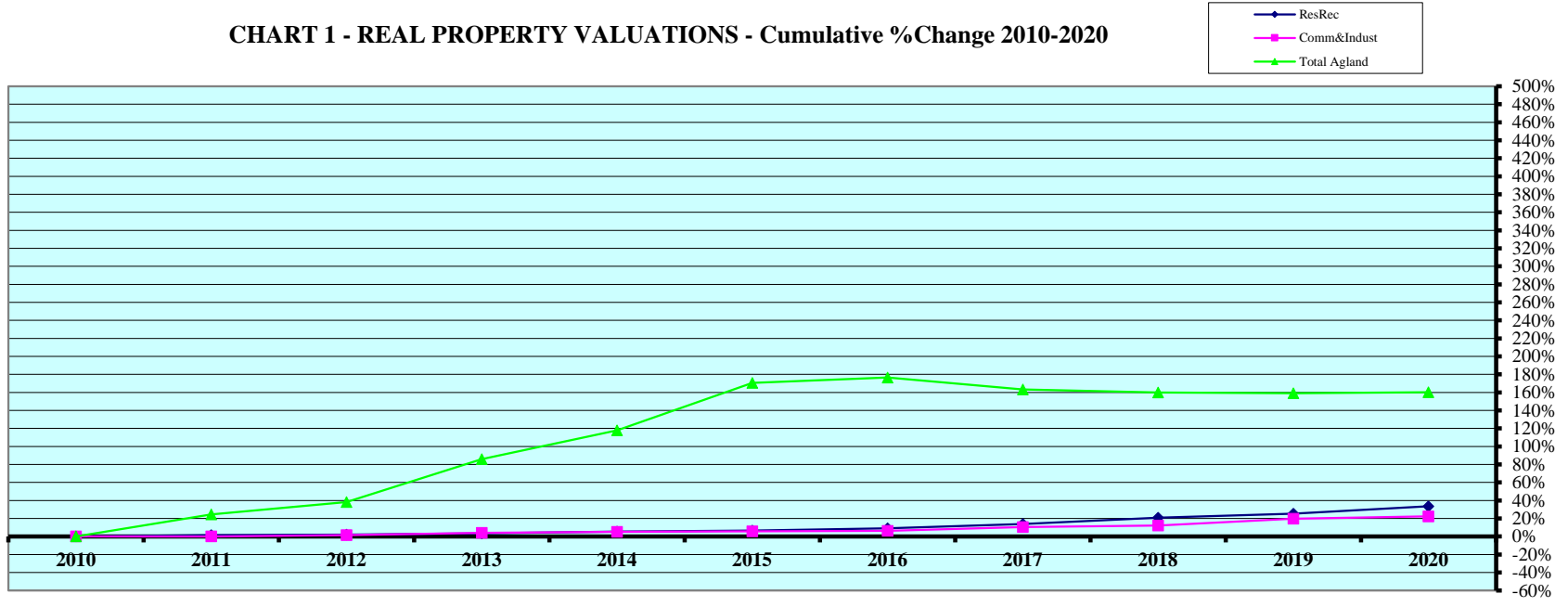


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



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
2010	1,404,806,915	--	--	--	180,437,442	--	--	--	481,287,844	--	--	--
2011	1,425,621,221	20,814,306	1.48%	1.48%	180,370,120	-67,322	-0.04%	-0.04%	598,561,530	117,273,686	24.37%	24.37%
2012	1,433,221,401	7,600,180	0.53%	2.02%	182,985,174	2,615,054	1.45%	1.41%	665,255,645	66,694,115	11.14%	38.22%
2013	1,451,839,415	18,618,014	1.30%	3.35%	187,462,530	4,477,356	2.45%	3.89%	894,122,545	228,866,900	34.40%	85.78%
2014	1,481,020,790	29,181,375	2.01%	5.43%	189,508,942	2,046,412	1.09%	5.03%	1,048,810,372	154,687,827	17.30%	117.92%
2015	1,498,249,500	17,228,710	1.16%	6.65%	190,729,803	1,220,861	0.64%	5.70%	1,302,406,494	253,596,122	24.18%	170.61%
2016	1,533,519,629	35,270,129	2.35%	9.16%	191,672,464	942,661	0.49%	6.23%	1,331,086,599	28,680,105	2.20%	176.57%
2017	1,598,662,424	65,142,795	4.25%	13.80%	199,198,238	7,525,774	3.93%	10.40%	1,267,642,145	-63,444,454	-4.77%	163.39%
2018	1,698,492,784	99,830,360	6.24%	20.91%	202,459,709	3,261,471	1.64%	12.20%	1,251,438,414	-16,203,731	-1.28%	160.02%
2019	1,759,173,892	60,681,108	3.57%	25.23%	216,029,414	13,569,705	6.70%	19.73%	1,246,988,209	-4,450,205	-0.36%	159.09%
2020	1,876,389,322	117,215,430	6.66%	33.57%	220,781,176	4,751,762	2.20%	22.36%	1,252,657,972	5,669,763	0.45%	160.27%

Rate Annual %chg: Residential & Recreational **2.94%**

Commercial & Industrial **2.04%**

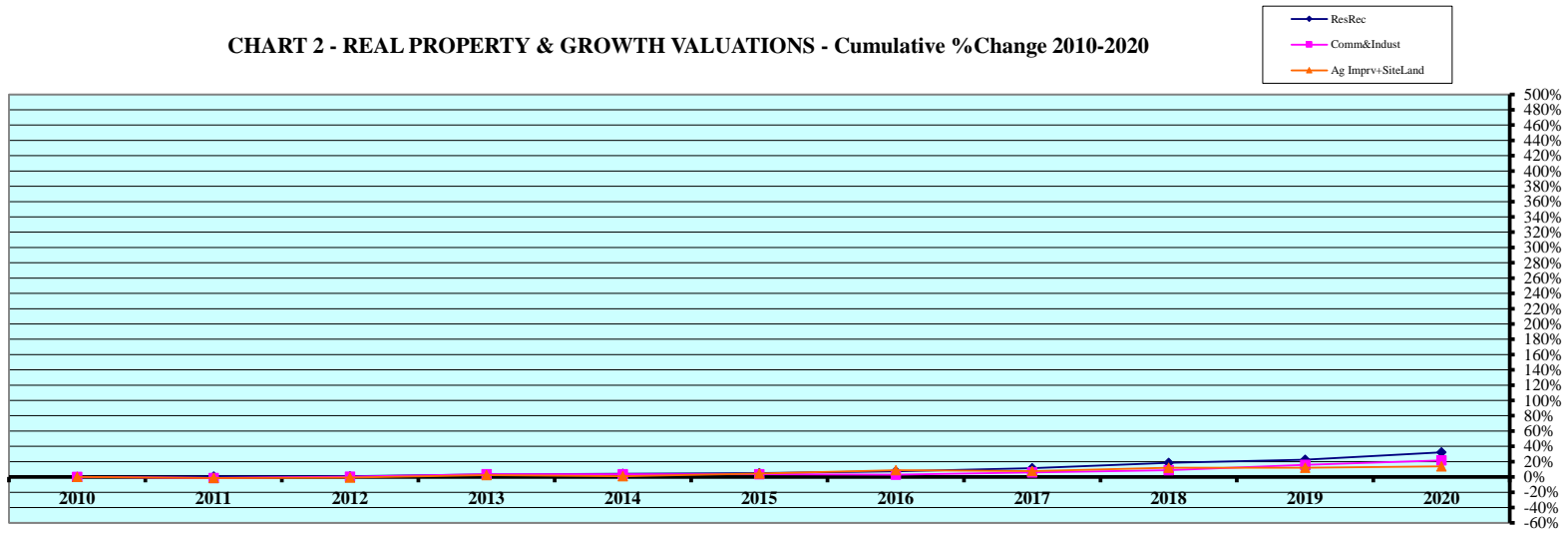
Agricultural Land **10.04%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	--	--	180,437,442	1,817,525	1.01%	178,619,917	--	--
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	0.51%	0.51%	180,370,120	2,343,368	1.30%	178,026,752	-1.34%	-1.34%
2012	1,433,221,401	13,259,104	0.93%	1,419,962,297	-0.40%	1.08%	182,985,174	1,702,867	0.93%	181,282,307	0.51%	0.47%
2013	1,451,839,415	2,897,264	0.20%	1,448,942,151	1.10%	3.14%	187,462,530	510,259	0.27%	186,952,271	2.17%	3.61%
2014	1,481,020,790	16,103,706	1.09%	1,464,917,084	0.90%	4.28%	189,508,942	2,679,176	1.41%	186,829,766	-0.34%	3.54%
2015	1,498,249,500	24,855,009	1.66%	1,473,394,491	-0.51%	4.88%	190,729,803	3,791,243	1.99%	186,938,560	-1.36%	3.60%
2016	1,533,519,629	25,501,109	1.66%	1,508,018,520	0.65%	7.35%	191,672,464	5,686,749	2.97%	185,985,715	-2.49%	3.07%
2017	1,598,662,424	32,745,502	2.05%	1,565,916,922	2.11%	11.47%	199,198,238	7,948,359	3.99%	191,249,879	-0.22%	5.99%
2018	1,698,492,784	32,719,521	1.93%	1,665,773,263	4.20%	18.58%	202,459,709	6,254,137	3.09%	196,205,572	-1.50%	8.74%
2019	1,759,173,892	37,366,842	2.12%	1,721,807,050	1.37%	22.57%	216,029,414	6,976,168	3.23%	209,053,246	3.26%	15.86%
2020	1,876,389,322	19,467,450	1.04%	1,856,921,872	5.56%	32.18%	220,781,176	1,329,935	0.60%	219,451,241	1.58%	21.62%
Rate Ann%chg	2.94%		Resid & Recreat w/o growth			1.55%	2.04%		C & I w/o growth			0.03%

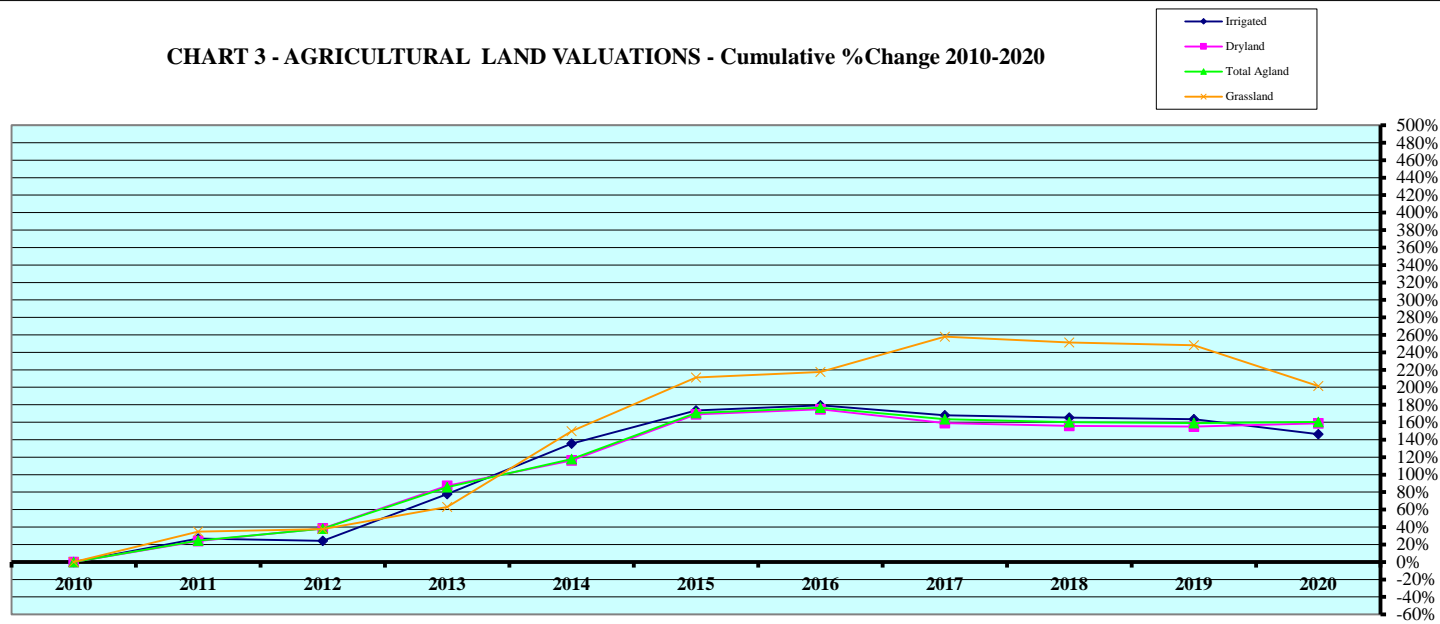
Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	--	--
2011	122,268,860	44,407,217	166,676,077	1,927,098	1.16%	164,748,979	-1.42%	-1.42%
2012	122,969,900	44,830,903	167,800,803	2,159,414	1.29%	165,641,389	-0.62%	-0.89%
2013	125,318,798	46,211,850	171,530,648	372,050	0.22%	171,158,598	2.00%	2.42%
2014	125,331,153	46,820,009	172,151,162	3,237,555	1.88%	168,913,607	-1.53%	1.07%
2015	130,568,718	46,869,292	177,438,010	2,677,657	1.51%	174,760,353	1.52%	4.57%
2016	134,141,149	47,890,887	182,032,036	384,013	0.21%	181,648,023	2.37%	8.69%
2017	133,542,500	48,740,587	182,283,087	2,150,356	1.18%	180,132,731	-1.04%	7.79%
2018	139,378,178	49,978,764	189,356,942	2,037,030	1.08%	187,319,912	2.76%	12.09%
2019	141,768,133	50,485,112	192,253,245	4,817,980	2.51%	187,435,265	-1.01%	12.15%
2020	144,021,409	51,097,924	195,119,333	4,851,932	2.49%	190,267,401	-1.03%	13.85%
Rate Ann%chg	1.54%	1.63%	1.56%	Ag Imprv+Site w/o growth		0.20%		

(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; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 13
County CASS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	5,931,094	--	--	--	452,627,321	--	--	--	21,953,099	--	--	--
2011	7,525,836	1,594,742	26.89%	26.89%	560,798,175	108,170,854	23.90%	23.90%	29,579,757	7,626,658	34.74%	34.74%
2012	7,374,409	-151,427	-2.01%	24.33%	626,975,030	66,176,855	11.80%	38.52%	30,237,469	657,712	2.22%	37.74%
2013	10,543,104	3,168,695	42.97%	77.76%	847,113,083	220,138,053	35.11%	87.15%	35,758,306	5,520,837	18.26%	62.89%
2014	13,969,325	3,426,221	32.50%	135.53%	979,301,095	132,188,012	15.60%	116.36%	54,801,972	19,043,666	53.26%	149.63%
2015	16,213,861	2,244,536	16.07%	173.37%	1,217,062,034	237,760,939	24.28%	168.89%	68,331,028	13,529,056	24.69%	211.26%
2016	16,569,510	355,649	2.19%	179.37%	1,244,029,509	26,967,475	2.22%	174.85%	69,716,325	1,385,297	2.03%	217.57%
2017	15,895,764	-673,746	-4.07%	168.01%	1,172,247,405	-71,782,104	-5.77%	158.99%	78,586,131	8,869,806	12.72%	257.97%
2018	15,728,272	-167,492	-1.05%	165.18%	1,157,680,525	-14,566,880	-1.24%	155.77%	77,105,417	-1,480,714	-1.88%	251.23%
2019	15,631,338	-96,934	-0.62%	163.55%	1,154,011,650	-3,668,875	-0.32%	154.96%	76,403,257	-702,160	-0.91%	248.03%
2020	14,608,718	-1,022,620	-6.54%	146.31%	1,170,945,516	16,933,866	1.47%	158.70%	66,161,223	-10,242,034	-13.41%	201.38%

Rate Ann.%chg: Irrigated **9.43%** Dryland **9.97%** Grassland **11.66%**

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
2010	592,572	--	--	--	183,758	--	--	--	481,287,844	--	--	--
2011	497,152	-95,420	-16.10%	-16.10%	160,610	-23,148	-12.60%	-12.60%	598,561,530	117,273,686	24.37%	24.37%
2012	498,559	1,407	0.28%	-15.87%	170,178	9,568	5.96%	-7.39%	665,255,645	66,694,115	11.14%	38.22%
2013	536,232	37,673	7.56%	-9.51%	171,820	1,642	0.96%	-6.50%	894,122,545	228,866,900	34.40%	85.78%
2014	557,656	21,424	4.00%	-5.89%	180,324	8,504	4.95%	-1.87%	1,048,810,372	154,687,827	17.30%	117.92%
2015	597,289	39,633	7.11%	0.80%	202,282	21,958	12.18%	10.08%	1,302,406,494	253,596,122	24.18%	170.61%
2016	582,084	-15,205	-2.55%	-1.77%	189,171	-13,111	-6.48%	2.95%	1,331,086,599	28,680,105	2.20%	176.57%
2017	664,639	82,555	14.18%	12.16%	248,206	59,035	31.21%	35.07%	1,267,642,145	-63,444,454	-4.77%	163.39%
2018	670,134	5,495	0.83%	13.09%	254,066	5,860	2.36%	38.26%	1,251,438,414	-16,203,731	-1.28%	160.02%
2019	697,468	27,334	4.08%	17.70%	244,496	-9,570	-3.77%	33.05%	1,246,988,209	-4,450,205	-0.36%	159.09%
2020	697,547	79	0.01%	17.72%	244,968	472	0.19%	33.31%	1,252,657,972	5,669,763	0.45%	160.27%

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

Rate Ann.%chg: Total Agric Land **10.04%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	6,024,386	2,891	2,084			453,112,632	257,455	1,760			81,700,995	133,333	613		
2011	7,535,232	2,830	2,663	27.76%	27.76%	561,444,459	256,943	2,185	24.15%	24.15%	89,688,965	135,300	663	8.18%	9.46%
2012	7,374,409	2,860	2,578	-3.17%	23.72%	627,488,396	256,887	2,443	11.79%	38.79%	89,574,800	130,628	686	3.44%	13.24%
2013	10,760,471	2,860	3,762	45.93%	80.54%	848,719,405	256,519	3,309	35.45%	87.99%	97,239,960	127,646	762	11.09%	25.80%
2014	13,621,559	3,004	4,535	20.53%	117.62%	980,547,694	256,070	3,829	15.74%	117.57%	128,539,130	127,483	1,008	32.36%	66.50%
2015	16,210,362	3,116	5,202	14.70%	149.60%	1,219,008,111	255,941	4,763	24.38%	170.62%	149,636,865	127,257	1,176	16.62%	94.17%
2016	16,569,510	3,117	5,316	2.19%	155.07%	1,244,901,643	255,500	4,872	2.30%	176.85%	164,929,515	127,713	1,291	9.83%	113.25%
2017	15,899,161	3,117	5,100	-4.05%	144.75%	1,176,749,622	255,221	4,611	-5.37%	161.98%	174,353,050	127,360	1,369	6.01%	126.06%
2018	15,640,074	3,115	5,021	-1.57%	140.92%	1,158,274,927	253,687	4,566	-0.97%	159.42%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	15,728,272	3,115	5,049	0.56%	142.27%	1,157,219,239	253,501	4,565	-0.02%	159.38%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	15,715,278	3,231	4,864	-3.67%	133.39%	1,172,086,353	253,383	4,626	1.33%	162.83%	89,510,262	40,043	2,235	73.38%	264.80%

Rate Annual %chg Average Value/Acre:

8.84%

10.15%

13.82%

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
2010	608,870	991	614			216,400	1,719	126			481,704,521	302,216	1,594		
2011	497,152	943	527	-14.19%	-14.19%	162,307	1,613	101	-20.10%	-20.10%	599,171,894	300,669	1,993	25.03%	25.03%
2012	495,952	941	527	-0.03%	-14.21%	161,368	1,604	101	0.00%	-20.10%	665,625,559	300,663	2,214	11.09%	38.90%
2013	518,250	965	537	1.98%	-12.51%	171,068	1,701	101	-0.03%	-20.12%	665,625,559	300,368	2,982	34.71%	87.10%
2014	536,212	981	546	1.68%	-11.04%	177,935	1,702	105	3.94%	-16.97%	1,049,546,953	300,030	3,498	17.30%	119.47%
2015	596,071	1,075	554	1.48%	-9.72%	177,913	1,702	105	0.00%	-16.97%	1,303,632,212	300,198	4,343	24.14%	172.45%
2016	580,319	1,070	542	-2.21%	-11.71%	186,035	1,783	104	-0.20%	-17.14%	1,331,985,070	300,161	4,438	2.19%	178.41%
2017	610,779	1,089	561	3.47%	-8.65%	237,643	1,825	130	24.78%	3.39%	1,267,846,127	299,670	4,231	-4.66%	165.44%
2018	670,109	1,130	593	5.72%	-3.42%	252,902	1,947	130	-0.25%	3.14%	1,251,848,456	299,922	4,174	-1.34%	161.87%
2019	670,134	1,130	593	-0.01%	-3.43%	245,724	1,957	126	-3.34%	-0.30%	1,250,937,438	299,775	4,173	-0.02%	161.80%
2020	697,468	1,165	599	0.93%	-2.53%	246,012	1,954	126	0.30%	-0.01%	1,278,255,373	299,777	4,264	2.18%	167.52%

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CASS

Rate Annual %chg Average Value/Acre:

10.34%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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	128,546,232	45,547,317	81,754,181	1,855,038,564	166,805,959	53,975,217	21,350,758	1,252,657,972	144,021,409	51,097,924	616,480	3,801,412,013
cnty sectorvalue % of total value:		3.38%	1.20%	2.15%	48.80%	4.39%	1.42%	0.56%	32.95%	3.79%	1.34%	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	6,155	12,013	1,300	5,576,100	779,029	0	0	0	0	0	0	6,374,597
0.52%	%sector of county sector	0.00%	0.03%	0.00%	0.30%	0.47%							0.17%
	%sector of municipality	0.10%	0.19%	0.02%	87.47%	12.22%							100.00%
242	AVOCA	145,349	147,792	12,694	6,315,392	563,707	0	0	0	0	0	0	7,184,934
0.96%	%sector of county sector	0.11%	0.32%	0.02%	0.34%	0.34%							0.19%
	%sector of municipality	2.02%	2.06%	0.18%	87.90%	7.85%							100.00%
390	CEDAR CREEK	387,300	212,457	570,010	73,331,133	1,308,421	0	108,370	0	0	0	0	75,917,691
1.55%	%sector of county sector	0.30%	0.47%	0.70%	3.95%	0.78%		0.51%					2.00%
	%sector of municipality	0.51%	0.28%	0.75%	96.59%	1.72%		0.14%					100.00%
1,024	EAGLE	878,425	388,279	35,450	53,551,045	7,510,177	0	0	0	0	0	0	62,363,376
4.06%	%sector of county sector	0.68%	0.85%	0.04%	2.89%	4.50%							1.64%
	%sector of municipality	1.41%	0.62%	0.06%	85.87%	12.04%							100.00%
634	ELMWOOD	3,737,715	326,705	32,087	30,742,759	5,145,653	0	0	0	0	0	0	39,984,919
2.51%	%sector of county sector	2.91%	0.72%	0.04%	1.66%	3.08%							1.05%
	%sector of municipality	9.35%	0.82%	0.08%	76.89%	12.87%							100.00%
568	GREENWOOD	638,378	493,840	920,454	20,706,344	4,260,490	0	0	0	0	0	0	27,019,506
2.25%	%sector of county sector	0.50%	1.08%	1.13%	1.12%	2.55%							0.71%
	%sector of municipality	2.36%	1.83%	3.41%	76.63%	15.77%							100.00%
1,106	LOUISVILLE	1,296,878	728,907	1,404,212	61,964,313	8,037,257	0	0	0	0	0	0	73,431,567
4.38%	%sector of county sector	1.01%	1.60%	1.72%	3.34%	4.82%							44.02%
	%sector of municipality	1.77%	0.99%	1.91%	84.38%	10.95%							100.00%
178	MANLEY	48,220	80,532	148,104	9,669,219	559,669	0	0	0	0	0	0	10,505,744
0.71%	%sector of county sector	0.04%	0.18%	0.18%	0.52%	0.34%							19.46%
	%sector of municipality	0.46%	0.77%	1.41%	92.04%	5.33%							100.00%
236	MURDOCK	95,044	138,744	13,072	14,759,551	818,649	0	0	0	0	0	0	15,825,060
0.93%	%sector of county sector	0.07%	0.30%	0.02%	0.80%	0.49%							1.26%
	%sector of municipality	0.60%	0.88%	0.08%	93.27%	5.17%							100.00%
463	MURRAY	66,627	250,067	306,664	24,089,210	2,686,324	0	0	4,990	0	0	0	27,403,882
1.83%	%sector of county sector	0.05%	0.55%	0.38%	1.30%	1.61%			0.00%				0.72%
	%sector of municipality	0.24%	0.91%	1.12%	87.90%	9.80%			0.02%				100.00%
204	NEHAWKA	28,711	136,411	419,969	7,130,173	698,236	0	0	0	0	0	0	8,413,500
0.81%	%sector of county sector	0.02%	0.30%	0.51%	0.38%	0.42%							0.22%
	%sector of municipality	0.34%	1.62%	4.99%	84.75%	8.30%							100.00%
6505	PLATTSMOUTH	6,059,022	3,432,795	3,374,799	226,930,411	68,640,315	5,017,262	103,566	0	0	0	0	313,558,170
25.77%	%sector of county sector	4.71%	7.54%	4.13%	12.23%	41.15%	9.30%	0.49%					8.25%
	%sector of municipality	1.93%	1.09%	1.08%	72.37%	21.89%	1.60%	0.03%					100.00%
99	SOUTH BEND	7,524	261,729	1,126,582	3,219,653	687,718	0	0	0	0	0	0	5,303,206
0.39%	%sector of county sector	0.01%	0.57%	1.38%	0.17%	0.41%							0.14%
	%sector of municipality	0.14%	4.94%	21.24%	60.71%	12.97%							100.00%
233	UNION	236,918	247,646	470,657	7,419,273	787,660	0	0	0	0	0	0	9,162,154
0.92%	%sector of county sector	0.18%	0.54%	0.58%	0.40%	0.47%							0.24%
	%sector of municipality	2.59%	2.70%	5.14%	80.98%	8.60%							100.00%
1050	WEEPING WATER	7,972,594	678,438	429,861	55,017,913	4,652,455	1,165,197	0	0	0	0	0	69,916,458
4.16%	%sector of county sector	6.20%	1.49%	0.53%	2.97%	2.79%	2.16%						1.84%
	%sector of municipality	11.40%	0.97%	0.61%	78.69%	6.65%	1.67%						100.00%
13,064	Total Municipalities	21,604,860	7,536,355	9,265,915	600,422,489	107,135,760	6,182,459	211,936	4,990	0	0	0	752,364,764
51.76%	%all municip.sectors of cnty	16.81%	16.55%	11.33%	32.37%	64.23%	11.45%	0.99%	0.00%				19.79%

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5