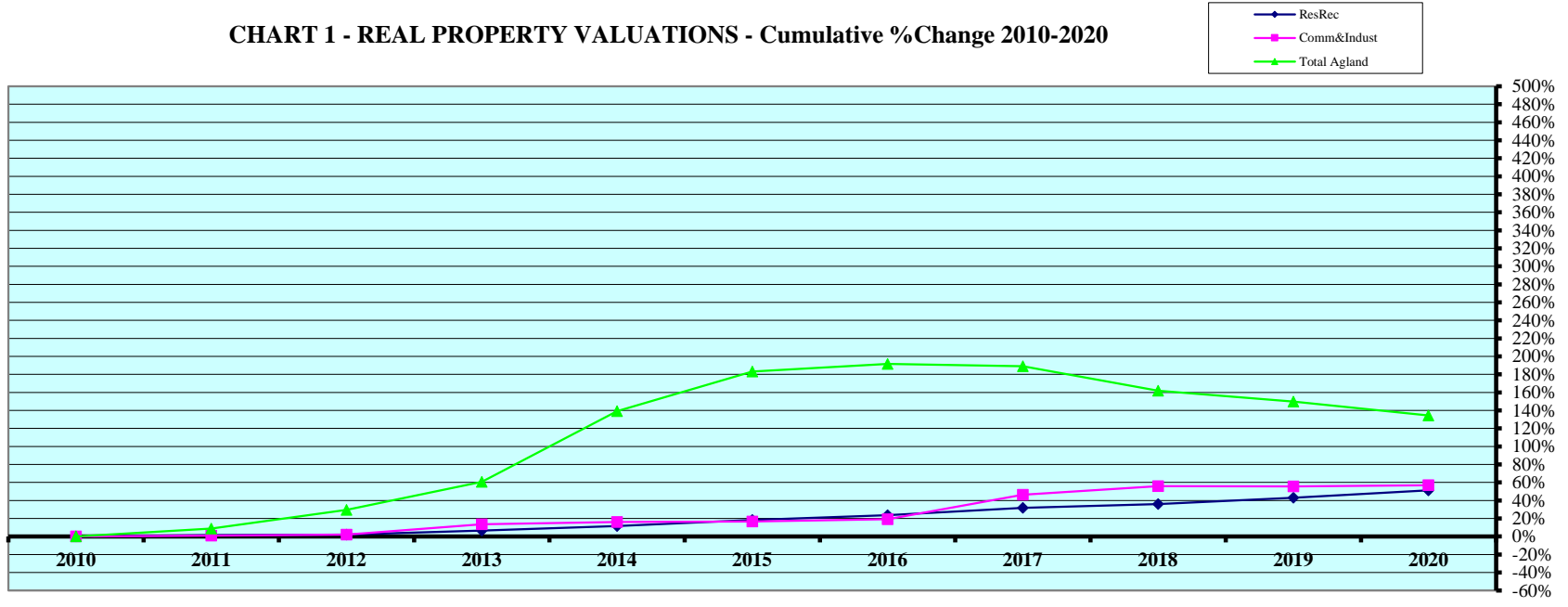


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	269,896,207	--	--	--	98,259,459	--	--	--	219,531,620	--	--	--
2011	273,841,393	3,945,186	1.46%	1.46%	99,102,027	842,568	0.86%	0.86%	238,865,796	19,334,176	8.81%	8.81%
2012	275,569,912	1,728,519	0.63%	2.10%	100,154,552	1,052,525	1.06%	1.93%	284,255,608	45,389,812	19.00%	29.48%
2013	287,235,047	11,665,135	4.23%	6.42%	111,470,754	11,316,202	11.30%	13.45%	352,982,469	68,726,861	24.18%	60.79%
2014	301,022,409	13,787,362	4.80%	11.53%	113,939,586	2,468,832	2.21%	15.96%	524,779,268	171,796,799	48.67%	139.04%
2015	319,107,327	18,084,918	6.01%	18.23%	114,639,412	699,826	0.61%	16.67%	622,011,497	97,232,229	18.53%	183.34%
2016	334,058,979	14,951,652	4.69%	23.77%	117,217,623	2,578,211	2.25%	19.29%	640,281,707	18,270,210	2.94%	191.66%
2017	355,774,313	21,715,334	6.50%	31.82%	143,737,151	26,519,528	22.62%	46.28%	634,878,192	-5,403,515	-0.84%	189.20%
2018	367,199,567	11,425,254	3.21%	36.05%	153,296,500	9,559,349	6.65%	56.01%	575,067,853	-59,810,339	-9.42%	161.95%
2019	386,254,099	19,054,532	5.19%	43.11%	153,042,337	-254,163	-0.17%	55.75%	548,650,387	-26,417,466	-4.59%	149.92%
2020	408,246,913	21,992,814	5.69%	51.26%	154,150,825	1,108,488	0.72%	56.88%	514,879,449	-33,770,938	-6.16%	134.54%

Rate Annual %chg: Residential & Recreational **4.23%**

Commercial & Industrial **4.61%**

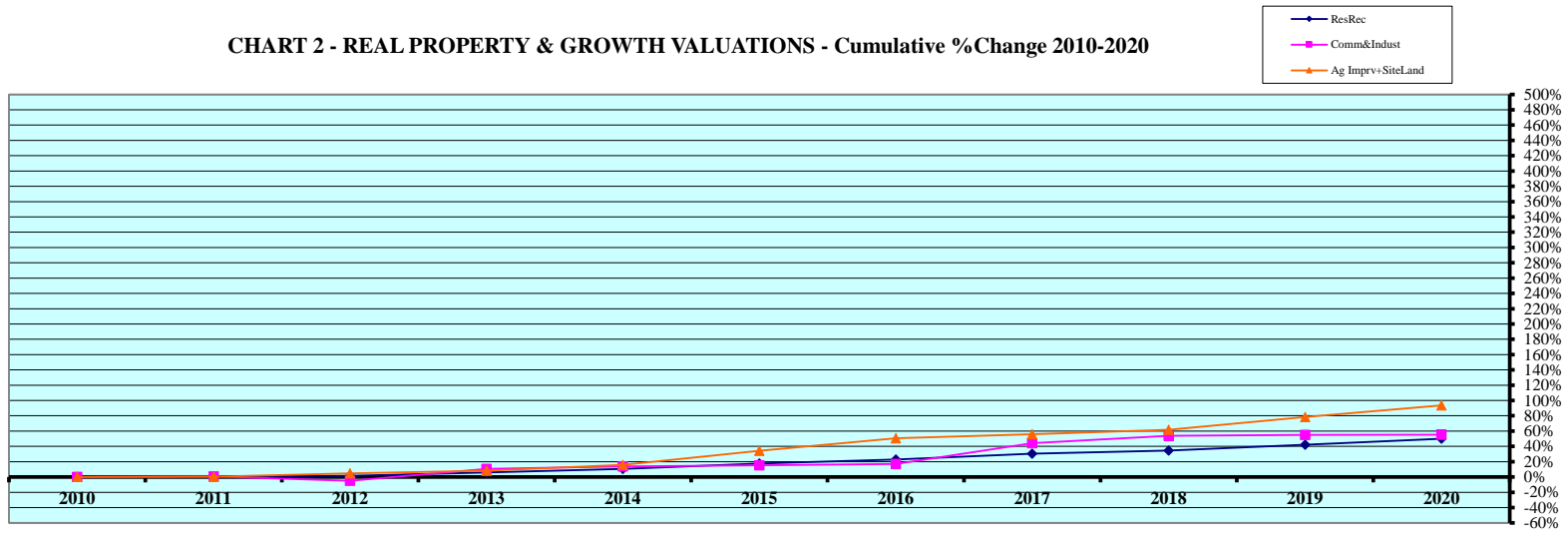
Agricultural Land **8.90%**

Cnty# **73**  
County **RED WILLOW**

**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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	269,896,207	1,668,107	0.62%	268,228,100	--	--	98,259,459	633,368	0.64%	97,626,091	--	--	
2011	273,841,393	1,972,622	0.72%	271,868,771	0.73%	0.73%	99,102,027	298,771	0.30%	98,803,256	0.55%	0.55%	
2012	275,569,912	1,740,159	0.63%	273,829,753	0.00%	1.46%	100,154,552	6,784,018	6.77%	93,370,534	-5.78%	-4.98%	
2013	287,235,047	1,657,294	0.58%	285,577,753	3.63%	5.81%	111,470,754	2,918,361	2.62%	108,552,393	8.38%	10.48%	
2014	301,022,409	2,815,850	0.94%	298,206,559	3.82%	10.49%	113,939,586	2,160,165	1.90%	111,779,421	0.28%	13.76%	
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	17.58%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	15.23%	
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	22.74%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	17.07%	
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	30.59%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	44.24%	
2018	367,199,567	4,242,757	1.16%	362,956,810	2.02%	34.48%	153,296,500	2,192,433	1.43%	151,104,067	5.13%	53.78%	
2019	386,254,099	2,603,204	0.67%	383,650,895	4.48%	42.15%	153,042,337	793,749	0.52%	152,248,588	-0.68%	54.95%	
2020	408,246,913	3,393,936	0.83%	404,852,977	4.82%	50.00%	154,150,825	1,630,328	1.06%	152,520,497	-0.34%	55.22%	
Rate Ann%chg	4.23%			Resid & Recreat w/o growth			4.61%			C & I w/o growth			2.82%

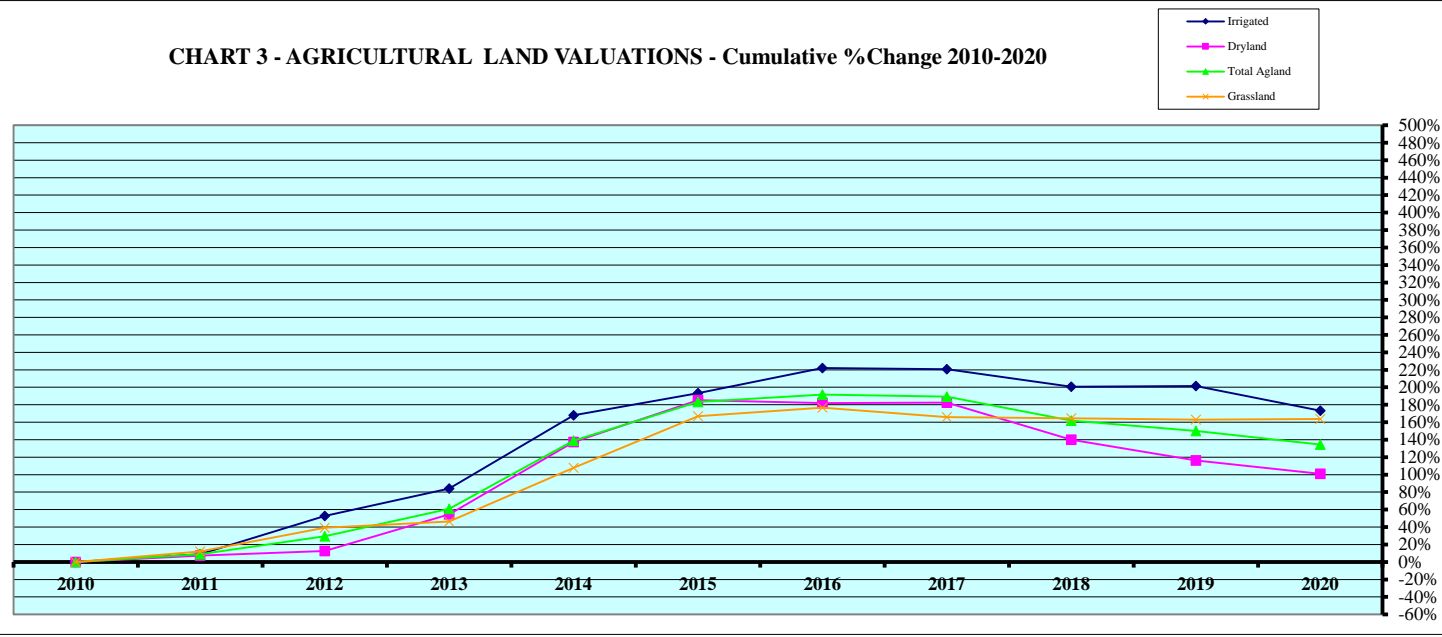
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	24,400,521	10,428,582	34,829,103	306,256	0.88%	34,522,847	--	--
2011	24,787,485	11,921,443	36,708,928	1,771,621	4.83%	34,937,307	0.31%	0.31%
2012	25,194,128	12,333,142	37,527,270	1,087,199	2.90%	36,440,071	-0.73%	4.63%
2013	25,815,671	13,144,474	38,960,145	1,252,852	3.22%	37,707,293	0.48%	8.26%
2014	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	3.44%	15.71%
2015	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	34.14%
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	50.72%
2017	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	55.74%
2018	39,215,862	18,468,003	57,683,865	1,385,245	2.40%	56,298,620	1.33%	61.64%
2019	43,488,005	20,642,606	64,130,611	2,016,525	3.14%	62,114,086	7.68%	78.34%
2020	46,275,296	22,741,281	69,016,577	1,587,216	2.30%	67,429,361	5.14%	93.60%
Rate Ann%chg	6.61%	8.11%	7.08%	Ag Imprv+Site w/o growth			3.85%	

(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# 73  
County RED WILLOW

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	59,957,984	--	--	--	110,738,178	--	--	--	48,813,312	--	--	--
2011	65,280,925	5,322,941	8.88%	8.88%	118,898,284	8,160,106	7.37%	7.37%	54,664,579	5,851,267	11.99%	11.99%
2012	91,552,303	26,271,378	40.24%	52.69%	124,774,535	5,876,251	4.94%	12.68%	67,906,894	13,242,315	24.22%	39.12%
2013	110,394,588	18,842,285	20.58%	84.12%	171,061,809	46,287,274	37.10%	54.47%	71,504,469	3,597,575	5.30%	46.49%
2014	160,581,344	50,186,756	45.46%	167.82%	262,795,487	91,733,678	53.63%	137.31%	101,380,791	29,876,322	41.78%	107.69%
2015	175,779,317	15,197,973	9.46%	193.17%	315,916,260	53,120,773	20.21%	185.28%	130,294,445	28,913,654	28.52%	166.92%
2016	193,102,607	17,323,290	9.86%	222.06%	312,101,293	-3,814,967	-1.21%	181.84%	135,056,590	4,762,145	3.65%	176.68%
2017	192,213,081	-889,526	-0.46%	220.58%	312,905,687	804,394	0.26%	182.56%	129,738,232	-5,318,358	-3.94%	165.78%
2018	180,286,195	-11,926,886	-6.21%	200.69%	265,632,431	-47,273,256	-15.11%	139.87%	129,128,036	-610,196	-0.47%	164.53%
2019	180,706,577	420,382	0.23%	201.39%	239,562,910	-26,069,521	-9.81%	116.33%	128,359,504	-768,532	-0.60%	162.96%
2020	163,752,141	-16,954,436	-9.38%	173.11%	222,402,963	-17,159,947	-7.16%	100.84%	128,702,960	343,456	0.27%	163.66%

Rate Ann.%chg: Irrigated **10.57%** Dryland **7.22%** Grassland **10.18%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	22,146	--	--	--	0	--	--	--	219,531,620	--	--	--
2011	22,008	-138	-0.62%	-0.62%	0	0			238,865,796	19,334,176	8.81%	8.81%
2012	21,876	-132	-0.60%	-1.22%	0	0			284,255,608	45,389,812	19.00%	29.48%
2013	21,603	-273	-1.25%	-2.45%	0	0			352,982,469	68,726,861	24.18%	60.79%
2014	21,646	43	0.20%	-2.26%	0	0			524,779,268	171,796,799	48.67%	139.04%
2015	21,475	-171	-0.79%	-3.03%	0	0			622,011,497	97,232,229	18.53%	183.34%
2016	21,217	-258	-1.20%	-4.19%	0	0			640,281,707	18,270,210	2.94%	191.66%
2017	21,192	-25	-0.12%	-4.31%	0	0			634,878,192	-5,403,515	-0.84%	189.20%
2018	21,191	-1	0.00%	-4.31%	0	0			575,067,853	-59,810,339	-9.42%	161.95%
2019	21,396	205	0.97%	-3.39%	0	0			548,650,387	-26,417,466	-4.59%	149.92%
2020	21,385	-11	-0.05%	-3.44%	0	0			514,879,449	-33,770,938	-6.16%	134.54%

Cnty# **73**  
County **RED WILLOW**

Rate Ann.%chg: Total Agric Land **8.90%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020** (from County Abstract Reports)<sup>(1)</sup>

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	60,472,923	63,128	958			110,386,533	178,004	620			81,700,995	133,333	613		
2011	65,365,517	62,422	1,047	9.31%	9.31%	118,842,671	178,598	665	7.30%	7.30%	89,688,965	135,300	663	8.18%	9.46%
2012	92,373,180	62,036	1,489	42.20%	55.44%	124,383,738	180,114	691	3.78%	11.36%	89,574,800	130,628	686	3.44%	13.24%
2013	110,755,285	61,855	1,791	20.25%	86.92%	171,012,239	180,743	946	37.01%	52.57%	97,239,960	127,646	762	11.09%	25.80%
2014	161,078,114	61,793	2,607	45.58%	172.12%	262,447,381	181,014	1,450	53.24%	133.80%	128,539,130	127,483	1,008	32.36%	66.50%
2015	175,861,661	61,343	2,867	9.98%	199.27%	315,814,867	181,514	1,740	20.00%	180.57%	149,636,865	127,257	1,176	16.62%	94.17%
2016	192,765,404	60,650	3,178	10.86%	231.79%	312,293,257	179,327	1,741	0.09%	180.82%	164,929,515	127,713	1,291	9.83%	113.25%
2017	192,394,248	60,562	3,177	-0.05%	231.63%	312,825,956	179,655	1,741	-0.01%	180.79%	174,353,050	127,360	1,369	6.01%	126.06%
2018	180,646,193	60,722	2,975	-6.35%	210.56%	265,441,055	179,359	1,480	-15.01%	138.65%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	180,708,173	60,751	2,975	-0.01%	210.52%	239,656,069	179,406	1,336	-9.74%	115.41%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	163,752,141	56,488	2,899	-2.54%	202.62%	222,402,965	179,146	1,241	-7.06%	100.19%	128,702,962	199,894	644	-50.06%	5.07%

Rate Annual %chg Average Value/Acre:

11.71%

7.19%

0.50%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	22,144	884	25			0	0				219,689,498	437,236	502		
2011	22,008	878	25	0.02%	0.02%	0	0				238,894,665	437,129	547	8.77%	8.77%
2012	21,881	873	25	0.00%	0.02%	0	0				284,685,163	437,034	651	19.19%	29.65%
2013	21,730	867	25	0.00%	0.02%	12,170	12	1,000			284,685,163	436,752	809	24.19%	61.00%
2014	21,687	866	25	0.00%	0.02%	0	0				524,958,375	436,834	1,202	48.55%	139.17%
2015	21,633	863	25	0.00%	0.02%	0	0				622,012,644	436,777	1,424	18.50%	183.43%
2016	21,219	847	25	0.00%	0.02%	0	0				640,140,561	436,531	1,466	2.97%	191.85%
2017	21,192	846	25	0.00%	0.02%	0	0				635,046,951	436,513	1,455	-0.79%	189.54%
2018	21,192	846	25	0.00%	0.02%	0	0				575,227,870	436,462	1,318	-9.41%	162.30%
2019	21,181	845	25	0.00%	0.01%	0	0				548,697,179	436,467	1,257	-4.61%	150.20%
2020	21,385	854	25	0.00%	0.02%	0	0				514,879,453	436,382	1,180	-6.15%	134.83%

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RED WILLOW

Rate Annual %chg Average Value/Acre:

8.91%

(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
11,055	RED WILLOW	62,208,518	16,399,043	29,500,193	408,246,913	154,150,825	0	0	514,879,449	46,275,296	22,741,281	9,043,530	1,263,445,048
cnty sectorvalue % of total value:		4.92%	1.30%	2.33%	32.31%	12.20%			40.75%	3.66%	1.80%	0.72%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	BARTLEY	971,255	448,155	1,093,363	8,140,233	3,264,046	0	0	184,691	3,640	0	0	14,105,383
2.56%	%sector of county sector	1.56%	2.73%	3.71%	1.99%	2.12%			0.04%	0.01%			1.12%
	%sector of municipality	6.89%	3.18%	7.75%	57.71%	23.14%			1.31%	0.03%			100.00%
101	DANBURY	27,161	113,603	43,508	1,621,588	1,202,836	0	0	17,666	0	0	0	3,026,362
0.91%	%sector of county sector	0.04%	0.69%	0.15%	0.40%	0.78%			0.00%				0.24%
	%sector of municipality	0.90%	3.75%	1.44%	53.58%	39.75%			0.58%				100.00%
584	INDIANOLA	490,134	1,181,802	1,615,738	19,197,773	3,129,405	0	0	532,085	0	691	0	26,147,628
5.28%	%sector of county sector	0.79%	7.21%	5.48%	4.70%	2.03%			0.10%		0.00%		2.07%
	%sector of municipality	1.87%	4.52%	6.18%	73.42%	11.97%			2.03%		0.00%		100.00%
80	LEBANON	29,879	48,066	22,755	867,993	35,463	0	0	0	0	0	0	1,004,156
0.72%	%sector of county sector	0.05%	0.29%	0.08%	0.21%	0.02%							0.08%
	%sector of municipality	2.98%	4.79%	2.27%	86.44%	3.53%							100.00%
7,698	MCCOOK	20,163,987	6,155,053	7,108,193	273,352,810	128,114,347	0	0	3,621	0	0	0	434,898,011
69.63%	%sector of county sector	32.41%	37.53%	24.10%	66.96%	83.11%			0.00%				34.42%
	%sector of municipality	4.64%	1.42%	1.63%	62.85%	29.46%			0.00%				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												
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0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
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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												
8,746	Total Municipalities	21,682,416	7,946,679	9,883,557	303,180,397	135,746,097	0	0	738,063	3,640	691	0	479,181,540
79.11%	%all municip.sectors of cnty	34.85%	48.46%	33.50%	74.26%	88.06%			0.14%	0.01%	0.00%		37.93%