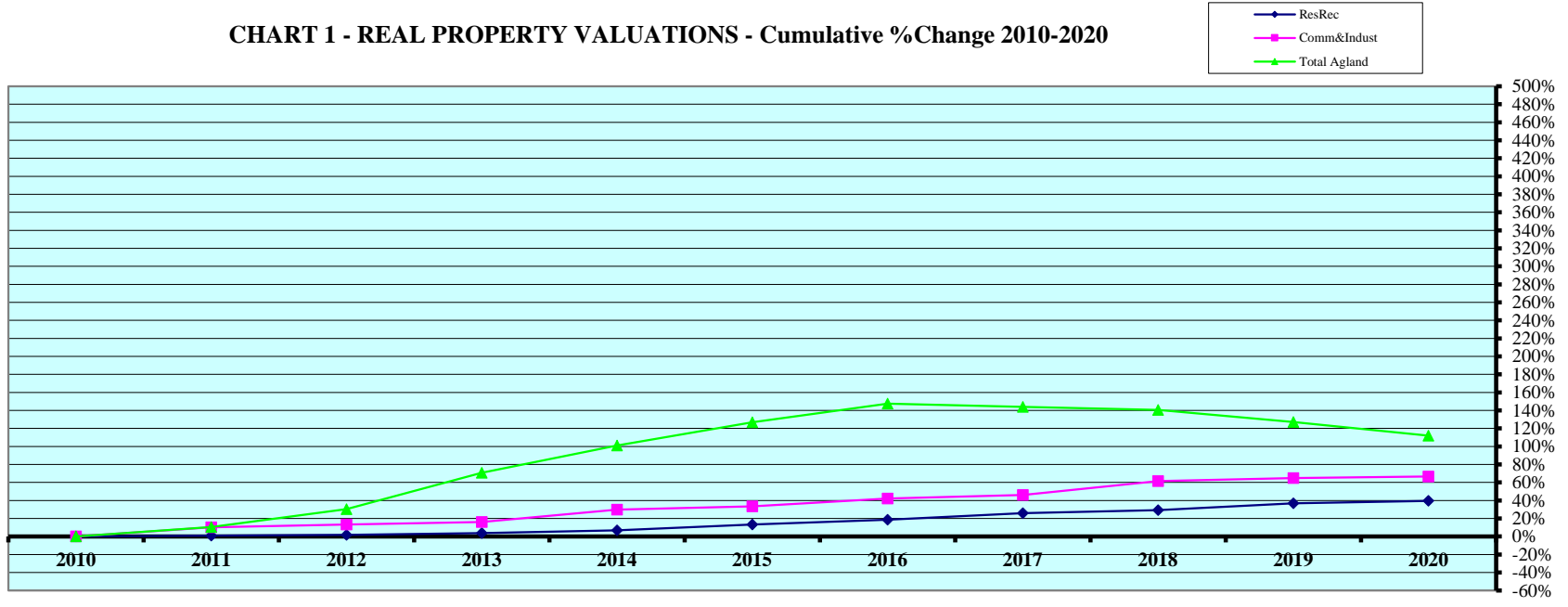


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



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	166,989,591	--	--	--	51,501,205	--	--	--	500,332,516	--	--	--
2011	168,710,649	1,721,058	1.03%	1.03%	56,771,251	5,270,046	10.23%	10.23%	552,933,015	52,600,499	10.51%	10.51%
2012	169,830,902	1,120,253	0.66%	1.70%	58,309,184	1,537,933	2.71%	13.22%	653,023,367	100,090,352	18.10%	30.52%
2013	173,443,914	3,613,012	2.13%	3.87%	59,740,811	1,431,627	2.46%	16.00%	854,559,587	201,536,220	30.86%	70.80%
2014	178,558,445	5,114,531	2.95%	6.93%	66,866,350	7,125,539	11.93%	29.83%	1,006,040,951	151,481,364	17.73%	101.07%
2015	188,983,728	10,425,283	5.84%	13.17%	68,726,161	1,859,811	2.78%	33.45%	1,135,150,470	129,109,519	12.83%	126.88%
2016	197,928,546	8,944,818	4.73%	18.53%	73,200,415	4,474,254	6.51%	42.13%	1,238,408,745	103,258,275	9.10%	147.52%
2017	210,009,984	12,081,438	6.10%	25.76%	75,293,928	2,093,513	2.86%	46.20%	1,219,860,408	-18,548,337	-1.50%	143.81%
2018	215,620,839	5,610,855	2.67%	29.12%	83,160,095	7,866,167	10.45%	61.47%	1,203,519,888	-16,340,520	-1.34%	140.54%
2019	228,398,828	12,777,989	5.93%	36.77%	84,962,581	1,802,486	2.17%	64.97%	1,136,001,165	-67,518,723	-5.61%	127.05%
2020	232,955,194	4,556,366	1.99%	39.50%	85,814,391	851,810	1.00%	66.63%	1,060,016,521	-75,984,644	-6.69%	111.86%

Rate Annual %chg: Residential & Recreational **3.39%**

Commercial & Industrial **5.24%**

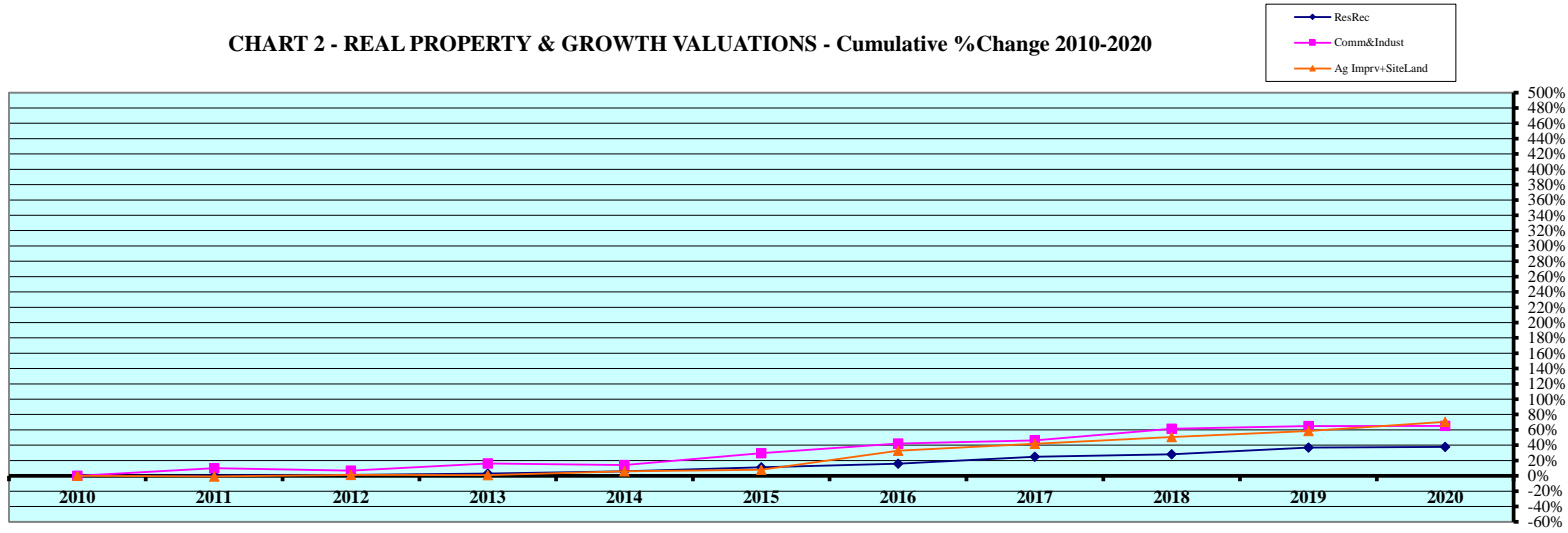
Agricultural Land **7.80%**

Cnty# **48**
County **JEFFERSON**

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	166,989,591	2,358,122	1.41%	164,631,469	--	--	51,501,205	1,152,657	2.24%	50,348,548	--	--	
2011	168,710,649	876,784	0.52%	167,833,865	0.51%	0.51%	56,771,251	120,241	0.21%	56,651,010	10.00%	10.00%	
2012	169,830,902	622,344	0.37%	169,208,558	0.30%	1.33%	58,309,184	3,323,690	5.70%	54,985,494	-3.15%	6.77%	
2013	173,443,914	1,358,278	0.78%	172,085,636	1.33%	3.05%	59,740,811	0	0.00%	59,740,811	2.46%	16.00%	
2014	178,558,445	1,585,202	0.89%	176,973,243	2.03%	5.98%	66,866,350	8,166,039	12.21%	58,700,311	-1.74%	13.98%	
2015	188,983,728	3,437,385	1.82%	185,546,343	3.91%	11.11%	68,726,161	2,061,850	3.00%	66,664,311	-0.30%	29.44%	
2016	197,928,546	4,535,508	2.29%	193,393,038	2.33%	15.81%	73,200,415	0	0.00%	73,200,415	6.51%	42.13%	
2017	210,009,984	1,311,249	0.62%	208,698,735	5.44%	24.98%	75,293,928	0	0.00%	75,293,928	2.86%	46.20%	
2018	215,620,839	1,621,859	0.75%	213,998,980	1.90%	28.15%	83,160,095	27,278	0.03%	83,132,817	10.41%	61.42%	
2019	228,398,828	0	0.00%	228,398,828	5.93%	36.77%	84,962,581	0	0.00%	84,962,581	2.17%	64.97%	
2020	232,955,194	2,930,514	1.26%	230,024,680	0.71%	37.75%	85,814,391	777,726	0.91%	85,036,665	0.09%	65.12%	
Rate Ann%chg	3.39%			Resid & Recreat w/o growth			5.24%			C & I w/o growth			2.93%

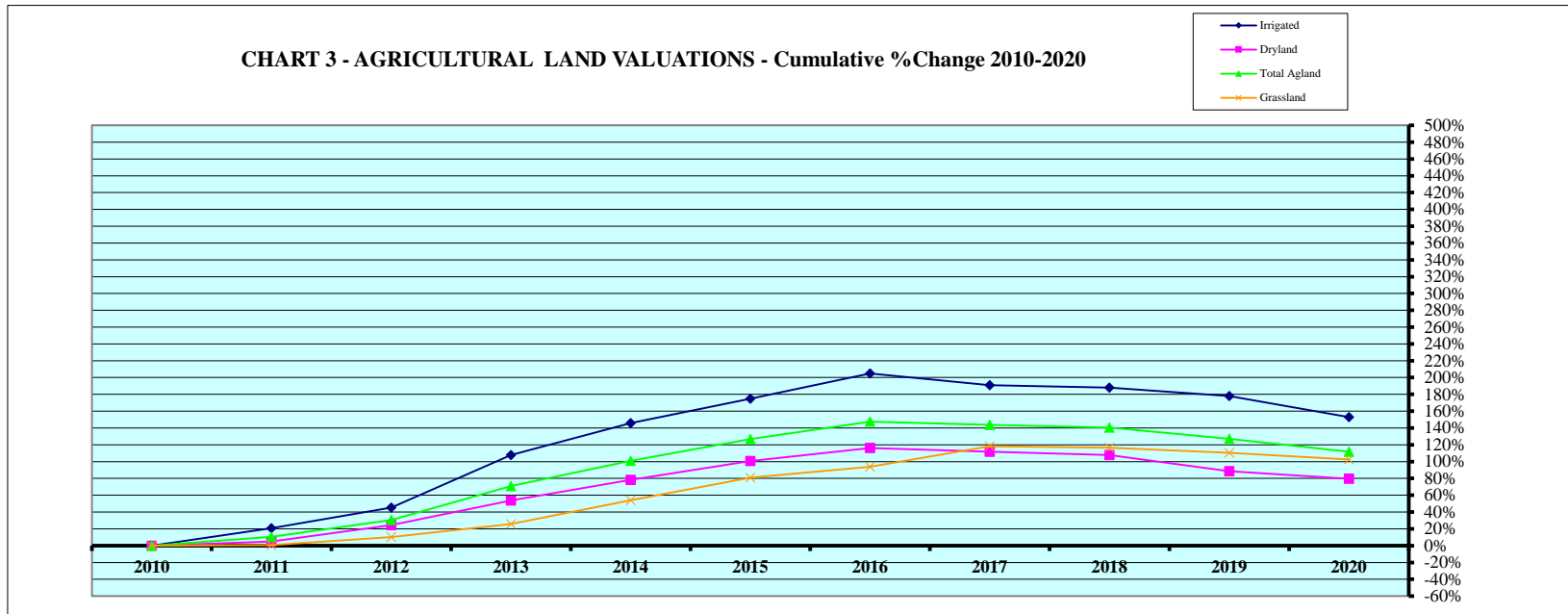
Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	46,569,522	32,254,188	78,823,710	2,721,689	3.45%	76,102,021	--	--
2011	46,044,174	34,172,173	80,216,347	1,989,274	2.48%	78,227,073	-0.76%	-0.76%
2012	46,395,220	35,848,859	82,244,079	2,409,361	2.93%	79,834,718	-0.48%	1.28%
2013	44,911,355	38,393,897	83,305,252	3,709,049	4.45%	79,596,203	-3.22%	0.98%
2014	45,632,079	40,728,699	86,360,778	2,771,470	3.21%	83,589,308	0.34%	6.05%
2015	46,814,529	44,195,850	91,010,379	5,878,075	6.46%	85,132,304	-1.42%	8.00%
2016	49,488,899	59,213,498	108,702,397	4,001,976	3.68%	104,700,421	15.04%	32.83%
2017	52,829,543	65,362,360	118,191,903	6,489,310	5.49%	111,702,593	2.76%	41.71%
2018	53,620,475	66,406,588	120,027,063	1,255,384	1.05%	118,771,679	0.49%	50.68%
2019	55,343,457	77,511,757	132,855,214	7,805,173	5.87%	125,050,041	4.18%	58.65%
2020	56,985,849	82,981,704	139,967,553	5,590,211	3.99%	134,377,342	1.15%	70.48%
Rate Ann%chg	2.04%	9.91%	5.91%	Ag Imprv+Site w/o growth			1.81%	

(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# 48
County JEFFERSON

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	196,855,265	--	--	--	225,699,717	--	--	--	77,052,685	--	--	--
2011	237,723,129	40,867,864	20.76%	20.76%	236,717,605	11,017,888	4.88%	4.88%	77,691,739	639,054	0.83%	0.83%
2012	286,020,111	48,296,982	20.32%	45.29%	281,142,125	44,424,520	18.77%	24.56%	84,999,257	7,307,518	9.41%	10.31%
2013	409,345,528	123,325,417	43.12%	107.94%	347,000,973	65,858,848	23.43%	53.74%	96,875,092	11,875,835	13.97%	25.73%
2014	483,909,431	74,563,903	18.22%	145.82%	402,119,729	55,118,756	15.88%	78.17%	118,631,272	21,756,180	22.46%	53.96%
2015	540,940,862	57,031,431	11.79%	174.79%	452,998,724	50,878,995	12.65%	100.71%	139,339,377	20,708,105	17.46%	80.84%
2016	600,075,926	59,135,064	10.93%	204.83%	487,859,993	34,861,269	7.70%	116.15%	149,345,629	10,006,252	7.18%	93.82%
2017	572,832,170	-27,243,756	-4.54%	190.99%	477,742,372	-10,117,621	-2.07%	111.67%	168,175,319	18,829,690	12.61%	118.26%
2018	566,902,872	-5,929,298	-1.04%	187.98%	468,777,307	-8,965,065	-1.88%	107.70%	166,796,868	-1,378,451	-0.82%	116.47%
2019	547,351,801	-19,551,071	-3.45%	178.05%	425,612,384	-43,164,923	-9.21%	88.57%	162,114,812	-4,682,056	-2.81%	110.39%
2020	497,929,089	-49,422,712	-9.03%	152.94%	405,056,548	-20,555,836	-4.83%	79.47%	156,132,266	-5,982,546	-3.69%	102.63%

Rate Ann.%chg: Irrigated **9.72%** Dryland **6.02%** Grassland **7.32%**

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	724,849	--	--	--	0	--	--	--	500,332,516	--	--	--
2011	800,542	75,693	10.44%	10.44%	0	0	--	--	552,933,015	52,600,499	10.51%	10.51%
2012	861,874	61,332	7.66%	18.90%	0	0	--	--	653,023,367	100,090,352	18.10%	30.52%
2013	882,704	20,830	2.42%	21.78%	455,290	455,290	--	--	854,559,587	201,536,220	30.86%	70.80%
2014	930,979	48,275	5.47%	28.44%	449,540	-5,750	-1.26%	--	1,006,040,951	151,481,364	17.73%	101.07%
2015	1,126,238	195,259	20.97%	55.38%	745,269	295,729	65.78%	--	1,135,150,470	129,109,519	12.83%	126.88%
2016	1,096,747	-29,491	-2.62%	51.31%	30,450	-714,819	-95.91%	--	1,238,408,745	103,258,275	9.10%	147.52%
2017	1,080,097	-16,650	-1.52%	49.01%	30,450	0	0.00%	--	1,219,860,408	-18,548,337	-1.50%	143.81%
2018	1,012,391	-67,706	-6.27%	39.67%	30,450	0	0.00%	--	1,203,519,888	-16,340,520	-1.34%	140.54%
2019	891,718	-120,673	-11.92%	23.02%	30,450	0	0.00%	--	1,136,001,165	-67,518,723	-5.61%	127.05%
2020	868,168	-23,550	-2.64%	19.77%	30,450	0	0.00%	--	1,060,016,521	-75,984,644	-6.69%	111.86%

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County **JEFFERSON**

Rate Ann.%chg: Total Agric Land **7.80%**

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	196,588,604	79,544	2,471			225,870,075	148,681	1,519			81,700,995	133,333	613		
2011	237,396,947	80,887	2,935	18.75%	18.75%	236,959,674	147,421	1,607	5.81%	5.81%	89,688,965	135,300	663	8.18%	9.46%
2012	280,876,839	81,557	3,444	17.34%	39.35%	283,530,162	147,148	1,927	19.88%	26.84%	89,574,800	130,628	686	3.44%	13.24%
2013	399,790,932	84,602	4,726	37.21%	91.21%	352,228,156	144,846	2,432	26.20%	60.07%	97,239,960	127,646	762	11.09%	25.80%
2014	468,590,825	87,206	5,373	13.71%	117.42%	410,717,881	143,184	2,868	17.96%	88.82%	128,539,130	127,483	1,008	32.36%	66.50%
2015	541,012,316	94,751	5,710	6.26%	131.03%	452,779,590	136,384	3,320	15.74%	118.53%	149,636,865	127,257	1,176	16.62%	94.17%
2016	594,442,123	95,729	6,210	8.75%	151.26%	492,193,699	135,706	3,627	9.25%	138.74%	164,929,515	127,713	1,291	9.83%	113.25%
2017	573,913,371	97,697	5,874	-5.40%	137.69%	477,411,996	133,119	3,586	-1.12%	136.07%	174,353,050	127,360	1,369	6.01%	126.06%
2018	563,402,087	97,789	5,761	-1.92%	133.12%	471,047,016	132,231	3,562	-0.67%	134.49%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	545,914,061	98,650	5,534	-3.95%	123.91%	426,728,549	131,192	3,253	-8.69%	114.11%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	497,244,752	99,195	5,013	-9.42%	102.83%	405,332,424	130,511	3,106	-4.52%	104.44%	156,270,704	105,192	1,486	15.23%	142.44%

Rate Annual %chg Average Value/Acre:

7.33%

7.41%

9.26%

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	720,253	5,540	130			30,450	61	500			500,253,101	338,864	1,476		
2011	795,483	5,485	145	11.56%	11.56%	30,450	61	500	0.00%	0.00%	552,847,827	338,695	1,632	10.57%	10.57%
2012	874,194	5,464	160	10.32%	23.08%	30,450	61	500	0.00%	0.00%	650,525,389	338,701	1,921	17.67%	30.10%
2013	895,245	5,266	170	6.25%	30.77%	30,450	61	500	0.00%	0.00%	650,525,389	338,852	2,509	30.62%	69.94%
2014	944,266	5,103	185	8.84%	42.33%	30,450	61	500	0.00%	0.00%	999,510,420	339,106	2,947	17.49%	99.66%
2015	1,142,143	4,966	230	24.31%	76.92%	30,450	61	500	0.00%	0.00%	1,134,220,974	339,037	3,345	13.50%	126.61%
2016	1,094,999	4,761	230	0.00%	76.92%	30,450	61	500	0.00%	0.00%	1,236,967,317	338,856	3,650	9.12%	147.27%
2017	1,054,026	4,684	225	-2.16%	73.10%	30,450	61	500	0.00%	0.00%	1,219,084,167	338,547	3,601	-1.36%	143.92%
2018	1,017,471	4,625	220	-2.23%	69.23%	30,450	61	500	0.00%	0.00%	1,201,771,399	339,088	3,544	-1.58%	140.07%
2019	907,405	4,426	205	-6.81%	57.71%	30,450	61	500	0.00%	0.00%	1,135,397,691	339,291	3,346	-5.58%	126.68%
2020	885,028	4,425	200	-2.45%	53.85%	30,450	61	500	0.00%	0.00%	1,059,763,358	339,384	3,123	-6.69%	111.52%

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JEFFERSON

Rate Annual %chg Average Value/Acre:

7.78%

(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
7,547	JEFFERSON	86,159,611	104,141,995	105,467,854	231,621,730	72,800,999	13,013,392	1,333,464	1,060,016,521	56,985,849	82,981,704	0	1,814,523,119
cnty sectorvalue % of total value:		4.75%	5.74%	5.81%	12.76%	4.01%	0.72%	0.07%	58.42%	3.14%	4.57%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
166	DAYKIN	468,819	199,674	50,245	5,190,835	5,553,625	0	0	0	0	0	0	11,463,198
2.20%	%sector of county sector	0.54%	0.19%	0.05%	2.24%	7.63%							0.63%
	%sector of municipality	4.09%	1.74%	0.44%	45.28%	48.45%							100.00%
260	DILLER	3,120,111	1,116,681	29,792	7,306,892	1,788,599	0	0	0	0	0	0	13,362,075
3.45%	%sector of county sector	3.62%	1.07%	0.03%	3.15%	2.46%							0.74%
	%sector of municipality	23.35%	8.36%	0.22%	54.68%	13.39%							100.00%
132	ENDICOTT	58,601	517,613	2,561,732	3,403,374	80,371	0	0	0	0	0	0	6,621,691
1.75%	%sector of county sector	0.07%	0.50%	2.43%	1.47%	0.11%							0.36%
	%sector of municipality	0.88%	7.82%	38.69%	51.40%	1.21%							100.00%
3,942	FAIRBURY	10,569,382	2,580,858	3,502,485	90,694,091	29,371,724	2,509,361	0	0	0	0	0	139,227,901
52.23%	%sector of county sector	12.27%	2.48%	3.32%	39.16%	40.35%	19.28%						7.67%
	%sector of municipality	7.59%	1.85%	2.52%	65.14%	21.10%	1.80%						100.00%
49	HARBINE	368,937	130,714	3,487	1,415,991	201,786	0	0	0	0	0	0	2,120,915
0.65%	%sector of county sector	0.43%	0.13%	0.00%	0.61%	0.28%							0.12%
	%sector of municipality	17.40%	6.16%	0.16%	66.76%	9.51%							100.00%
118	JANSEN	135,106	111,211	252,485	2,305,725	14,504,157	0	0	115,328	0	0	0	17,424,012
1.56%	%sector of county sector	0.16%	0.11%	0.24%	1.00%	19.92%			0.01%				0.96%
	%sector of municipality	0.78%	0.64%	1.45%	13.23%	83.24%			0.66%				100.00%
409	PLYMOUTH	1,458,438	337,417	570,881	13,333,138	10,705,023	585,907	0	0	0	0	0	26,990,804
5.42%	%sector of county sector	1.69%	0.32%	0.54%	5.76%	14.70%	0.80%						37.07%
	%sector of municipality	5.40%	1.25%	1.25%	49.40%	39.66%	2.17%						100.00%
69	REYNOLDS	125,439	105,341	23,328	1,455,142	1,373,782	0	0	0	0	0	0	3,083,032
0.91%	%sector of county sector	0.15%	0.10%	0.02%	0.63%	1.89%							23.69%
	%sector of municipality	4.07%	3.42%	0.76%	47.20%	44.56%							100.00%
61	STEELE CITY	39,200	250,376	1,165,841	1,236,023	47,481	0	565	0	0	0	0	2,739,486
0.81%	%sector of county sector	0.05%	0.24%	1.11%	0.53%	0.07%		0.04%					0.26%
	%sector of municipality	1.43%	9.14%	42.56%	45.12%	1.73%		0.02%					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												
5,206	Total Municipalities	16,344,033	5,349,885	8,160,276	126,341,211	63,626,548	3,095,268	565	115,328	0	0	0	223,033,114
68.98%	%all municip.sectors of cnty	18.97%	5.14%	7.74%	54.55%	87.40%	23.79%	0.04%	0.01%				12.29%

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