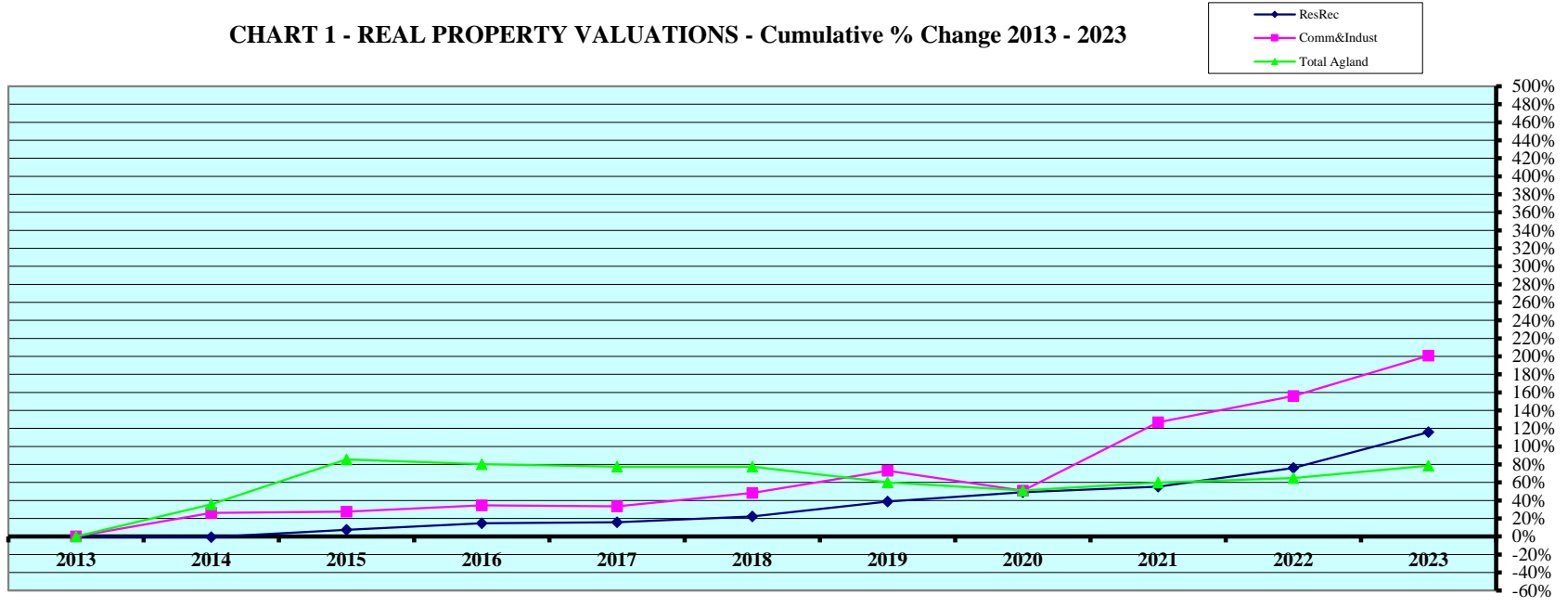


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



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	59,189,855	-	-	-	16,619,835	-	-	-	468,076,380	-	-	-
2014	58,814,090	-375,765	-0.63%	-0.63%	20,966,260	4,346,425	26.15%	26.15%	635,583,820	167,507,440	35.79%	35.79%
2015	63,624,170	4,810,080	8.18%	7.49%	21,222,840	256,580	1.22%	27.70%	868,685,760	233,101,940	36.68%	85.59%
2016	67,854,815	4,230,645	6.65%	14.64%	22,373,935	1,151,095	5.42%	34.62%	844,196,235	-24,489,525	-2.82%	80.35%
2017	68,507,020	652,205	0.96%	15.74%	22,165,480	-208,455	-0.93%	33.37%	830,938,050	-13,258,185	-1.57%	77.52%
2018	72,419,705	3,912,685	5.71%	22.35%	24,673,725	2,508,245	11.32%	48.46%	830,542,230	-395,820	-0.05%	77.44%
2019	82,123,740	9,704,035	13.40%	38.75%	28,775,400	4,101,675	16.62%	73.14%	748,909,910	-81,632,320	-9.83%	60.00%
2020	88,222,580	6,098,840	7.43%	49.05%	25,069,760	-3,705,640	-12.88%	50.84%	707,677,425	-41,232,485	-5.51%	51.19%
2021	91,935,225	3,712,645	4.21%	55.32%	37,699,740	12,629,980	50.38%	126.84%	747,560,035	39,882,610	5.64%	59.71%
2022	104,291,400	12,356,175	13.44%	76.20%	42,549,335	4,849,595	12.86%	156.02%	772,167,100	24,607,065	3.29%	64.97%
2023	127,753,695	23,462,295	22.50%	115.84%	49,992,410	7,443,075	17.49%	200.80%	835,895,055	63,727,955	8.25%	78.58%

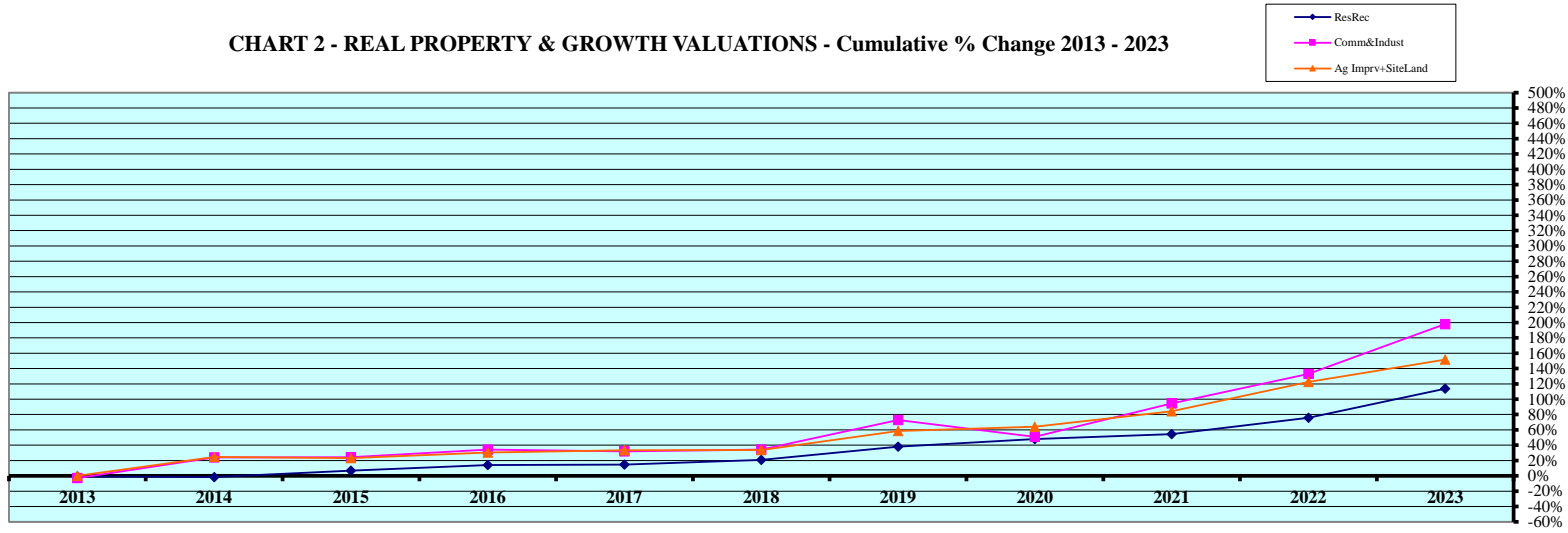
Rate Annual %chg: Residential & Recreational **8.00%** Commercial & Industrial **11.64%** Agricultural Land **5.97%**

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 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	59,189,855	445,990	0.75%	58,743,865	-	-0.75%	16,619,835	483,515	2.91%	16,136,320	-	-2.91%						
2014	58,814,090	562,225	0.96%	58,251,865	-1.58%	-1.58%	20,966,260	357,495	1.71%	20,608,765	24.00%	24.00%						
2015	63,624,170	364,405	0.57%	63,259,765	7.56%	6.88%	21,222,840	578,335	2.73%	20,644,505	-1.53%	24.22%						
2016	67,854,815	362,310	0.53%	67,492,505	6.08%	14.03%	22,373,935	54,965	0.25%	22,318,970	5.16%	34.29%						
2017	68,507,020	609,820	0.89%	67,897,200	0.06%	14.71%	22,165,480	242,490	1.09%	21,922,990	-2.02%	31.91%						
2018	72,419,705	969,160	1.34%	71,450,545	4.30%	20.71%	24,673,725	2,382,940	9.66%	22,290,785	0.57%	34.12%						
2019	82,123,740	469,755	0.57%	81,653,985	12.75%	37.95%	28,775,400	67,020	0.23%	28,708,380	16.35%	72.74%						
2020	88,222,580	706,900	0.80%	87,515,680	6.57%	47.86%	25,069,760	0	0.00%	25,069,760	-12.88%	50.84%						
2021	91,935,225	582,680	0.63%	91,352,545	3.55%	54.34%	37,699,740	5,371,735	14.25%	32,328,005	28.95%	94.51%						
2022	104,291,400	273,045	0.26%	104,018,355	13.14%	75.74%	42,549,335	3,816,070	8.97%	38,733,265	2.74%	133.05%						
2023	127,753,695	1,266,115	0.99%	126,487,580	21.28%	113.70%	49,992,410	451,815	0.90%	49,540,595	16.43%	198.08%						
Rate Ann%chg	8.00%			Resid & Recreat w/o growth			7.37%			11.64%			C & I w/o growth			7.78%		

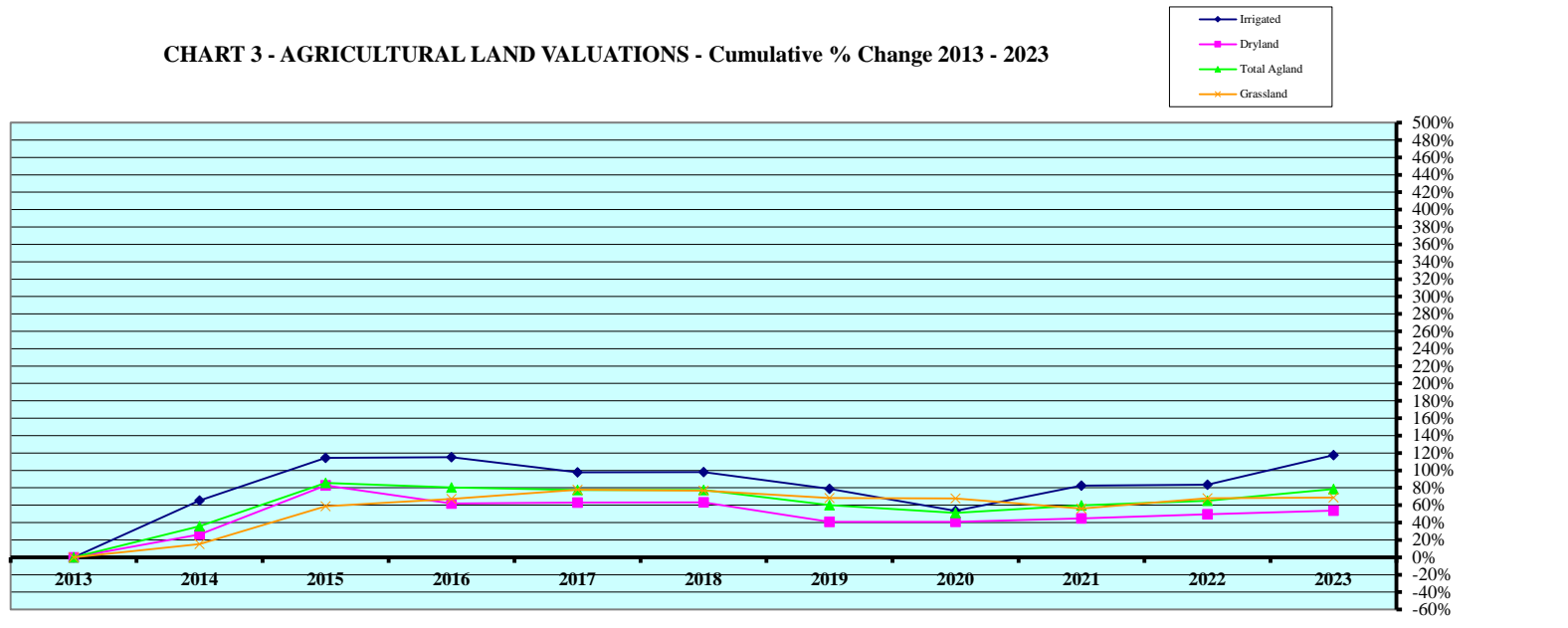
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	26,090,945	9,912,155	36,003,100	687,965	1.91%	35,315,135	-	-		
2014	26,349,440	20,274,015	46,623,455	1,802,135	3.87%	44,821,320	24.49%	24.49%		
2015	23,929,995	21,497,970	45,427,965	1,065,540	2.35%	44,362,425	-4.85%	23.22%		
2016	28,178,225	19,283,125	47,461,350	483,835	1.02%	46,977,515	3.41%	30.48%		
2017	28,164,115	20,107,490	48,271,605	212,875	0.44%	48,058,730	1.26%	33.48%		
2018	29,121,940	20,297,670	49,419,610	1,331,150	2.69%	48,088,460	-0.38%	33.57%		
2019	37,073,725	20,467,575	57,541,300	452,705	0.79%	57,088,595	15.52%	58.57%		
2020	33,948,420	25,572,685	59,521,105	484,240	0.81%	59,036,865	2.60%	63.98%		
2021	33,717,895	33,137,840	66,855,735	532,055	0.80%	66,323,680	11.43%	84.22%		
2022	44,144,735	36,378,455	80,523,190	455,660	0.57%	80,067,530	19.76%	122.39%		
2023	54,614,620	36,827,370	91,441,990	833,220	0.91%	90,608,770	12.53%	151.67%		
Rate Ann%chg	7.67%		14.03%		9.77%		Ag Imprv+Site w/o growth		8.58%	

(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# 91  
County WEBSTER

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	161,212,970	-	-	-	175,976,935	-	-	-	126,129,930	-	-	-
2014	266,472,100	105,259,130	65.29%	65.29%	222,280,365	46,303,430	26.31%	26.31%	145,351,640	19,221,710	15.24%	15.24%
2015	345,490,645	79,018,545	29.65%	114.31%	321,445,405	99,165,040	44.61%	82.66%	200,188,760	54,837,120	37.73%	58.72%
2016	346,950,520	1,459,875	0.42%	115.21%	284,753,885	-36,691,520	-11.41%	61.81%	210,853,660	10,664,900	5.33%	67.17%
2017	318,787,900	-28,162,620	-8.12%	97.74%	286,981,175	2,227,290	0.78%	63.08%	224,217,635	13,363,975	6.34%	77.77%
2018	319,103,945	316,045	0.10%	97.94%	287,414,620	433,445	0.15%	63.33%	222,818,055	-1,399,580	-0.62%	76.66%
2019	288,073,250	-31,030,695	-9.72%	78.69%	247,664,805	-39,749,815	-13.83%	40.74%	212,119,565	-10,698,490	-4.80%	68.18%
2020	247,223,935	-40,849,315	-14.18%	53.35%	247,740,220	75,415	0.03%	40.78%	211,614,985	-504,580	-0.24%	67.78%
2021	294,402,290	47,178,355	19.08%	82.62%	254,950,870	7,210,650	2.91%	44.88%	196,991,635	-14,623,350	-6.91%	56.18%
2022	296,001,835	1,599,545	0.54%	83.61%	263,042,530	8,091,660	3.17%	49.48%	211,758,510	14,766,875	7.50%	67.89%
2023	350,700,865	54,699,030	18.48%	117.54%	270,605,680	7,563,150	2.88%	53.77%	212,778,705	1,020,195	0.48%	68.70%

Rate Ann.%chg: Irrigated **8.08%** Dryland **4.40%** Grassland **5.37%**

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	4,723,490	-	-	-	33,055	-	-	-	468,076,380	-	-	-
2014	1,477,385	-3,246,105	-68.72%	-68.72%	2,330	-30,725	-92.95%	-92.95%	635,583,820	167,507,440	35.79%	35.79%
2015	1,550,660	73,275	4.96%	-67.17%	10,290	7,960	341.63%	-68.87%	868,685,760	233,101,940	36.68%	85.59%
2016	1,633,645	82,985	5.35%	-65.41%	4,525	-5,765	-56.03%	-86.31%	844,196,235	-24,489,525	-2.82%	80.35%
2017	949,010	-684,635	-41.91%	-79.91%	2,330	-2,195	-48.51%	-92.95%	830,938,050	-13,258,185	-1.57%	77.52%
2018	1,205,550	256,540	27.03%	-74.48%	60	-2,270	-97.42%	-99.82%	830,542,230	-395,820	-0.05%	77.44%
2019	1,052,290	-153,260	-12.71%	-77.72%	0	-60	-100.00%	-100.00%	748,909,910	-81,632,320	-9.83%	60.00%
2020	1,098,285	45,995	4.37%	-76.75%	0	0	-	-100.00%	707,677,425	-41,232,485	-5.51%	51.19%
2021	1,215,240	116,955	10.65%	-74.27%	0	0	-	-100.00%	747,560,035	39,882,610	5.64%	59.71%
2022	1,364,225	148,985	12.26%	-71.12%	0	0	-	-100.00%	772,167,100	24,607,065	3.29%	64.97%
2023	1,809,805	445,580	32.66%	-61.69%	0	0	-	-100.00%	835,895,055	63,727,955	8.25%	78.58%

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

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	163,703,435	66,726	2,453			176,151,535	114,012	1,545			123,467,100	161,394	765		
2014	270,189,790	67,464	4,005	63.24%	63.24%	222,731,480	114,392	1,947	26.02%	26.02%	141,106,630	160,348	880	15.03%	15.03%
2015	350,771,865	67,933	5,164	28.93%	110.46%	321,240,795	114,685	2,801	43.86%	81.30%	195,919,840	159,284	1,230	39.77%	60.78%
2016	352,734,595	68,316	5,163	0.00%	110.46%	284,997,360	115,133	2,475	-11.63%	60.22%	205,828,005	157,722	1,305	6.10%	70.59%
2017	315,738,525	67,940	4,647	-9.99%	89.42%	286,259,320	115,754	2,473	-0.10%	60.06%	225,340,050	159,074	1,417	8.55%	85.17%
2018	319,038,150	68,859	4,633	-0.30%	88.85%	287,349,295	116,279	2,471	-0.07%	59.95%	222,677,610	158,738	1,403	-0.97%	83.37%
2019	288,967,875	68,817	4,199	-9.37%	71.15%	247,535,380	115,996	2,134	-13.65%	38.12%	211,992,080	158,422	1,338	-4.61%	74.92%
2020	247,226,825	68,703	3,598	-14.30%	46.67%	247,743,505	115,906	2,137	0.16%	38.34%	211,734,240	158,547	1,335	-0.20%	74.57%
2021	295,795,080	68,686	4,307	19.68%	75.53%	255,393,560	116,200	2,198	2.83%	42.26%	196,847,090	158,157	1,245	-6.80%	62.70%
2022	295,834,685	68,823	4,298	-0.19%	75.21%	263,094,070	117,333	2,242	2.02%	45.13%	211,878,975	158,196	1,339	7.61%	75.08%
2023	350,525,050	68,838	5,092	18.46%	107.55%	271,293,940	117,523	2,308	2.95%	49.41%	212,453,885	157,948	1,345	0.43%	75.83%

Rate Annual %chg Average Value/Acre: 7.58%

4.10%

5.81%

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	4,709,400	8,158	577			2,900	95	31			468,034,370	350,385	1,336		
2014	1,472,250	8,199	180	-68.89%	-68.89%	3,825	248	15	-49.53%	-49.53%	635,503,975	350,651	1,812	35.68%	35.68%
2015	1,455,910	8,108	180	0.00%	-68.89%	5,570	257	22	40.58%	-29.05%	869,393,980	350,267	2,482	36.95%	85.82%
2016	1,621,335	9,038	179	-0.09%	-68.92%	8,645	477	18	-16.39%	-40.68%	845,189,940	350,686	2,410	-2.90%	80.43%
2017	1,147,645	6,406	179	-0.14%	-68.97%	301,070	1,205	250	1279.33%	718.29%	828,786,610	350,379	2,365	-1.85%	77.08%
2018	830,860	4,643	179	-0.11%	-69.00%	434,270	1,708	254	1.76%	732.72%	830,330,185	350,227	2,371	0.23%	77.49%
2019	1,081,690	6,010	180	0.58%	-68.82%	0	618	0	-100.00%	-100.00%	749,577,025	349,863	2,142	-9.63%	60.39%
2020	1,096,600	6,093	180	0.00%	-68.82%	0	591	0	-100.00%	-100.00%	707,801,170	349,841	2,023	-5.57%	51.46%
2021	1,220,670	6,103	200	11.12%	-65.35%	0	591	0	-100.00%	-100.00%	749,256,400	349,737	2,142	5.89%	60.38%
2022	1,383,750	4,941	280	40.03%	-51.48%	0	631	0	-100.00%	-100.00%	772,191,480	349,923	2,207	3.01%	65.20%
2023	1,808,060	4,876	371	32.40%	-35.76%	0	632	0	-100.00%	-100.00%	836,080,935	349,817	2,390	8.31%	78.93%

91  
WEBSTER

Rate Annual %chg Average Value/Acre: 5.99%

(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
3,395	WEBSTER	46,682,770	26,000,984	21,446,875	124,841,190	45,061,865	4,930,545	2,912,505	835,895,055	54,614,620	36,827,370	0	1,199,213,779
cnty sectorvalue % of total value:		3.89%	2.17%	1.79%	10.41%	3.76%	0.41%	0.24%	69.70%	4.55%	3.07%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
205	BLADEN	759,156	89,698	8,481	6,682,850	3,551,310	0	0	108,295	0	108,935	0	11,308,725
6.04%	%sector of county sector	1.63%	0.34%	0.04%	5.35%	7.88%			0.01%		0.30%		0.94%
	%sector of municipality	6.71%	0.79%	0.07%	59.09%	31.40%			0.96%		0.96%		100.00%
805	BLUE HILL	1,091,165	815,050	585,040	42,310,060	4,460,615	0	0	0	0	0	0	49,261,930
23.71%	%sector of county sector	2.34%	3.13%	2.73%	33.69%	9.90%							4.11%
	%sector of municipality	2.22%	1.65%	1.19%	85.89%	9.05%							100.00%
21	COWLES	848,756	74,994	484,598	360,565	771,110	0	0	409,405	6,895	107,660	0	3,063,983
0.62%	%sector of county sector	1.82%	0.29%	2.26%	0.29%	1.71%			0.05%	0.01%	0.29%		0.26%
	%sector of municipality	27.70%	2.45%	15.82%	11.77%	25.17%			13.36%	0.23%	3.51%		100.00%
199	GUIDE ROCK	1,104,354	451,762	474,684	4,123,525	1,037,360	0	0	135,205	0	0	0	7,326,890
5.86%	%sector of county sector	2.37%	1.74%	2.21%	3.30%	2.30%			0.02%				0.61%
	%sector of municipality	15.07%	6.17%	6.48%	56.28%	14.16%			1.85%				100.00%
962	RED CLOUD	1,124,935	2,474,883	1,179,481	31,739,435	17,843,275	0	0	136,560	0	41,170	0	54,539,739
28.34%	%sector of county sector	2.41%	9.52%	5.50%	25.42%	39.60%			0.02%		0.11%		4.55%
	%sector of municipality	2.06%	4.54%	2.16%	58.20%	32.72%			0.25%		0.08%		100.00%
	%sector of county sector												
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2,193	Total Municipalities	4,928,367	3,906,387	2,732,284	85,216,438	27,663,672	0	0	789,465	6,895	257,765	0	125,501,272
64.58%	%all municip.sectors of cnty	10.56%	15.02%	12.74%	68.26%	61.39%			0.09%	0.01%	0.70%		10.47%