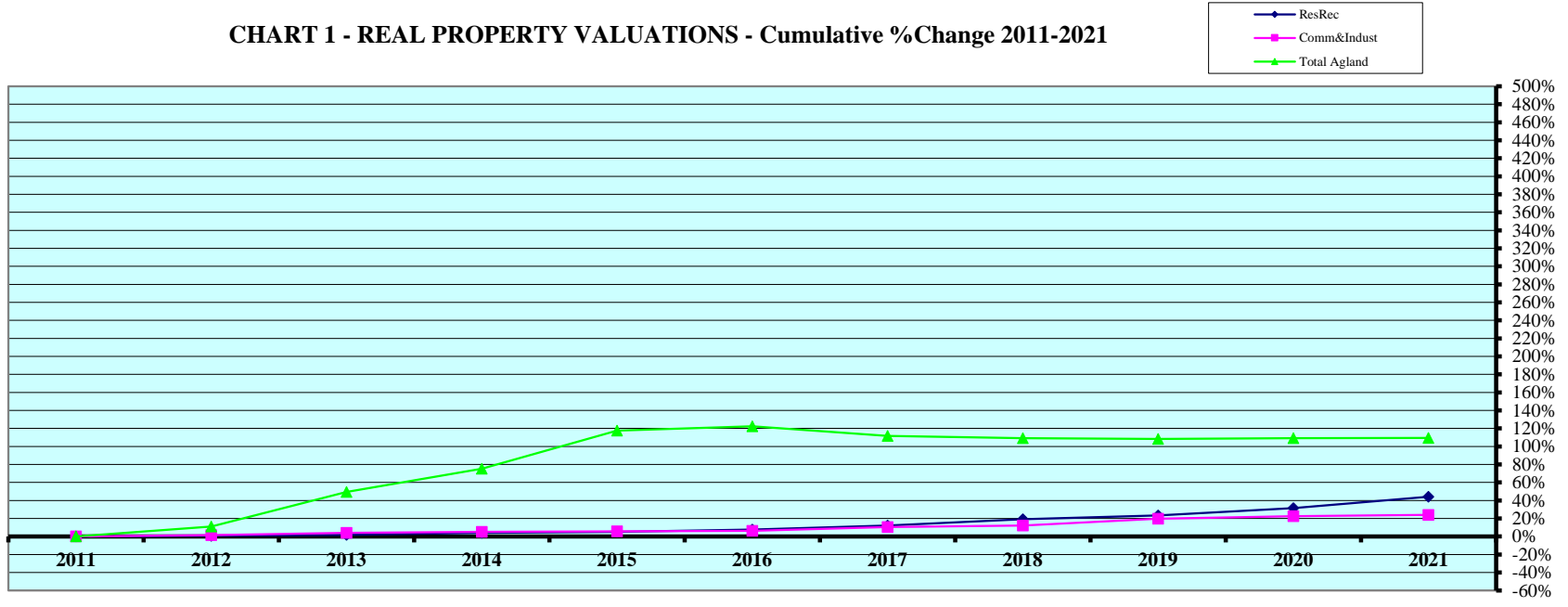


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021



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
2011	1,425,621,221	-	-	-	180,370,120	-	-	-	598,561,530	-	-	-
2012	1,433,221,401	7,600,180	0.53%	0.53%	182,985,174	2,615,054	1.45%	1.45%	665,255,645	66,694,115	11.14%	11.14%
2013	1,451,839,415	18,618,014	1.30%	1.84%	187,462,530	4,477,356	2.45%	3.93%	894,122,545	228,866,900	34.40%	49.38%
2014	1,481,020,790	29,181,375	2.01%	3.89%	189,508,942	2,046,412	1.09%	5.07%	1,048,810,372	154,687,827	17.30%	75.22%
2015	1,498,249,500	17,228,710	1.16%	5.09%	190,729,803	1,220,861	0.64%	5.74%	1,302,406,494	253,596,122	24.18%	117.59%
2016	1,533,519,629	35,270,129	2.35%	7.57%	191,672,464	942,661	0.49%	6.27%	1,331,086,599	28,680,105	2.20%	122.38%
2017	1,598,662,424	65,142,795	4.25%	12.14%	199,198,238	7,525,774	3.93%	10.44%	1,267,642,145	-63,444,454	-4.77%	111.78%
2018	1,698,492,784	99,830,360	6.24%	19.14%	202,459,709	3,261,471	1.64%	12.25%	1,251,438,414	-16,203,731	-1.28%	109.07%
2019	1,759,173,892	60,681,108	3.57%	23.40%	216,029,414	13,569,705	6.70%	19.77%	1,246,988,209	-4,450,205	-0.36%	108.33%
2020	1,876,389,322	117,215,430	6.66%	31.62%	220,781,176	4,751,762	2.20%	22.40%	1,252,657,972	5,669,763	0.45%	109.28%
2021	2,054,985,654	178,596,332	9.52%	44.15%	223,652,472	2,871,296	1.30%	24.00%	1,252,973,134	315,162	0.03%	109.33%

Rate Annual %chg: Residential & Recreational **3.72%**

Commercial & Industrial **2.17%**

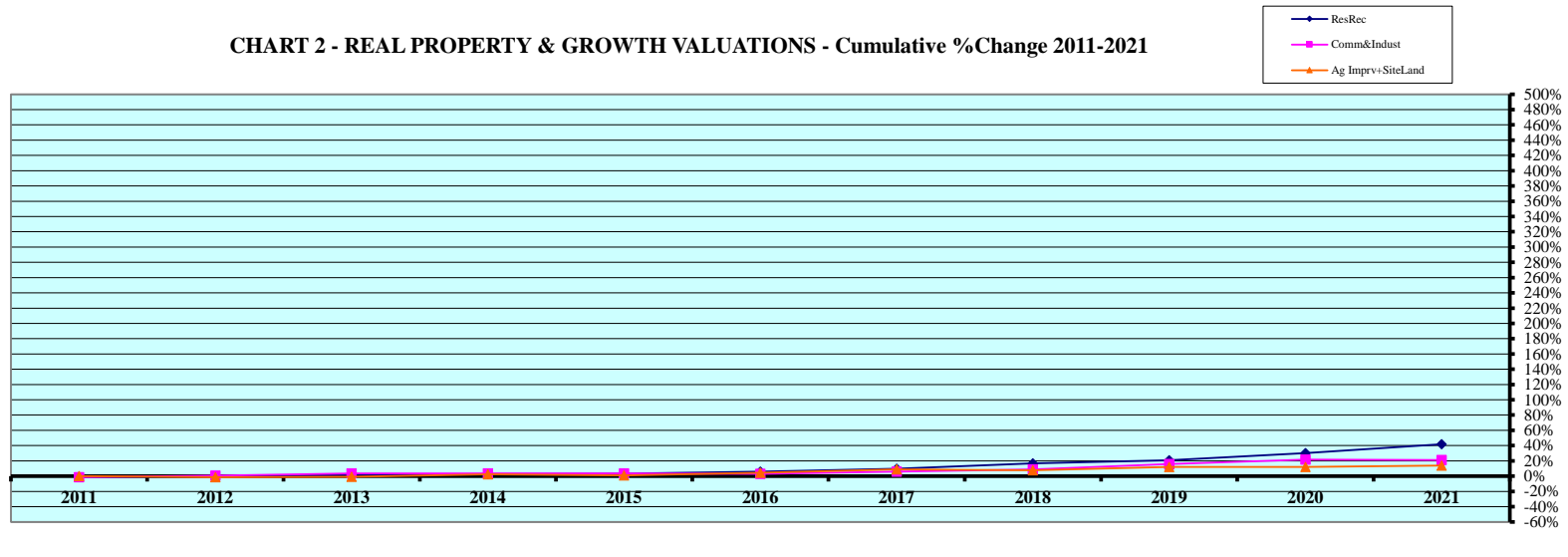
Agricultural Land **7.67%**

Cnty# **13**
County **CASS**

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 ⁽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	
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	-	-0.96%	180,370,120	2,343,368	1.30%	178,026,752	-	-1.30%	
2012	1,433,221,401	13,259,104	0.93%	1,419,962,297	-0.40%	-0.40%	182,985,174	1,702,867	0.93%	181,282,307	0.51%	0.51%	
2013	1,451,839,415	2,897,264	0.20%	1,448,942,151	1.10%	1.64%	187,462,530	510,259	0.27%	186,952,271	2.17%	3.65%	
2014	1,481,020,790	16,103,706	1.09%	1,464,917,084	0.90%	2.76%	189,508,942	2,679,176	1.41%	186,829,766	-0.34%	3.58%	
2015	1,498,249,500	24,855,009	1.66%	1,473,394,491	-0.51%	3.35%	190,729,803	3,791,243	1.99%	186,938,560	-1.36%	3.64%	
2016	1,533,519,629	25,501,109	1.66%	1,508,018,520	0.65%	5.78%	191,672,464	5,686,749	2.97%	185,985,715	-2.49%	3.11%	
2017	1,598,662,424	32,745,502	2.05%	1,565,916,922	2.11%	9.84%	199,198,238	7,948,359	3.99%	191,249,879	-0.22%	6.03%	
2018	1,698,492,784	32,719,521	1.93%	1,665,773,263	4.20%	16.85%	202,459,709	6,254,137	3.09%	196,205,572	-1.50%	8.78%	
2019	1,759,173,892	37,366,842	2.12%	1,721,807,050	1.37%	20.78%	216,029,414	6,976,168	3.23%	209,053,246	3.26%	15.90%	
2020	1,876,389,322	19,467,450	1.04%	1,856,921,872	5.56%	30.25%	220,781,176	1,329,935	0.60%	219,451,241	1.58%	21.67%	
2021	2,054,985,654	33,475,441	1.63%	2,021,510,213	7.73%	41.80%	223,652,472	5,261,344	2.35%	218,391,128	-1.08%	21.08%	
Rate Ann%chg	3.72%			Resid & Recreat w/o growth			2.17%			C & I w/o growth			0.05%

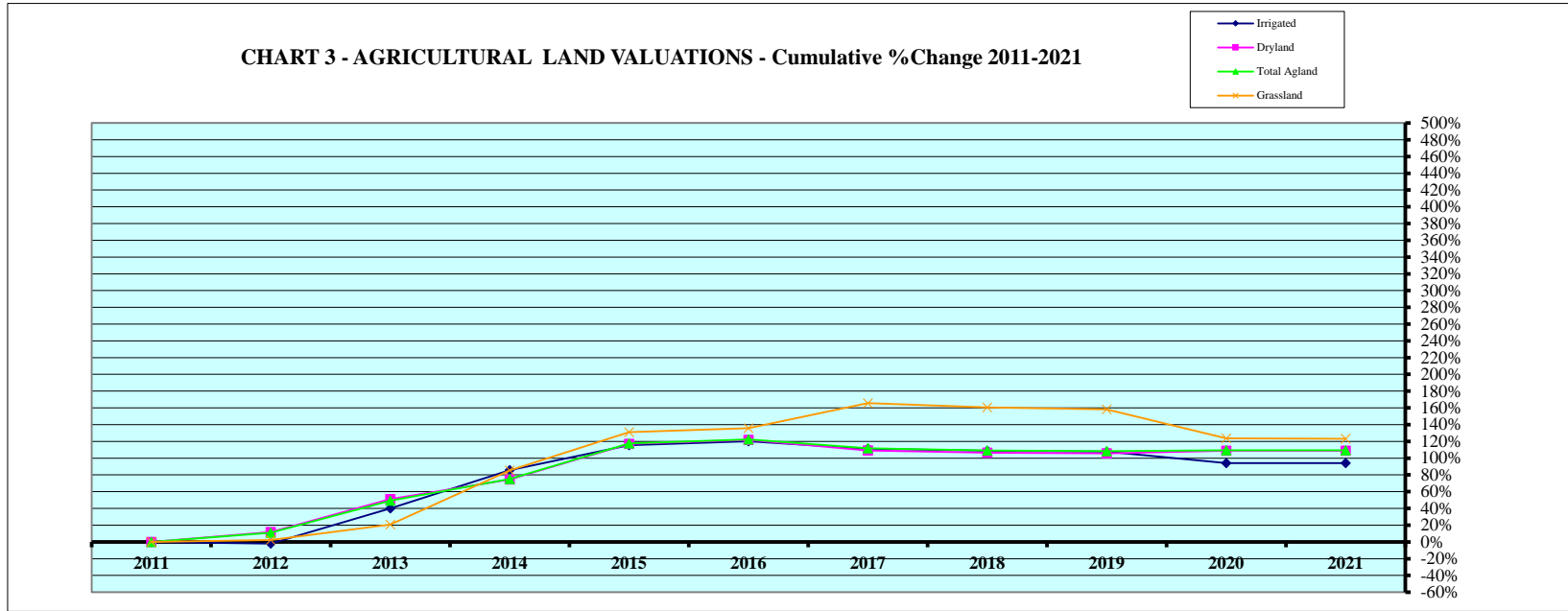
Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	-	-
2012	122,268,860	44,407,217	166,676,077	1,927,098	1.16%	164,748,979	-1.42%	-1.42%
2013	122,969,900	44,830,903	167,800,803	2,159,414	1.29%	165,641,389	-0.62%	-0.89%
2014	125,318,798	46,211,850	171,530,648	372,050	0.22%	171,158,598	2.00%	2.42%
2015	125,331,153	46,820,009	172,151,162	3,237,555	1.88%	168,913,607	-1.53%	1.07%
2016	130,568,718	46,869,292	177,438,010	2,677,657	1.51%	174,760,353	1.52%	4.57%
2017	134,141,149	47,890,887	182,032,036	384,013	0.21%	181,648,023	2.37%	8.69%
2018	133,542,500	48,740,587	182,283,087	2,150,356	1.18%	180,132,731	-1.04%	7.79%
2019	139,378,178	49,978,764	189,356,942	2,037,030	1.08%	187,319,912	2.76%	12.09%
2020	141,768,133	50,485,112	192,253,245	4,817,980	2.51%	187,435,265	-1.01%	12.15%
2021	144,021,409	51,097,924	195,119,333	4,851,932	2.49%	190,267,401	-1.03%	13.85%
Rate Ann%chg	1.54%	1.63%	1.56%	Ag Imprv+Site w/o growth			0.20%	

(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# 13
County CASS

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	7,525,836	-	-	-	560,798,175	-	-	-	29,579,757	-	-	-
2012	7,374,409	-151,427	-2.01%	-2.01%	626,975,030	66,176,855	11.80%	11.80%	30,237,469	657,712	2.22%	2.22%
2013	10,543,104	3,168,695	42.97%	40.09%	847,113,083	220,138,053	35.11%	51.05%	35,758,306	5,520,837	18.26%	20.89%
2014	13,969,325	3,426,221	32.50%	85.62%	979,301,095	132,188,012	15.60%	74.63%	54,801,972	19,043,666	53.26%	85.27%
2015	16,213,861	2,244,536	16.07%	115.44%	1,217,062,034	237,760,939	24.28%	117.02%	68,331,028	13,529,056	24.69%	131.01%
2016	16,569,510	355,649	2.19%	120.17%	1,244,029,509	26,967,475	2.22%	121.83%	69,716,325	1,385,297	2.03%	135.69%
2017	15,895,764	-673,746	-4.07%	111.22%	1,172,247,405	-71,782,104	-5.77%	109.03%	78,586,131	8,869,806	12.72%	165.68%
2018	15,728,272	-167,492	-1.05%	108.99%	1,157,680,525	-14,566,880	-1.24%	106.43%	77,105,417	-1,480,714	-1.88%	160.67%
2019	15,631,338	-96,934	-0.62%	107.70%	1,154,011,650	-3,668,875	-0.32%	105.78%	76,403,257	-702,160	-0.91%	158.30%
2020	14,608,718	-1,022,620	-6.54%	94.11%	1,170,945,516	16,933,866	1.47%	108.80%	66,161,223	-10,242,034	-13.41%	123.67%
2021	14,608,718	0	0.00%	94.11%	1,171,485,037	539,521	0.05%	108.90%	66,020,739	-140,484	-0.21%	123.20%

Rate Ann.%chg: Irrigated **6.86%** Dryland **7.64%** Grassland **8.36%**

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
2011	497,152	-	-	-	160,610	-	-	-	598,561,530	-	-	-
2012	498,559	1,407	0.28%	0.28%	170,178	9,568	5.96%	5.96%	665,255,645	66,694,115	11.14%	11.14%
2013	536,232	37,673	7.56%	7.86%	171,820	1,642	0.96%	6.98%	894,122,545	228,866,900	34.40%	49.38%
2014	557,656	21,424	4.00%	12.17%	180,324	8,504	4.95%	12.27%	1,048,810,372	154,687,827	17.30%	75.22%
2015	597,289	39,633	7.11%	20.14%	202,282	21,958	12.18%	25.95%	1,302,406,494	253,596,122	24.18%	117.59%
2016	582,084	-15,205	-2.55%	17.08%	189,171	-13,111	-6.48%	17.78%	1,331,086,599	28,680,105	2.20%	122.38%
2017	664,639	82,555	14.18%	33.69%	248,206	59,035	31.21%	54.54%	1,267,642,145	-63,444,454	-4.77%	111.78%
2018	670,134	5,495	0.83%	34.79%	254,066	5,860	2.36%	58.19%	1,251,438,414	-16,203,731	-1.28%	109.07%
2019	697,468	27,334	4.08%	40.29%	244,496	-9,570	-3.77%	52.23%	1,246,988,209	-4,450,205	-0.36%	108.33%
2020	697,547	79	0.01%	40.31%	244,968	472	0.19%	52.52%	1,252,657,972	5,669,763	0.45%	109.28%
2021	559,237	-138,310	-19.83%	12.49%	299,403	54,435	22.22%	86.42%	1,252,973,134	315,162	0.03%	109.33%

Cnty# **13**
County **CASS**

Rate Ann.%chg: Total Agric Land **7.67%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	6,024,386	2,891	2,084			453,112,632	257,455	1,760			81,700,995	133,333	613		
2012	7,535,232	2,830	2,663	27.76%	27.76%	561,444,459	256,943	2,185	24.15%	24.15%	89,688,965	135,300	663	8.18%	9.46%
2013	7,374,409	2,860	2,578	-3.17%	23.72%	627,488,396	256,887	2,443	11.79%	38.79%	89,574,800	130,628	686	3.44%	13.24%
2014	10,760,471	2,860	3,762	45.93%	80.54%	848,719,405	256,519	3,309	35.45%	87.99%	97,239,960	127,646	762	11.09%	25.80%
2015	13,621,559	3,004	4,535	20.53%	117.62%	980,547,694	256,070	3,829	15.74%	117.57%	128,539,130	127,483	1,008	32.36%	66.50%
2016	16,210,362	3,116	5,202	14.70%	149.60%	1,219,008,111	255,941	4,763	24.38%	170.62%	149,636,865	127,257	1,176	16.62%	94.17%
2017	16,569,510	3,117	5,316	2.19%	155.07%	1,244,901,643	255,500	4,872	2.30%	176.85%	164,929,515	127,713	1,291	9.83%	113.25%
2018	15,899,161	3,117	5,100	-4.05%	144.75%	1,176,749,622	255,221	4,611	-5.37%	161.98%	174,353,050	127,360	1,369	6.01%	126.06%
2019	15,640,074	3,115	5,021	-1.57%	140.92%	1,158,274,927	253,687	4,566	-0.97%	159.42%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	15,728,272	3,115	5,049	0.56%	142.27%	1,157,219,239	253,501	4,565	-0.02%	159.38%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	15,715,278	3,231	4,864	-3.67%	133.39%	1,172,086,353	253,383	4,626	1.33%	162.83%	89,510,262	40,043	2,235	73.38%	264.80%

Rate Annual %chg Average Value/Acre: **8.84%**

10.15%

13.82%

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
2011	608,870	991	614			216,400	1,719	126			481,704,521	302,216	1,594		
2012	497,152	943	527	-14.19%	-14.19%	162,307	1,613	101	-20.10%	-20.10%	599,171,894	300,669	1,993	25.03%	25.03%
2013	495,952	941	527	-0.03%	-14.21%	161,368	1,604	101	0.00%	-20.10%	665,625,559	300,663	2,214	11.09%	38.90%
2014	518,250	965	537	1.98%	-12.51%	171,068	1,701	101	-0.03%	-20.12%	665,625,559	300,368	2,982	34.71%	87.10%
2015	536,212	981	546	1.68%	-11.04%	177,935	1,702	105	3.94%	-16.97%	1,049,546,953	300,030	3,498	17.30%	119.47%
2016	596,071	1,075	554	1.48%	-9.72%	177,913	1,702	105	0.00%	-16.97%	1,303,632,212	300,198	4,343	24.14%	172.45%
2017	580,319	1,070	542	-2.21%	-11.71%	186,035	1,783	104	-0.20%	-17.14%	1,331,985,070	300,161	4,438	2.19%	178.41%
2018	610,779	1,089	561	3.47%	-8.65%	237,643	1,825	130	24.78%	3.39%	1,267,846,127	299,670	4,231	-4.66%	165.44%
2019	670,109	1,130	593	5.72%	-3.42%	252,902	1,947	130	-0.25%	3.14%	1,251,848,456	299,922	4,174	-1.34%	161.87%
2020	670,134	1,130	593	-0.01%	-3.43%	245,724	1,957	126	-3.34%	-0.30%	1,250,937,438	299,775	4,173	-0.02%	161.80%
2021	697,468	1,165	599	0.93%	-2.53%	246,012	1,954	126	0.30%	-0.01%	1,278,255,373	299,777	4,264	2.18%	167.52%

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CASS

Rate Annual %chg Average Value/Acre: **10.34%**

(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
26,598	CASS	127,052,809	59,214,375	88,326,142	2,032,484,003	171,817,460	51,835,012	22,501,651	1,252,973,134	177,205,883	50,349,737	605,692	4,034,365,898
cnty sectorvalue % of total value:		3.15%	1.47%	2.19%	50.38%	4.26%	1.28%	0.56%	31.06%	4.39%	1.25%	0.02%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
132	ALVO	3,121	30,920	3,147	5,828,950	1,302,555	0	0	0	0	0	0	7,168,693
0.50%	%sector of county sector	0.00%	0.05%	0.00%	0.29%	0.76%							0.18%
	%sector of municipality	0.04%	0.43%	0.04%	81.31%	18.17%							100.00%
242	AVOCA	118,817	298,232	19,781	7,151,364	865,577	0	0	0	0	0	0	8,453,771
0.91%	%sector of county sector	0.09%	0.50%	0.02%	0.35%	0.50%							0.21%
	%sector of municipality	1.41%	3.53%	0.23%	84.59%	10.24%							100.00%
390	CEDAR CREEK	277,487	298,730	612,559	75,474,034	1,383,959	0	133,754	0	0	0	0	78,180,523
1.47%	%sector of county sector	0.22%	0.50%	0.69%	3.71%	0.81%		0.59%					1.94%
	%sector of municipality	0.35%	0.38%	0.78%	96.54%	1.77%		0.17%					100.00%
1,024	EAGLE	1,524,219	729,620	51,707	61,279,513	9,437,204	0	0	0	0	0	0	73,022,263
3.85%	%sector of county sector	1.20%	1.23%	0.06%	3.02%	5.49%							1.81%
	%sector of municipality	2.09%	1.00%	0.07%	83.92%	12.92%							100.00%
634	ELMWOOD	1,760,607	555,985	43,226	33,707,690	6,216,978	0	0	0	0	0	0	42,284,486
2.38%	%sector of county sector	1.39%	0.94%	0.05%	1.66%	3.62%							1.05%
	%sector of municipality	4.16%	1.31%	0.10%	79.72%	14.70%							100.00%
568	GREENWOOD	402,978	767,342	967,313	20,214,341	3,783,796	0	0	0	0	0	0	26,135,770
2.14%	%sector of county sector	0.32%	1.30%	1.10%	0.99%	2.20%							0.65%
	%sector of municipality	1.54%	2.94%	3.70%	77.34%	14.48%							100.00%
1,106	LOUISVILLE	1,175,714	1,164,214	1,498,383	67,003,171	8,290,832	0	0	0	0	0	0	79,132,314
4.16%	%sector of county sector	0.93%	1.97%	1.70%	3.30%	4.83%							46.06%
	%sector of municipality	1.49%	1.47%	1.89%	84.67%	10.48%							100.00%
178	MANLEY	85,287	132,735	169,664	10,603,493	530,856	0	0	0	0	0	0	11,522,035
0.67%	%sector of county sector	0.07%	0.22%	0.19%	0.52%	0.31%							22.23%
	%sector of municipality	0.74%	1.15%	1.47%	92.03%	4.61%							100.00%
236	MURDOCK	62,736	276,836	21,493	13,766,228	1,328,994	0	0	0	0	0	0	15,456,287
0.89%	%sector of county sector	0.05%	0.47%	0.02%	0.68%	0.77%							1.23%
	%sector of municipality	0.41%	1.79%	0.14%	89.07%	8.60%							100.00%
463	MURRAY	42,234	306,400	341,008	24,405,671	2,351,651	0	0	4,990	0	0	0	27,451,954
1.74%	%sector of county sector	0.03%	0.52%	0.39%	1.20%	1.37%			0.00%				0.68%
	%sector of municipality	0.15%	1.12%	1.24%	88.90%	8.57%			0.02%				100.00%
204	NEHAWKA	19,368	267,431	458,864	6,919,425	815,798	0	0	0	0	0	0	8,480,886
0.77%	%sector of county sector	0.02%	0.45%	0.52%	0.34%	0.47%							0.21%
	%sector of municipality	0.23%	3.15%	5.41%	81.59%	9.62%							100.00%
6505	PLATTSMOUTH	6,205,086	5,346,955	3,690,744	254,054,145	67,317,736	5,840,359	0	0	0	0	0	342,455,025
24.46%	%sector of county sector	4.88%	9.03%	4.18%	12.50%	39.18%	11.27%						8.49%
	%sector of municipality	1.81%	1.56%	1.08%	74.19%	19.66%	1.71%						100.00%
99	SOUTH BEND	2,981	394,664	1,176,998	4,051,548	1,037,690	0	0	0	0	0	0	6,663,881
0.37%	%sector of county sector	0.00%	0.67%	1.33%	0.20%	0.60%							0.17%
	%sector of municipality	0.04%	5.92%	17.66%	60.80%	15.57%							100.00%
233	UNION	193,486	567,752	543,487	8,426,954	926,515	0	0	0	0	0	0	10,658,194
0.88%	%sector of county sector	0.15%	0.96%	0.62%	0.41%	0.54%							0.26%
	%sector of municipality	1.82%	5.33%	5.10%	79.07%	8.69%							100.00%
1050	WEEPING WATER	6,579,721	982,863	466,339	57,361,684	4,963,309	1,145,394	0	0	0	0	0	71,499,310
3.95%	%sector of county sector	5.18%	1.66%	0.53%	2.82%	2.89%	2.21%						1.77%
	%sector of municipality	9.20%	1.37%	0.65%	80.23%	6.94%	1.60%						100.00%
13,064	Total Municipalities	18,453,842	12,120,679	10,064,713	650,248,211	110,553,450	6,985,753	133,754	4,990	0	0	0	808,565,392
49.12%	%all municip.sectors of cnty	14.52%	20.47%	11.39%	31.99%	64.34%	13.48%	0.59%	0.00%				20.04%

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