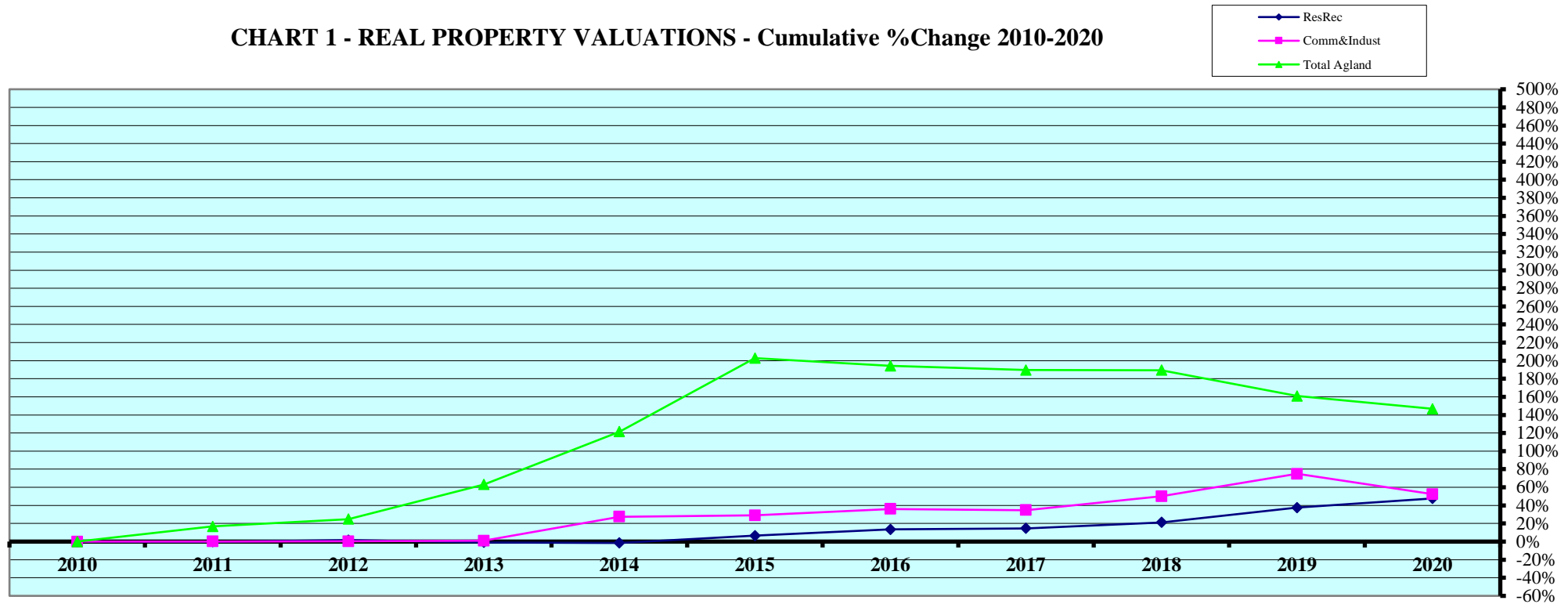


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



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	59,744,295	--	--	--	16,447,400	--	--	--	286,913,600	--	--	--
2011	59,610,725	-133,570	-0.22%	-0.22%	16,469,725	22,325	0.14%	0.14%	335,032,430	48,118,830	16.77%	16.77%
2012	60,756,800	1,146,075	1.92%	1.69%	16,506,605	36,880	0.22%	0.36%	358,262,775	23,230,345	6.93%	24.87%
2013	59,189,855	-1,566,945	-2.58%	-0.93%	16,619,835	113,230	0.69%	1.05%	468,076,380	109,813,605	30.65%	63.14%
2014	58,814,090	-375,765	-0.63%	-1.56%	20,966,260	4,346,425	26.15%	27.47%	635,583,820	167,507,440	35.79%	121.52%
2015	63,624,170	4,810,080	8.18%	6.49%	21,222,840	256,580	1.22%	29.03%	868,685,760	233,101,940	36.68%	202.77%
2016	67,854,815	4,230,645	6.65%	13.58%	22,373,935	1,151,095	5.42%	36.03%	844,196,235	-24,489,525	-2.82%	194.23%
2017	68,507,020	652,205	0.96%	14.67%	22,165,480	-208,455	-0.93%	34.77%	830,938,050	-13,258,185	-1.57%	189.61%
2018	72,419,705	3,912,685	5.71%	21.22%	24,673,725	2,508,245	11.32%	50.02%	830,542,230	-395,820	-0.05%	189.47%
2019	82,123,740	9,704,035	13.40%	37.46%	28,775,400	4,101,675	16.62%	74.95%	748,909,910	-81,632,320	-9.83%	161.02%
2020	88,222,580	6,098,840	7.43%	47.67%	25,069,760	-3,705,640	-12.88%	52.42%	707,677,425	-41,232,485	-5.51%	146.65%

Rate Annual %chg: Residential & Recreational **3.97%**

Commercial & Industrial **4.31%**

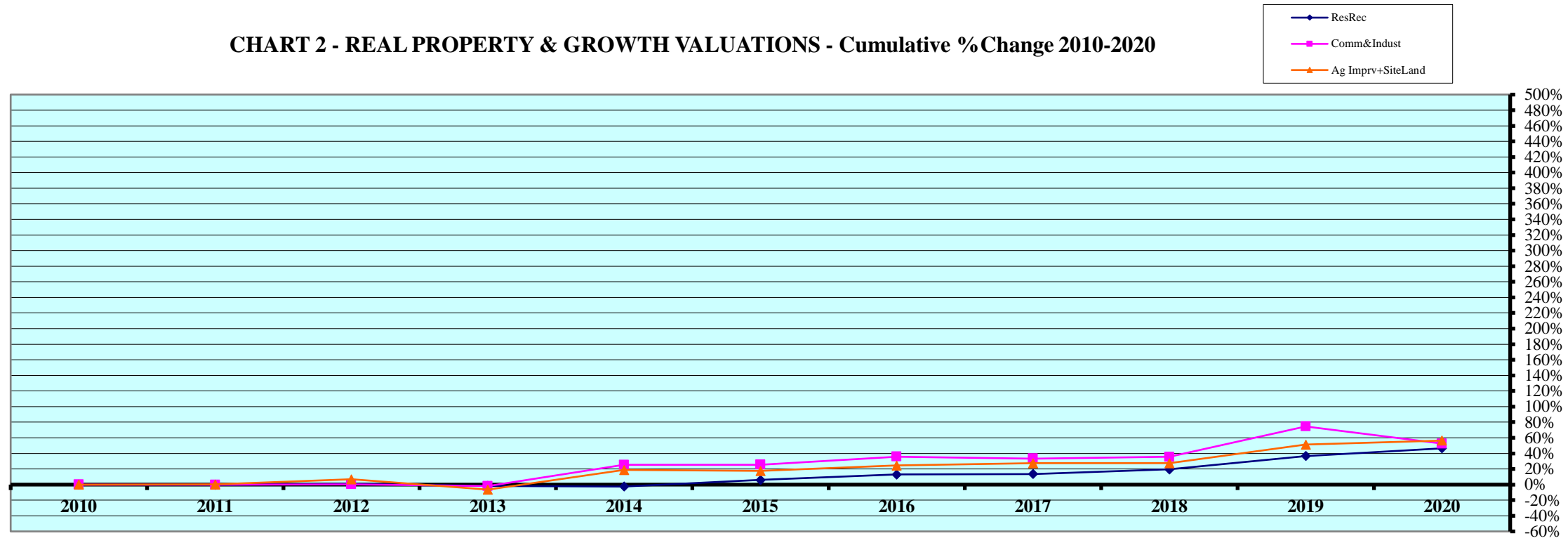
Agricultural Land **9.45%**

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County **WEBSTER**

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	59,744,295	97,661	0.16%	59,646,634	--	--	16,447,400	198,575	1.21%	16,248,825	--	--	
2011	59,610,725	188,465	0.32%	59,422,260	-0.54%	-0.54%	16,469,725	50,705	0.31%	16,419,020	-0.17%	-0.17%	
2012	60,756,800	248,405	0.41%	60,508,395	1.51%	1.28%	16,506,605	0	0.00%	16,506,605	0.22%	0.36%	
2013	59,189,855	445,990	0.75%	58,743,865	-3.31%	-1.67%	16,619,835	483,515	2.91%	16,136,320	-2.24%	-1.89%	
2014	58,814,090	562,225	0.96%	58,251,865	-1.58%	-2.50%	20,966,260	357,495	1.71%	20,608,765	24.00%	25.30%	
2015	63,624,170	364,405	0.57%	63,259,765	7.56%	5.88%	21,222,840	578,335	2.73%	20,644,505	-1.53%	25.52%	
2016	67,854,815	362,310	0.53%	67,492,505	6.08%	12.97%	22,373,935	54,965	0.25%	22,318,970	5.16%	35.70%	
2017	68,507,020	609,820	0.89%	67,897,200	0.06%	13.65%	22,165,480	242,490	1.09%	21,922,990	-2.02%	33.29%	
2018	72,419,705	969,160	1.34%	71,450,545	4.30%	19.59%	24,673,725	2,382,940	9.66%	22,290,785	0.57%	35.53%	
2019	82,123,740	469,755	0.57%	81,653,985	12.75%	36.67%	28,775,400	67,020	0.23%	28,708,380	16.35%	74.55%	
2020	88,222,580	706,900	0.80%	87,515,680	6.57%	46.48%	25,069,760	0	0.00%	25,069,760	-12.88%	52.42%	
Rate Ann%chg	3.97%			Resid & Recreat w/o growth			4.31%			C & I w/o growth			2.75%

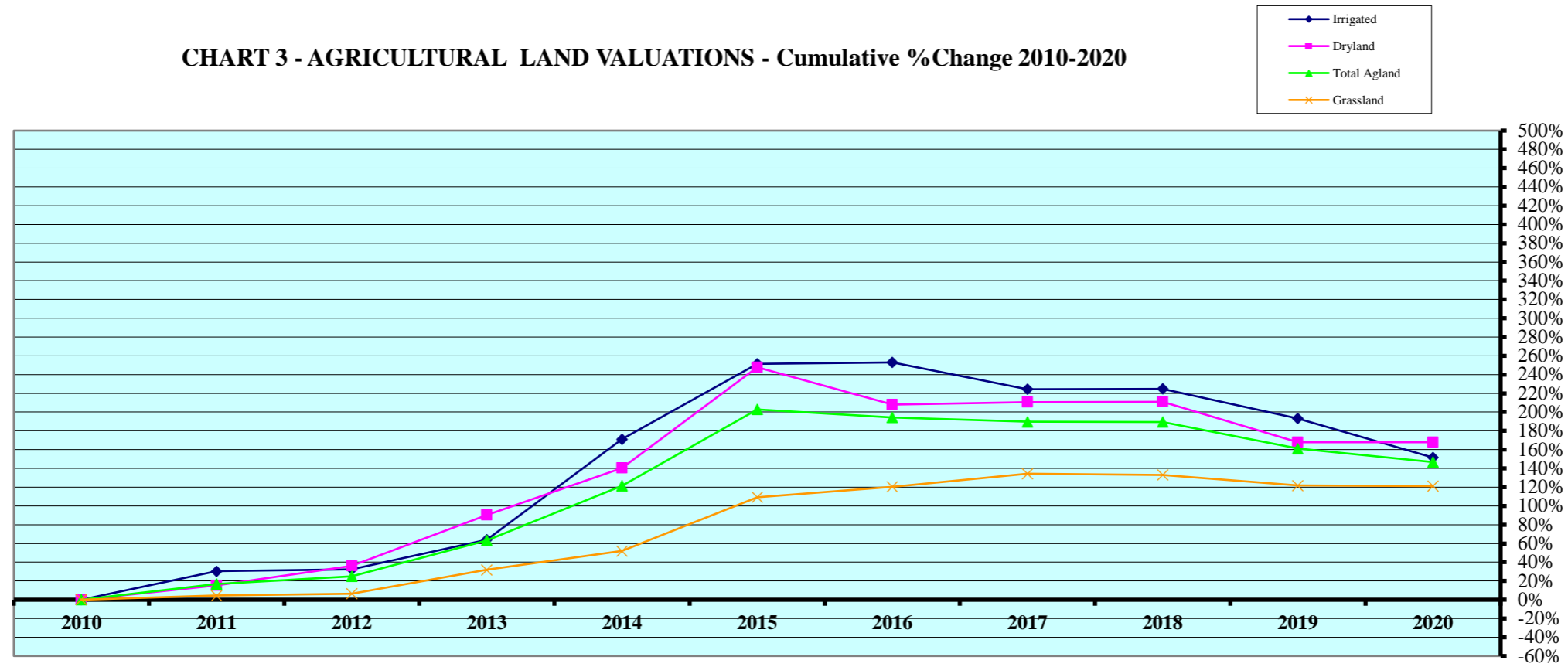
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2010	30,056,250	7,685,700	37,741,950	369,230	0.98%	37,372,720	--	--
2011	30,323,495	8,143,470	38,466,965	667,510	1.74%	37,799,455	0.15%	0.15%
2012	31,474,565	9,579,250	41,053,815	755,635	1.84%	40,298,180	4.76%	6.77%
2013	26,090,945	9,912,155	36,003,100	687,965	1.91%	35,315,135	-13.98%	-6.43%
2014	26,349,440	20,274,015	46,623,455	1,802,135	3.87%	44,821,320	24.49%	18.76%
2015	23,929,995	21,497,970	45,427,965	1,065,540	2.35%	44,362,425	-4.85%	17.54%
2016	28,178,225	19,283,125	47,461,350	483,835	1.02%	46,977,515	3.41%	24.47%
2017	28,164,115	20,107,490	48,271,605	212,875	0.44%	48,058,730	1.26%	27.34%
2018	29,121,940	20,297,670	49,419,610	1,331,150	2.69%	48,088,460	-0.38%	27.41%
2019	37,073,725	20,467,575	57,541,300	452,705	0.79%	57,088,595	15.52%	51.26%
2020	33,948,420	25,572,685	59,521,105	484,240	0.81%	59,036,865	2.60%	56.42%
Rate Ann%chg	1.23%	12.77%	4.66%	Ag Imprv+Site w/o growth			3.30%	

(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.

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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	98,305,810	--	--	--	92,428,610	--	--	--	95,682,865	--	--	--
2011	128,123,000	29,817,190	30.33%	30.33%	106,524,935	14,096,325	15.25%	15.25%	99,867,025	4,184,160	4.37%	4.37%
2012	130,010,935	1,887,935	1.47%	32.25%	125,932,345	19,407,410	18.22%	36.25%	101,800,640	1,933,615	1.94%	6.39%
2013	161,212,970	31,202,035	24.00%	63.99%	175,976,935	50,044,590	39.74%	90.39%	126,129,930	24,329,290	23.90%	31.82%
2014	266,472,100	105,259,130	65.29%	171.06%	222,280,365	46,303,430	26.31%	140.49%	145,351,640	19,221,710	15.24%	51.91%
2015	345,490,645	79,018,545	29.65%	251.44%	321,445,405	99,165,040	44.61%	247.78%	200,188,760	54,837,120	37.73%	109.22%
2016	346,950,520	1,459,875	0.42%	252.93%	284,753,885	-36,691,520	-11.41%	208.08%	210,853,660	10,664,900	5.33%	120.37%
2017	318,787,900	-28,162,620	-8.12%	224.28%	286,981,175	2,227,290	0.78%	210.49%	224,217,635	13,363,975	6.34%	134.33%
2018	319,103,945	316,045	0.10%	224.60%	287,414,620	433,445	0.15%	210.96%	222,818,055	-1,399,580	-0.62%	132.87%
2019	288,073,250	-31,030,695	-9.72%	193.04%	247,664,805	-39,749,815	-13.83%	167.95%	212,119,565	-10,698,490	-4.80%	121.69%
2020	247,223,935	-40,849,315	-14.18%	151.48%	247,740,220	75,415	0.03%	168.03%	211,614,985	-504,580	-0.24%	121.16%

Rate Ann.%chg: Irrigated **9.66%** Dryland **10.36%** Grassland **8.26%**

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	496,245	--	--	--	70	--	--	--	286,913,600	--	--	--
2011	515,280	19,035	3.84%	3.84%	2,190	2,120	3028.57%	3028.57%	335,032,430	48,118,830	16.77%	16.77%
2012	516,665	1,385	0.27%	4.11%	2,190	0	0.00%	3028.57%	358,262,775	23,230,345	6.93%	24.87%
2013	4,723,490	4,206,825	814.23%	851.85%	33,055	30,865	1409.36%	47121.43%	468,076,380	109,813,605	30.65%	63.14%
2014	1,477,385	-3,246,105	-68.72%	197.71%	2,330	-30,725	-92.95%	3228.57%	635,583,820	167,507,440	35.79%	121.52%
2015	1,550,660	73,275	4.96%	212.48%	10,290	7,960	341.63%	14600.00%	868,685,760	233,101,940	36.68%	202.77%
2016	1,633,645	82,985	5.35%	229.20%	4,525	-5,765	-56.03%	6364.29%	844,196,235	-24,489,525	-2.82%	194.23%
2017	949,010	-684,635	-41.91%	91.24%	2,330	-2,195	-48.51%	3228.57%	830,938,050	-13,258,185	-1.57%	189.61%
2018	1,205,550	256,540	27.03%	142.93%	60	-2,270	-97.42%	-14.29%	830,542,230	-395,820	-0.05%	189.47%
2019	1,052,290	-153,260	-12.71%	112.05%	0	-60	-100.00%	-100.00%	748,909,910	-81,632,320	-9.83%	161.02%
2020	1,098,285	45,995	4.37%	121.32%	0	0		-100.00%	707,677,425	-41,232,485	-5.51%	146.65%

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Rate Ann.%chg: Total Agric Land **9.45%**

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	99,899,685	66,535	1,501			92,497,395	112,043	826			81,700,995	133,333	613		
2011	130,336,895	66,045	1,973	31.44%	31.44%	106,370,085	113,157	940	13.87%	13.87%	89,688,965	135,300	663	8.18%	9.46%
2012	132,011,615	65,900	2,003	1.51%	33.42%	125,334,465	113,589	1,103	17.38%	33.66%	89,574,800	130,628	686	3.44%	13.24%
2013	163,703,435	66,726	2,453	22.47%	63.40%	176,151,535	114,012	1,545	40.02%	87.15%	97,239,960	127,646	762	11.09%	25.80%
2014	270,189,790	67,464	4,005	63.24%	166.74%	222,731,480	114,392	1,947	26.02%	135.85%	128,539,130	127,483	1,008	32.36%	66.50%
2015	350,771,865	67,933	5,164	28.93%	243.90%	321,240,795	114,685	2,801	43.86%	239.30%	149,636,865	127,257	1,176	16.62%	94.17%
2016	352,734,595	68,316	5,163	0.00%	243.89%	284,997,360	115,133	2,475	-11.63%	199.85%	164,929,515	127,713	1,291	9.83%	113.25%
2017	315,738,525	67,940	4,647	-9.99%	209.52%	286,259,320	115,754	2,473	-0.10%	199.56%	174,353,050	127,360	1,369	6.01%	126.06%
2018	319,038,150	68,859	4,633	-0.30%	208.58%	287,349,295	116,279	2,471	-0.07%	199.34%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	288,967,875	68,817	4,199	-9.37%	179.66%	247,535,380	115,996	2,134	-13.65%	158.49%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	247,226,825	68,703	3,598	-14.30%	139.66%	247,743,505	115,906	2,137	0.16%	158.91%	211,734,240	158,547	1,335	3.59%	117.94%

Rate Annual %chg Average Value/Acre: 9.13% 9.98% 8.10%

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	494,810	8,106	61			300	95	3			286,926,355	350,313	819		
2011	514,035	8,128	63	3.61%	3.61%	300	95	3	0.00%	0.00%	334,978,040	350,353	956	16.73%	16.73%
2012	517,865	8,192	63	-0.04%	3.57%	300	95	3	0.00%	0.00%	357,843,170	350,342	1,021	6.83%	24.71%
2013	4,709,400	8,158	577	813.08%	845.63%	2,900	95	31	866.67%	866.67%	357,843,170	350,385	1,336	30.78%	63.09%
2014	1,472,250	8,199	180	-68.89%	194.17%	3,825	248	15	-49.53%	387.90%	635,503,975	350,651	1,812	35.68%	121.27%
2015	1,455,910	8,108	180	0.00%	194.16%	5,570	257	22	40.58%	585.89%	869,393,980	350,267	2,482	36.95%	203.04%
2016	1,621,335	9,038	179	-0.09%	193.88%	8,645	477	18	-16.39%	473.47%	845,189,940	350,686	2,410	-2.90%	194.25%
2017	1,147,645	6,406	179	-0.14%	193.47%	301,070	1,205	250	1279.33%	7810.10%	828,786,610	350,379	2,365	-1.85%	188.80%
2018	830,860	4,643	179	-0.11%	193.15%	434,270	1,708	254	1.76%	7949.62%	830,330,185	350,227	2,371	0.23%	189.46%
2019	1,081,690	6,010	180	0.58%	194.86%	0	618	0	-100.00%	-100.00%	749,577,025	349,863	2,142	-9.63%	161.58%
2020	1,096,600	6,093	180	0.00%	194.86%	0	591	0	-100.00%	-100.00%	707,801,170	349,841	2,023	-5.57%	147.02%

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Rate Annual %chg Average Value/Acre: 9.46%

(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
3,812	WEBSTER	35,547,670	27,968,541	18,666,995	85,691,420	23,127,295	1,942,465	2,531,160	707,677,425	33,948,420	25,572,685	0	962,674,076
cnty sector value % of total value:		3.69%	2.91%	1.94%	8.90%	2.40%	0.20%	0.26%	73.51%	3.53%	2.66%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
237	BLADEN	815,149	80,841	9,778	4,607,860	1,371,265	0	0	115,875	0	126,010	0	7,126,778
6.22%	%sector of county sector	2.29%	0.29%	0.05%	5.38%	5.93%			0.02%		0.49%		0.74%
	%sector of municipality	11.44%	1.13%	0.14%	64.66%	19.24%			1.63%		1.77%		100.00%
941	BLUE HILL	789,589	778,587	500,434	29,808,725	4,628,635	0	0	0	0	0	0	36,505,970
24.69%	%sector of county sector	2.22%	2.78%	2.68%	34.79%	20.01%							3.79%
	%sector of municipality	2.16%	2.13%	1.37%	81.65%	12.68%							100.00%
30	COWLES	219,052	71,841	399,362	412,860	122,835	0	0	382,600	0	59,895	0	1,668,445
0.79%	%sector of county sector	0.62%	0.26%	2.14%	0.48%	0.53%			0.05%		0.23%		0.17%
	%sector of municipality	13.13%	4.31%	23.94%	24.75%	7.36%			22.93%		3.59%		100.00%
225	GUIDE ROCK	470,912	307,914	399,960	3,606,265	386,045	0	0	148,630	0	0	0	5,319,726
5.90%	%sector of county sector	1.32%	1.10%	2.14%	4.21%	1.67%			0.02%				0.55%
	%sector of municipality	8.85%	5.79%	7.52%	67.79%	7.26%			2.79%				100.00%
1,020	RED CLOUD	1,057,168	1,774,196	1,009,163	22,761,555	4,013,055	0	298,710	125,260	0	35,980	0	31,075,087
26.76%	%sector of county sector	2.97%	6.34%	5.41%	26.56%	17.35%		11.80%	0.02%		0.14%		3.23%
	%sector of municipality	3.40%	5.71%	3.25%	73.25%	12.91%		0.96%	0.40%		0.12%		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												
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												
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												
2,453	Total Municipalities	3,351,870	3,013,379	2,318,697	61,197,265	10,521,835	0	298,710	772,365	0	221,885	0	81,696,006
64.35%	%all municip.sectors of cnty	9.43%	10.77%	12.42%	71.42%	45.50%		11.80%	0.11%		0.87%		8.49%

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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