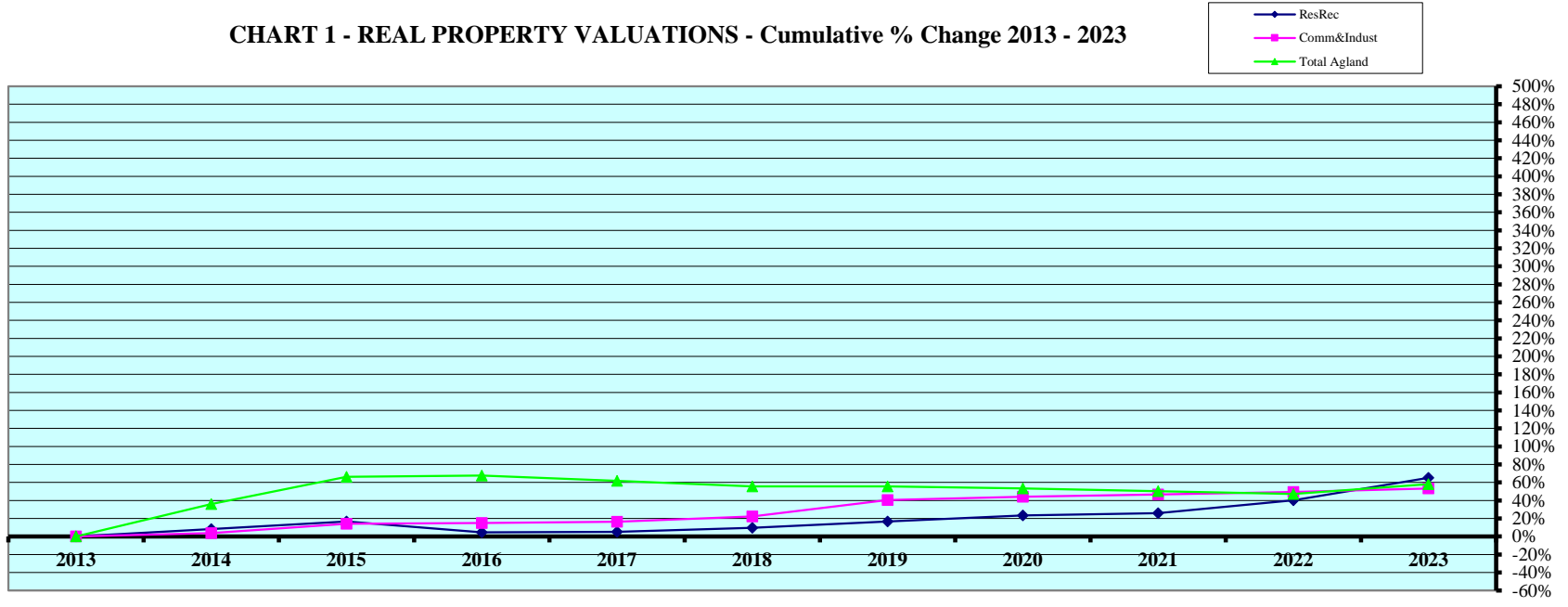


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



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
2013	292,511,588	-	-	-	87,429,003	-	-	-	937,428,313	-	-	-
2014	316,759,410	24,247,822	8.29%	8.29%	90,779,753	3,350,750	3.83%	3.83%	1,275,729,596	338,301,283	36.09%	36.09%
2015	340,913,018	24,153,608	7.63%	16.55%	99,831,964	9,052,211	9.97%	14.19%	1,559,165,373	283,435,777	22.22%	66.32%
2016	306,263,135	-34,649,883	-10.16%	4.70%	100,614,024	782,060	0.78%	15.08%	1,571,801,414	12,636,041	0.81%	67.67%
2017	307,824,158	1,561,023	0.51%	5.23%	101,659,312	1,045,288	1.04%	16.28%	1,517,378,410	-54,423,004	-3.46%	61.87%
2018	320,686,143	12,861,985	4.18%	9.63%	106,965,598	5,306,286	5.22%	22.35%	1,458,841,143	-58,537,267	-3.86%	55.62%
2019	341,154,541	20,468,398	6.38%	16.63%	122,818,224	15,852,626	14.82%	40.48%	1,458,536,231	-304,912	-0.02%	55.59%
2020	360,525,016	19,370,475	5.68%	23.25%	126,083,642	3,265,418	2.66%	44.21%	1,438,457,819	-20,078,412	-1.38%	53.45%
2021	367,942,924	7,417,908	2.06%	25.79%	128,193,317	2,109,675	1.67%	46.63%	1,408,640,039	-29,817,780	-2.07%	50.27%
2022	410,320,532	42,377,608	11.52%	40.27%	130,682,088	2,488,771	1.94%	49.47%	1,379,316,011	-29,324,028	-2.08%	47.14%
2023	483,149,115	72,828,583	17.75%	65.17%	134,016,387	3,334,299	2.55%	53.29%	1,481,551,135	102,235,124	7.41%	58.04%

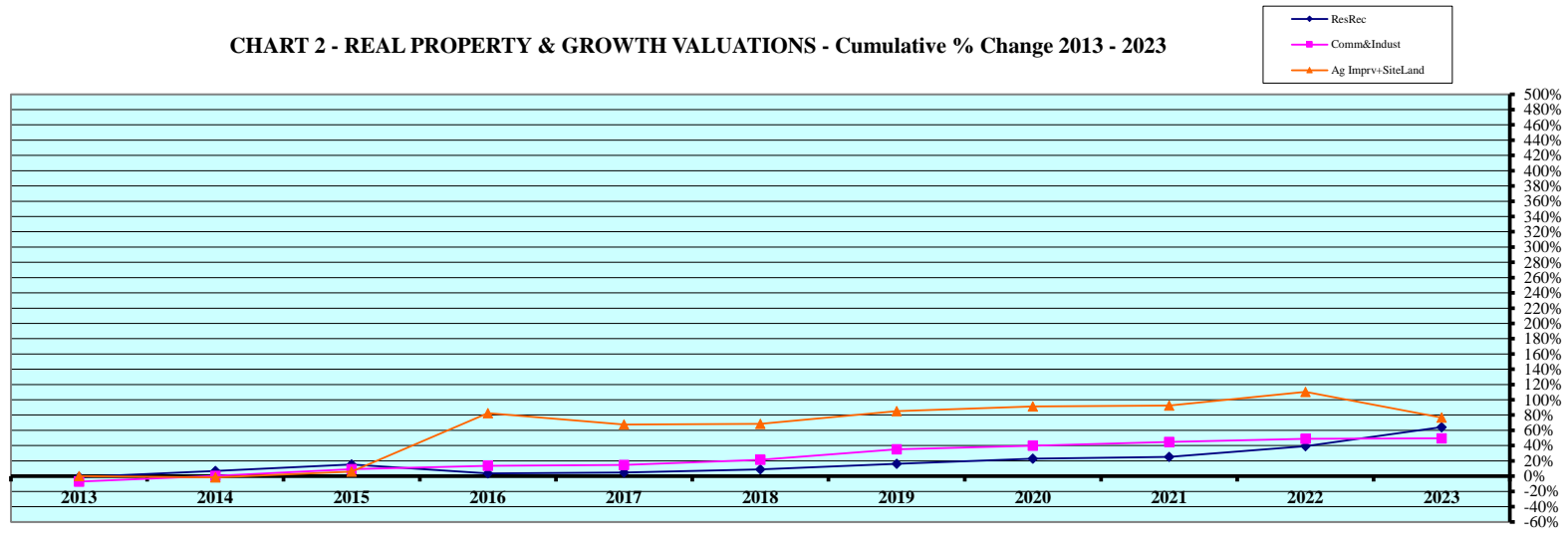
Rate Annual %chg: Residential & Recreational **5.15%** Commercial & Industrial **4.36%** Agricultural Land **4.68%**

Cnty# **69**  
County **PHELPS**

**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 2013 - 2023



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		
2013	292,511,588	3,445,907	1.18%	289,065,681	-	-1.18%	87,429,003	6,264,645	7.17%	81,164,358	-	-7.17%		
2014	316,759,410	4,577,864	1.45%	312,181,546	6.72%	6.72%	90,779,753	3,000,565	3.31%	87,779,188	0.40%	0.40%		
2015	340,913,018	3,706,449	1.09%	337,206,569	6.46%	15.28%	99,831,964	4,509,805	4.52%	95,322,159	5.00%	9.03%		
2016	306,263,135	3,039,105	0.99%	303,224,030	-11.06%	3.66%	100,614,024	1,337,960	1.33%	99,276,064	-0.56%	13.55%		
2017	307,824,158	1,813,408	0.59%	306,010,750	-0.08%	4.61%	101,659,312	1,356,985	1.33%	100,302,327	-0.31%	14.72%		
2018	320,686,143	2,253,553	0.70%	318,432,590	3.45%	8.86%	106,965,598	920,190	0.86%	106,045,408	4.31%	21.29%		
2019	341,154,541	1,818,973	0.53%	339,335,568	5.82%	16.01%	122,818,224	4,664,619	3.80%	118,153,605	10.46%	35.14%		
2020	360,525,016	1,409,955	0.39%	359,115,061	5.26%	22.77%	126,083,642	3,960,455	3.14%	122,123,187	-0.57%	39.68%		
2021	367,942,924	1,426,782	0.39%	366,516,142	1.66%	25.30%	128,193,317	1,561,140	1.22%	126,632,177	0.44%	44.84%		
2022	410,320,532	3,143,122	0.77%	407,177,410	10.66%	39.20%	130,682,088	555,470	0.43%	130,126,618	1.51%	48.84%		
2023	483,149,115	2,912,368	0.60%	480,236,747	17.04%	64.18%	134,016,387	3,256,230	2.43%	130,760,157	0.06%	49.56%		
Rate Ann%chg	5.15%					Resid & Recreat w/o growth	4.59%	4.36%					C & I w/o growth	2.07%

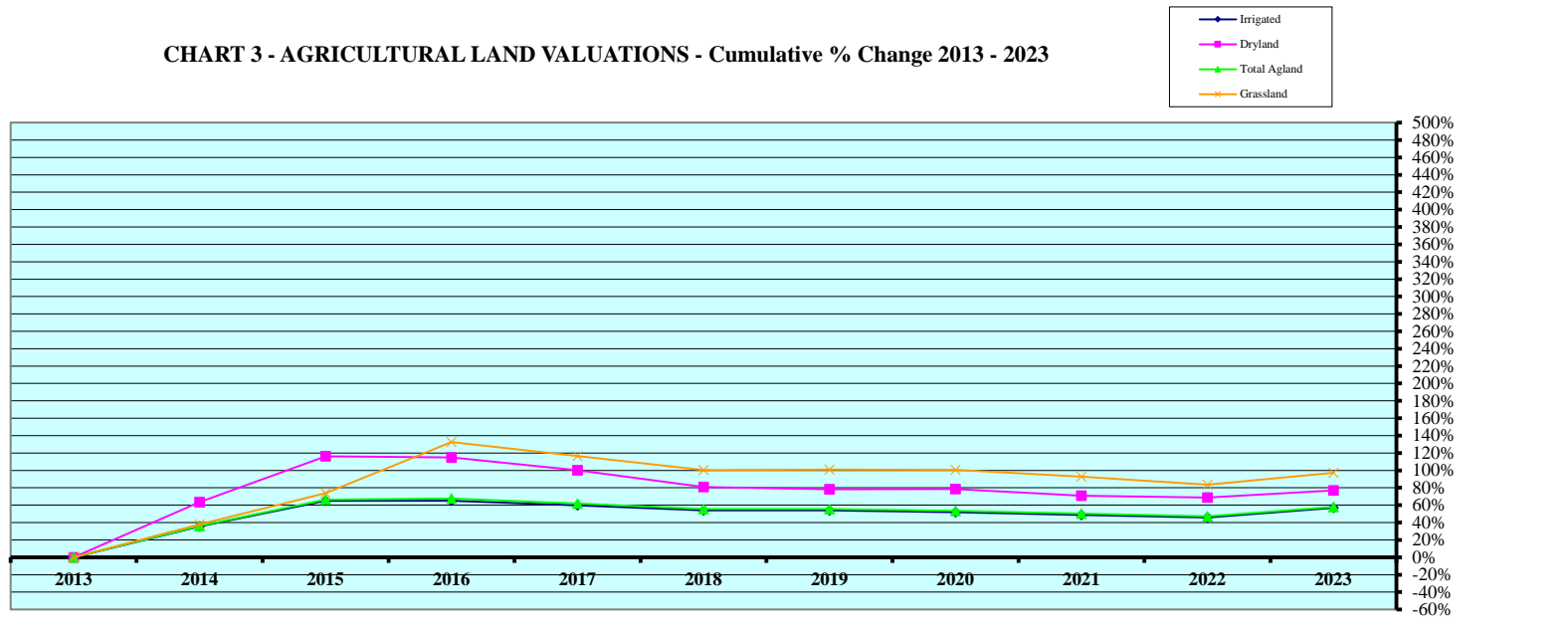
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	48,646,786	29,517,429	78,164,215	3,475,900	4.45%	74,688,315	-	-
2014	52,302,935	28,398,714	80,701,649	3,831,371	4.75%	76,870,278	-1.66%	-1.66%
2015	55,127,595	29,537,887	84,665,482	1,902,520	2.25%	82,762,962	2.55%	5.88%
2016	107,716,190	39,719,469	147,435,659	4,844,380	3.29%	142,591,279	68.42%	82.43%
2017	92,000,773	40,718,196	132,718,969	1,800,418	1.36%	130,918,551	-11.20%	67.49%
2018	89,994,155	43,882,549	133,876,704	2,220,812	1.66%	131,655,892	-0.80%	68.43%
2019	99,421,265	46,798,286	146,219,551	1,637,920	1.12%	144,581,631	8.00%	84.97%
2020	103,141,710	47,334,296	150,476,006	1,001,680	0.67%	149,474,326	2.23%	91.23%
2021	103,092,185	48,188,654	151,280,839	925,270	0.61%	150,355,569	-0.08%	92.36%
2022	110,590,555	57,794,959	168,385,514	3,961,700	2.35%	164,423,814	8.69%	110.36%
2023	84,870,990	56,254,268	141,125,258	2,957,823	2.10%	138,167,435	-17.95%	76.77%
Rate Ann%chg	5.72%	6.66%	6.09%	Ag Imprv+Site w/o growth			5.82%	

(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

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County PHELPS

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	887,074,847	-	-	-	23,947,726	-	-	-	22,662,984	-	-	-
2014	1,201,449,428	314,374,581	35.44%	35.44%	39,141,121	15,193,395	63.44%	63.44%	31,280,900	8,617,916	38.03%	38.03%
2015	1,464,159,382	262,709,954	21.87%	65.05%	51,772,152	12,631,031	32.27%	116.19%	39,406,031	8,125,131	25.97%	73.88%
2016	1,463,830,930	-328,452	-0.02%	65.02%	51,503,869	-268,283	-0.52%	115.07%	52,711,170	13,305,139	33.76%	132.59%
2017	1,416,505,495	-47,325,435	-3.23%	59.68%	47,919,003	-3,584,866	-6.96%	100.10%	49,058,398	-3,652,772	-6.93%	116.47%
2018	1,366,207,864	-50,297,631	-3.55%	54.01%	43,343,799	-4,575,204	-9.55%	80.99%	45,409,661	-3,648,737	-7.44%	100.37%
2019	1,366,391,915	184,051	0.01%	54.03%	42,705,374	-638,425	-1.47%	78.33%	45,568,425	158,764	0.35%	101.07%
2020	1,346,362,277	-20,029,638	-1.47%	51.78%	42,738,878	33,504	0.08%	78.47%	45,505,419	-63,006	-0.14%	100.79%
2021	1,320,377,045	-25,985,232	-1.93%	48.85%	40,937,291	-1,801,587	-4.22%	70.94%	43,675,890	-1,829,529	-4.02%	92.72%
2022	1,293,813,278	-26,563,767	-2.01%	45.85%	40,429,284	-508,007	-1.24%	68.82%	41,601,390	-2,074,500	-4.75%	83.57%
2023	1,390,988,041	97,174,763	7.51%	56.81%	42,400,975	1,971,691	4.88%	77.06%	44,690,291	3,088,901	7.42%	97.20%

Rate Ann.%chg: Irrigated **4.60%** Dryland **5.88%** Grassland **7.03%**

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
2013	8,666	-	-	-	3,734,090	-	-	-	937,428,313	-	-	-
2014	9,513	847	9.77%	9.77%	3,848,634	114,544	3.07%	3.07%	1,275,729,596	338,301,283	36.09%	36.09%
2015	10,685	1,172	12.32%	23.30%	3,817,123	-31,511	-0.82%	2.22%	1,559,165,373	283,435,777	22.22%	66.32%
2016	13,187	2,502	23.42%	52.17%	3,742,258	-74,865	-1.96%	0.22%	1,571,801,414	12,636,041	0.81%	67.67%
2017	12,934	-253	-1.92%	49.25%	3,882,580	140,322	3.75%	3.98%	1,517,378,410	-54,423,004	-3.46%	61.87%
2018	12,812	-122	-0.94%	47.84%	3,867,007	-15,573	-0.40%	3.56%	1,458,841,143	-58,537,267	-3.86%	55.62%
2019	10,913	-1,899	-14.82%	25.93%	3,859,604	-7,403	-0.19%	3.36%	1,458,536,231	-304,912	-0.02%	55.59%
2020	17,709	6,796	62.27%	104.35%	3,833,536	-26,068	-0.68%	2.66%	1,438,457,819	-20,078,412	-1.38%	53.45%
2021	17,715	6	0.03%	104.42%	3,632,098	-201,438	-5.25%	-2.73%	1,408,640,039	-29,817,780	-2.07%	50.27%
2022	17,869	154	0.87%	106.20%	3,454,190	-177,908	-4.90%	-7.50%	1,379,316,011	-29,324,028	-2.08%	47.14%
2023	17,896	27	0.15%	106.51%	3,453,932	-258	-0.01%	-7.50%	1,481,551,135	102,235,124	7.41%	58.04%

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County **PHELPS**

Rate Ann.%chg: Total Agric Land **4.68%**

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	880,783,872	254,593	3,460			23,869,868	19,221	1,242			22,009,057	39,064	563		
2014	1,201,308,283	257,033	4,674	35.10%	35.10%	39,306,147	19,657	2,000	61.01%	61.01%	31,294,927	38,941	804	42.64%	42.64%
2015	1,464,212,613	257,369	5,689	21.73%	64.45%	51,430,529	19,581	2,626	31.35%	111.49%	39,676,126	38,546	1,029	28.08%	82.69%
2016	1,464,073,529	257,365	5,689	-0.01%	64.43%	51,581,812	19,683	2,621	-0.22%	111.02%	52,758,454	38,267	1,379	33.94%	144.70%
2017	1,413,413,279	257,437	5,490	-3.49%	58.70%	47,952,299	19,610	2,445	-6.69%	96.90%	52,151,719	38,079	1,370	-0.66%	143.09%
2018	1,366,197,832	258,194	5,291	-3.62%	52.95%	43,322,341	19,241	2,252	-7.92%	81.30%	45,423,603	37,518	1,211	-11.60%	114.89%
2019	1,366,553,386	258,269	5,291	0.00%	52.94%	42,705,375	18,943	2,254	0.12%	81.53%	45,568,424	37,759	1,207	-0.32%	114.20%
2020	1,346,399,787	258,152	5,216	-1.43%	50.76%	42,748,066	18,961	2,255	0.00%	81.54%	45,555,794	37,605	1,211	0.38%	115.02%
2021	1,320,433,966	258,136	5,115	-1.92%	47.86%	40,937,302	19,021	2,152	-4.54%	73.30%	43,676,859	37,514	1,164	-3.89%	106.65%
2022	1,293,813,911	257,978	5,015	-1.96%	44.97%	40,431,996	19,266	2,099	-2.49%	68.98%	41,598,449	37,336	1,114	-4.31%	97.75%
2023	1,390,717,864	258,001	5,390	7.48%	55.81%	42,395,927	19,306	2,196	4.64%	76.83%	44,819,338	37,310	1,201	7.82%	113.21%

Rate Annual %chg Average Value/Acre: 4.53%

5.87%

7.87%

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	8,408	240	35			3,386,122	3,405	995			930,057,327	316,522	2,938		
2014	8,595	246	35	0.00%	0.00%	3,661,500	3,706	988	-0.67%	-0.67%	1,275,579,452	319,583	3,991	35.84%	35.84%
2015	9,641	275	35	0.01%	0.01%	3,692,036	3,742	987	-0.13%	-0.80%	1,559,020,945	319,514	4,879	22.25%	66.06%
2016	11,023	315	35	0.00%	0.01%	3,692,759	3,755	983	-0.32%	-1.12%	1,572,117,577	319,385	4,922	0.88%	67.52%
2017	12,864	368	35	-0.04%	-0.02%	3,882,580	3,958	981	-0.25%	-1.37%	1,517,412,741	319,452	4,750	-3.50%	61.66%
2018	12,812	366	35	0.02%	0.00%	3,867,007	3,943	981	-0.03%	-1.40%	1,458,823,595	319,262	4,569	-3.80%	55.51%
2019	10,913	312	35	0.01%	0.00%	3,859,604	3,934	981	0.04%	-1.35%	1,458,697,702	319,217	4,570	0.01%	55.52%
2020	17,082	488	35	-0.02%	-0.02%	3,833,536	3,896	984	0.29%	-1.06%	1,438,554,265	319,102	4,508	-1.35%	53.42%
2021	17,715	506	35	0.00%	-0.02%	3,623,370	3,897	930	-5.50%	-6.51%	1,408,689,212	319,073	4,415	-2.07%	50.25%
2022	17,869	511	35	0.01%	-0.01%	3,454,190	3,911	883	-5.02%	-11.20%	1,379,316,415	319,002	4,324	-2.06%	47.15%
2023	17,896	511	35	0.00%	-0.01%	3,453,932	3,911	883	0.00%	-11.20%	1,481,404,957	319,040	4,643	7.39%	58.02%

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Rate Annual %chg Average Value/Acre: 4.68%

(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 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,968	PHELPS	139,200,525	59,651,846	24,619,298	483,146,820	110,875,078	23,141,309	2,295	1,481,551,135	84,870,990	56,254,268	2,853,650	2,466,167,214
cnty sectorvalue % of total value:		5.64%	2.42%	1.00%	19.59%	4.50%	0.94%	0.00%	60.08%	3.44%	2.28%	0.12%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
106	ATLANTA	996,423	117,608	492,973	3,517,478	1,999,777	0	0	0	0	0	0	7,124,259
1.18%	%sector of county sector	0.72%	0.20%	2.00%	0.73%	1.80%							0.29%
	%sector of municipality	13.99%	1.65%	6.92%	49.37%	28.07%							100.00%
709	BERTRAND	534,604	509,368	89,515	29,821,765	3,175,804	0	0	0	0	0	0	34,131,056
7.91%	%sector of county sector	0.38%	0.85%	0.36%	6.17%	2.86%							1.38%
	%sector of municipality	1.57%	1.49%	0.26%	87.37%	9.30%							100.00%
175	FUNK	527,114	296,092	845,373	11,699,879	4,212,544	0	0	0	0	0	0	17,581,002
1.95%	%sector of county sector	0.38%	0.50%	3.43%	2.42%	3.80%							0.71%
	%sector of municipality	3.00%	1.68%	4.81%	66.55%	23.96%							100.00%
5,515	HOLDREGE	10,328,348	8,423,656	5,575,613	318,865,111	65,135,224	3,631,061	0	32,392	0	0	0	411,991,405
61.50%	%sector of county sector	7.42%	14.12%	22.65%	66.00%	58.75%	15.69%		0.00%				16.71%
	%sector of municipality	2.51%	2.04%	1.35%	77.40%	15.81%	0.88%		0.01%				100.00%
392	LOOMIS	1,065,928	968,011	80,292	20,763,651	12,568,018	0	0	0	0	0	0	35,445,900
4.37%	%sector of county sector	0.77%	1.62%	0.33%	4.30%	11.34%							1.44%
	%sector of municipality	3.01%	2.73%	0.23%	58.58%	35.46%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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6,898	Total Municipalities	13,452,417	10,314,735	7,083,766	384,667,888	87,091,369	3,631,061	0	32,392	0	0	0	506,273,627
76.92%	%all municip.sectors of cnty	9.66%	17.29%	28.77%	79.62%	78.55%	15.69%		0.00%				20.53%