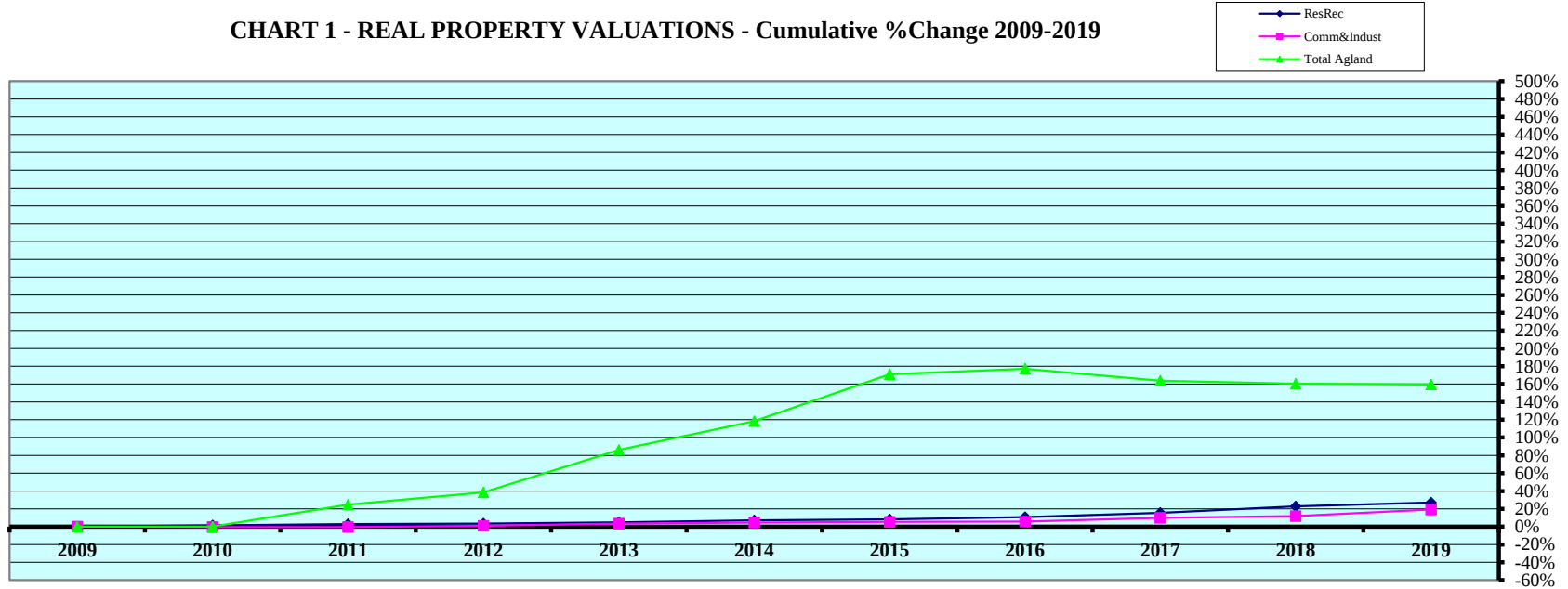


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



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
2009	1,384,014,461	--	--	--	181,178,588	--	--	--	480,411,956	--	--	--
2010	1,404,806,915	20,792,454	1.50%	1.50%	180,437,442	-741,146	-0.41%	-0.41%	481,287,844	875,888	0.18%	0.18%
2011	1,425,621,221	20,814,306	1.48%	3.01%	180,370,120	-67,322	-0.04%	-0.45%	598,561,530	117,273,686	24.37%	24.59%
2012	1,433,221,401	7,600,180	0.53%	3.56%	182,985,174	2,615,054	1.45%	1.00%	665,255,645	66,694,115	11.14%	38.48%
2013	1,451,839,415	18,618,014	1.30%	4.90%	187,462,530	4,477,356	2.45%	3.47%	894,122,545	228,866,900	34.40%	86.12%
2014	1,481,020,790	29,181,375	2.01%	7.01%	189,508,942	2,046,412	1.09%	4.60%	1,048,810,372	154,687,827	17.30%	118.31%
2015	1,498,249,500	17,228,710	1.16%	8.25%	190,729,803	1,220,861	0.64%	5.27%	1,302,406,494	253,596,122	24.18%	171.10%
2016	1,533,519,629	35,270,129	2.35%	10.80%	191,672,464	942,661	0.49%	5.79%	1,331,086,599	28,680,105	2.20%	177.07%
2017	1,598,662,424	65,142,795	4.25%	15.51%	199,198,238	7,525,774	3.93%	9.95%	1,267,642,145	-63,444,454	-4.77%	163.87%
2018	1,698,492,784	99,830,360	6.24%	22.72%	202,459,709	3,261,471	1.64%	11.75%	1,251,438,414	-16,203,731	-1.28%	160.49%
2019	1,759,173,892	60,681,108	3.57%	27.11%	216,029,414	13,569,705	6.70%	19.24%	1,246,988,209	-4,450,205	-0.36%	159.57%

Rate Annual %chg: Residential & Recreational **2.43%**

Commercial & Industrial **1.77%**

Agricultural Land **10.01%**

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

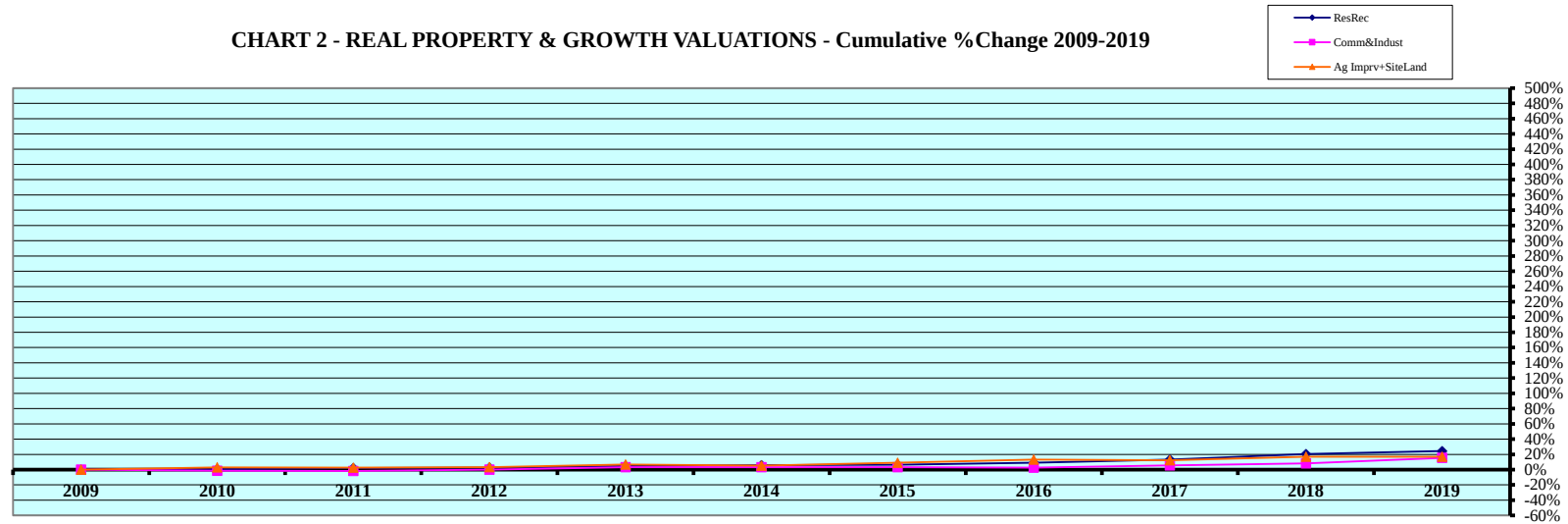
CHART 1

(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.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational ⁽¹⁾					Cmltv%chg w/o grwth	Commercial & Industrial ⁽¹⁾					Cmltv%chg w/o grwth
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth		Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2009	1,384,014,461	22,578,489	1.63%	1,361,435,972	--	--	181,178,588	2,347,910	1.30%	178,830,678	--	--
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	0.47%	0.47%	180,437,442	1,817,525	1.01%	178,619,917	-1.41%	-1.41%
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	0.51%	2.02%	180,370,120	2,343,368	1.30%	178,026,752	-1.34%	-1.74%
2012	1,433,221,401	13,259,104	0.93%	1,419,962,297	-0.40%	2.60%	182,985,174	1,702,867	0.93%	181,282,307	0.51%	0.06%
2013	1,451,839,415	2,897,264	0.20%	1,448,942,151	1.10%	4.69%	187,462,530	510,259	0.27%	186,952,271	2.17%	3.19%
2014	1,481,020,790	16,103,706	1.09%	1,464,917,084	0.90%	5.85%	189,508,942	2,679,176	1.41%	186,829,766	-0.34%	3.12%
2015	1,498,249,500	24,855,009	1.66%	1,473,394,491	-0.51%	6.46%	190,729,803	3,791,243	1.99%	186,938,560	-1.36%	3.18%
2016	1,533,519,629	25,501,109	1.66%	1,508,018,520	0.65%	8.96%	191,672,464	5,686,749	2.97%	185,985,715	-2.49%	2.65%
2017	1,598,662,424	32,745,502	2.05%	1,565,916,922	2.11%	13.14%	199,198,238	7,948,359	3.99%	191,249,879	-0.22%	5.56%
2018	1,698,492,784	32,719,521	1.93%	1,665,773,263	4.20%	20.36%	202,459,709	6,254,137	3.09%	196,205,572	-1.50%	8.29%
2019	1,759,173,892	37,366,842	2.12%	1,721,807,050	1.37%	24.41%	216,029,414	6,976,168	3.23%	209,053,246	3.26%	15.39%
Rate Ann%chg	2.43%				1.04%		1.77%			C & I w/o growth		-0.27%

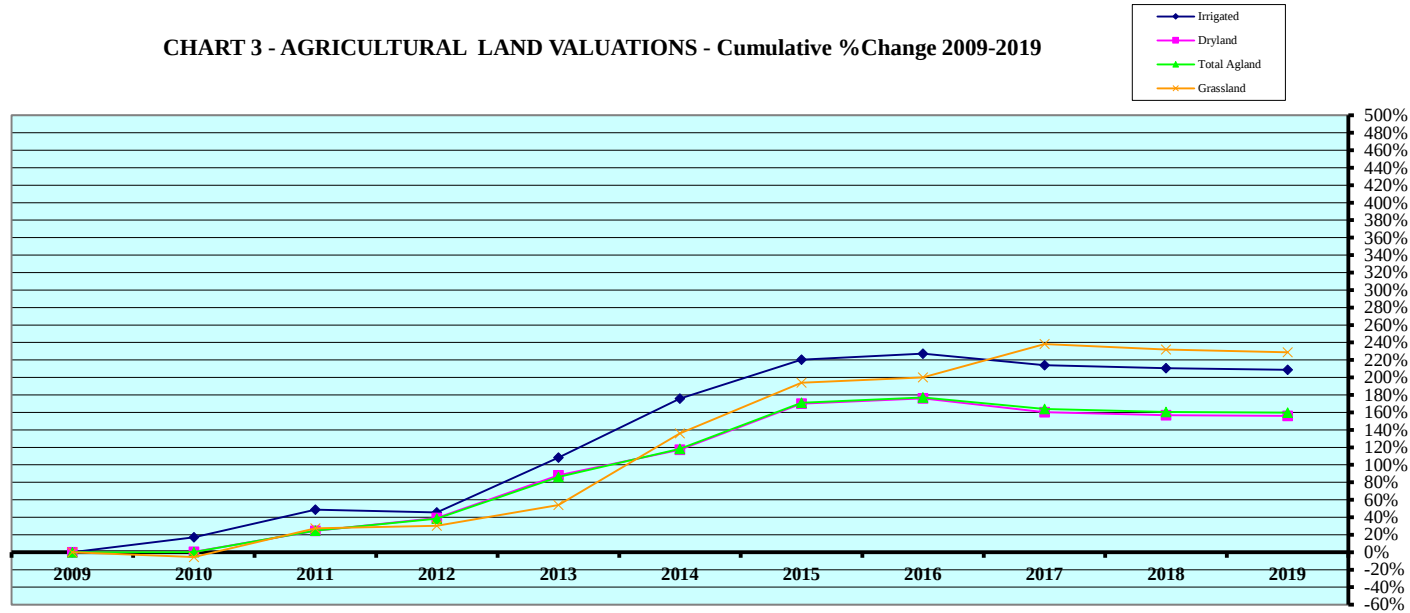
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2009	121,047,497	39,305,088	160,352,585	2,490,194	1.55%	157,862,391	--	--
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	2.95%	2.95%
2011	122,268,860	44,407,217	166,676,077	1,927,098	1.16%	164,748,979	-1.42%	2.74%
2012	122,969,900	44,830,903	167,800,803	2,159,414	1.29%	165,641,389	-0.62%	3.30%
2013	125,318,798	46,211,850	171,530,648	372,050	0.22%	171,158,598	2.00%	6.74%
2014	125,331,153	46,820,009	172,151,162	3,237,555	1.88%	168,913,607	-1.53%	5.34%
2015	130,568,718	46,869,292	177,438,010	2,677,657	1.51%	174,760,353	1.52%	8.99%
2016	134,141,149	47,890,887	182,032,036	384,013	0.21%	181,648,023	2.37%	13.28%
2017	133,542,500	48,740,587	182,283,087	2,150,356	1.18%	180,132,731	-1.04%	12.34%
2018	139,378,178	49,978,764	189,356,942	2,037,030	1.08%	187,319,912	2.76%	16.82%
2019	141,768,133	50,485,112	192,253,245	4,817,980	2.51%	187,435,265	-1.01%	16.89%
Rate Ann%chg	1.59%	2.53%	1.83%	Ag Imprv+Site w/o growth			0.60%	

(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; 2009 - 2019 CTL
Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 13
County CASS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	5,063,529	--	--	--	450,681,473	--	--	--	23,237,064	--	--	--
2010	5,931,094	867,565	17.13%	17.13%	452,627,321	1,945,848	0.43%	0.43%	21,953,099	-1,283,965	-5.53%	-5.53%
2011	7,525,836	1,594,742	26.89%	48.63%	560,798,175	108,170,854	23.90%	24.43%	29,579,757	7,626,658	34.74%	27.30%
2012	7,374,409	-151,427	-2.01%	45.64%	626,975,030	66,176,855	11.80%	39.12%	30,237,469	657,712	2.22%	30.13%
2013	10,543,104	3,168,695	42.97%	108.22%	847,113,083	220,138,053	35.11%	87.96%	35,758,306	5,520,837	18.26%	53.88%
2014	13,969,325	3,426,221	32.50%	175.88%	979,301,095	132,188,012	15.60%	117.29%	54,801,972	19,043,666	53.26%	135.84%
2015	16,213,861	2,244,536	16.07%	220.21%	1,217,062,034	237,760,939	24.28%	170.05%	68,331,028	13,529,056	24.69%	194.06%
2016	16,569,510	355,649	2.19%	227.23%	1,244,029,509	26,967,475	2.22%	176.03%	69,716,325	1,385,297	2.03%	200.02%
2017	15,895,764	-673,746	-4.07%	213.93%	1,172,247,405	-71,782,104	-5.77%	160.11%	78,586,131	8,869,806	12.72%	238.19%
2018	15,728,272	-167,492	-1.05%	210.62%	1,157,680,525	-14,566,880	-1.24%	156.87%	77,105,417	-1,480,714	-1.88%	231.82%
2019	15,631,338	-96,934	-0.62%	208.70%	1,154,011,650	-3,668,875	-0.32%	156.06%	76,403,257	-702,160	-0.91%	228.80%

Rate Ann.%chg: Irrigated 11.93%

Dryland 9.86%

Grassland 12.64%

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
2009	320,249	--	--	--	1,109,641	--	--	--	480,411,956	--	--	--
2010	592,572	272,323	85.03%	85.03%	183,758	-925,883	-83.44%	-83.44%	481,287,844	875,888	0.18%	0.18%
2011	497,152	-95,420	-16.10%	55.24%	160,610	-23,148	-12.60%	-85.53%	598,561,530	117,273,686	24.37%	24.59%
2012	498,559	1,407	0.28%	55.68%	170,178	9,568	5.96%	-84.66%	665,255,645	66,694,115	11.14%	38.48%
2013	536,232	37,673	7.56%	67.44%	171,820	1,642	0.96%	-84.52%	894,122,545	228,866,900	34.40%	86.12%
2014	557,656	21,424	4.00%	74.13%	180,324	8,504	4.95%	-83.75%	1,048,810,372	154,687,827	17.30%	118.31%
2015	597,289	39,633	7.11%	86.51%	202,282	21,958	12.18%	-81.77%	1,302,406,494	253,596,122	24.18%	171.10%
2016	582,084	-15,205	-2.55%	81.76%	189,171	-13,111	-6.48%	-82.95%	1,331,086,599	28,680,105	2.20%	177.07%
2017	664,639	82,555	14.18%	107.54%	248,206	59,035	31.21%	-77.63%	1,267,642,145	-63,444,454	-4.77%	163.87%
2018	670,134	5,495	0.83%	109.25%	254,066	5,860	2.36%	-77.10%	1,251,438,414	-16,203,731	-1.28%	160.49%
2019	697,468	27,334	4.08%	117.79%	244,496	-9,570	-3.77%	-77.97%	1,246,988,209	-4,450,205	-0.36%	159.57%

Cnty# 13
County CASS

Rate Ann.%chg: Total Agric Land 10.01%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	5,132,018	2,429	2,113			449,731,251	257,889	1,744			22,803,225	37,060	615		
2010	6,024,386	2,891	2,084	-1.37%	-1.37%	453,112,632	257,455	1,760	0.92%	0.92%	21,742,233	39,161	555	-9.77%	-9.77%
2011	7,535,232	2,830	2,663	27.76%	26.02%	561,444,459	256,943	2,185	24.15%	25.30%	29,532,744	38,339	770	38.74%	25.19%
2012	7,374,409	2,860	2,578	-3.17%	22.03%	627,488,396	256,887	2,443	11.79%	40.07%	30,105,434	38,370	785	1.86%	27.51%
2013	10,760,471	2,860	3,762	45.93%	78.07%	848,719,405	256,519	3,309	35.45%	89.72%	35,590,852	38,324	929	18.36%	50.93%
2014	13,621,559	3,004	4,535	20.53%	114.64%	980,547,694	256,070	3,829	15.74%	119.58%	54,663,553	38,273	1,428	53.79%	132.12%
2015	16,210,362	3,116	5,202	14.70%	146.19%	1,219,008,111	255,941	4,763	24.38%	173.12%	67,639,755	38,363	1,763	23.45%	186.55%
2016	16,569,510	3,117	5,316	2.19%	151.58%	1,244,901,643	255,500	4,872	2.30%	179.40%	69,747,563	38,691	1,803	2.24%	192.97%
2017	15,899,161	3,117	5,100	-4.05%	141.40%	1,176,749,622	255,221	4,611	-5.37%	164.39%	74,348,922	38,417	1,935	7.36%	214.52%
2018	15,640,074	3,115	5,021	-1.57%	137.62%	1,158,274,927	253,687	4,566	-0.97%	161.81%	77,010,444	40,043	1,923	-0.62%	212.56%
2019	15,728,272	3,115	5,049	0.56%	138.96%	1,157,219,239	253,501	4,565	-0.02%	161.77%	77,074,069	40,072	1,923	0.01%	212.59%

Rate Annual %chg Average Value/Acre:

9.10%

10.10%

12.07%

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
2009	396,622	3,632	109			1,238,653	2,431	510			479,301,769	303,441	1,580		
2010	608,870	991	614	462.37%	462.37%	216,400	1,719	126	-75.29%	-75.29%	481,704,521	302,216	1,594	0.91%	0.91%
2011	497,152	943	527	-14.19%	382.59%	162,307	1,613	101	-20.10%	-80.26%	599,171,894	300,669	1,993	25.03%	26.16%
2012	495,952	941	527	-0.03%	382.45%	161,368	1,604	101	0.00%	-80.26%	665,625,559	300,663	2,214	11.09%	40.16%
2013	518,250	965	537	1.98%	392.02%	171,068	1,701	101	-0.03%	-80.26%	895,760,046	300,368	2,982	34.71%	88.80%
2014	536,212	981	546	1.68%	400.31%	177,935	1,702	105	3.94%	-79.48%	1,049,546,953	300,030	3,498	17.30%	121.46%
2015	596,071	1,075	554	1.48%	407.72%	177,913	1,702	105	0.00%	-79.48%	1,303,632,212	300,198	4,343	24.14%	174.92%
2016	580,319	1,070	542	-2.21%	396.52%	186,035	1,783	104	-0.20%	-79.52%	1,331,985,070	300,161	4,438	2.19%	180.94%
2017	610,779	1,089	561	3.47%	413.75%	237,643	1,825	130	24.78%	-74.45%	1,267,846,127	299,670	4,231	-4.66%	167.85%
2018	670,109	1,130	593	5.72%	443.14%	252,902	1,947	130	-0.25%	-74.51%	1,251,848,456	299,922	4,174	-1.34%	164.25%
2019	670,134	1,130	593	-0.01%	443.07%	245,724	1,957	126	-3.34%	-75.36%	1,250,937,438	299,775	4,173	-0.02%	164.18%

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CASS

Rate Annual %chg Average Value/Acre:

10.20%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 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
25,241	CASS	121,399,391	42,151,469	77,410,167	1,738,652,417	162,451,115	53,578,299	20,521,475	1,246,988,209	141,768,133	50,485,112	616,480	3,656,022,267
cnty sectorvalue % of total value:		3.32%	1.15%	2.12%	47.56%	4.44%	1.47%	0.56%	34.11%	3.88%	1.38%	0.02%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
132	ALVO	12,174	12,010	1,389	5,041,809	779,029	0	0	0	0	0	0	5,846,411
0.52%	%sector of county sector	0.01%	0.03%	0.00%	0.29%	0.48%							0.16%
	%sector of municipality	0.21%	0.02%		86.24%	13.32%							100.00%
242	AVOCA	184,927	131,316	8,713	5,879,203	557,671	0	0	0	0	0	0	6,761,830
0.96%	%sector of county sector	0.15%	0.31%	0.01%	0.34%	0.34%							0.18%
	%sector of municipality	2.73%	1.94%	0.13%	86.95%	8.25%							100.00%
390	CEDAR CREEK	324,025	201,929	550,063	67,786,903	1,308,421	0	134,984	0	0	0	0	70,306,325
1.55%	%sector of county sector	0.27%	0.48%	0.71%	3.90%	0.81%		0.66%					1.92%
	%sector of municipality	0.46%	0.29%	0.78%	96.42%	1.86%		0.19%					100.00%
1,024	EAGLE	792,861	338,552	23,167	46,296,499	7,507,562	0	0	0	0	0	0	54,958,641
4.06%	%sector of county sector	0.65%	0.80%	0.03%	2.66%	4.62%							1.50%
	%sector of municipality	1.44%	0.62%	0.04%	84.24%	13.66%							100.00%
634	ELMWOOD	3,677,155	277,937	19,791	27,987,624	5,136,993	0	0	0	0	0	0	37,099,500
2.51%	%sector of county sector	3.03%	0.66%	0.03%	1.61%	3.16%							1.01%
	%sector of municipality	9.91%	0.75%	0.05%	75.44%	13.85%							100.00%
568	GREENWOOD	430,722	444,381	842,407	20,782,398	4,260,490	0	0	0	0	0	0	26,760,398
2.25%	%sector of county sector	0.35%	1.05%	1.09%	1.20%	2.62%							0.73%
	%sector of municipality	1.61%	1.66%	3.15%	77.66%	15.92%							100.00%
1,106	LOUISVILLE	1,247,434	665,171	1,306,420	60,991,437	8,058,583	0	0	0	0	0	0	72,269,045
4.38%	%sector of county sector	1.03%	1.58%	1.69%	3.51%	4.96%							1.98%
	%sector of municipality	1.73%	0.92%	1.81%	84.39%	11.15%							100.00%
178	MANLEY	70,170	71,081	140,515	6,327,807	559,669	0	0	0	0	0	0	7,169,242
0.71%	%sector of county sector	0.06%	0.17%	0.18%	0.36%	0.34%							0.20%
	%sector of municipality	0.98%	0.99%	1.96%	88.26%	7.81%							100.00%
236	MURDOCK	71,018	123,951	9,589	13,107,863	818,649	0	0	0	0	0	0	14,131,070
0.93%	%sector of county sector	0.06%	0.29%	0.01%	0.75%	0.50%							0.39%
	%sector of municipality	0.50%	0.88%	0.07%	92.76%	5.79%							100.00%
463	MURRAY	66,172	217,736	291,651	21,121,728	2,035,585	0	0	4,942	0	0	0	23,737,814
1.83%	%sector of county sector	0.05%	0.52%	0.38%	1.21%	1.25%			0.00%				0.65%
	%sector of municipality	0.28%	0.92%	1.23%	88.98%	8.58%		0.02%					100.00%
204	NEHAWKA	41,840	142,513	406,760	6,661,528	560,393	0	0	0	0	0	0	7,813,034
0.81%	%sector of county sector	0.03%	0.34%	0.53%	0.38%	0.34%							0.21%
	%sector of municipality	0.54%	1.82%	5.21%	85.26%	7.17%							100.00%
6505	PLATTSMOUTH	6,348,152	3,088,112	3,111,327	224,386,424	68,632,113	5,017,262	103,566	0	0	0	0	310,686,956
25.77%	%sector of county sector	5.23%	7.33%	4.02%	12.91%	42.25%	9.36%	0.50%					8.50%
	%sector of municipality	2.04%	0.99%	1.00%	72.22%	22.09%	1.61%	0.03%					100.00%
99	SOUTH BEND	6,035	251,411	1,039,585	3,213,926	687,718	0	0	0	0	0	0	5,198,675
0.39%	%sector of county sector	0.00%	0.60%	1.34%	0.18%	0.42%							0.14%
	%sector of municipality	0.12%	4.84%	20.00%	61.82%	13.23%							100.00%
233	UNION	268,259	256,657	456,821	6,945,075	747,816	0	0	0	0	0	0	8,674,628
0.92%	%sector of county sector	0.22%	0.61%	0.59%	0.40%	0.46%							0.24%
	%sector of municipality	3.09%	2.96%	5.27%	80.06%	8.62%							100.00%
1050	WEeping WATER	8,702,591	583,864	399,854	50,758,344	4,652,455	1,149,658	0	0	0	0	0	66,246,766
4.16%	%sector of county sector	7.17%	1.39%	0.52%	2.92%	2.86%	2.15%						1.81%
	%sector of municipality	13.14%	0.88%	0.60%	76.62%	7.02%	1.74%						100.00%
13,064	Total Municipalities	22,243,535	6,806,621	8,608,052	567,288,568	106,303,147	6,166,920	238,550	4,942	0	0	0	717,660,335
51.76%	%all municip.sectors of cnty	18.32%	16.15%	11.12%	32.63%	65.44%	11.51%	1.16%	0.00%				19.63%

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Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5