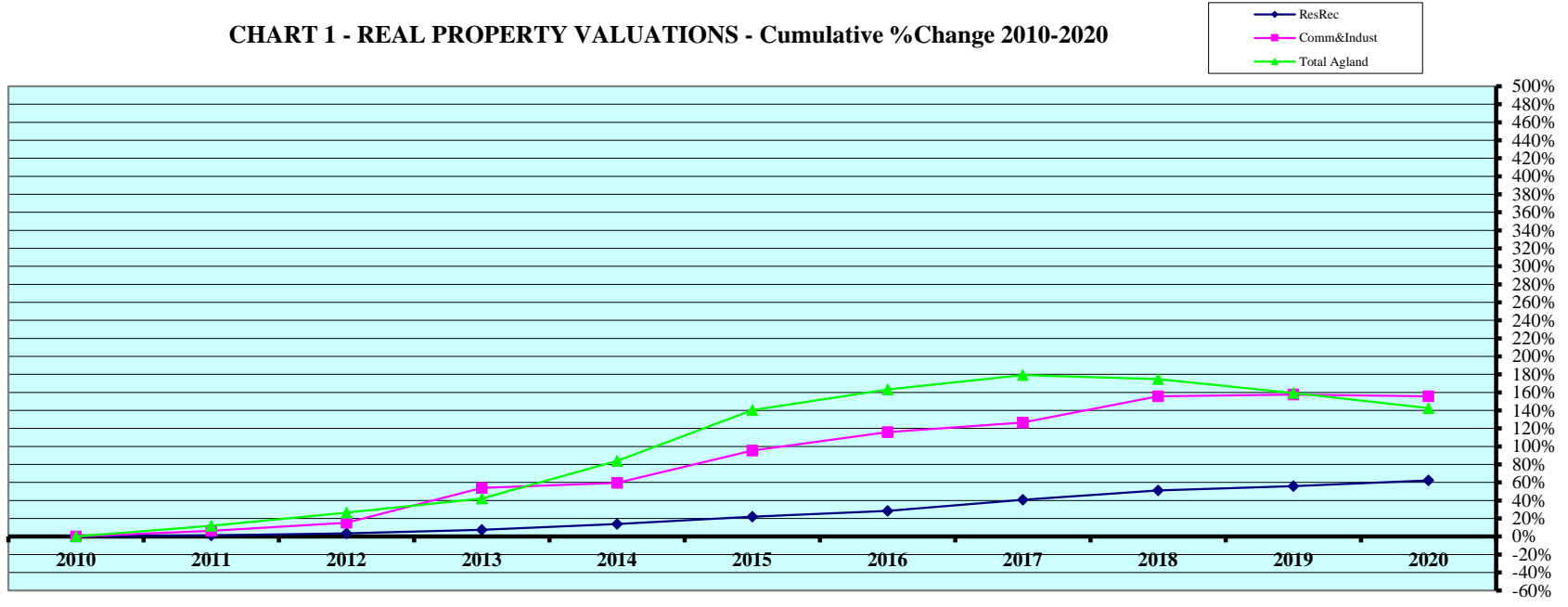


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



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	212,676,530	--	--	--	62,016,021	--	--	--	998,770,078	--	--	--
2011	215,564,008	2,887,478	1.36%	1.36%	65,894,597	3,878,576	6.25%	6.25%	1,115,974,878	117,204,800	11.73%	11.73%
2012	220,037,146	4,473,138	2.08%	3.46%	71,455,590	5,560,993	8.44%	15.22%	1,261,712,318	145,737,440	13.06%	26.33%
2013	228,243,419	8,206,273	3.73%	7.32%	95,472,318	24,016,728	33.61%	53.95%	1,420,070,927	158,358,609	12.55%	42.18%
2014	242,100,352	13,856,933	6.07%	13.84%	98,892,429	3,420,111	3.58%	59.46%	1,836,742,818	416,671,891	29.34%	83.90%
2015	259,107,974	17,007,622	7.03%	21.83%	121,121,620	22,229,191	22.48%	95.31%	2,398,726,828	561,984,010	30.60%	140.17%
2016	272,988,217	13,880,243	5.36%	28.36%	133,964,781	12,843,161	10.60%	116.02%	2,630,205,520	231,478,692	9.65%	163.34%
2017	299,602,321	26,614,104	9.75%	40.87%	140,550,666	6,585,885	4.92%	126.64%	2,788,830,275	158,624,755	6.03%	179.23%
2018	321,478,274	21,875,953	7.30%	51.16%	158,555,742	18,005,076	12.81%	155.67%	2,745,049,144	-43,781,131	-1.57%	174.84%
2019	331,659,238	10,180,964	3.17%	55.95%	159,733,235	1,177,493	0.74%	157.57%	2,589,557,019	-155,492,125	-5.66%	159.27%
2020	345,060,916	13,401,678	4.04%	62.25%	158,638,692	-1,094,543	-0.69%	155.80%	2,421,633,626	-167,923,393	-6.48%	142.46%

Rate Annual %chg: Residential & Recreational **4.96%**

Commercial & Industrial **9.85%**

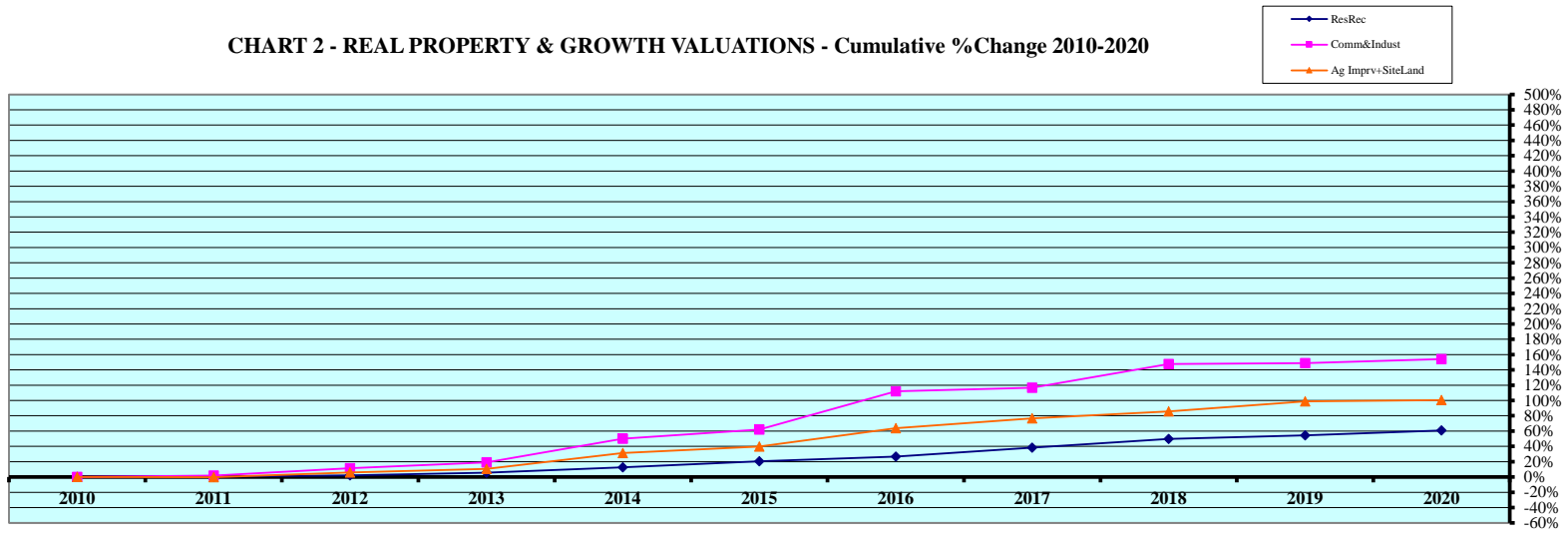
Agricultural Land **9.26%**

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.

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	212,676,530	2,974,889	1.40%	209,701,641	--	--	62,016,021	1,164,811	1.88%	60,851,210	--	--						
2011	215,564,008	2,419,110	1.12%	213,144,898	0.22%	0.22%	65,894,597	2,817,027	4.28%	63,077,570	1.71%	1.71%						
2012	220,037,146	2,782,231	1.26%	217,254,915	0.78%	2.15%	71,455,590	2,392,367	3.35%	69,063,223	4.81%	11.36%						
2013	228,243,419	3,420,351	1.50%	224,823,068	2.18%	5.71%	95,472,318	21,698,853	22.73%	73,773,465	3.24%	18.96%						
2014	242,100,352	2,790,879	1.15%	239,309,473	4.85%	12.52%	98,892,429	5,917,537	5.98%	92,974,892	-2.62%	49.92%						
2015	259,107,974	2,564,572	0.99%	256,543,402	5.97%	20.63%	121,121,620	20,596,128	17.00%	100,525,492	1.65%	62.10%						
2016	272,988,217	3,342,769	1.22%	269,645,448	4.07%	26.79%	133,964,781	2,567,352	1.92%	131,397,429	8.48%	111.88%						
2017	299,602,321	5,312,421	1.77%	294,289,900	7.80%	38.37%	140,550,666	6,201,846	4.41%	134,348,820	0.29%	116.64%						
2018	321,478,274	2,988,457	0.93%	318,489,817	6.30%	49.75%	158,555,742	4,996,535	3.15%	153,559,207	9.26%	147.61%						
2019	331,659,238	2,999,974	0.90%	328,659,264	2.23%	54.53%	159,733,235	5,499,591	3.44%	154,233,644	-2.73%	148.70%						
2020	345,060,916	3,061,069	0.89%	341,999,847	3.12%	60.81%	158,638,692	1,047,021	0.66%	157,591,671	-1.34%	154.11%						
Rate Ann%chg	4.96%			Resid & Recreat w/o growth			3.75%			9.85%			C & I w/o growth			2.28%		

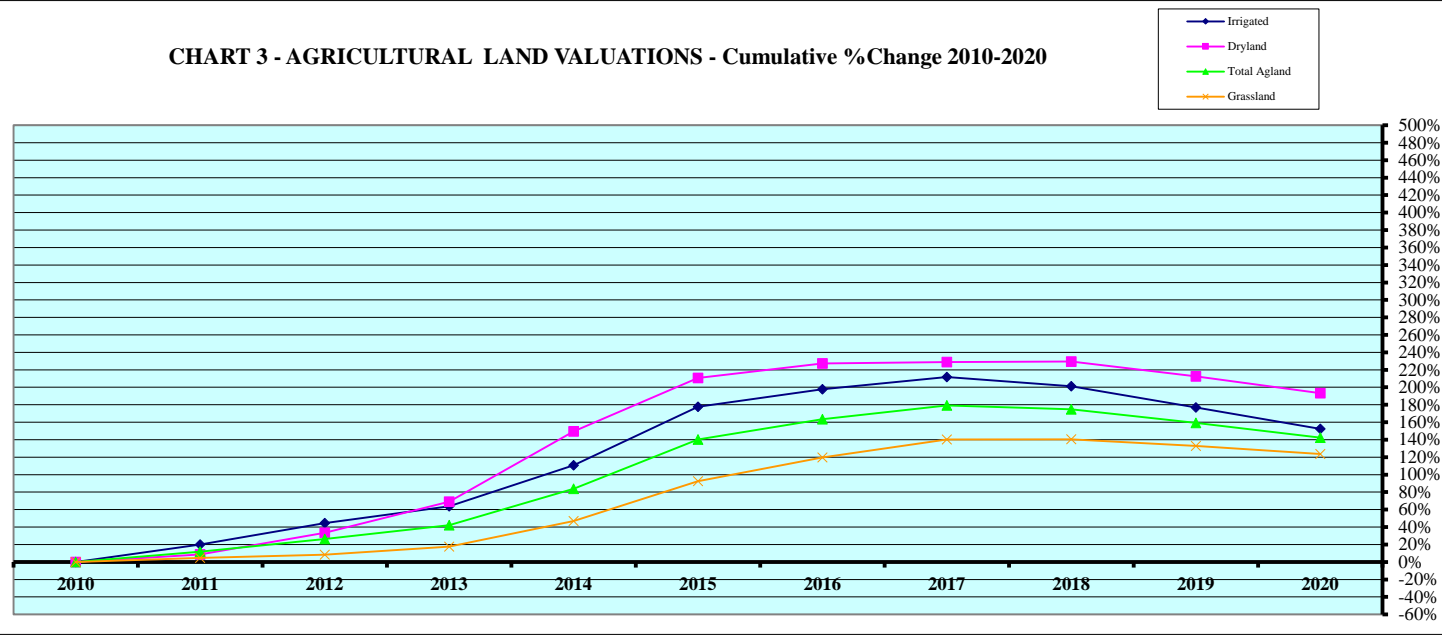
Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	90,085,744	48,821,299	138,907,043	4,101,500	2.95%	134,805,543	--	--		
2011	91,006,289	50,401,672	141,407,961	2,958,714	2.09%	138,449,247	-0.33%	-0.33%		
2012	96,093,917	56,735,986	152,829,903	5,838,701	3.82%	146,991,202	3.95%	5.82%		
2013	98,188,616	63,180,045	161,368,661	7,658,684	4.75%	153,709,977	0.58%	10.66%		
2014	107,937,571	83,812,907	191,750,478	9,366,814	4.88%	182,383,664	13.02%	31.30%		
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	1.20%	39.70%		
2016	119,479,445	117,510,961	236,990,406	9,563,459	4.04%	227,426,947	11.14%	63.73%		
2017	131,276,555	123,879,769	255,156,324	9,972,635	3.91%	245,183,689	3.46%	76.51%		
2018	134,763,307	131,903,987	266,667,294	8,870,779	3.33%	257,796,515	1.03%	85.59%		
2019	143,956,388	138,809,437	282,765,825	6,504,791	2.30%	276,261,034	3.60%	98.88%		
2020	144,200,847	146,552,945	290,753,792	12,277,763	4.22%	278,476,029	-1.52%	100.48%		
Rate Ann%chg	4.82%		11.62%		7.67%		Ag Imprv+Site w/o growth		3.61%	

(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# 21
County CUSTER

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	430,052,040	--	--	--	92,753,865	--	--	--	475,855,612	--	--	--
2011	516,330,331	86,278,291	20.06%	20.06%	100,823,823	8,069,958	8.70%	8.70%	498,687,513	22,831,901	4.80%	4.80%
2012	621,591,602	105,261,271	20.39%	44.54%	123,727,480	22,903,657	22.72%	33.39%	516,251,196	17,563,683	3.52%	8.49%
2013	703,820,011	82,228,409	13.23%	63.66%	156,892,448	33,164,968	26.80%	69.15%	559,208,381	42,957,185	8.32%	17.52%
2014	906,219,601	202,399,590	28.76%	110.72%	231,343,898	74,451,450	47.45%	149.42%	699,014,392	139,806,011	25.00%	46.90%
2015	1,194,149,215	287,929,614	31.77%	177.68%	288,090,133	56,746,235	24.53%	210.60%	916,335,375	217,320,983	31.09%	92.57%
2016	1,280,583,842	86,434,627	7.24%	197.77%	303,669,459	15,579,326	5.41%	227.39%	1,045,809,707	129,474,332	14.13%	119.77%
2017	1,340,748,328	60,164,486	4.70%	211.76%	304,926,691	1,257,232	0.41%	228.75%	1,143,011,655	97,201,948	9.29%	140.20%
2018	1,295,264,781	-45,483,547	-3.39%	201.19%	305,639,427	712,736	0.23%	229.52%	1,143,999,868	988,213	0.09%	140.41%
2019	1,191,303,184	-103,961,597	-8.03%	177.01%	289,884,461	-15,754,966	-5.15%	212.53%	1,107,814,252	-36,185,616	-3.16%	132.80%
2020	1,084,890,280	-106,412,904	-8.93%	152.27%	272,061,139	-17,823,322	-6.15%	193.32%	1,064,536,360	-43,277,892	-3.91%	123.71%

Rate Ann.%chg: Irrigated **9.69%** Dryland **11.36%** Grassland **8.38%**

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	83,755	--	--	--	24,806	--	--	--	998,770,078	--	--	--
2011	83,531	-224	-0.27%	-0.27%	49,680	24,874	100.27%	100.27%	1,115,974,878	117,204,800	11.73%	11.73%
2012	97,360	13,829	16.56%	16.24%	44,680	-5,000	-10.06%	80.12%	1,261,712,318	145,737,440	13.06%	26.33%
2013	111,523	14,163	14.55%	33.15%	38,564	-6,116	-13.69%	55.46%	1,420,070,927	158,358,609	12.55%	42.18%
2014	113,809	2,286	2.05%	35.88%	51,118	12,554	32.55%	106.07%	1,836,742,818	416,671,891	29.34%	83.90%
2015	104,737	-9,072	-7.97%	25.05%	47,368	-3,750	-7.34%	90.95%	2,398,726,828	561,984,010	30.60%	140.17%
2016	108,066	3,329	3.18%	29.03%	34,446	-12,922	-27.28%	38.86%	2,630,205,520	231,478,692	9.65%	163.34%
2017	109,152	1,086	1.00%	30.32%	34,449	3	0.01%	38.87%	2,788,830,275	158,624,755	6.03%	179.23%
2018	110,252	1,100	1.01%	31.64%	34,816	367	1.07%	40.35%	2,745,049,144	-43,781,131	-1.57%	174.84%
2019	520,132	409,880	371.77%	521.02%	34,990	174	0.50%	41.05%	2,589,557,019	-155,492,125	-5.66%	159.27%
2020	110,857	-409,275	-78.69%	32.36%	34,990	0	0.00%	41.05%	2,421,633,626	-167,923,393	-6.48%	142.46%

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County **CUSTER**

Rate Ann.%chg: Total Agric Land **9.26%**

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	430,085,562	278,456	1,545			92,902,824	161,040	577			81,700,995	133,333	613		
2011	515,934,505	279,399	1,847	19.56%	19.56%	101,034,812	160,133	631	9.37%	9.37%	89,688,965	135,300	663	8.18%	9.46%
2012	620,646,764	280,346	2,214	19.89%	43.33%	124,283,233	158,675	783	24.14%	35.77%	89,574,800	130,628	686	3.44%	13.24%
2013	702,434,562	281,276	2,497	12.80%	61.69%	156,894,743	157,118	999	27.49%	73.10%	97,239,960	127,646	762	11.09%	25.80%
2014	905,781,541	282,018	3,212	28.61%	107.95%	231,795,040	157,284	1,474	47.58%	155.46%	128,539,130	127,483	1,008	32.36%	66.50%
2015	1,194,956,767	282,214	4,234	31.83%	174.14%	288,647,752	156,313	1,847	25.30%	220.09%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,283,048,478	282,250	4,546	7.36%	194.31%	303,739,938	156,016	1,947	5.43%	237.47%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,341,668,533	282,142	4,755	4.61%	207.88%	305,612,212	156,457	1,953	0.33%	238.59%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,296,272,110	282,118	4,595	-3.38%	197.49%	305,399,142	156,280	1,954	0.04%	238.74%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	1,191,753,396	282,005	4,226	-8.03%	173.61%	289,910,164	157,009	1,846	-5.51%	220.07%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	1,086,302,238	282,524	3,845	-9.02%	148.94%	272,335,955	156,585	1,739	-5.81%	201.48%	1,064,424,154	1,168,554	911	-29.35%	48.65%

Rate Annual %chg Average Value/Acre:

9.55%

11.67%

4.04%

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	83,310	2,394	35			678,031	2,571	264			1,003,326,901	1,611,010	623		
2011	83,863	2,410	35	0.00%	0.00%	27,770	139	200	-24.17%	-24.17%	1,115,746,610	1,611,130	693	11.20%	11.20%
2012	97,143	2,210	44	26.27%	26.27%	44,680	223	200	0.00%	-24.17%	1,261,318,133	1,611,139	783	13.05%	25.70%
2013	111,284	2,280	49	11.04%	40.21%	38,638	38,638	200	0.00%	-24.17%	1,261,318,133	1,611,398	881	12.48%	41.39%
2014	114,396	2,341	49	0.14%	40.41%	51,118	197	260	30.00%	-1.43%	1,836,715,837	1,611,002	1,140	29.47%	83.06%
2015	104,723	2,134	49	0.41%	40.99%	47,368	182	260	0.00%	-1.43%	2,399,832,796	1,610,894	1,490	30.67%	139.20%
2016	108,221	2,206	49	-0.01%	40.98%	34,446	132	260	0.00%	-1.43%	2,632,542,406	1,610,647	1,634	9.71%	162.44%
2017	109,101	2,223	49	0.01%	40.99%	44,449	134	333	28.06%	26.23%	2,789,989,182	1,611,057	1,732	5.95%	178.07%
2018	110,252	2,245	49	0.08%	41.10%	44,816	135	332	-0.23%	25.94%	2,745,464,492	1,610,516	1,705	-1.56%	173.72%
2019	110,601	2,252	49	0.01%	41.11%	34,990	135	260	-21.73%	-1.43%	2,590,712,220	1,610,990	1,608	-5.66%	158.22%
2020	110,857	2,257	49	0.00%	41.12%	229,992	932	247	-5.08%	-6.44%	2,423,403,196	1,610,852	1,504	-6.45%	141.56%

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CUSTER

Rate Annual %chg Average Value/Acre:

9.22%

(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
10,939	CUSTER	115,679,538	32,638,018	113,861,803	345,060,916	149,550,107	9,088,585	0	2,421,633,626	144,200,847	146,552,945	0	3,478,266,385
cnty sectorvalue % of total value:		3.33%	0.94%	3.27%	9.92%	4.30%	0.26%		69.62%	4.15%	4.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
145	ANSELMO	507,134	340,518	1,648,802	3,019,618	1,115,141	0	0	4,290	0	0	0	6,635,503
1.33%	%sector of county sector	0.44%	1.04%	1.45%	0.88%	0.75%			0.00%				0.19%
	%sector of municipality	7.64%	5.13%	24.85%	45.51%	16.81%			0.06%				100.00%
441	ANSLEY	641,850	908,155	2,421,251	12,169,524	3,334,312	0	0	8,726	0	7,914	0	19,491,732
4.03%	%sector of county sector	0.55%	2.78%	2.13%	3.53%	2.23%			0.00%		0.01%		0.56%
	%sector of municipality	3.29%	4.66%	12.42%	62.43%	17.11%			0.04%		0.04%		100.00%
597	ARNOLD	629,740	1,079,868	219,024	20,919,900	2,940,668	0	0	44,530	0	2,812	0	25,836,542
5.46%	%sector of county sector	0.54%	3.31%	0.19%	6.06%	1.97%			0.00%		0.00%		0.74%
	%sector of municipality	2.44%	4.18%	0.85%	80.97%	11.38%			0.17%		0.01%		100.00%
83	BERWYN	11,423	309,447	1,246,306	2,234,961	191,210	0	0	59,475	54,514	4,027	0	4,111,363
0.76%	%sector of county sector	0.01%	0.95%	1.09%	0.65%	0.13%			0.00%	0.04%	0.00%		0.12%
	%sector of municipality	0.28%	7.53%	30.31%	54.36%	4.65%			1.45%	1.33%	0.10%		100.00%
3,559	BROKEN BOW	6,663,417	2,386,926	3,237,640	136,998,393	62,316,652	421,669	0	67,426	0	0	0	212,092,123
32.53%	%sector of county sector	5.76%	7.31%	2.84%	39.70%	41.67%	4.64%		0.00%				6.10%
	%sector of municipality	3.14%	1.13%	1.53%	64.59%	29.38%	0.20%		0.03%				100.00%
574	CALLAWAY	1,541,646	440,310	114,133	24,887,229	7,499,362	0	0	118,942	0	2,728	0	34,604,350
5.25%	%sector of county sector	1.33%	1.35%	0.10%	7.21%	5.01%			0.00%		0.00%		0.99%
	%sector of municipality	4.46%	1.27%	0.33%	71.92%	21.67%			0.34%		0.01%		100.00%
93	COMSTOCK	3,058	109,018	8,068	2,444,468	209,421	0	0	8,740	0	0	0	2,782,773
0.85%	%sector of county sector	0.00%	0.33%	0.01%	0.71%	0.14%			0.01%				1.86%
	%sector of municipality	0.11%	3.92%	0.29%	87.84%	7.53%			0.31%				100.00%
171	MASON CITY	153,823	447,687	1,753,836	3,538,614	311,739	0	0	53,440	54,630	56,985	0	6,370,754
1.56%	%sector of county sector	0.13%	1.37%	1.54%	1.03%	0.21%			0.59%	0.60%	0.63%		70.10%
	%sector of municipality	2.41%	7.03%	27.53%	55.54%	4.89%			0.84%	0.86%	0.89%		100.00%
363	MERNA	493,360	350,123	1,380,609	11,941,589	2,548,018	0	0	328,034	0	178,228	0	17,219,961
3.32%	%sector of county sector	0.43%	1.07%	1.21%	3.46%	1.70%			0.01%		0.01%		0.71%
	%sector of municipality	2.87%	2.03%	8.02%	69.35%	14.80%			1.90%		1.04%		100.00%
151	OCONTO	71,582	255,766	56,640	3,162,794	358,197	0	0	11,107	0	44,514	0	3,960,600
1.38%	%sector of county sector	0.06%	0.78%	0.05%	0.92%	0.24%			0.00%		0.03%		0.11%
	%sector of municipality	1.81%	6.46%	1.43%	79.86%	9.04%			0.28%		1.12%		100.00%
525	SARGENT	597,338	413,032	38,636	13,098,680	6,223,745	0	0	460,268	0	0	0	20,831,699
4.80%	%sector of county sector	0.52%	1.27%	0.03%	3.80%	4.16%			0.02%				0.60%
	%sector of municipality	2.87%	1.98%	0.19%	62.88%	29.88%			2.21%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
6,702	Total Municipalities	11,314,371	7,040,850	12,124,945	234,415,770	87,048,465	421,669	0	1,164,978	109,144	297,208	0	353,937,400
61.27%	%all municip.sectors of cnty	9.78%	21.57%	10.65%	67.93%	58.21%	4.64%		0.05%	0.08%	0.20%		10.18%

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