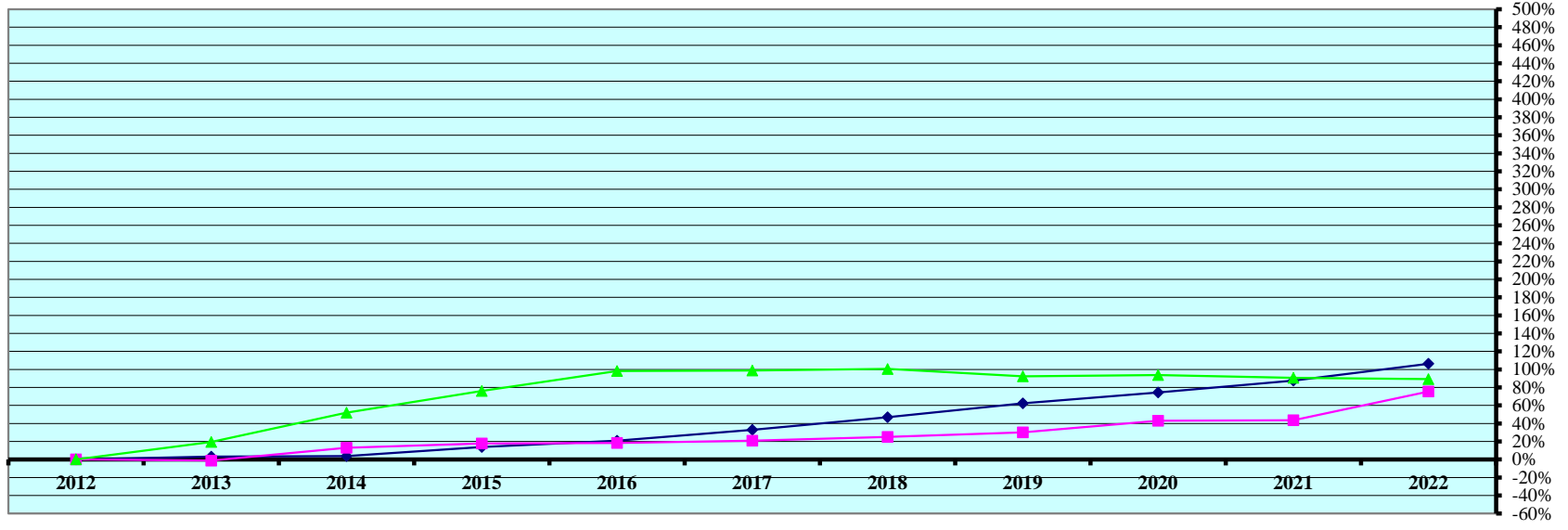


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022

ResRec
Comm&Indust
Total Agland



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
2012	210,868,180	-	-	-	76,715,335	-	-	-	990,834,990	-	-	-
2013	217,318,670	6,450,490	3.06%	3.06%	75,807,860	-907,475	-1.18%	-1.18%	1,184,869,090	194,034,100	19.58%	19.58%
2014	218,741,650	1,422,980	0.65%	3.73%	86,586,125	10,778,265	14.22%	12.87%	1,506,400,210	321,531,120	27.14%	52.03%
2015	239,936,930	21,195,280	9.69%	13.79%	90,340,505	3,754,380	4.34%	17.76%	1,744,875,475	238,475,265	15.83%	76.10%
2016	254,755,285	14,818,355	6.18%	20.81%	90,701,400	360,895	0.40%	18.23%	1,965,208,125	220,332,650	12.63%	98.34%
2017	280,080,655	25,325,370	9.94%	32.82%	92,759,740	2,058,340	2.27%	20.91%	1,969,405,680	4,197,555	0.21%	98.76%
2018	309,811,300	29,730,645	10.62%	46.92%	96,025,975	3,266,235	3.52%	25.17%	1,987,781,605	18,375,925	0.93%	100.62%
2019	342,571,715	32,760,415	10.57%	62.46%	99,712,790	3,686,815	3.84%	29.98%	1,906,836,150	-80,945,455	-4.07%	92.45%
2020	367,649,733	25,078,018	7.32%	74.35%	109,713,955	10,001,165	10.03%	43.01%	1,918,650,045	11,813,895	0.62%	93.64%
2021	395,643,775	27,994,042	7.61%	87.63%	110,172,235	458,280	0.42%	43.61%	1,887,917,160	-30,732,885	-1.60%	90.54%
2022	434,938,296	39,294,521	9.93%	106.26%	134,605,895	24,433,660	22.18%	75.46%	1,875,714,695	-12,202,465	-0.65%	89.31%

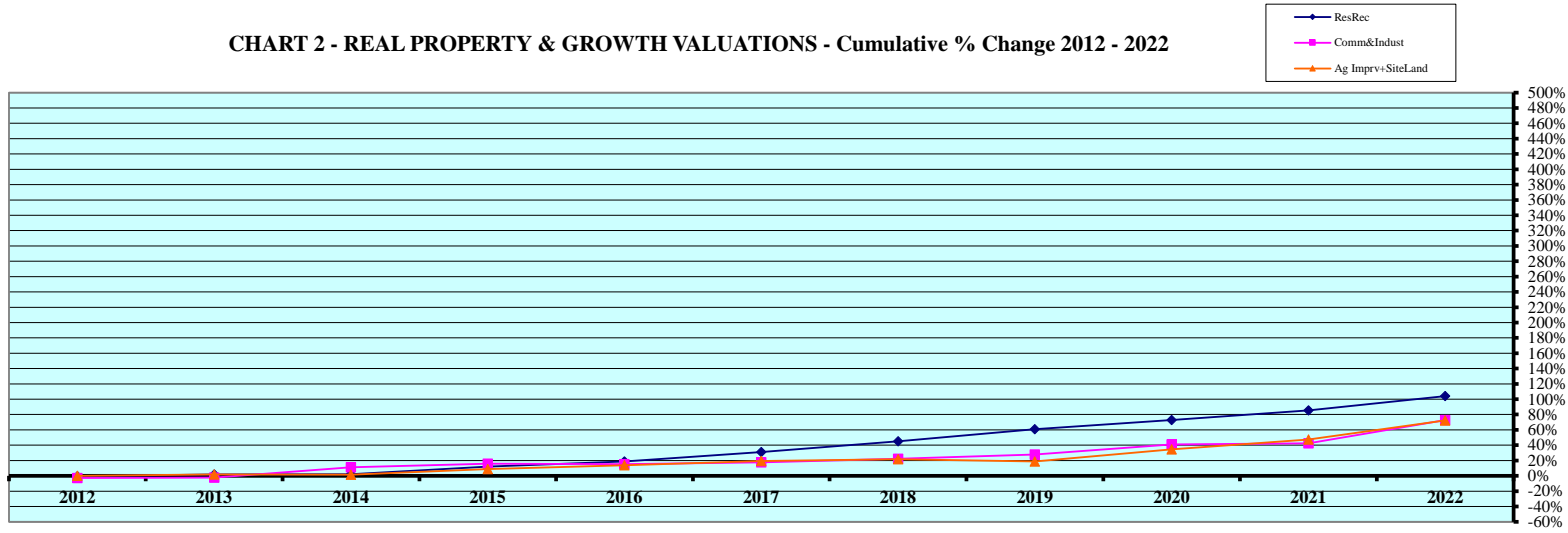
Rate Annual %chg: Residential & Recreational **7.51%** Commercial & Industrial **5.78%** Agricultural Land **6.59%**

Cnty# **20**
County **CUMING**

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 2012 - 2022



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	
2012	210,868,180	1,353,955	0.64%	209,514,225	-	-0.64%	76,715,335	2,150,755	2.80%	74,564,580	-	-2.80%	
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	1.69%	75,807,860	748,610	0.99%	75,059,250	-2.16%	-2.16%	
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	2.10%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	11.23%	
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	12.02%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	15.92%	
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	18.62%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	15.22%	
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	30.98%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	17.47%	
2018	309,811,300	4,048,010	1.31%	305,763,290	9.17%	45.00%	96,025,975	2,300,368	2.40%	93,725,607	1.04%	22.17%	
2019	342,571,715	3,649,836	1.07%	338,921,879	9.40%	60.73%	99,712,790	1,664,960	1.67%	98,047,830	2.11%	27.81%	
2020	367,649,733	3,344,434	0.91%	364,305,299	6.34%	72.76%	109,713,955	1,532,280	1.40%	108,181,675	8.49%	41.02%	
2021	395,643,775	4,612,453	1.17%	391,031,322	6.36%	85.44%	110,172,235	855,687	0.78%	109,316,548	-0.36%	42.50%	
2022	434,938,296	4,724,330	1.09%	430,213,966	8.74%	104.02%	134,605,895	2,068,360	1.54%	132,537,535	20.30%	72.77%	
Rate Ann%chg	7.51%			Resid & Recreat w/o growth			5.78%			C & I w/o growth			4.19%

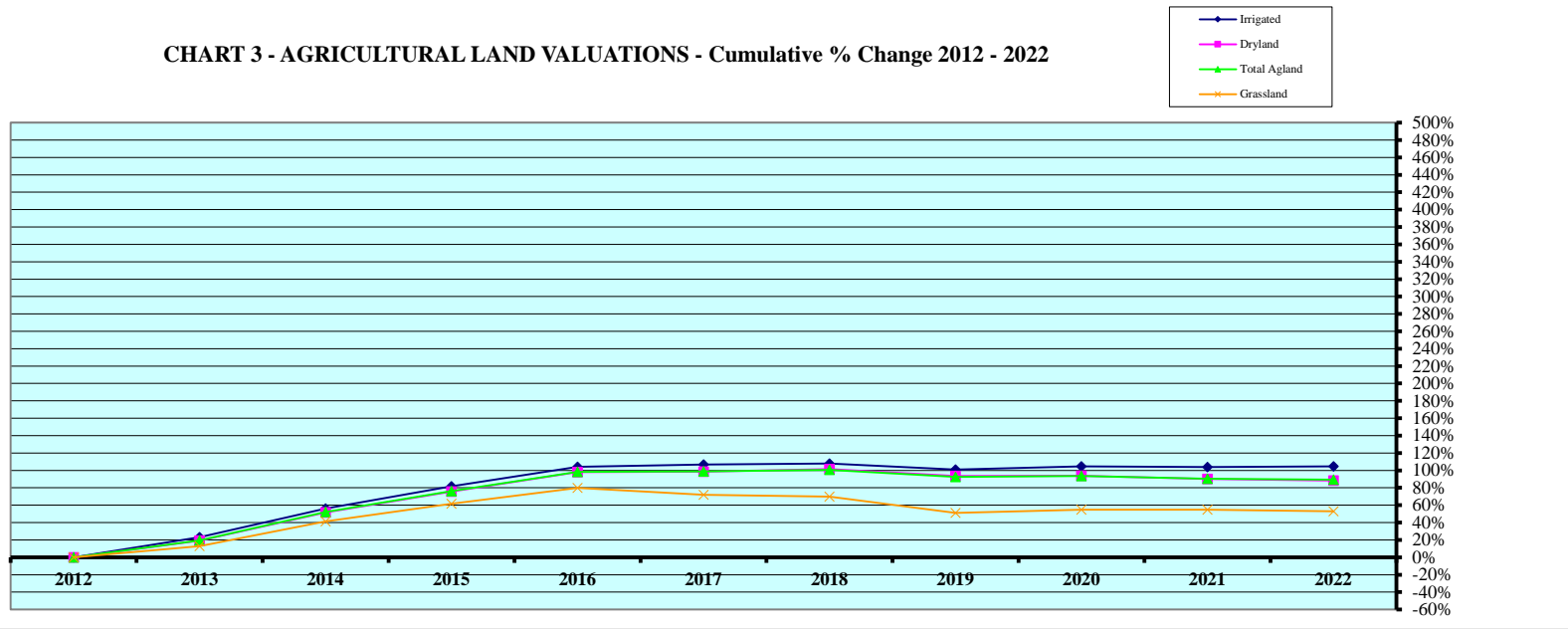
Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745	-	-
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	1.80%	1.80%
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	1.62%
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	8.71%
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	13.88%
2017	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	168,861,688	0.78%	19.35%
2018	76,494,970	100,049,241	176,544,211	4,286,710	2.43%	172,257,501	-0.54%	21.75%
2019	70,421,990	101,613,860	172,035,850	4,089,233	2.38%	167,946,617	-4.87%	18.70%
2020	77,952,905	120,774,710	198,727,615	8,502,445	4.28%	190,225,170	10.57%	34.45%
2021	92,680,245	119,249,385	211,929,630	3,212,432	1.52%	208,717,198	5.03%	47.52%
2022	112,697,495	139,733,715	252,431,210	8,629,275	3.42%	243,801,935	15.04%	72.31%
Rate Ann%chg	5.50%	6.35%	5.96%	Ag Imprv+Site w/o growth			2.93%	

(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; 2012 - 2022 CTL
Growth Value; 2012 - 2022 Abstract of Asmnt Rpt.
Prepared as of 12/29/2022

Cnty# 20
County CUMING

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	179,836,855	-	-	-	739,617,575	-	-	-	50,189,135	-	-	-
2013	221,626,350	41,789,495	23.24%	23.24%	880,822,595	141,205,020	19.09%	19.09%	56,633,635	6,444,500	12.84%	12.84%
2014	280,662,790	59,036,440	26.64%	56.07%	1,121,166,815	240,344,220	27.29%	51.59%	70,903,360	14,269,725	25.20%	41.27%
2015	326,758,805	46,096,015	16.42%	81.70%	1,298,139,075	176,972,260	15.78%	75.51%	81,094,900	10,191,540	14.37%	61.58%
2016	367,158,455	40,399,650	12.36%	104.16%	1,463,949,045	165,809,970	12.77%	97.93%	90,270,145	9,175,245	11.31%	79.86%
2017	371,733,425	4,574,970	1.25%	106.71%	1,469,003,485	5,054,440	0.35%	98.62%	86,327,020	-3,943,125	-4.37%	72.00%
2018	373,925,095	2,191,670	0.59%	107.92%	1,490,493,685	21,490,200	1.46%	101.52%	85,184,055	-1,142,965	-1.32%	69.73%
2019	361,313,000	-12,612,095	-3.37%	100.91%	1,431,522,155	-58,971,530	-3.96%	93.55%	75,812,265	-9,371,790	-11.00%	51.05%
2020	368,221,415	6,908,415	1.91%	104.75%	1,434,051,495	2,529,340	0.18%	93.89%	77,726,320	1,914,055	2.52%	54.87%
2021	366,587,055	-1,634,360	-0.44%	103.84%	1,406,204,750	-27,846,745	-1.94%	90.13%	77,655,670	-70,650	-0.09%	54.73%
2022	367,991,220	1,404,165	0.38%	104.63%	1,392,765,610	-13,439,140	-0.96%	88.31%	76,785,675	-869,995	-1.12%	52.99%

Rate Ann.%chg: Irrigated **7.42%** Dryland **6.53%** Grassland **4.34%**

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
2012	1,795,480	-	-	-	19,395,945	-	-	-	990,834,990	-	-	-
2013	2,340,825	545,345	30.37%	30.37%	23,445,685	4,049,740	20.88%	20.88%	1,184,869,090	194,034,100	19.58%	19.58%
2014	675,940	-1,664,885	-71.12%	-62.35%	32,991,305	9,545,620	40.71%	70.09%	1,506,400,210	321,531,120	27.14%	52.03%
2015	835,390	159,450	23.59%	-53.47%	38,047,305	5,056,000	15.33%	96.16%	1,744,875,475	238,475,265	15.83%	76.10%
2016	435,170	-400,220	-47.91%	-75.76%	43,395,310	5,348,005	14.06%	123.73%	1,965,208,125	220,332,650	12.63%	98.34%
2017	548,850	113,680	26.12%	-69.43%	41,792,900	-1,602,410	-3.69%	115.47%	1,969,405,680	4,197,555	0.21%	98.76%
2018	550,185	1,335	0.24%	-69.36%	37,628,585	-4,164,315	-9.96%	94.00%	1,987,781,605	18,375,925	0.93%	100.62%
2019	731,425	181,240	32.94%	-59.26%	37,457,305	-171,280	-0.46%	93.12%	1,906,836,150	-80,945,455	-4.07%	92.45%
2020	748,840	17,415	2.38%	-58.29%	37,901,975	444,670	1.19%	95.41%	1,918,650,045	11,813,895	0.62%	93.64%
2021	736,935	-11,905	-1.59%	-58.96%	36,732,750	-1,169,225	-3.08%	89.38%	1,887,917,160	-30,732,885	-1.60%	90.54%
2022	736,690	-245	-0.03%	-58.97%	37,435,500	702,750	1.91%	93.01%	1,875,714,695	-12,202,465	-0.65%	89.31%

Cnty# **20**
County **CUMING**

Rate Ann.%chg: Total Agric Land **6.59%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	179,469,435	54,628	3,285			740,907,085	241,958	3,062			50,322,580	37,967	1,325		
2013	221,096,955	55,581	3,978	21.08%	21.08%	880,999,780	241,249	3,652	19.26%	19.26%	56,931,945	37,196	1,531	15.48%	15.48%
2014	280,201,815	56,090	4,996	25.58%	52.06%	1,121,176,220	240,793	4,656	27.50%	52.06%	71,129,090	35,837	1,985	29.68%	49.75%
2015	325,561,860	56,579	5,754	15.18%	75.15%	1,296,117,995	240,134	5,397	15.92%	76.27%	81,634,380	35,488	2,300	15.90%	73.55%
2016	366,612,520	57,056	6,425	11.67%	95.58%	1,465,201,170	240,355	6,096	12.94%	99.08%	90,488,870	35,301	2,563	11.43%	93.40%
2017	371,295,115	57,400	6,469	0.67%	96.90%	1,468,587,715	239,613	6,129	0.54%	100.15%	87,024,505	34,141	2,549	-0.56%	92.32%
2018	373,016,445	57,535	6,483	0.23%	97.34%	1,491,561,895	239,590	6,225	1.57%	103.31%	85,002,675	33,855	2,511	-1.50%	89.43%
2019	362,880,165	58,069	6,249	-3.61%	90.22%	1,435,936,845	238,750	6,014	-3.39%	96.41%	75,726,775	33,930	2,232	-11.11%	68.39%
2020	368,321,175	58,582	6,287	0.61%	91.38%	1,433,810,840	237,758	6,031	0.27%	96.94%	77,573,755	33,738	2,299	3.02%	73.47%
2021	367,989,805	59,186	6,218	-1.11%	89.25%	1,404,993,680	236,980	5,929	-1.69%	93.61%	77,250,270	33,203	2,327	1.19%	75.54%
2022	368,316,060	59,547	6,185	-0.52%	88.27%	1,391,559,220	236,514	5,884	-0.76%	92.14%	76,810,780	33,151	2,317	-0.41%	74.81%

Rate Annual %chg Average Value/Acre: 6.53%

6.75%

5.74%

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
2012	1,389,280	4,429	314			18,758,310	5,386	3,483			990,846,690	344,368	2,877		
2013	2,353,110	4,486	525	67.21%	67.21%	22,881,605	5,624	4,069	16.81%	16.81%	1,184,263,395	344,137	3,441	19.60%	19.60%
2014	678,550	3,581	189	-63.87%	-39.59%	32,976,315	9,910	3,328	-18.21%	-4.46%	1,506,161,990	346,211	4,350	26.42%	51.20%
2015	833,730	3,667	227	20.00%	-27.51%	37,872,715	9,782	3,872	16.34%	11.15%	1,742,020,680	345,651	5,040	15.85%	75.16%
2016	861,255	3,567	241	6.19%	-23.02%	43,381,905	9,828	4,414	14.02%	26.73%	1,966,545,720	346,107	5,682	12.74%	97.47%
2017	548,505	3,445	159	-34.06%	-49.24%	42,208,820	9,540	4,425	0.24%	27.03%	1,969,664,660	344,138	5,723	0.73%	98.92%
2018	548,345	3,444	159	0.00%	-49.24%	37,739,510	9,349	4,037	-8.77%	15.90%	1,987,868,870	343,773	5,782	1.03%	100.97%
2019	694,170	3,485	199	25.11%	-36.49%	37,589,930	9,241	4,068	0.77%	16.79%	1,912,827,885	343,474	5,569	-3.69%	93.55%
2020	749,035	3,850	195	-2.33%	-37.97%	37,865,390	9,247	4,095	0.67%	17.57%	1,918,320,195	343,176	5,590	0.37%	94.28%
2021	862,935	3,823	226	16.01%	-28.04%	35,822,955	7,704	4,650	13.56%	33.51%	1,886,919,645	340,895	5,535	-0.98%	92.38%
2022	736,640	3,789	194	-13.87%	-38.03%	37,569,050	8,103	4,636	-0.30%	33.11%	1,874,991,750	341,104	5,497	-0.69%	91.04%

20
CUMING

Rate Annual %chg Average Value/Acre: 6.69%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5 - 2022 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
9,013	CUMING	120,385,777	11,002,875	2,516,507	427,086,781	116,100,835	18,505,060	7,851,515	1,875,714,695	112,697,495	139,733,715	0	2,831,595,255
cnty sectorvalue % of total value:		4.25%	0.39%	0.09%	15.08%	4.10%	0.65%	0.28%	66.24%	3.98%	4.93%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
495	BANCROFT	978,878	450,118	60,881	16,111,875	3,926,065	0	0	0	0	0	0	21,527,817
5.49%	%sector of county sector	0.81%	4.09%	2.42%	3.77%	3.38%							0.76%
	%sector of municipality	4.55%	2.09%	0.28%	74.84%	18.24%							100.00%
678	BEEEMER	1,020,966	490,452	66,092	25,103,020	7,066,205	0	0	0	0	0	0	33,746,735
7.52%	%sector of county sector	0.85%	4.46%	2.63%	5.68%	6.09%							1.19%
	%sector of municipality	3.03%	1.45%	0.20%	74.39%	20.94%							100.00%
3,368	WEST POINT	14,233,949	1,743,925	534,721	200,191,980	73,261,495	9,648,985	0	0	0	0	0	299,615,055
37.37%	%sector of county sector	11.82%	15.85%	21.25%	46.87%	63.10%	52.14%						10.58%
	%sector of municipality	4.75%	0.58%	0.18%	66.82%	24.45%	3.22%						100.00%
1,170	WISNER	3,095,014	1,318,786	222,643	64,811,070	12,138,905	0	0	0	0	0	0	81,586,418
12.98%	%sector of county sector	2.57%	11.99%	8.85%	15.18%	10.46%							2.88%
	%sector of municipality	3.79%	1.62%	0.27%	79.44%	14.88%							100.00%
	%sector of county sector												
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5,712	Total Municipalities	19,328,807	4,003,281	884,337	306,217,949	96,392,672	9,648,986	0	0	0	0	0	436,476,029
63.37%	%all municip.sectors of cnty	16.06%	36.38%	35.14%	71.70%	83.02%	52.14%						15.41%