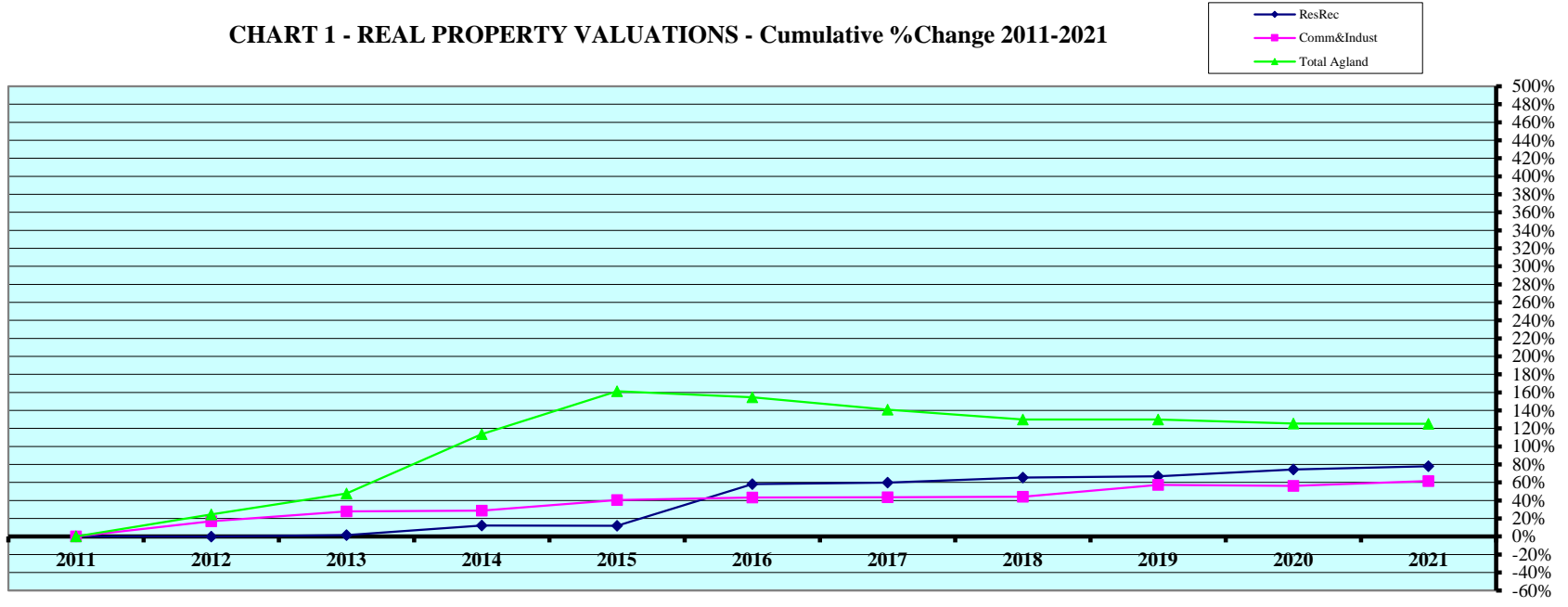


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



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	39,212,690	-	-	-	13,683,155	-	-	-	343,097,320	-	-	-
2012	39,180,145	-32,545	-0.08%	-0.08%	15,988,360	2,305,205	16.85%	16.85%	426,862,515	83,765,195	24.41%	24.41%
2013	39,831,640	651,495	1.66%	1.58%	17,482,125	1,493,765	9.34%	27.76%	507,340,900	80,478,385	18.85%	47.87%
2014	43,968,290	4,136,650	10.39%	12.13%	17,603,100	120,975	0.69%	28.65%	732,985,460	225,644,560	44.48%	113.64%
2015	43,846,377	-121,913	-0.28%	11.82%	19,218,620	1,615,520	9.18%	40.45%	896,519,015	163,533,555	22.31%	161.30%
2016	61,990,125	18,143,748	41.38%	58.09%	19,618,760	400,140	2.08%	43.38%	873,286,325	-23,232,690	-2.59%	154.53%
2017	62,648,579	658,454	1.06%	59.77%	19,641,150	22,390	0.11%	43.54%	825,974,040	-47,312,285	-5.42%	140.74%
2018	64,878,980	2,230,401	3.56%	65.45%	19,723,780	82,630	0.42%	44.15%	788,648,160	-37,325,880	-4.52%	129.86%
2019	65,466,175	587,195	0.91%	66.95%	21,521,820	1,798,040	9.12%	57.29%	789,002,925	354,765	0.04%	129.96%
2020	68,376,350	2,910,175	4.45%	74.37%	21,360,915	-160,905	-0.75%	56.11%	773,389,710	-15,613,215	-1.98%	125.41%
2021	69,803,570	1,427,220	2.09%	78.01%	22,115,025	754,110	3.53%	61.62%	772,191,505	-1,198,205	-0.15%	125.06%

Rate Annual %chg: Residential & Recreational **5.94%**

Commercial & Industrial **4.92%**

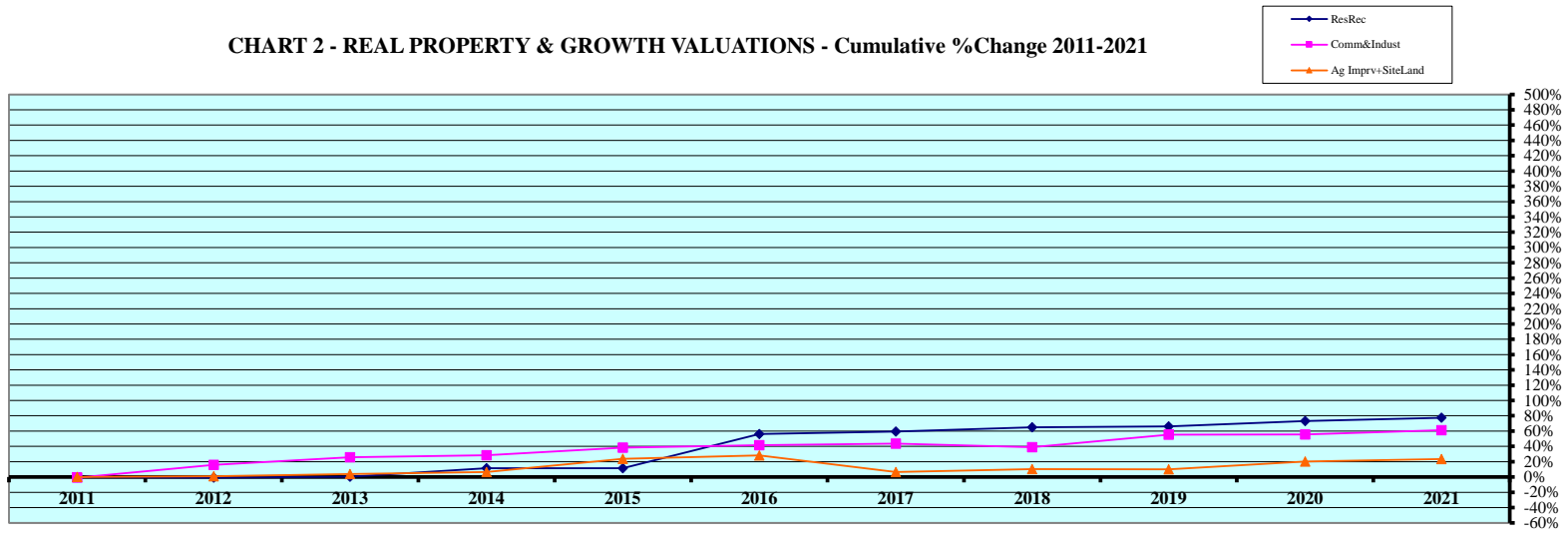
Agricultural Land **8.45%**

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County **FRANKLIN**

**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	39,212,690	108,425	0.28%	39,104,265	-	-0.28%	13,683,155	126,915	0.93%	13,556,240	-	-0.93%	
2012	39,180,145	318,290	0.81%	38,861,855	-0.89%	-0.89%	15,988,360	133,920	0.84%	15,854,440	15.87%	15.87%	
2013	39,831,640	451,695	1.13%	39,379,945	0.51%	0.43%	17,482,125	286,985	1.64%	17,195,140	7.55%	25.67%	
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	11.59%	17,603,100	34,935	0.20%	17,568,165	0.49%	28.39%	
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	11.32%	19,218,620	304,735	1.59%	18,913,885	7.45%	38.23%	
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	56.25%	19,618,760	237,565	1.21%	19,381,195	0.85%	41.64%	
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	59.30%	19,641,150	250	0.00%	19,640,900	0.11%	43.54%	
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	64.93%	19,723,780	703,460	3.57%	19,020,320	-3.16%	39.01%	
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	66.10%	21,521,820	266,575	1.24%	21,255,245	7.76%	55.34%	
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	73.05%	21,360,915	65,390	0.31%	21,295,525	-1.05%	55.63%	
2021	69,803,570	240,230	0.34%	69,563,340	1.74%	77.40%	22,115,025	60,535	0.27%	22,054,490	3.25%	61.18%	
Rate Ann%chg	5.94%			Resid & Recreat w/o growth			4.92%			C & I w/o growth			3.91%

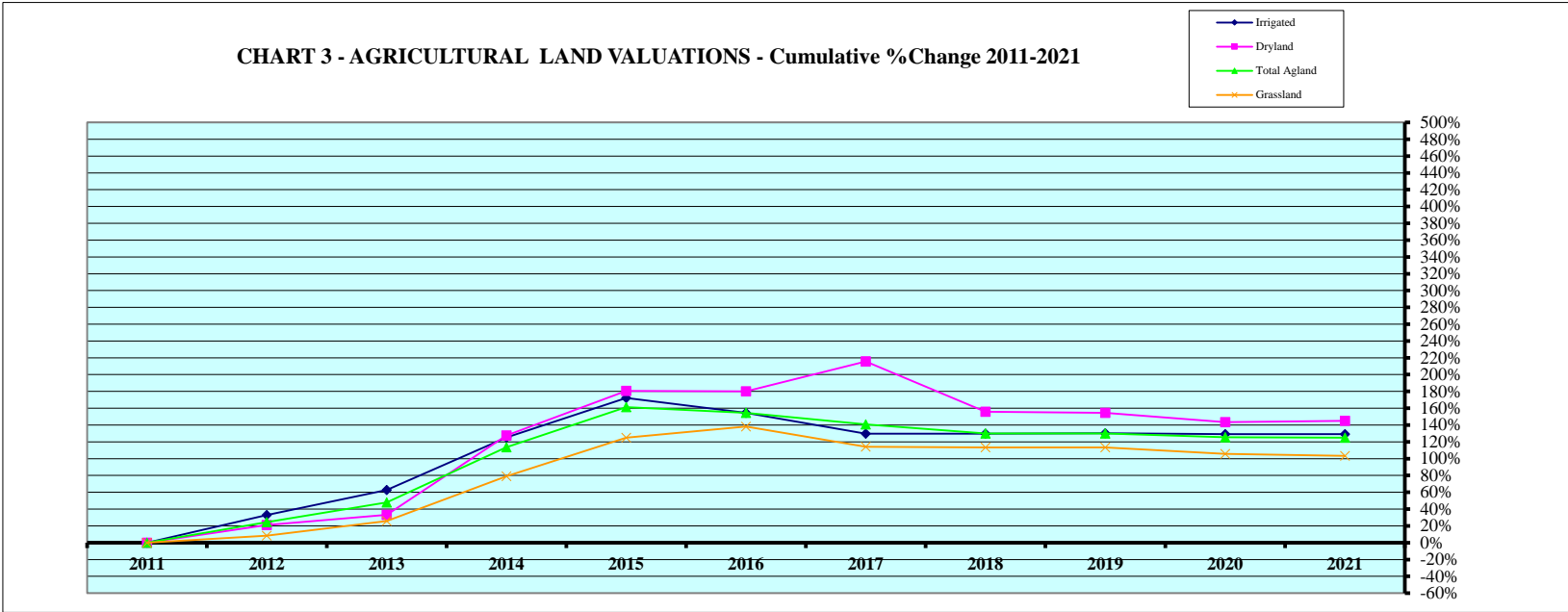
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	32,797,750	14,045,890	46,843,640	1,172,440	2.50%	45,671,200	-	-
2012	33,439,725	14,923,880	48,363,605	1,150,765	2.38%	47,212,840	0.79%	0.79%
2013	34,376,610	15,643,150	50,019,760	1,377,440	2.75%	48,642,320	0.58%	3.84%
2014	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-0.32%	6.44%
2015	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	23.71%
2016	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	28.20%
2017	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	6.39%
2018	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	10.40%
2019	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	9.96%
2020	29,903,040	27,653,910	57,556,950	1,303,460	2.26%	56,253,490	3.12%	20.09%
2021	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	0.54%	23.53%
Rate Ann%chg	-0.70%	7.30%	2.33%	Ag Imprv+Site w/o growth			-0.84%	

(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.

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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	192,699,125	-	-	-	60,775,435	-	-	-	89,242,970	-	-	-
2012	256,054,215	63,355,090	32.88%	32.88%	73,598,740	12,823,305	21.10%	21.10%	96,833,785	7,590,815	8.51%	8.51%
2013	313,730,735	57,676,520	22.53%	62.81%	80,897,200	7,298,460	9.92%	33.11%	112,225,765	15,391,980	15.90%	25.75%
2014	434,065,875	120,335,140	38.36%	125.26%	138,288,495	57,391,295	70.94%	127.54%	159,906,905	47,681,140	42.49%	79.18%
2015	524,573,115	90,507,240	20.85%	172.22%	170,490,940	32,202,445	23.29%	180.53%	200,733,660	40,826,755	25.53%	124.93%
2016	490,186,920	-34,386,195	-6.56%	154.38%	170,251,940	-239,000	-0.14%	180.13%	212,612,880	11,879,220	5.92%	138.24%
2017	442,708,590	-47,478,330	-9.69%	129.74%	191,828,645	21,576,705	12.67%	215.64%	191,202,805	-21,410,075	-10.07%	114.25%
2018	442,661,885	-46,705	-0.01%	129.72%	155,430,575	-36,398,070	-18.97%	155.75%	190,328,280	-874,525	-0.46%	113.27%
2019	443,736,050	1,074,165	0.24%	130.27%	154,647,925	-782,650	-0.50%	154.46%	190,391,835	63,555	0.03%	113.34%
2020	441,607,970	-2,128,080	-0.48%	129.17%	147,973,665	-6,674,260	-4.32%	143.48%	183,608,090	-6,783,745	-3.56%	105.74%
2021	441,713,785	105,815	0.02%	129.22%	148,950,650	976,985	0.66%	145.08%	181,443,605	-2,164,485	-1.18%	103.31%

Rate Ann.%chg: Irrigated **8.65%** Dryland **9.38%** Grassland **7.35%**

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	373,915	-	-	-	5,875	-	-	-	343,097,320	-	-	-
2012	373,275	-640	-0.17%	-0.17%	2,500	-3,375	-57.45%	-57.45%	426,862,515	83,765,195	24.41%	24.41%
2013	484,700	111,425	29.85%	29.63%	2,500	0	0.00%	-57.45%	507,340,900	80,478,385	18.85%	47.87%
2014	721,685	236,985	48.89%	93.01%	2,500	0	0.00%	-57.45%	732,985,460	225,644,560	44.48%	113.64%
2015	721,300	-385	-0.05%	92.90%	0	-2,500	-100.00%	-100.00%	896,519,015	163,533,555	22.31%	161.30%
2016	234,585	-486,715	-67.48%	-37.26%	0	0	-	-100.00%	873,286,325	-23,232,690	-2.59%	154.53%
2017	234,000	-585	-0.25%	-37.42%	0	0	-	-100.00%	825,974,040	-47,312,285	-5.42%	140.74%
2018	227,420	-6,580	-2.81%	-39.18%	0	0	-	-100.00%	788,648,160	-37,325,880	-4.52%	129.86%
2019	227,115	-305	-0.13%	-39.26%	0	0	-	-100.00%	789,002,925	354,765	0.04%	129.96%
2020	199,985	-27,130	-11.95%	-46.52%	0	0	-	-100.00%	773,389,710	-15,613,215	-1.98%	125.41%
2021	83,465	-116,520	-58.26%	-77.68%	0	0	-	-100.00%	772,191,505	-1,198,205	-0.15%	125.06%

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Rate Ann.%chg: Total Agric Land **8.45%**

**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	159,206,550	111,063	1,433			45,124,775	62,842	718			81,700,995	133,333	613		
2012	192,885,105	110,929	1,739	21.30%	21.30%	60,724,465	63,105	962	34.01%	34.01%	89,688,965	135,300	663	8.18%	9.46%
2013	255,196,000	111,019	2,299	32.20%	60.36%	73,620,360	63,216	1,165	21.02%	62.18%	89,574,800	130,628	686	3.44%	13.24%
2014	312,725,140	112,383	2,783	21.06%	94.12%	77,783,530	63,094	1,233	5.86%	71.69%	97,239,960	127,646	762	11.09%	25.80%
2015	433,988,640	112,853	3,846	38.20%	168.27%	138,297,505	66,270	2,087	69.28%	190.62%	128,539,130	127,483	1,008	32.36%	66.50%
2016	524,546,395	112,874	4,647	20.84%	224.19%	170,539,705	66,817	2,552	22.30%	255.44%	149,636,865	127,257	1,176	16.62%	94.17%
2017	491,300,175	112,811	4,355	-6.29%	203.81%	170,027,695	66,513	2,556	0.16%	256.00%	164,929,515	127,713	1,291	9.83%	113.25%
2018	442,837,790	112,313	3,943	-9.46%	175.06%	191,718,235	66,563	2,880	12.67%	301.11%	174,353,050	127,360	1,369	6.01%	126.06%
2019	441,481,245	112,019	3,941	-0.04%	174.93%	155,517,415	66,669	2,333	-19.01%	224.85%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	443,744,700	112,762	3,935	-0.15%	174.52%	154,640,085	66,302	2,332	-0.01%	224.81%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	441,736,375	113,083	3,906	-0.74%	172.50%	147,854,330	66,128	2,236	-4.14%	211.37%	183,610,495	169,472	1,083	-15.96%	76.81%

Rate Annual %chg Average Value/Acre: **10.54%**

**12.03%**

**5.86%**

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	244,910	4,896	50			0	0				290,017,130	350,753	827		
2012	367,200	4,895	75	49.95%	49.95%	0	0				343,183,560	350,670	979	18.36%	18.36%
2013	373,865	4,930	76	1.09%	51.58%	0	0				427,098,780	350,627	1,218	24.47%	47.32%
2014	494,415	4,916	101	32.63%	101.04%	0	0				427,098,780	350,581	1,442	18.35%	74.35%
2015	722,165	4,814	150	49.17%	199.88%	0	0				732,919,245	350,679	2,090	44.97%	152.77%
2016	721,010	4,802	150	0.08%	200.11%	0	0				896,512,140	350,684	2,556	22.32%	209.18%
2017	230,660	1,532	151	0.27%	200.92%	0	0				874,223,335	351,107	2,490	-2.60%	201.13%
2018	233,975	1,555	151	-0.03%	200.84%	0	0				825,986,010	350,650	2,356	-5.39%	184.89%
2019	230,880	1,539	150	-0.31%	199.90%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	172.21%
2020	227,115	1,514	150	0.00%	199.90%	0	0				789,015,995	350,179	2,253	0.11%	172.50%
2021	215,010	1,433	150	0.00%	199.89%	0	0				773,416,210	350,116	2,209	-1.96%	167.16%

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Rate Annual %chg Average Value/Acre: **10.33%**

(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
2,889	FRANKLIN	29,827,162	17,259,678	2,665,988	69,563,605	21,944,050	170,975	239,965	772,191,505	29,893,205	29,612,290	2,070,090	975,438,513
cnty sectorvalue % of total value:		3.06%	1.77%	0.27%	7.13%	2.25%	0.02%	0.02%	79.16%	3.06%	3.04%	0.21%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BLOOMINGTON	62,925	178,592	32,398	2,677,150	180,545	0	0	395,285	249,760	36,810	0	3,813,465
3.57%	%sector of county sector	0.21%	1.03%	1.22%	3.85%	0.82%			0.05%	0.84%	0.12%		0.39%
	%sector of municipality	1.65%	4.68%	0.85%	70.20%	4.73%			10.37%	6.55%	0.97%		100.00%
347	CAMPBELL	377,834	180,213	14,850	6,673,325	6,261,615	0	0	2,170	54,050	28,385	0	13,592,442
12.01%	%sector of county sector	1.27%	1.04%	0.56%	9.59%	28.53%			0.00%	0.18%	0.10%		1.39%
	%sector of municipality	2.78%	1.33%	0.11%	49.10%	46.07%			0.02%	0.40%	0.21%		100.00%
1,000	FRANKLIN	633,035	1,092,362	147,555	23,766,785	8,764,645	170,975	0	78,420	0	200	0	34,653,977
34.61%	%sector of county sector	2.12%	6.33%	5.53%	34.17%	39.94%	100.00%		0.01%	100.00%	0.00%		3.55%
	%sector of municipality	1.83%	3.15%	0.43%	68.58%	25.29%	0.49%		0.23%		0.00%		100.00%
378	HILDRETH	174,382	217,017	22,147	14,529,520	3,034,460	0	0	544,295	335,505	121,515	0	18,978,841
13.08%	%sector of county sector	0.58%	1.26%	0.83%	20.89%	13.83%			0.07%	1.12%	0.41%		1.95%
	%sector of municipality	0.92%	1.14%	0.12%	76.56%	15.99%			2.87%	1.77%	0.64%		100.00%
106	NAPONEE	10,147	200,375	50,386	2,004,680	248,845	0	0	14,330	0	0	0	2,528,763
3.67%	%sector of county sector	0.03%	1.16%	1.89%	2.88%	1.13%			0.00%				0.26%
	%sector of municipality	0.40%	7.92%	1.99%	79.28%	9.84%			0.57%				100.00%
89	RIVERTON	59,738	267,423	37,857	774,825	36,585	0	0	133,105	0	0	0	1,309,533
3.08%	%sector of county sector	0.20%	1.55%	1.42%	1.11%	0.17%			0.02%				0.13%
	%sector of municipality	4.56%	20.42%	2.89%	59.17%	2.79%			10.16%				100.00%
143	UPLAND	234,254	161,748	12,290	2,328,525	1,384,065	0	0	197,520	176,535	117,400	0	4,612,337
4.95%	%sector of county sector	0.79%	0.94%	0.46%	3.35%	6.31%			0.90%	0.80%	0.53%		21.02%
	%sector of municipality	5.08%	3.51%	0.27%	50.48%	30.01%			4.28%	3.83%	2.55%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
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	%sector of county sector												
	%sector of municipality												
2,166	Total Municipalities	1,552,315	2,297,730	317,483	52,754,810	19,910,760	170,975	0	1,365,125	815,850	304,310	0	79,489,358
74.97%	%all municip.sectors of cnty	5.20%	13.31%	11.91%	75.84%	90.73%	100.00%		0.18%	2.73%	1.03%		8.15%

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