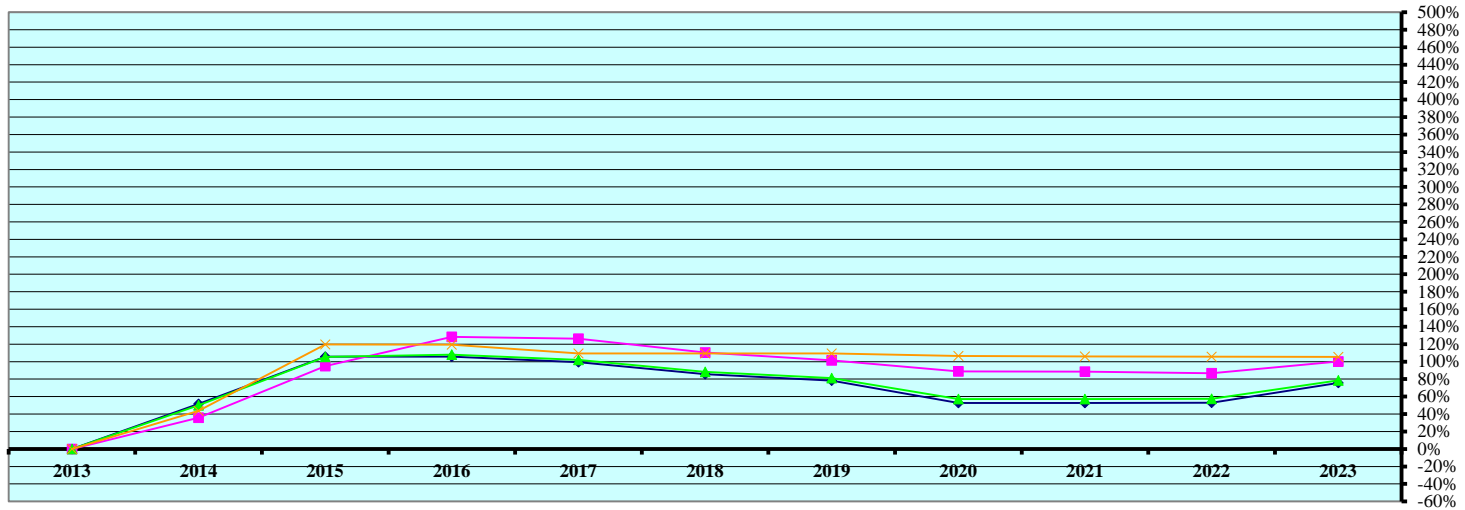
Tax Year	Ag Improvements & Site Land ⁽¹⁾							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2013	36,438,630	33,101,548	69,540,178	3,096,925	4.45%	66,443,253	-	-
2014	34,418,765	33,199,550	67,618,315	2,212,470	3.27%	65,405,845	-5.95%	-5.95%
2015	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	-0.51%	-3.26%
2016	35,666,775	35,630,710	71,297,485	2,564,135	3.60%	68,733,350	0.57%	-1.16%
2017	45,119,370	36,083,015	81,202,385	1,181,985	1.46%	80,020,400	12.23%	15.07%
2018	44,888,420	39,604,835	84,493,255	4,538,620	5.37%	79,954,635	-1.54%	14.98%
2019	43,836,450	39,219,545	83,055,995	220,810	0.27%	82,835,185	-1.96%	19.12%
2020	48,391,910	33,014,780	81,406,690	577,220	0.71%	80,829,470	-2.68%	16.23%
2021	47,805,565	33,678,480	81,484,045	1,249,580	1.53%	80,234,465	-1.44%	15.38%
2022	55,563,070	34,803,815	90,366,885	2,043,380	2.26%	88,323,505	8.39%	27.01%
2023	55,833,375	35,817,190	91,650,565	2,020,145	2.20%	89,630,420	-0.81%	28.89%
Rate Ann%chg	4.36%	0.79%	2.80%	Ag Imprv+Site w/o growth			0.63%	

(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; 2013 - 2023 CTL
Growth Value; 2013 - 2023 Abstract of Asmnt Rpt.
Prepared as of 12/29/2023

Cnty# 50
County KEARNEY

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	667,741,955	-	-	-	59,761,085	-	-	-	22,024,720	-	-	-
2014	1,012,961,330	345,219,375	51.70%	51.70%	81,108,475	21,347,390	35.72%	35.72%	31,672,205	9,647,485	43.80%	43.80%
2015	1,372,929,630	359,968,300	35.54%	105.61%	116,543,160	35,434,685	43.69%	95.02%	48,383,920	16,711,715	52.76%	119.68%
2016	1,373,791,885	862,255	0.06%	105.74%	136,482,735	19,939,575	17.11%	128.38%	48,347,620	-36,300	-0.08%	119.52%
2017	1,332,115,705	-41,676,180	-3.03%	99.50%	135,276,335	-1,206,400	-0.88%	126.36%	46,106,185	-2,241,435	-4.64%	109.34%
2018	1,239,373,505	-92,742,200	-6.96%	85.61%	125,735,530	-9,540,805	-7.05%	110.40%	46,114,745	8,560	0.02%	109.38%
2019	1,190,428,945	-48,944,560	-3.95%	78.28%	120,426,885	-5,308,645	-4.22%	101.51%	46,104,935	-9,810	-0.02%	109.33%
2020	1,018,996,175	-171,432,770	-14.40%	52.60%	112,861,190	-7,565,695	-6.28%	88.85%	45,504,290	-600,645	-1.30%	106.61%
2021	1,019,112,485	116,310	0.01%	52.62%	112,699,495	-161,695	-0.14%	88.58%	45,377,055	-127,235	-0.28%	106.03%
2022	1,021,154,245	2,041,760	0.20%	52.93%	111,519,640	-1,179,855	-1.05%	86.61%	45,287,710	-89,345	-0.20%	105.62%
2023	1,173,050,025	151,895,780	14.87%	75.67%	119,601,660	8,082,020	7.25%	100.13%	45,240,735	-46,975	-0.10%	105.41%

Rate Ann.%chg: Irrigated **5.80%** Dryland **7.18%** Grassland **7.46%**

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
2013	60,230	-	-	-	1,308,695	-	-	-	750,896,685	-	-	-
2014	60,280	50	0.08%	0.08%	1,303,005	-5,690	-0.43%	-0.43%	1,127,105,295	376,208,610	50.10%	50.10%
2015	54,340	-5,940	-9.85%	-9.78%	4,039,160	2,736,155	209.99%	208.64%	1,541,950,210	414,844,915	36.81%	105.35%
2016	203,660	149,320	274.79%	238.14%	3,028,335	-1,010,825	-25.03%	131.40%	1,561,854,235	19,904,025	1.29%	108.00%
2017	215,805	12,145	5.96%	258.30%	3,039,550	11,215	0.37%	132.26%	1,516,753,580	-45,100,655	-2.89%	101.99%
2018	214,605	-1,200	-0.56%	256.31%	3,039,550	0	0.00%	132.26%	1,414,477,935	-102,275,645	-6.74%	88.37%
2019	216,940	2,335	1.09%	260.19%	3,039,550	0	0.00%	132.26%	1,360,217,255	-54,260,680	-3.84%	81.15%
2020	286,355	69,415	32.00%	375.44%	3,035,120	-4,430	-0.15%	131.92%	1,180,683,130	-179,534,125	-13.20%	57.24%
2021	285,745	-610	-0.21%	374.42%	3,035,120	0	0.00%	131.92%	1,180,509,900	-173,230	-0.01%	57.21%
2022	285,720	-25	-0.01%	374.38%	3,035,120	0	0.00%	131.92%	1,181,282,435	772,535	0.07%	57.32%
2023	285,610	-110	-0.04%	374.20%	3,035,120	0	0.00%	131.92%	1,341,213,150	159,930,715	13.54%	78.61%

Cnty# **50**
County **KEARNEY**

Rate Ann.%chg: Total Agric Land **5.97%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	666,773,305	227,429	2,932			60,229,775	44,670	1,348			22,085,650	37,287	592		
2014	1,012,737,320	227,806	4,446	51.63%	51.63%	81,299,720	44,376	1,832	35.88%	35.88%	31,584,775	37,157	850	43.51%	43.51%
2015	1,373,267,625	227,784	6,029	35.61%	105.64%	116,699,745	44,254	2,637	43.94%	95.58%	48,550,805	37,347	1,300	52.94%	119.48%
2016	1,373,570,835	227,854	6,028	-0.01%	105.62%	136,523,570	44,082	3,097	17.44%	129.69%	48,377,485	37,213	1,300	0.00%	119.48%
2017	1,329,652,655	227,409	5,847	-3.01%	99.43%	136,074,485	43,931	3,097	0.01%	129.73%	46,200,385	35,539	1,300	0.00%	119.48%
2018	1,239,315,625	227,815	5,440	-6.96%	85.55%	125,752,475	43,679	2,879	-7.05%	113.52%	46,108,400	35,468	1,300	0.00%	119.48%
2019	1,190,223,010	227,867	5,223	-3.98%	78.16%	120,605,100	43,642	2,764	-4.01%	104.96%	46,101,455	35,462	1,300	0.00%	119.48%
2020	1,029,895,740	227,880	4,519	-13.48%	54.15%	113,052,140	43,591	2,593	-6.15%	92.34%	45,449,340	34,961	1,300	0.00%	119.48%
2021	1,018,783,665	227,874	4,471	-1.08%	52.49%	112,869,845	43,519	2,594	0.00%	92.35%	45,466,905	34,974	1,300	0.00%	119.48%
2022	1,019,275,400	227,944	4,472	0.02%	52.52%	112,568,625	43,399	2,594	0.01%	92.37%	45,333,320	34,872	1,300	0.00%	119.48%
2023	1,173,107,285	228,352	5,137	14.89%	75.23%	119,519,705	43,005	2,779	7.15%	106.12%	45,226,585	34,790	1,300	0.00%	119.48%

Rate Annual %chg Average Value/Acre:

5.77%

7.50%

8.18%

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
2013	61,460	1,366	45			0	0				749,150,190	310,751	2,411		
2014	60,240	1,339	45	0.01%	0.01%	0	0				1,125,682,055	310,678	3,623	50.30%	50.30%
2015	56,665	1,259	45	0.00%	0.02%	0	0				1,538,574,840	310,643	4,953	36.69%	105.45%
2016	203,660	1,357	150	233.38%	233.43%	3,033,790	1,685	1,800			1,561,709,340	312,191	5,002	1.00%	107.50%
2017	202,510	1,350	150	0.00%	233.43%	3,039,550	1,689	1,800	0.00%		1,515,169,585	309,917	4,889	-2.27%	102.80%
2018	215,805	1,438	150	0.00%	233.43%	3,039,550	1,689	1,800	0.00%		1,414,431,855	310,088	4,561	-6.70%	89.21%
2019	214,480	1,430	150	0.00%	233.43%	3,039,550	1,689	1,800	0.00%		1,360,183,595	310,089	4,386	-3.84%	81.95%
2020	291,140	1,941	150	-0.01%	233.40%	3,039,550	1,689	1,800	0.00%		1,191,727,910	310,062	3,844	-12.38%	59.43%
2021	285,975	1,906	150	0.00%	233.40%	3,035,120	1,686	1,800	0.00%		1,180,441,510	309,960	3,808	-0.91%	57.97%
2022	285,745	1,905	150	0.00%	233.40%	3,035,120	1,686	1,800	0.00%		1,180,498,210	309,805	3,810	0.05%	58.06%
2023	285,720	1,905	150	0.00%	233.39%	3,035,120	1,686	1,800	0.00%		1,341,174,415	309,737	4,330	13.64%	79.61%

50

KEARNEY

Rate Annual %chg Average Value/Acre:

6.03%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Aglmprv&FS	Minerals	Total Value
6,688	KEARNEY	91,444,169	25,103,571	24,487,743	431,820,730	100,531,300	0	0	1,341,213,150	55,833,375	35,817,190	102,710	2,106,353,938
cnty sectorvalue % of total value:		4.34%	1.19%	1.16%	20.50%	4.77%			63.67%	2.65%	1.70%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Aglmprv&FS	Minerals	Total Value
732	AXTELL	1,081,031	709,442	1,088,406	46,653,440	8,164,130	0	0	0	0	0	0	57,696,449
10.94%	%sector of county sector	1.18%	2.83%	4.44%	10.80%	8.12%							2.74%
	%sector of municipality	1.87%	1.23%	1.89%	80.86%	14.15%							100.00%
81	HEARTWELL	47,265	198,780	456,746	1,545,610	52,855	0	0	0	0	0	0	2,301,256
1.21%	%sector of county sector	0.05%	0.79%	1.87%	0.36%	0.05%							0.11%
	%sector of municipality	2.05%	8.64%	19.85%	67.16%	2.30%							100.00%
3,118	MINDEN	8,284,520	2,334,856	1,124,944	173,228,780	56,368,545	0	0	0	0	490	0	241,342,135
46.62%	%sector of county sector	9.06%	9.30%	4.59%	40.12%	56.07%					0.00%		11.46%
	%sector of municipality	3.43%	0.97%	0.47%	71.78%	23.36%					0.00%		100.00%
32	NORMAN	1,141,245	0	0	1,455,680	867,085	0	0	0	0	0	0	3,464,010
0.46%	%sector of county sector	1.25%			0.34%	0.86%							0.16%
	%sector of municipality	32.95%			42.02%	25.03%							100.00%
330	WILCOX	145,590	1,197,371	162,814	14,172,265	3,564,565	0	0	0	0	0	0	19,242,605
4.93%	%sector of county sector	0.16%	4.77%	0.66%	3.28%	3.55%							0.91%
	%sector of municipality	0.76%	6.22%	0.85%	73.65%	18.52%							100.00%
	%sector of county sector												
	%sector of municipality												
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4,294	Total Municipalities	10,699,652	4,440,449	2,832,910	237,055,779	69,017,182	0	0	0	0	490	0	324,046,460
64.20%	%all municip.sectors of cnty	11.70%	17.69%	11.57%	54.90%	68.65%					0.00%		15.38%