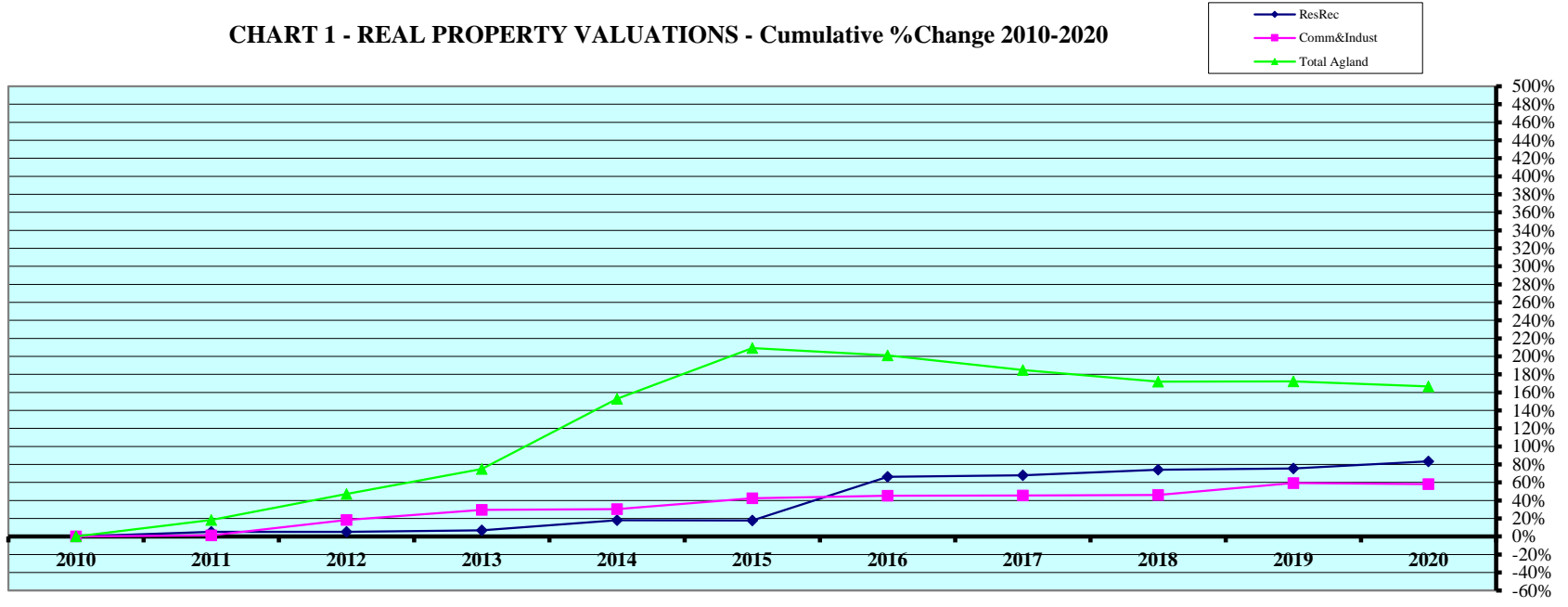


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



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	37,270,405	--	--	--	13,504,560	--	--	--	289,912,940	--	--	--
2011	39,212,690	1,942,285	5.21%	5.21%	13,683,155	178,595	1.32%	1.32%	343,097,320	53,184,380	18.34%	18.34%
2012	39,180,145	-32,545	-0.08%	5.12%	15,988,360	2,305,205	16.85%	18.39%	426,862,515	83,765,195	24.41%	47.24%
2013	39,831,640	651,495	1.66%	6.87%	17,482,125	1,493,765	9.34%	29.45%	507,340,900	80,478,385	18.85%	75.00%
2014	43,968,290	4,136,650	10.39%	17.97%	17,603,100	120,975	0.69%	30.35%	732,985,460	225,644,560	44.48%	152.83%
2015	43,846,377	-121,913	-0.28%	17.64%	19,218,620	1,615,520	9.18%	42.31%	896,519,015	163,533,555	22.31%	209.24%
2016	61,990,125	18,143,748	41.38%	66.33%	19,618,760	400,140	2.08%	45.28%	873,286,325	-23,232,690	-2.59%	201.22%
2017	62,648,579	658,454	1.06%	68.09%	19,641,150	22,390	0.11%	45.44%	825,974,040	-47,312,285	-5.42%	184.90%
2018	64,878,980	2,230,401	3.56%	74.08%	19,723,780	82,630	0.42%	46.05%	788,648,160	-37,325,880	-4.52%	172.03%
2019	65,466,175	587,195	0.91%	75.65%	21,521,820	1,798,040	9.12%	59.37%	789,002,925	354,765	0.04%	172.15%
2020	68,376,350	2,910,175	4.45%	83.46%	21,360,915	-160,905	-0.75%	58.18%	773,389,710	-15,613,215	-1.98%	166.77%

Rate Annual %chg: Residential & Recreational **6.26%**

Commercial & Industrial **4.69%**

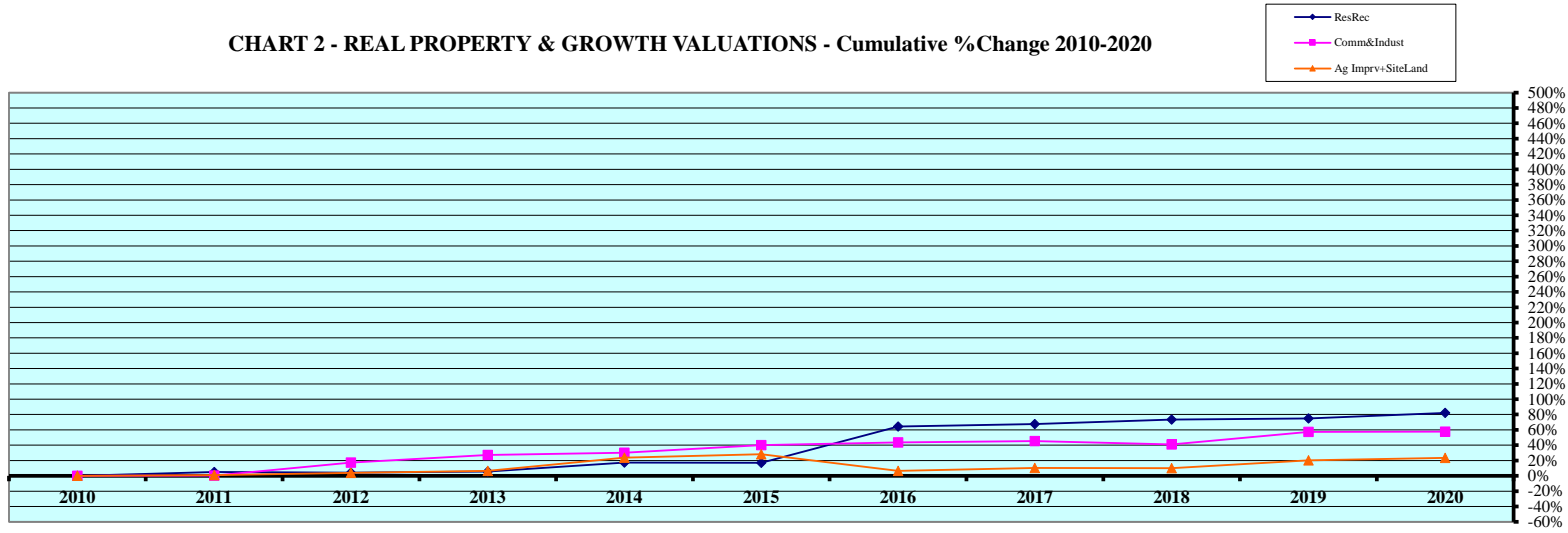
Agricultural Land **10.31%**

Cnty# **31**
County **FRANKLIN**

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	37,270,405	519,645	1.39%	36,750,760	--	--	13,504,560	140,275	1.04%	13,364,285	--	--						
2011	39,212,690	108,425	0.28%	39,104,265	4.92%	4.92%	13,683,155	126,915	0.93%	13,556,240	0.38%	0.38%						
2012	39,180,145	318,290	0.81%	38,861,855	-0.89%	4.27%	15,988,360	133,920	0.84%	15,854,440	15.87%	17.40%						
2013	39,831,640	451,695	1.13%	39,379,945	0.51%	5.66%	17,482,125	286,985	1.64%	17,195,140	7.55%	27.33%						
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	17.40%	17,603,100	34,935	0.20%	17,568,165	0.49%	30.09%						
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	17.13%	19,218,620	304,735	1.59%	18,913,885	7.45%	40.06%						
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	64.39%	19,618,760	237,565	1.21%	19,381,195	0.85%	43.52%						
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	67.60%	19,641,150	250	0.00%	19,640,900	0.11%	45.44%						
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	73.52%	19,723,780	703,460	3.57%	19,020,320	-3.16%	40.84%						
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	74.76%	21,521,820	266,575	1.24%	21,255,245	7.76%	57.39%						
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	82.07%	21,360,915	65,390	0.31%	21,295,525	-1.05%	57.69%						
Rate Ann%chg	6.26%			Resid & Recreat w/o growth			6.14%			4.69%			C & I w/o growth			3.62%		

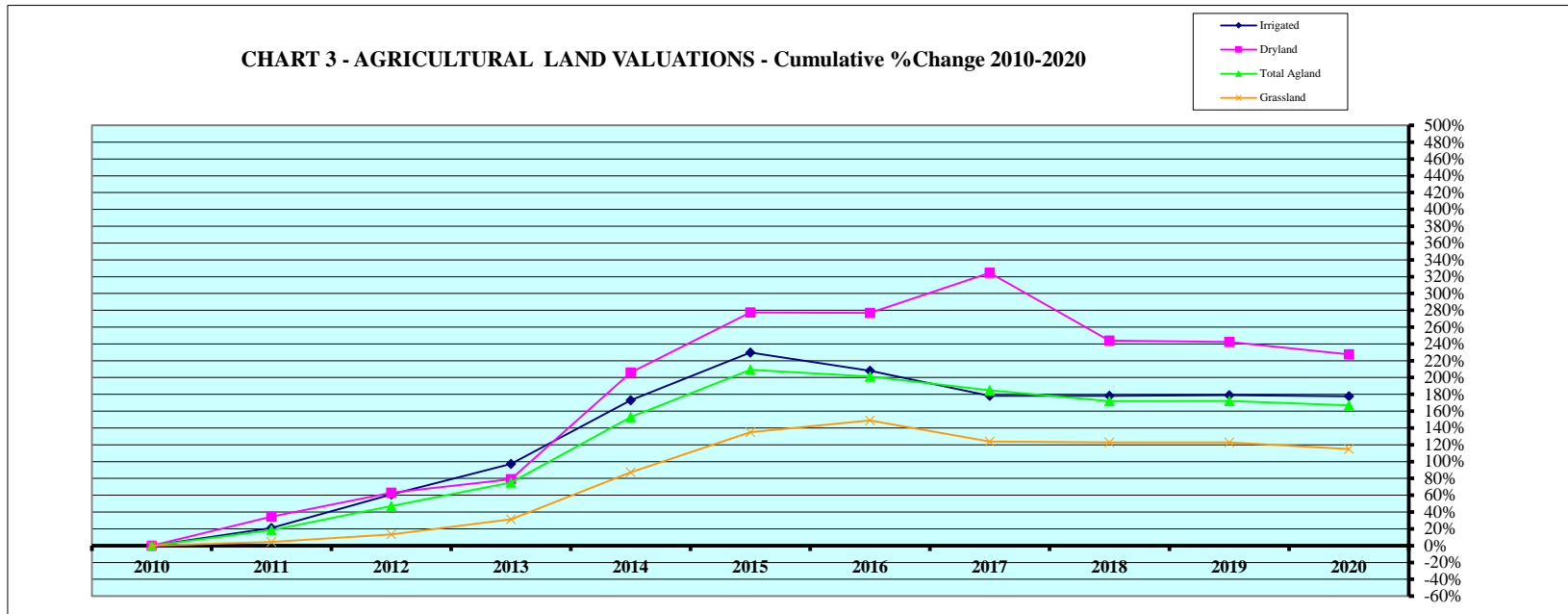
Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	32,797,750	14,045,890	46,843,640	1,172,440	2.50%	45,671,200	--	--		
2011	33,439,725	14,923,880	48,363,605	1,150,765	2.38%	47,212,840	0.79%	0.79%		
2012	34,376,610	15,643,150	50,019,760	1,377,440	2.75%	48,642,320	0.58%	3.84%		
2013	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-0.32%	6.44%		
2014	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	23.71%		
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	28.20%		
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	6.39%		
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	10.40%		
2018	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	9.96%		
2019	29,903,040	27,653,910	57,556,950	1,303,460	2.26%	56,253,490	3.12%	20.09%		
2020	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	0.54%	23.53%		
Rate Ann%chg	-0.70%		7.30%		2.33%		Ag Imprv+Site w/o growth		-0.84%	

(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# 31
County FRANKLIN

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	159,078,600	--	--	--	45,186,195	--	--	--	85,399,885	--	--	--
2011	192,699,125	33,620,525	21.13%	21.13%	60,775,435	15,589,240	34.50%	34.50%	89,242,970	3,843,085	4.50%	4.50%
2012	256,054,215	63,355,090	32.88%	60.96%	73,598,740	12,823,305	21.10%	62.88%	96,833,785	7,590,815	8.51%	13.39%
2013	313,730,735	57,676,520	22.53%	97.22%	80,897,200	7,298,460	9.92%	79.03%	112,225,765	15,391,980	15.90%	31.41%
2014	434,065,875	120,335,140	38.36%	172.86%	138,288,495	57,391,295	70.94%	206.04%	159,906,905	47,681,140	42.49%	87.24%
2015	524,573,115	90,507,240	20.85%	229.76%	170,490,940	32,202,445	23.29%	277.31%	200,733,660	40,826,755	25.53%	135.05%
2016	490,186,920	-34,386,195	-6.56%	208.14%	170,251,940	-239,000	-0.14%	276.78%	212,612,880	11,879,220	5.92%	148.96%
2017	442,708,590	-47,478,330	-9.69%	178.30%	191,828,645	21,576,705	12.67%	324.53%	191,202,805	-21,410,075	-10.07%	123.89%
2018	442,661,885	-46,705	-0.01%	178.27%	155,430,575	-36,398,070	-18.97%	243.98%	190,328,280	-874,525	-0.46%	122.87%
2019	443,736,050	1,074,165	0.24%	178.94%	154,647,925	-782,650	-0.50%	242.25%	190,391,835	63,555	0.03%	122.94%
2020	441,607,970	-2,128,080	-0.48%	177.60%	147,973,665	-6,674,260	-4.32%	227.48%	183,608,090	-6,783,745	-3.56%	115.00%

Rate Ann.%chg: Irrigated Dryland Grassland

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	244,885	--	--	--	3,375	--	--	--	289,912,940	--	--	--
2011	373,915	129,030	52.69%	52.69%	5,875	2,500	74.07%	74.07%	343,097,320	53,184,380	18.34%	18.34%
2012	373,275	-640	-0.17%	52.43%	2,500	-3,375	-57.45%	-25.93%	426,862,515	83,765,195	24.41%	47.24%
2013	484,700	111,425	29.85%	97.93%	2,500	0	0.00%	-25.93%	507,340,900	80,478,385	18.85%	75.00%
2014	721,685	236,985	48.89%	194.70%	2,500	0	0.00%	-25.93%	732,985,460	225,644,560	44.48%	152.83%
2015	721,300	-385	-0.05%	194.55%	0	-2,500	-100.00%	-100.00%	896,519,015	163,533,555	22.31%	209.24%
2016	234,585	-486,715	-67.48%	-4.21%	0	0	-100.00%	-100.00%	873,286,325	-23,232,690	-2.59%	201.22%
2017	234,000	-585	-0.25%	-4.44%	0	0	-100.00%	-100.00%	825,974,040	-47,312,285	-5.42%	184.90%
2018	227,420	-6,580	-2.81%	-7.13%	0	0	-100.00%	-100.00%	788,648,160	-37,325,880	-4.52%	172.03%
2019	227,115	-305	-0.13%	-7.26%	0	0	-100.00%	-100.00%	789,002,925	354,765	0.04%	172.15%
2020	199,985	-27,130	-11.95%	-18.34%	0	0	-100.00%	-100.00%	773,389,710	-15,613,215	-1.98%	166.77%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	159,206,550	111,063	1,433			45,124,775	62,842	718			81,700,995	133,333	613		
2011	192,885,105	110,929	1,739	21.30%	21.30%	60,724,465	63,105	962	34.01%	34.01%	89,688,965	135,300	663	8.18%	9.46%
2012	255,196,000	111,019	2,299	32.20%	60.36%	73,620,360	63,216	1,165	21.02%	62.18%	89,574,800	130,628	686	3.44%	13.24%
2013	312,725,140	112,383	2,783	21.06%	94.12%	77,783,530	63,094	1,233	5.86%	71.69%	97,239,960	127,646	762	11.09%	25.80%
2014	433,988,640	112,853	3,846	38.20%	168.27%	138,297,505	66,270	2,087	69.28%	190.62%	128,539,130	127,483	1,008	32.36%	66.50%
2015	524,546,395	112,874	4,647	20.84%	224.19%	170,539,705	66,817	2,552	22.30%	255.44%	149,636,865	127,257	1,176	16.62%	94.17%
2016	491,300,175	112,811	4,355	-6.29%	203.81%	170,027,695	66,513	2,556	0.16%	256.00%	164,929,515	127,713	1,291	9.83%	113.25%
2017	442,837,790	112,313	3,943	-9.46%	175.06%	191,718,235	66,563	2,880	12.67%	301.11%	174,353,050	127,360	1,369	6.01%	126.06%
2018	441,481,245	112,019	3,941	-0.04%	174.93%	155,517,415	66,669	2,333	-19.01%	224.85%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	443,744,700	112,762	3,935	-0.15%	174.52%	154,640,085	66,302	2,332	-0.01%	224.81%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	441,736,375	113,083	3,906	-0.74%	172.50%	147,854,330	66,128	2,236	-4.14%	211.37%	183,610,495	169,472	1,083	-15.96%	76.81%

Rate Annual %chg Average Value/Acre:

10.54%

12.03%

5.86%

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	244,910	4,896	50			0	0				290,017,130	350,753	827		
2011	367,200	4,895	75	49.95%	49.95%	0	0				343,183,560	350,670	979	18.36%	18.36%
2012	373,865	4,930	76	1.09%	51.58%	0	0				427,098,780	350,627	1,218	24.47%	47.32%
2013	494,415	4,916	101	32.63%	101.04%	0	0				427,098,780	350,581	1,442	18.35%	74.35%
2014	722,165	4,814	150	49.17%	199.88%	0	0				732,919,245	350,679	2,090	44.97%	152.77%
2015	721,010	4,802	150	0.08%	200.11%	0	0				896,512,140	350,684	2,556	22.32%	209.18%
2016	230,660	1,532	151	0.27%	200.92%	0	0				874,223,335	351,107	2,490	-2.60%	201.13%
2017	233,975	1,555	151	-0.03%	200.84%	0	0				825,986,010	350,650	2,356	-5.39%	184.89%
2018	230,880	1,539	150	-0.31%	199.90%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	172.21%
2019	227,115	1,514	150	0.00%	199.90%	0	0				789,015,995	350,179	2,253	0.11%	172.50%
2020	215,010	1,433	150	0.00%	199.89%	0	0				773,416,210	350,116	2,209	-1.96%	167.16%

31
FRANKLIN

Rate Annual %chg Average Value/Acre:

10.33%

(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
3,225	FRANKLIN	28,139,664	16,755,163	2,456,133	68,136,385	21,199,105	161,810	239,965	773,389,710	30,560,105	28,406,660	3,429,980	972,874,680
cnty sectorvalue % of total value:		2.89%	1.72%	0.25%	7.00%	2.18%	0.02%	0.02%	79.50%	3.14%	2.92%	0.35%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BLOOMINGTON	38,992	159,435	30,077	2,485,075	181,225	0	0	391,110	242,105	35,340	0	3,563,359
3.19%	%sector of county sector	0.14%	0.95%	1.22%	3.65%	0.85%			0.05%	0.79%	0.12%		0.37%
	%sector of municipality	1.09%	4.47%	0.84%	69.74%	5.09%			10.98%	6.79%	0.99%		100.00%
347	CAMPBELL	390,746	165,067	14,065	6,640,725	6,253,410	0	0	2,200	64,860	34,960	0	13,566,033
10.76%	%sector of county sector	1.39%	0.99%	0.57%	9.75%	29.50%			0.00%	0.21%	0.12%		1.39%
	%sector of municipality	2.88%	1.22%	0.10%	48.95%	46.10%			0.02%	0.48%	0.26%		100.00%
1,000	FRANKLIN	788,513	979,627	138,787	23,970,295	8,508,695	161,810	0	28,505	0	0	0	34,576,232
31.01%	%sector of county sector	2.80%	5.85%	5.65%	35.18%	40.14%	100.00%		0.00%				3.55%
	%sector of municipality	2.28%	2.83%	0.40%	69.33%	24.61%	0.47%		0.08%				100.00%
378	HILDRETH	152,749	191,737	22,725	13,376,370	2,989,925	0	0	499,545	295,960	123,375	0	17,652,386
11.72%	%sector of county sector	0.54%	1.14%	0.93%	19.63%	14.10%			0.06%	0.97%	0.43%		1.81%
	%sector of municipality	0.87%	1.09%	0.13%	75.78%	16.94%			2.83%	1.68%	0.70%		100.00%
106	NAPONEE	5,899	179,493	45,212	1,697,175	250,840	0	0	0	0	0	0	2,178,619
3.29%	%sector of county sector	0.02%	1.07%	1.84%	2.49%	1.18%							0.22%
	%sector of municipality	0.27%	8.24%	2.08%	77.90%	11.51%							100.00%
89	RIVERTON	76,697	238,985	35,802	725,595	58,895	0	0	83,195	0	0	0	1,219,169
2.76%	%sector of county sector	0.27%	1.43%	1.46%	1.06%	0.28%			0.01%				0.13%
	%sector of municipality	6.29%	19.60%	2.94%	59.52%	4.83%			6.82%				100.00%
143	UPLAND	238,732	150,456	11,959	2,401,630	1,379,800	0	0	63,085	173,215	108,540	0	4,527,417
4.43%	%sector of county sector	0.85%	0.90%	0.49%	3.52%	6.51%			0.30%	0.82%	0.51%		21.36%
	%sector of municipality	5.27%	3.32%	0.26%	53.05%	30.48%			1.39%	3.83%	2.40%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
2,166	Total Municipalities	1,692,328	2,064,800	298,627	51,296,865	19,622,790	161,810	0	1,067,640	776,140	302,215	0	77,283,215
67.16%	%all municip.sectors of cnty	6.01%	12.32%	12.16%	75.29%	92.56%	100.00%		0.14%	2.54%	1.06%		7.94%

31 FRANKLIN

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