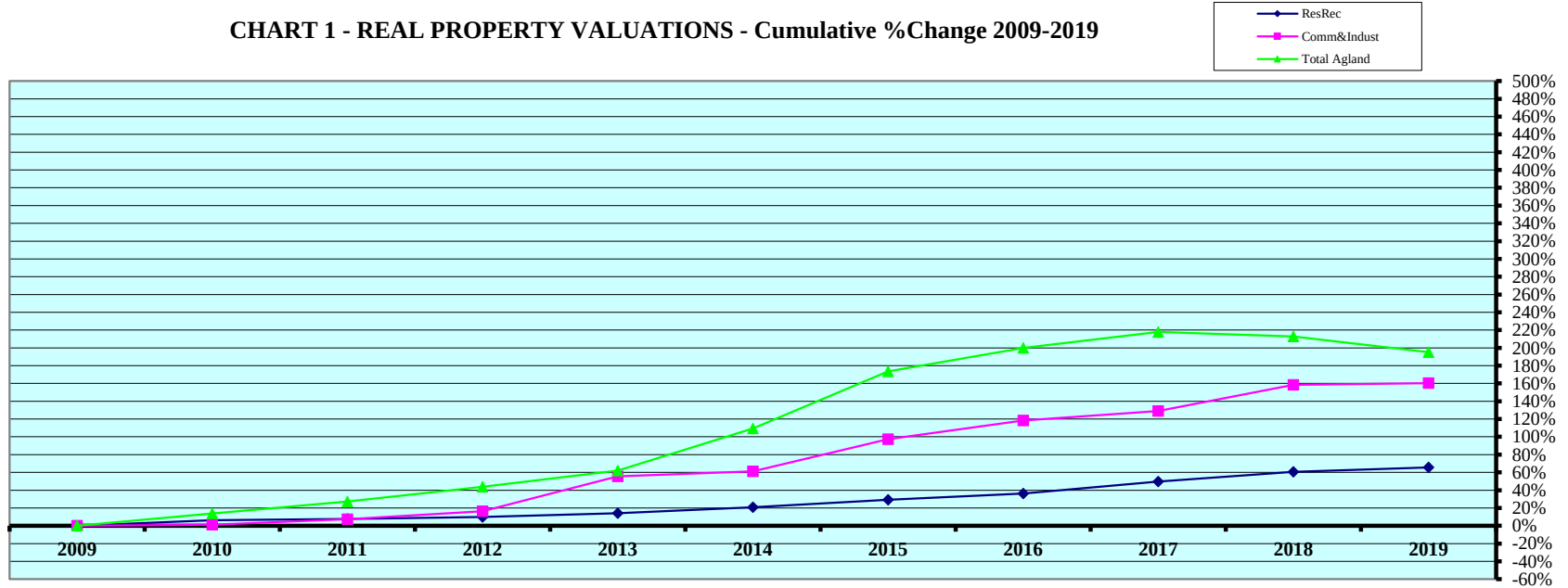


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



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	200,316,275	--	--	--	61,362,153	--	--	--	877,231,579	--	--	--
2010	212,676,530	12,360,255	6.17%	6.17%	62,016,021	653,868	1.07%	1.07%	998,770,078	121,538,499	13.85%	13.85%
2011	215,564,008	2,887,478	1.36%	7.61%	65,894,597	3,878,576	6.25%	7.39%	1,115,974,878	117,204,800	11.73%	27.22%
2012	220,037,146	4,473,138	2.08%	9.84%	71,455,590	5,560,993	8.44%	16.45%	1,261,712,318	145,737,440	13.06%	43.83%
2013	228,243,419	8,206,273	3.73%	13.94%	95,472,318	24,016,728	33.61%	55.59%	1,420,070,927	158,358,609	12.55%	61.88%
2014	242,100,352	13,856,933	6.07%	20.86%	98,892,429	3,420,111	3.58%	61.16%	1,836,742,818	416,671,891	29.34%	109.38%
2015	259,107,974	17,007,622	7.03%	29.35%	121,121,620	22,229,191	22.48%	97.39%	2,398,726,828	561,984,010	30.60%	173.44%
2016	272,988,217	13,880,243	5.36%	36.28%	133,964,781	12,843,161	10.60%	118.32%	2,630,205,520	231,478,692	9.65%	199.83%
2017	299,602,321	26,614,104	9.75%	49.56%	140,550,666	6,585,885	4.92%	129.05%	2,788,830,275	158,624,755	6.03%	217.91%
2018	321,478,274	21,875,953	7.30%	60.49%	158,555,742	18,005,076	12.81%	158.39%	2,745,049,144	-43,781,131	-1.57%	212.92%
2019	331,659,238	10,180,964	3.17%	65.57%	159,733,235	1,177,493	0.74%	160.31%	2,589,557,019	-155,492,125	-5.66%	195.20%

Rate Annual %chg: Residential & Recreational **5.17%**

Commercial & Industrial **10.04%**

Agricultural Land **11.43%**

Cnty# **21**
County **CUSTER**

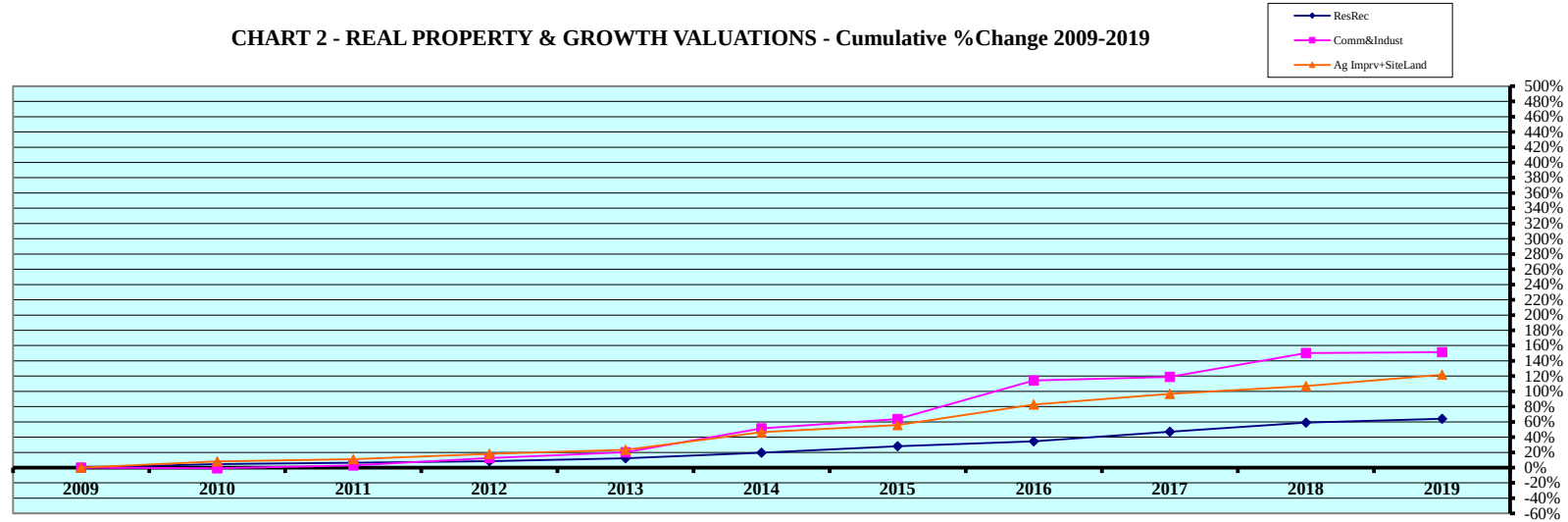
CHART 1

(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⁾						Commercial & Industrial ⁽¹⁾					
	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
2009	200,316,275	1,794,526	0.90%	198,521,749	--	--	61,362,153	3,798,058	6.19%	57,564,095	--	--
2010	212,676,530	2,974,889	1.40%	209,701,641	4.69%	4.69%	62,016,021	1,164,811	1.88%	60,851,210	-0.83%	-0.83%
2011	215,564,008	2,419,110	1.12%	213,144,898	0.22%	6.40%	65,894,597	2,817,027	4.28%	63,077,570	1.71%	2.80%
2012	220,037,146	2,782,231	1.26%	217,254,915	0.78%	8.46%	71,455,590	2,392,367	3.35%	69,063,223	4.81%	12.55%
2013	228,243,419	3,420,351	1.50%	224,823,068	2.18%	12.23%	95,472,318	21,698,853	22.73%	73,773,465	3.24%	20.23%
2014	242,100,352	2,790,879	1.15%	239,309,473	4.85%	19.47%	98,892,429	5,917,537	5.98%	92,974,892	-2.62%	51.52%
2015	259,107,974	2,564,572	0.99%	256,543,402	5.97%	28.07%	121,121,620	20,596,128	17.00%	100,525,492	1.65%	63.82%
2016	272,988,217	3,342,769	1.22%	269,645,448	4.07%	34.61%	133,964,781	2,567,352	1.92%	131,397,429	8.48%	114.13%
2017	299,602,321	5,312,421	1.77%	294,289,900	7.80%	46.91%	140,550,666	6,201,846	4.41%	134,348,820	0.29%	118.94%
2018	321,478,274	2,988,457	0.93%	318,489,817	6.30%	58.99%	158,555,742	4,996,535	3.15%	153,559,207	9.26%	150.25%
2019	331,659,238	2,999,974	0.90%	328,659,264	2.23%	64.07%	159,733,235	5,499,591	3.44%	154,233,644	-2.73%	151.35%
Rate Ann%chg	5.17%				3.91%		10.04%				C & I w/o growth	2.33%

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	79,857,399	44,722,819	124,580,218	6,139,103	4.93%	118,441,115	--	--
2010	90,085,744	48,821,299	138,907,043	4,101,500	2.95%	134,805,543	8.21%	8.21%
2011	91,006,289	50,401,672	141,407,961	2,958,714	2.09%	138,449,247	-0.33%	11.13%
2012	96,093,917	56,735,986	152,829,903	5,838,701	3.82%	146,991,202	3.95%	17.99%
2013	98,188,616	63,180,045	161,368,661	7,658,684	4.75%	153,709,977	0.58%	23.38%
2014	107,937,571	83,812,907	191,750,478	9,366,814	4.88%	182,383,664	13.02%	46.40%
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	1.20%	55.77%
2016	119,479,445	117,510,961	236,990,406	9,563,459	4.04%	227,426,947	11.14%	82.55%
2017	131,276,555	123,879,769	255,156,324	9,972,635	3.91%	245,183,689	3.46%	96.81%
2018	134,763,307	131,903,987	266,667,294	8,870,779	3.33%	257,796,515	1.03%	106.93%
2019	143,956,388	138,809,437	282,765,825	6,504,791	2.30%	276,261,034	3.60%	121.75%
Rate Ann%chg	6.07%	11.99%	8.54%	Ag Imprv+Site w/o growth			4.59%	

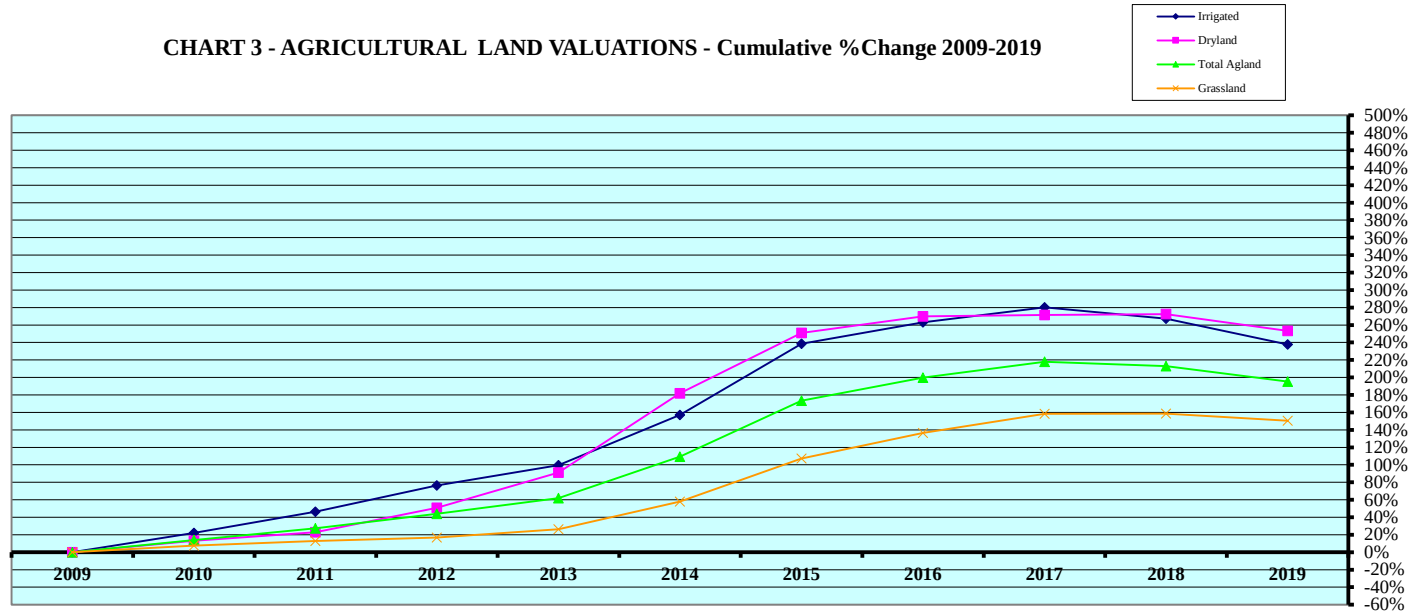
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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#
County

21
CUSTER

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	352,632,893	--	--	--	82,069,364	--	--	--	442,412,251	--	--	--
2010	430,052,040	77,419,147	21.95%	21.95%	92,753,865	10,684,501	13.02%	13.02%	475,855,612	33,443,361	7.56%	7.56%
2011	516,330,331	86,278,291	20.06%	46.42%	100,823,823	8,069,958	8.70%	22.85%	498,687,513	22,831,901	4.80%	12.72%
2012	621,591,602	105,261,271	20.39%	76.27%	123,727,480	22,903,657	22.72%	50.76%	516,251,196	17,563,683	3.52%	16.69%
2013	703,820,011	82,228,409	13.23%	99.59%	156,892,448	33,164,968	26.80%	91.17%	559,208,381	42,957,185	8.32%	26.40%
2014	906,219,601	202,399,590	28.76%	156.99%	231,343,898	74,451,450	47.45%	181.89%	699,014,392	139,806,011	25.00%	58.00%
2015	1,194,149,215	287,929,614	31.77%	238.64%	288,090,133	56,746,235	24.53%	251.03%	916,335,375	217,320,983	31.09%	107.12%
2016	1,280,583,842	86,434,627	7.24%	263.15%	303,669,459	15,579,326	5.41%	270.02%	1,045,809,707	129,474,332	14.13%	136.39%
2017	1,340,748,328	60,164,486	4.70%	280.21%	304,926,691	1,257,232	0.41%	271.55%	1,143,011,655	97,201,948	9.29%	158.36%
2018	1,295,264,781	-45,483,547	-3.39%	267.31%	305,639,427	712,736	0.23%	272.42%	1,143,999,868	988,213	0.09%	158.58%
2019	1,191,303,184	-103,961,597	-8.03%	237.83%	289,884,461	-15,754,966	-5.15%	253.22%	1,107,814,252	-36,185,616	-3.16%	150.40%

Rate Ann.%chg: Irrigated 12.95%

Dryland 13.45%

Grassland 9.61%

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	111,151	--	--	--	5,920	--	--	--	877,231,579	--	--	--
2010	83,755	-27,396	-24.65%	-24.65%	24,806	18,886	319.02%	319.02%	998,770,078	121,538,499	13.85%	13.85%
2011	83,531	-224	-0.27%	-24.85%	49,680	24,874	100.27%	739.19%	1,115,974,878	117,204,800	11.73%	27.22%
2012	97,360	13,829	16.56%	-12.41%	44,680	-5,000	-10.06%	654.73%	1,261,712,318	145,737,440	13.06%	43.83%
2013	111,523	14,163	14.55%	0.33%	38,564	-6,116	-13.69%	551.42%	1,420,070,927	158,358,609	12.55%	61.88%
2014	113,809	2,286	2.05%	2.39%	51,118	12,554	32.55%	763.48%	1,836,742,818	416,671,891	29.34%	109.38%
2015	104,737	-9,072	-7.97%	-5.77%	47,368	-3,750	-7.34%	700.14%	2,398,726,828	561,984,010	30.60%	173.44%
2016	108,066	3,329	3.18%	-2.78%	34,446	-12,922	-27.28%	481.86%	2,630,205,520	231,478,692	9.65%	199.83%
2017	109,152	1,086	1.00%	-1.80%	34,449	3	0.01%	481.91%	2,788,830,275	158,624,755	6.03%	217.91%
2018	110,252	1,100	1.01%	-0.81%	34,816	367	1.07%	488.11%	2,745,049,144	-43,781,131	-1.57%	212.92%
2019	520,132	409,880	371.77%	367.95%	34,990	174	0.50%	491.05%	2,589,557,019	-155,492,125	-5.66%	195.20%

Cnty# 21
County CUSTER

Rate Ann.%chg: Total Agric Land 11.43%

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	352,679,603	277,696	1,270			82,133,190	162,440	506			442,329,287	1,167,463	379		
2010	430,085,562	278,456	1,545	21.62%	21.62%	92,902,824	161,040	577	14.10%	14.10%	479,577,174	1,166,550	411	8.51%	8.51%
2011	515,934,505	279,399	1,847	19.56%	45.40%	101,034,812	160,133	631	9.37%	24.79%	498,665,660	1,169,050	427	3.76%	12.58%
2012	620,646,764	280,346	2,214	19.89%	74.32%	124,283,233	158,675	783	24.14%	54.91%	516,246,313	1,169,684	441	3.47%	16.49%
2013	702,434,562	281,276	2,497	12.80%	96.64%	156,894,743	157,118	999	27.49%	97.50%	559,507,329	1,170,530	478	8.30%	26.16%
2014	905,781,541	282,018	3,212	28.61%	152.89%	231,795,040	157,284	1,474	47.58%	191.47%	698,973,742	1,169,162	598	25.07%	57.79%
2015	1,194,956,767	282,214	4,234	31.83%	233.40%	288,647,752	156,313	1,847	25.30%	265.21%	916,076,186	1,170,050	783	30.96%	106.64%
2016	1,283,048,478	282,250	4,546	7.36%	257.93%	303,739,938	156,016	1,947	5.43%	285.04%	1,045,611,323	1,170,043	894	14.14%	135.87%
2017	1,341,668,533	282,142	4,755	4.61%	274.43%	305,612,212	156,457	1,953	0.33%	286.32%	1,142,554,887	1,170,101	976	9.27%	157.72%
2018	1,296,272,110	282,118	4,595	-3.38%	261.79%	305,399,142	156,280	1,954	0.04%	286.49%	1,143,638,172	1,169,737	978	0.13%	158.05%
2019	1,191,753,396	282,005	4,226	-8.03%	232.75%	289,910,164	157,009	1,846	-5.51%	265.19%	1,108,903,069	1,169,588	948	-3.02%	150.24%

Rate Annual %chg Average Value/Acre:

12.77%

13.83%

9.61%

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	109,846	3,181	35			5,920	19	308			877,257,846	1,610,800	545		
2010	83,310	2,394	35	0.77%	0.77%	678,031	2,571	264	-14.46%	-14.46%	1,003,326,901	1,611,010	623	14.36%	14.36%
2011	83,863	2,410	35	0.00%	0.77%	27,770	139	200	-24.17%	-35.14%	1,115,746,610	1,611,130	693	11.20%	27.16%
2012	97,143	2,210	44	26.27%	27.24%	44,680	223	200	0.00%	-35.14%	1,261,318,133	1,611,139	783	13.05%	43.75%
2013	111,284	2,280	49	11.04%	41.29%	38,638	193	200	0.00%	-35.14%	1,418,986,556	1,611,398	881	12.48%	61.69%
2014	114,396	2,341	49	0.14%	41.49%	51,118	197	260	30.00%	-15.68%	1,836,715,837	1,611,002	1,140	29.47%	109.34%
2015	104,723	2,134	49	0.41%	42.07%	47,368	182	260	0.00%	-15.68%	2,399,832,796	1,610,894	1,490	30.67%	173.54%
2016	108,221	2,206	49	-0.01%	42.06%	34,446	132	260	0.00%	-15.68%	2,632,542,406	1,610,647	1,634	9.71%	200.12%
2017	109,101	2,223	49	0.01%	42.07%	44,449	134	333	28.06%	7.98%	2,789,989,182	1,611,057	1,732	5.95%	217.98%
2018	110,252	2,245	49	0.08%	42.19%	44,816	135	332	-0.23%	7.74%	2,745,464,492	1,610,516	1,705	-1.56%	213.02%
2019	110,601	2,252	49	0.01%	42.20%	34,990	135	260	-21.73%	-15.68%	2,590,712,220	1,610,990	1,608	-5.66%	195.28%

21

CUSTER

Rate Annual %chg Average Value/Acre:

11.44%

(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

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10,939	CUSTER	123,347,266	31,730,518	105,881,208	331,659,238	151,014,660	8,718,575	0	2,589,557,019	143,956,388	138,809,437	0	3,624,674,309
cnty sectorvalue % of total value:		3.40%	0.88%	2.92%	9.15%	4.17%	0.24%		71.44%	3.97%	3.83%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
145	ANSELMO	399,742	347,675	1,522,593	2,089,342	1,115,141	0	0	4,532	0	0	0	5,479,025
	%sector of county sector	0.32%	1.10%	1.44%	0.63%	0.74%			0.00%				0.15%
	%sector of municipality	7.30%	6.35%	27.79%	38.13%	20.35%			0.08%				100.00%
441	ANSLEY	836,597	815,336	2,235,622	12,165,443	3,176,452	0	0	9,791	0	7,914	0	19,247,155
	%sector of county sector	0.68%	2.57%	2.11%	3.67%	2.10%			0.00%		0.01%		0.53%
	%sector of municipality	4.35%	4.24%	11.62%	63.21%	16.50%			0.05%		0.04%		100.00%
597	ARNOLD	695,506	1,245,670	298,801	20,853,884	2,927,837	0	0	49,473	0	0	0	26,071,171
	%sector of county sector	0.56%	3.93%	0.28%	6.29%	1.94%			0.00%				0.72%
	%sector of municipality	2.67%	4.78%	1.15%	79.99%	11.23%			0.19%				100.00%
83	BERWYN	66,691	282,871	1,149,717	2,199,381	191,210	0	0	69,811	54,514	4,027	0	4,018,222
	%sector of county sector	0.05%	0.89%	1.09%	0.66%	0.13%			0.00%	0.04%	0.00%		0.11%
	%sector of municipality	1.66%	7.04%	28.61%	54.74%	4.76%			1.74%	1.36%	0.10%		100.00%
3,559	BROKEN BOW	7,808,607	2,136,097	3,070,994	131,638,899	65,288,475	421,669	0	70,556	0	0	0	210,435,297
	%sector of county sector	6.33%	6.73%	2.90%	39.69%	43.23%	4.84%		0.00%				5.81%
	%sector of municipality	3.71%	1.02%	1.46%	62.56%	31.03%	0.20%		0.03%				100.00%
574	CALLAWAY	1,874,402	452,563	130,245	23,872,933	7,426,619	0	0	130,175	0	2,728	0	33,889,665
	%sector of county sector	1.52%	1.43%	0.12%	7.20%	4.92%			0.01%		0.00%		0.93%
	%sector of municipality	5.53%	1.34%	0.38%	70.44%	21.91%			0.38%		0.01%		100.00%
93	COMSTOCK	3,605	96,512	7,804	2,453,024	209,421	0	0	9,158	0	0	0	2,779,524
	%sector of county sector	0.00%	0.30%	0.01%	0.74%	0.14%			0.00%				0.08%
	%sector of municipality	0.13%	3.47%	0.28%	88.25%	7.53%			0.33%				100.00%
171	MASON CITY	201,833	418,035	1,619,415	3,525,540	276,103	0	0	57,991	54,630	51,985	0	6,205,532
	%sector of county sector	0.16%	1.32%	1.53%	1.06%	0.18%			0.00%	0.04%	0.04%		0.17%
	%sector of municipality	3.25%	6.74%	26.10%	56.81%	4.45%			0.93%	0.88%	0.84%		100.00%
363	MERNA	1,421,016	524,376	1,281,764	9,917,360	2,598,506	0	0	329,494	0	0	0	16,072,516
	%sector of county sector	1.15%	1.65%	1.21%	2.99%	1.72%			0.01%				0.44%
	%sector of municipality	8.84%	3.26%	7.97%	61.70%	16.17%			2.05%				100.00%
151	OCONTO	82,969	276,731	65,877	3,144,621	358,197	0	0	12,061	0	44,514	0	3,984,970
	%sector of county sector	0.07%	0.87%	0.06%	0.95%	0.24%			0.00%		0.03%		0.11%
	%sector of municipality	2.08%	6.94%	1.65%	78.91%	8.99%			0.30%		1.12%		100.00%
5													