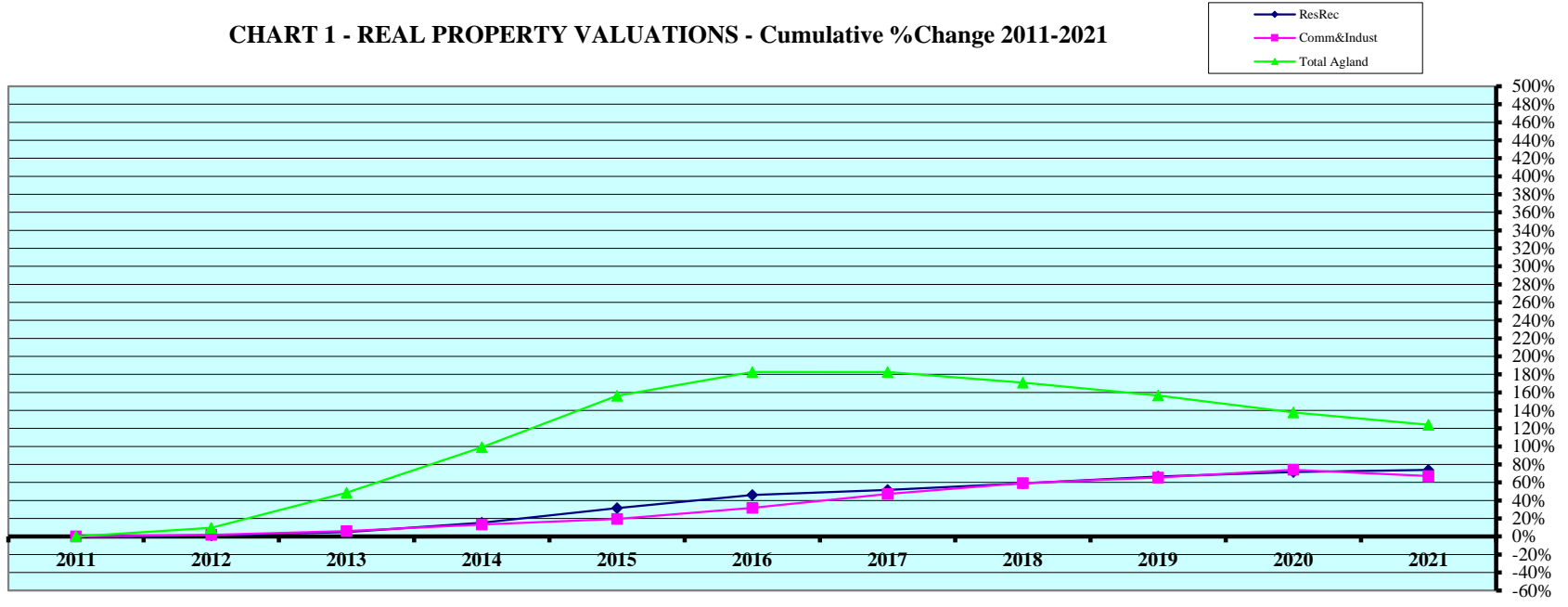


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



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
2011	1,600,924,960	-	-	-	667,345,105	-	-	-	707,640,010	-	-	-
2012	1,622,405,895	21,480,935	1.34%	1.34%	678,656,865	11,311,760	1.70%	1.70%	776,749,690	69,109,680	9.77%	9.77%
2013	1,679,939,745	57,533,850	3.55%	4.94%	706,453,840	27,796,975	4.10%	5.86%	1,051,527,895	274,778,205	35.38%	48.60%
2014	1,844,453,584	164,513,839	9.79%	15.21%	755,906,285	49,452,445	7.00%	13.27%	1,407,835,470	356,307,575	33.88%	98.95%
2015	2,103,240,308	258,786,724	14.03%	31.38%	797,240,490	41,334,205	5.47%	19.46%	1,813,556,080	405,720,610	28.82%	156.28%
2016	2,340,126,280	236,885,972	11.26%	46.17%	879,690,070	82,449,580	10.34%	31.82%	2,000,469,740	186,913,660	10.31%	182.70%
2017	2,428,083,828	87,957,548	3.76%	51.67%	982,177,540	102,487,470	11.65%	47.18%	1,999,142,100	-1,327,640	-0.07%	182.51%
2018	2,547,247,280	119,163,452	4.91%	59.11%	1,062,142,600	79,965,060	8.14%	59.16%	1,915,969,470	-83,172,630	-4.16%	170.75%
2019	2,666,523,844	119,276,564	4.68%	66.56%	1,104,906,075	42,763,475	4.03%	65.57%	1,814,602,515	-101,366,955	-5.29%	156.43%
2020	2,745,482,560	78,958,716	2.96%	71.49%	1,161,310,145	56,404,070	5.10%	74.02%	1,682,836,255	-131,766,260	-7.26%	137.81%
2021	2,784,750,365	39,267,805	1.43%	73.95%	1,115,057,091	-46,253,054	-3.98%	67.09%	1,585,780,440	-97,055,815	-5.77%	124.09%

Rate Annual %chg: Residential & Recreational **5.69%**

Commercial & Industrial **5.27%**

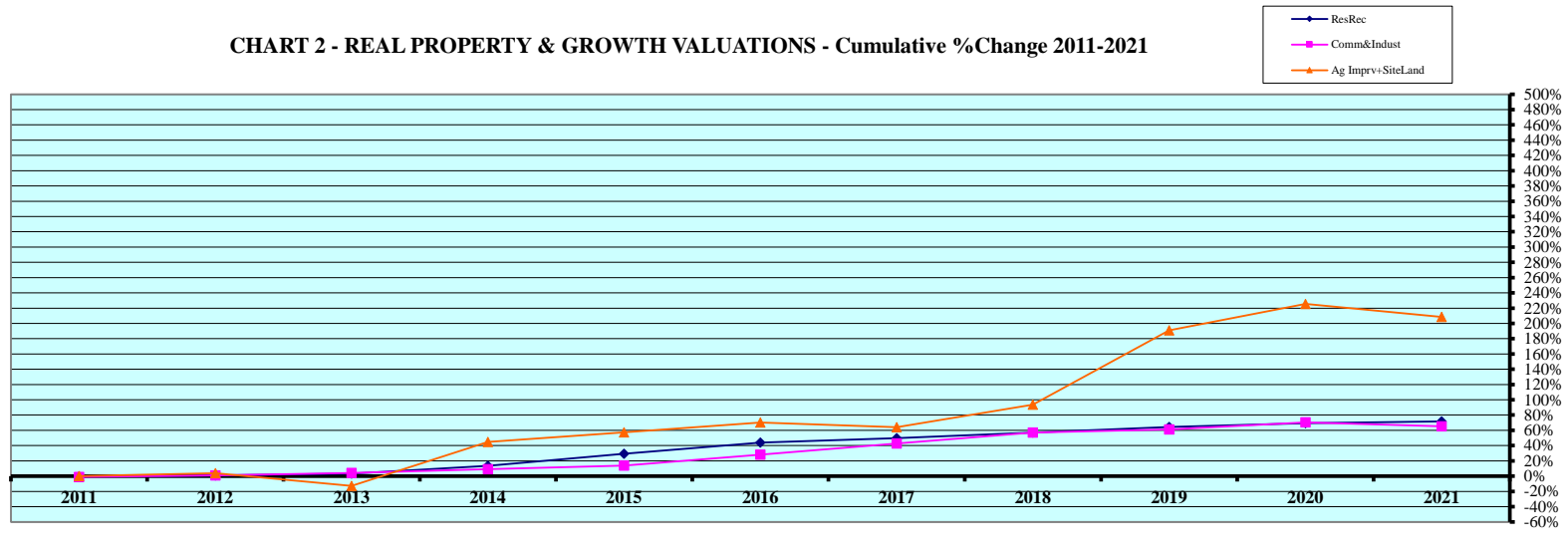
Agricultural Land **8.40%**

Cnty# **10**  
County **BUFFALO**

**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 2011-2021



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						
2011	1,600,924,960	7,493,270	0.47%	1,593,431,690	-	-0.47%	667,345,105	6,525,115	0.98%	660,819,990	-	-0.98%						
2012	1,622,405,895	7,181,035	0.44%	1,615,224,860	0.89%	0.89%	678,656,865	4,670,020	0.69%	673,986,845	1.00%	1.00%						
2013	1,679,939,745	25,791,115	1.54%	1,654,148,630	1.96%	3.32%	706,453,840	11,017,840	1.56%	695,436,000	2.47%	4.21%						
2014	1,844,453,584	28,721,645	1.56%	1,815,731,939	8.08%	13.42%	755,906,285	27,822,630	3.68%	728,083,655	3.06%	9.10%						
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	12.09%	29.14%	797,240,490	37,384,788	4.69%	759,855,702	0.52%	13.86%						
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	43.94%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	28.02%						
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	49.84%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	42.79%						
2018	2,547,247,280	32,216,344	1.26%	2,515,030,936	3.58%	57.10%	1,062,142,600	13,664,555	1.29%	1,048,478,045	6.75%	57.11%						
2019	2,666,523,844	33,638,326	1.26%	2,632,885,518	3.36%	64.46%	1,104,906,075	30,330,080	2.75%	1,074,575,995	1.17%	61.02%						
2020	2,745,482,560	33,218,185	1.21%	2,712,264,375	1.72%	69.42%	1,161,310,145	24,250,765	2.09%	1,137,059,380	2.91%	70.39%						
2021	2,784,750,365	36,581,215	1.31%	2,748,169,150	0.10%	71.66%	1,115,057,091	13,052,130	1.17%	1,102,004,961	-5.11%	65.13%						
Rate Ann%chg	5.69%			Resid & Recreat w/o growth			4.39%			5.27%			C & I w/o growth			2.83%		

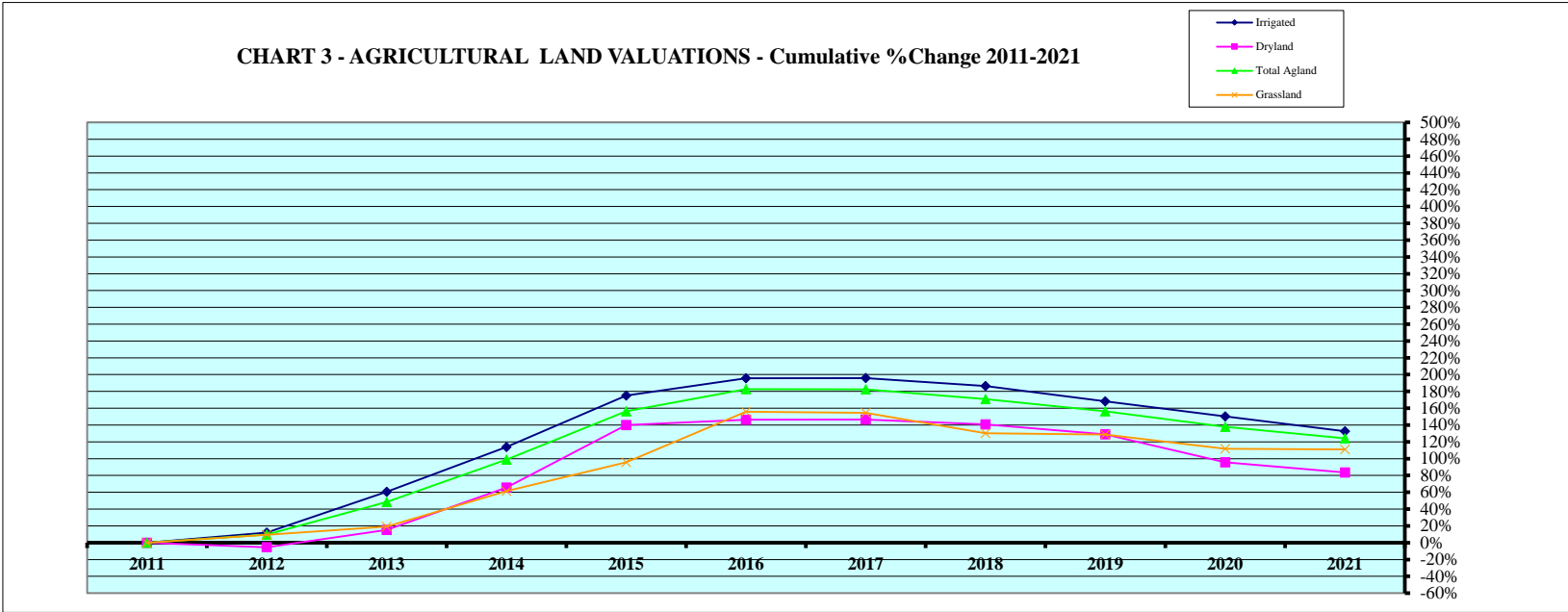
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	49,949,650	16,350,415	66,300,065	1,315,440	1.98%	64,984,625	-	-		
2012	51,323,550	18,434,895	69,758,445	807,255	1.16%	68,951,190	4.00%	4.00%		
2013	43,785,100	15,495,175	59,280,275	1,458,520	2.46%	57,821,755	-17.11%	-12.79%		
2014	77,316,290	21,609,165	98,925,455	2,986,445	3.02%	95,939,010	61.84%	44.70%		
2015	84,204,650	21,086,420	105,291,070	959,310	0.91%	104,331,760	5.47%	57.36%		
2016	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	7.14%	70.14%		
2017	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	64.03%		
2018	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	93.73%		
2019	156,045,495	42,677,630	198,723,125	5,780,765	2.91%	192,942,360	50.04%	191.01%		
2020	173,347,030	47,814,730	221,161,760	5,331,985	2.41%	215,829,775	8.61%	225.53%		
2021	159,246,060	49,956,155	209,202,215	4,606,065	2.20%	204,596,150	-7.49%	208.59%		
Rate Ann%chg	12.29%		11.82%		12.18%		Ag Imprv+Site w/o growth		12.25%	

(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; 2011 - 2021 CTL  
Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 10  
County BUFFALO

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



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
2011	506,289,825	-	-	-	61,774,440	-	-	-	134,580,135	-	-	-
2012	566,976,580	60,686,755	11.99%	11.99%	58,415,750	-3,358,690	-5.44%	-5.44%	147,182,645	12,602,510	9.36%	9.36%
2013	813,611,515	246,634,935	43.50%	60.70%	71,221,945	12,806,195	21.92%	15.29%	160,248,765	13,066,120	8.88%	19.07%
2014	1,082,676,515	269,065,000	33.07%	113.85%	102,302,845	31,080,900	43.64%	65.61%	217,358,255	57,109,490	35.64%	61.51%
2015	1,392,137,700	309,461,185	28.58%	174.97%	148,216,205	45,913,360	44.88%	139.93%	263,459,550	46,101,295	21.21%	95.76%
2016	1,496,611,720	104,474,020	7.50%	195.60%	152,136,130	3,919,925	2.64%	146.28%	344,326,805	80,867,255	30.69%	155.85%
2017	1,497,697,630	1,085,910	0.07%	195.82%	152,287,680	151,550	0.10%	146.52%	342,380,930	-1,945,875	-0.57%	154.41%
2018	1,449,650,420	-48,047,210	-3.21%	186.33%	148,776,145	-3,511,535	-2.31%	140.84%	310,017,215	-32,363,715	-9.45%	130.36%
2019	1,358,243,245	-91,407,175	-6.31%	168.27%	141,427,455	-7,348,690	-4.94%	128.94%	307,668,270	-2,348,945	-0.76%	128.61%
2020	1,266,621,340	-91,621,905	-6.75%	150.18%	120,865,120	-20,562,335	-14.54%	95.66%	285,180,205	-22,488,065	-7.31%	111.90%
2021	1,178,118,880	-88,502,460	-6.99%	132.70%	113,448,570	-7,416,550	-6.14%	83.65%	283,883,580	-1,296,625	-0.45%	110.94%

Rate Ann.%chg: Irrigated **8.81%** Dryland **6.27%** Grassland **7.75%**

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
2011	4,819,880	-	-	-	175,730	-	-	-	707,640,010	-	-	-
2012	4,173,945	-645,935	-13.40%	-13.40%	770	-174,960	-99.56%	-99.56%	776,749,690	69,109,680	9.77%	9.77%
2013	2,995,210	-1,178,735	-28.24%	-37.86%	3,450,460	3,449,690	448011.69%	1863.50%	1,051,527,895	274,778,205	35.38%	48.60%
2014	4,498,440	1,503,230	50.19%	-6.67%	999,415	-2,451,045	-71.04%	468.72%	1,407,835,470	356,307,575	33.88%	98.95%
2015	5,554,345	1,055,905	23.47%	15.24%	4,188,280	3,188,865	319.07%	2283.36%	1,813,556,080	405,720,610	28.82%	156.28%
2016	4,716,725	-837,620	-15.08%	-2.14%	2,678,360	-1,509,920	-36.05%	1424.13%	2,000,469,740	186,913,660	10.31%	182.70%
2017	3,892,345	-824,380	-17.48%	-19.24%	2,883,515	205,155	7.66%	1540.88%	1,999,142,100	-1,327,640	-0.07%	182.51%
2018	3,615,880	-276,465	-7.10%	-24.98%	3,909,810	1,026,295	35.59%	2124.90%	1,915,969,470	-83,172,630	-4.16%	170.75%
2019	5,661,575	2,045,695	56.58%	17.46%	1,601,970	-2,307,840	-59.03%	811.61%	1,814,602,515	-101,366,955	-5.29%	156.43%
2020	8,707,905	3,046,330	53.81%	80.67%	1,461,685	-140,285	-8.76%	731.78%	1,682,836,255	-131,766,260	-7.26%	137.81%
2021	8,929,405	221,500	2.54%	85.26%	1,400,005	-61,680	-4.22%	696.68%	1,585,780,440	-97,055,815	-5.77%	124.09%

Cnty# **10**  
County **BUFFALO**

Rate Ann.%chg: Total Agric Land **8.40%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (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
2011	374,577,810	256,520	1,460			55,862,280	67,713	825			81,700,995	133,333	613		
2012	505,798,855	257,553	1,964	34.49%	34.49%	62,096,510	64,679	960	16.37%	16.37%	89,688,965	135,300	663	8.18%	9.46%
2013	566,074,790	257,604	2,197	11.90%	50.49%	58,519,560	60,773	963	0.30%	16.72%	89,574,800	130,628	686	3.44%	13.24%
2014	817,966,505	259,278	3,155	43.57%	116.05%	70,341,470	60,715	1,159	20.32%	40.43%	97,239,960	127,646	762	11.09%	25.80%
2015	1,086,224,220	260,187	4,175	32.33%	185.90%	103,121,175	62,274	1,656	42.93%	100.72%	128,539,130	127,483	1,008	32.36%	66.50%
2016	1,392,477,855	262,485	5,305	27.07%	263.30%	149,839,930	63,208	2,371	43.16%	187.35%	149,636,865	127,257	1,176	16.62%	94.17%
2017	1,503,495,715	262,971	5,717	7.77%	291.54%	153,524,105	62,285	2,465	3.98%	198.78%	164,929,515	127,713	1,291	9.83%	113.25%
2018	1,499,356,575	262,561	5,711	-0.12%	291.07%	152,165,400	61,894	2,458	-0.26%	198.00%	174,353,050	127,360	1,369	6.01%	126.06%
2019	1,449,976,125	261,998	5,534	-3.09%	279.00%	148,902,670	61,602	2,417	-1.68%	193.00%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	1,359,438,255	261,991	5,189	-6.24%	255.35%	141,688,020	60,402	2,346	-2.96%	184.34%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	1,268,875,870	264,332	4,800	-7.49%	228.74%	121,325,825	57,689	2,103	-10.34%	154.93%	285,140,850	224,802	1,268	-1.62%	107.00%

Rate Annual %chg Average Value/Acre: **12.64%**

**9.81%**

**7.55%**

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
2011	3,383,995	12,386	273			65,870	165	400			545,796,350	550,945	991		
2012	4,779,550	12,463	383	40.37%	40.37%	42,170	167	253	-36.75%	-36.75%	708,052,845	551,450	1,284	29.61%	29.61%
2013	4,200,215	14,092	298	-22.28%	9.09%	1,780	13	140	-44.74%	-65.04%	777,334,640	551,957	1,408	9.68%	42.16%
2014	5,124,160	13,657	375	25.89%	37.33%	466,320	1,362	342	144.85%	-14.41%	777,334,640	552,833	1,899	34.87%	91.74%
2015	4,424,090	11,221	394	5.08%	44.32%	221,305	649	341	-0.38%	-14.74%	1,410,774,365	560,044	2,519	32.62%	154.28%
2016	5,536,235	10,879	509	29.07%	86.27%	2,750,065	5,103	539	58.02%	34.74%	1,813,659,345	571,056	3,176	26.08%	220.59%
2017	6,561,565	10,431	629	23.61%	130.25%	3,174,270	5,363	592	9.82%	47.97%	2,012,618,820	565,617	3,558	12.04%	259.18%
2018	4,365,570	11,370	384	-38.96%	40.54%	2,354,085	5,037	467	-21.04%	16.83%	2,000,700,425	565,976	3,535	-0.66%	256.83%
2019	3,549,615	9,131	389	1.24%	42.28%	3,909,175	8,481	461	-1.38%	15.23%	1,916,118,815	566,367	3,383	-4.29%	241.51%
2020	5,818,625	14,538	400	2.96%	46.49%	1,233,250	2,046	603	30.78%	50.69%	1,817,340,915	567,526	3,202	-5.35%	223.24%
2021	8,667,185	18,270	474	18.53%	73.64%	1,461,685	2,043	715	18.67%	78.83%	1,685,471,415	567,136	2,972	-7.19%	199.99%

**10**  
**BUFFALO**

Rate Annual %chg Average Value/Acre: **11.61%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 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
50,084	BUFFALO	311,291,804	73,940,558	226,327,006	2,781,860,050	1,028,739,586	86,317,505	2,890,315	1,585,780,440	176,548,580	51,518,210	42,490	6,325,256,544
cnty sectorvalue % of total value:		4.92%	1.17%	3.58%	43.98%	16.26%	1.36%	0.05%	25.07%	2.79%	0.81%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
248	AMHERST	145,134	160,428	16,474	12,797,860	1,386,155	0	0	18,145	0	0	0	14,524,196
0.50%	%sector of county sector	0.05%	0.22%	0.01%	0.46%	0.13%			0.00%				0.23%
	%sector of municipality	1.00%	1.10%	0.11%	88.11%	9.54%			0.12%				100.00%
901	ELM CREEK	884,192	1,778,623	5,379,519	45,073,215	7,611,655	0	0	176,345	0	0	0	60,903,549
1.80%	%sector of county sector	0.28%	2.41%	2.38%	1.62%	0.74%			0.01%				0.96%
	%sector of municipality	1.45%	2.92%	8.83%	74.01%	12.50%			0.29%				100.00%
1,833	GIBBON	4,957,113	3,199,756	4,446,041	76,397,605	15,692,910	3,910,735	0	20,970	0	0	0	108,625,130
3.66%	%sector of county sector	1.59%	4.33%	1.96%	2.75%	1.53%	4.53%		0.00%				1.72%
	%sector of municipality	4.56%	2.95%	4.09%	70.33%	14.45%	3.60%		0.02%				100.00%
30,921	KEARNEY	85,147,212	28,113,744	28,653,862	1,863,767,830	915,302,426	23,731,640	32,815	127,870	62,600	517,560	2,375	2,945,459,934
61.74%	%sector of county sector	27.35%	38.02%	12.66%	67.00%	88.97%	27.49%	1.14%	0.01%	0.04%	1.00%	5.59%	46.57%
	%sector of municipality	2.89%	0.95%	0.97%	63.28%	31.08%	0.81%	0.00%	0.00%	0.00%	0.02%	0.00%	100.00%
136	MILLER	1,379,079	59,892	4,238	3,889,285	554,365	0	0	19,260	0	0	0	5,906,119
0.27%	%sector of county sector	0.44%	0.08%	0.00%	0.14%	0.05%			0.00%				0.09%
	%sector of municipality	23.35%	1.01%	0.07%	65.85%	9.39%			0.33%				100.00%
341	PLEASANTON	1,529,397	339,489	137,731	19,666,255	2,251,150	0	0	0	0	0	0	23,924,022
0.68%	%sector of county sector	0.49%	0.46%	0.06%	0.71%	0.22%							0.38%
	%sector of municipality	6.39%	1.42%	0.58%	82.20%	9.41%							100.00%
1,371	RAVENNA	78,187,582	1,885,438	5,486,967	49,679,410	8,196,385	215,000	0	505,170	62,395	13,960	0	144,232,307
2.74%	%sector of county sector	25.12%	2.55%	2.42%	1.79%	0.80%	0.02%		0.05%	0.01%	0.00%		14.02%
	%sector of municipality	54.21%	1.31%	3.80%	34.44%	5.68%	0.15%		0.35%	0.04%	0.01%		100.00%
182	RIVERDALE	379,541	184,717	17,578	11,750,110	2,376,035	0	0	397,565	181,755	111,525	5	15,398,831
0.36%	%sector of county sector	0.12%	0.25%	0.01%	0.42%	0.23%			0.46%	0.21%	0.13%	0.00%	17.84%
	%sector of municipality	2.46%	1.20%	0.11%	76.31%	15.43%			2.58%	1.18%	0.72%	0.00%	100.00%
1065	SHELTON	650,331	2,414,024	4,124,057	45,506,340	5,698,885	0	0	698,330	0	1,960	0	59,093,927
2.13%	%sector of county sector	0.21%	3.26%	1.82%	1.64%	0.55%			0.04%		0.00%		3.73%
	%sector of municipality	1.10%	4.09%	6.98%	77.01%	9.64%			1.18%		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												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
36,998	Total Municipalities	173,259,581	38,136,111	48,266,467	2,128,527,910	959,069,966	27,857,375	32,815	1,963,655	306,750	645,005	2,380	3,378,068,015
73.87%	%all municip.sectors of cnty	55.66%	51.58%	21.33%	76.51%	93.23%	32.27%	1.14%	0.12%	0.17%	1.25%	5.60%	53.41%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5