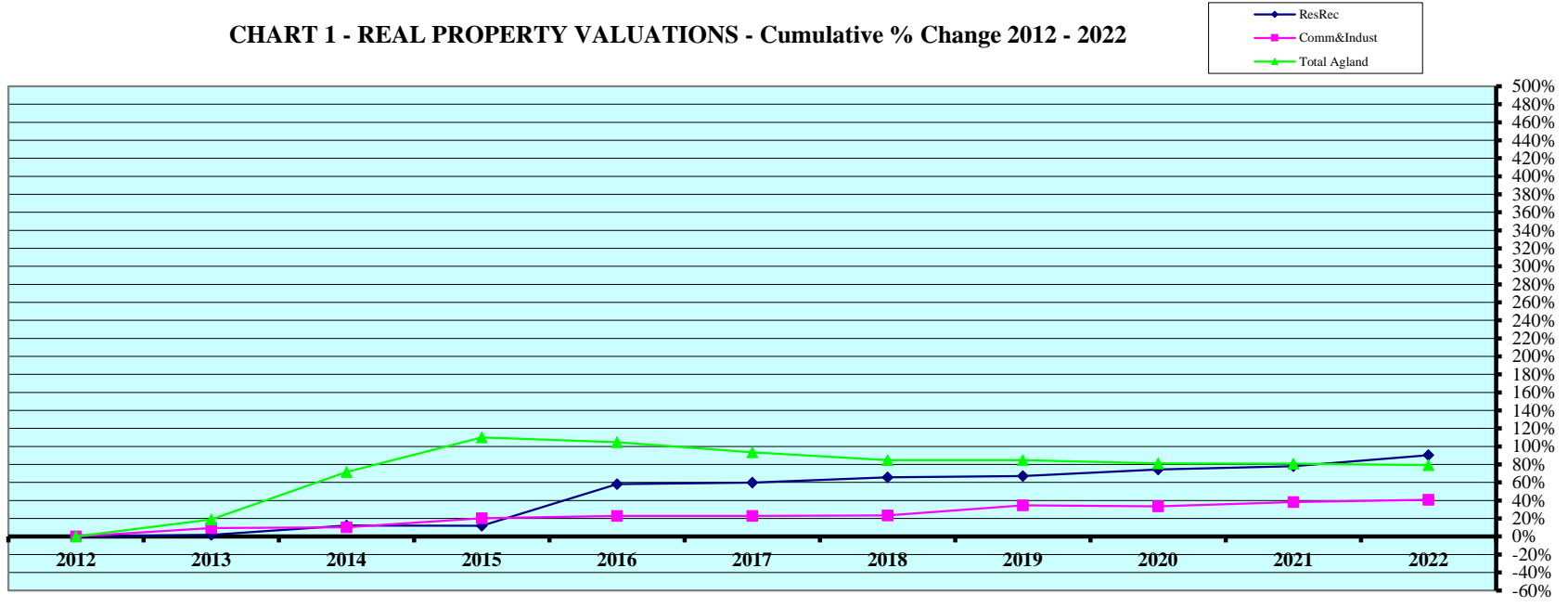


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



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	39,180,145	-	-	-	15,988,360	-	-	-	426,862,515	-	-	-
2013	39,831,640	651,495	1.66%	1.66%	17,482,125	1,493,765	9.34%	9.34%	507,340,900	80,478,385	18.85%	18.85%
2014	43,968,290	4,136,650	10.39%	12.22%	17,603,100	120,975	0.69%	10.10%	732,985,460	225,644,560	44.48%	71.71%
2015	43,846,377	-121,913	-0.28%	11.91%	19,218,620	1,615,520	9.18%	20.20%	896,519,015	163,533,555	22.31%	110.03%
2016	61,990,125	18,143,748	41.38%	58.22%	19,618,760	400,140	2.08%	22.71%	873,286,325	-23,232,690	-2.59%	104.58%
2017	62,648,579	658,454	1.06%	59.90%	19,641,150	22,390	0.11%	22.85%	825,974,040	-47,312,285	-5.42%	93.50%
2018	64,878,980	2,230,401	3.56%	65.59%	19,723,780	82,630	0.42%	23.36%	788,648,160	-37,325,880	-4.52%	84.75%
2019	65,466,175	587,195	0.91%	67.09%	21,521,820	1,798,040	9.12%	34.61%	789,002,925	354,765	0.04%	84.84%
2020	68,376,350	2,910,175	4.45%	74.52%	21,360,915	-160,905	-0.75%	33.60%	773,389,710	-15,613,215	-1.98%	81.18%
2021	69,803,570	1,427,220	2.09%	78.16%	22,115,025	754,110	3.53%	38.32%	772,191,505	-1,198,205	-0.15%	80.90%
2022	74,550,865	4,747,295	6.80%	90.28%	22,504,021	388,996	1.76%	40.75%	764,928,645	-7,262,860	-0.94%	79.20%

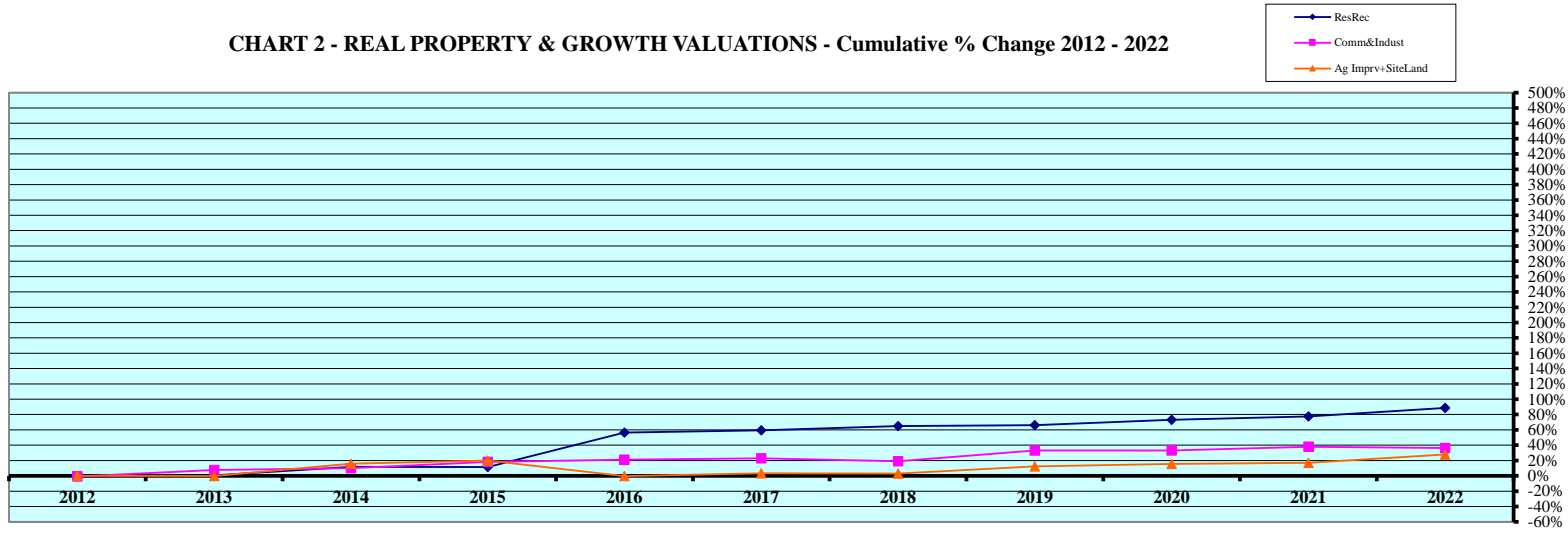
Rate Annual %chg: Residential & Recreational **6.64%** Commercial & Industrial **3.48%** Agricultural Land **6.01%**

Cnty# **31**
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 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	39,180,145	318,290	0.81%	38,861,855	-	-0.81%	15,988,360	133,920	0.84%	15,854,440	-	-0.84%
2013	39,831,640	451,695	1.13%	39,379,945	0.51%	0.51%	17,482,125	286,985	1.64%	17,195,140	7.55%	7.55%
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	11.68%	17,603,100	34,935	0.20%	17,568,165	0.49%	9.88%
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	11.42%	19,218,620	304,735	1.59%	18,913,885	7.45%	18.30%
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	56.38%	19,618,760	237,565	1.21%	19,381,195	0.85%	21.22%
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	59.43%	19,641,150	250	0.00%	19,640,900	0.11%	22.84%
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	65.06%	19,723,780	703,460	3.57%	19,020,320	-3.16%	18.96%
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	66.24%	21,521,820	266,575	1.24%	21,255,245	7.76%	32.94%
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	73.20%	21,360,915	65,390	0.31%	21,295,525	-1.05%	33.19%
2021	69,803,570	240,230	0.34%	69,563,340	1.74%	77.55%	22,115,025	60,535	0.27%	22,054,490	3.25%	37.94%
2022	74,550,865	650,330	0.87%	73,900,535	5.87%	88.62%	22,504,021	711,285	3.16%	21,792,736	-1.46%	36.30%
Rate Ann%chg	6.64%						3.48%					
	Resid & Recreat w/o growth						C & I w/o growth					
	6.50%						2.18%					

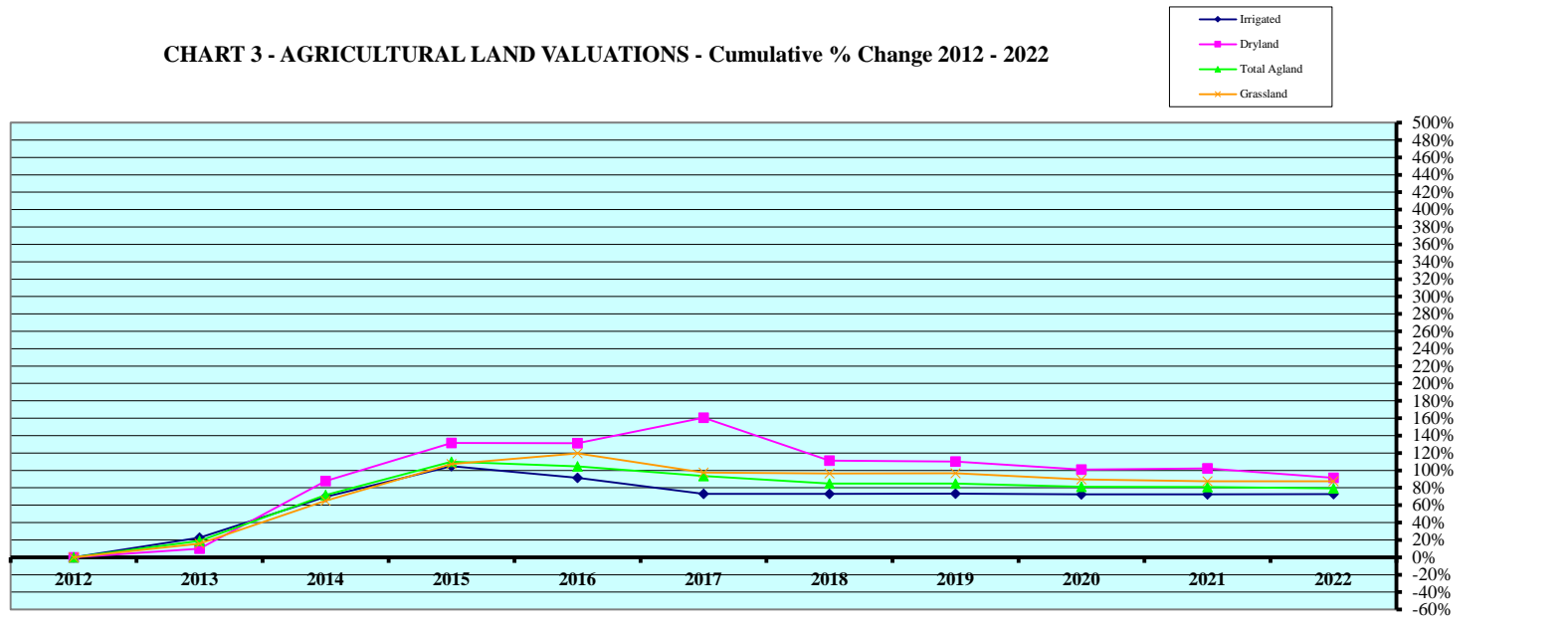
Tax Year	Ag Improvements & Site Land ⁽¹⁾													
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	34,376,610	15,643,150	50,019,760	1,377,440	2.75%	48,642,320	-	-						
2013	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-0.32%	-0.32%						
2014	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	15.85%						
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	20.06%						
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	-0.37%						
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	3.39%						
2018	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	2.98%						
2019	29,903,040	27,653,910	57,556,950	1,303,320	2.26%	56,253,490	3.12%	12.46%						
2020	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	0.54%	15.69%						
2021	29,893,205	29,612,290	59,505,495	994,455	1.67%	58,511,040	-0.77%	16.98%						
2022	34,648,605	31,487,845	66,136,450	2,165,835	3.27%	63,970,615	7.50%	27.89%						
Rate Ann%chg	0.08%							7.25%						
	2.83%							Ag Imprv+Site w/o growth						
	-0.30%													

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

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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	256,054,215	-	-	-	73,598,740	-	-	-	96,833,785	-	-	-
2013	313,730,735	57,676,520	22.53%	22.53%	80,897,200	7,298,460	9.92%	9.92%	112,225,765	15,391,980	15.90%	15.90%
2014	434,065,875	120,335,140	38.36%	69.52%	138,288,495	57,391,295	70.94%	87.90%	159,906,905	47,681,140	42.49%	65.14%
2015	524,573,115	90,507,240	20.85%	104.87%	170,490,940	32,202,445	23.29%	131.65%	200,733,660	40,826,755	25.53%	107.30%
2016	490,186,920	-34,386,195	-6.56%	91.44%	170,251,940	-239,000	-0.14%	131.32%	212,612,880	11,879,220	5.92%	119.56%
2017	442,708,590	-47,478,330	-9.69%	72.90%	191,828,645	21,576,705	12.67%	160.64%	191,202,805	-21,410,075	-10.07%	97.45%
2018	442,661,885	-46,705	-0.01%	72.88%	155,430,575	-36,398,070	-18.97%	111.19%	190,328,280	-874,525	-0.46%	96.55%
2019	443,736,050	1,074,165	0.24%	73.30%	154,647,925	-782,650	-0.50%	110.12%	190,391,835	63,555	0.03%	96.62%
2020	441,607,970	-2,128,080	-0.48%	72.47%	147,973,665	-6,674,260	-4.32%	101.05%	183,608,090	-6,783,745	-3.56%	89.61%
2021	441,713,785	105,815	0.02%	72.51%	148,950,650	976,985	0.66%	102.38%	181,443,605	-2,164,485	-1.18%	87.38%
2022	442,445,585	731,800	0.17%	72.79%	140,822,935	-8,127,715	-5.46%	91.34%	181,578,665	135,060	0.07%	87.52%

Rate Ann.%chg: Irrigated **5.62%** Dryland **6.70%** Grassland **6.49%**

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	373,275	-	-	-	2,500	-	-	-	426,862,515	-	-	-
2013	484,700	111,425	29.85%	29.85%	2,500	0	0.00%	0.00%	507,340,900	80,478,385	18.85%	18.85%
2014	721,685	236,985	48.89%	93.34%	2,500	0	0.00%	0.00%	732,985,460	225,644,560	44.48%	71.71%
2015	721,300	-385	-0.05%	93.24%	0	-2,500	-100.00%	-100.00%	896,519,015	163,533,555	22.31%	110.03%
2016	234,585	-486,715	-67.48%	-37.15%	0	0	-100.00%	-100.00%	873,286,325	-23,232,690	-2.59%	104.58%
2017	234,000	-585	-0.25%	-37.31%	0	0	-100.00%	-100.00%	825,974,040	-47,312,285	-5.42%	93.50%
2018	227,420	-6,580	-2.81%	-39.07%	0	0	-100.00%	-100.00%	788,648,160	-37,325,880	-4.52%	84.75%
2019	227,115	-305	-0.13%	-39.16%	0	0	-100.00%	-100.00%	789,002,925	354,765	0.04%	84.84%
2020	199,985	-27,130	-11.95%	-46.42%	0	0	-100.00%	-100.00%	773,389,710	-15,613,215	-1.98%	81.18%
2021	83,465	-116,520	-58.26%	-77.64%	0	0	-100.00%	-100.00%	772,191,505	-1,198,205	-0.15%	80.90%
2022	81,460	-2,005	-2.40%	-78.18%	0	0	-100.00%	-100.00%	764,928,645	-7,262,860	-0.94%	79.20%

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Rate Ann.%chg: Total Agric Land **6.01%**

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	255,196,000	111,019	2,299			73,620,360	63,216	1,165			97,908,555	171,462	571		
2013	312,725,140	112,383	2,783	21.06%	21.06%	77,783,530	63,094	1,233	5.86%	5.86%	114,406,625	170,188	672	17.72%	17.72%
2014	433,988,640	112,853	3,846	38.20%	67.30%	138,297,505	66,270	2,087	69.28%	79.19%	159,910,935	166,741	959	42.66%	67.95%
2015	524,546,395	112,874	4,647	20.84%	102.17%	170,539,705	66,817	2,552	22.30%	119.16%	200,705,030	166,191	1,208	25.93%	111.49%
2016	491,300,175	112,811	4,355	-6.29%	89.46%	170,027,695	66,513	2,556	0.16%	119.50%	212,664,805	170,250	1,249	3.43%	118.75%
2017	442,837,790	112,313	3,943	-9.46%	71.53%	191,718,235	66,563	2,880	12.67%	147.32%	191,196,010	170,220	1,123	-10.08%	96.71%
2018	441,481,245	112,019	3,941	-0.04%	71.45%	155,517,415	66,669	2,333	-19.01%	100.30%	191,080,405	170,166	1,123	-0.03%	96.65%
2019	443,744,700	112,762	3,935	-0.15%	71.20%	154,640,085	66,302	2,332	-0.01%	100.27%	190,404,095	169,601	1,123	-0.02%	96.60%
2020	441,736,375	113,083	3,906	-0.74%	69.94%	147,854,330	66,128	2,236	-4.14%	91.99%	183,610,495	169,472	1,083	-3.49%	89.73%
2021	441,943,705	113,274	3,902	-0.12%	69.73%	148,785,810	66,622	2,233	-0.12%	91.77%	181,587,925	169,748	1,070	-1.26%	87.34%
2022	443,055,205	113,290	3,911	0.24%	70.13%	140,992,255	66,756	2,112	-5.43%	81.36%	181,666,680	169,819	1,070	0.00%	87.34%

Rate Annual %chg Average Value/Acre: 5.46%

6.13%

6.48%

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	373,865	4,930	76			0	0				427,098,780	350,627	1,218		
2013	494,415	4,916	101	32.63%	32.63%	0	0				505,409,710	350,581	1,442	18.35%	18.35%
2014	722,165	4,814	150	49.17%	97.83%	0	0				732,919,245	350,679	2,090	44.97%	71.58%
2015	721,010	4,802	150	0.08%	97.99%	0	0				896,512,140	350,684	2,556	22.32%	109.87%
2016	230,660	1,532	151	0.27%	98.52%	0	0				874,223,335	351,107	2,490	-2.60%	104.41%
2017	233,975	1,555	151	-0.03%	98.47%	0	0				825,986,010	350,650	2,356	-5.39%	93.38%
2018	230,880	1,539	150	-0.31%	97.84%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	84.78%
2019	227,115	1,514	150	0.00%	97.84%	0	0				789,015,995	350,179	2,253	0.11%	84.97%
2020	215,010	1,433	150	0.00%	97.84%	0	0				773,416,210	350,116	2,209	-1.96%	81.35%
2021	69,215	461	150	-0.01%	97.82%	0	0				772,386,655	350,105	2,206	-0.13%	81.11%
2022	81,460	543	150	-0.01%	97.80%	0	0				765,795,600	350,408	2,185	-0.94%	79.41%

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Rate Annual %chg Average Value/Acre: 6.02%

(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
2,889	FRANKLIN	35,461,909	16,286,970	2,387,368	74,310,900	22,333,146	170,875	239,965	764,928,645	34,648,605	31,487,845	2,805,220	985,061,448
cnty sectorvalue % of total value:		3.60%	1.65%	0.24%	7.54%	2.27%	0.02%	0.02%	77.65%	3.52%	3.20%	0.28%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BLOOMINGTON	62,575	177,345	32,531	2,806,710	180,545	0	0	380,985	82,115	37,670	0	3,760,476
3.57%	%sector of county sector	0.18%	1.09%	1.36%	3.78%	0.81%			0.05%	0.24%	0.12%		0.38%
	%sector of municipality	1.66%	4.72%	0.87%	74.64%	4.80%			10.13%	2.18%	1.00%		100.00%
347	CAMPBELL	373,853	188,820	11,808	6,775,185	6,261,615	0	0	2,170	74,860	21,575	0	13,709,886
12.01%	%sector of county sector	1.05%	1.16%	0.49%	9.12%	28.04%			0.00%	0.22%	0.07%		1.39%
	%sector of municipality	2.73%	1.38%	0.09%	49.42%	45.67%			0.02%	0.55%	0.16%		100.00%
1,000	FRANKLIN	1,334,192	1,099,231	136,047	25,712,265	8,755,580	170,875	0	76,945	0	3,480	0	37,288,615
34.61%	%sector of county sector	3.76%	6.75%	5.70%	34.60%	39.20%	100.00%		0.01%	100.00%	0.01%		3.79%
	%sector of municipality	3.58%	2.95%	0.36%	68.95%	23.48%	0.46%		0.21%		0.01%		100.00%
378	HILDRETH	373,073	317,228	25,927	14,643,930	3,055,105	0	0	515,790	385,505	114,745	0	19,431,303
13.08%	%sector of county sector	1.05%	1.95%	1.09%	19.71%	13.68%			0.07%	1.11%	0.36%		1.97%
	%sector of municipality	1.92%	1.63%	0.13%	75.36%	15.72%			2.65%	1.98%	0.59%		100.00%
106	NAPONEE	7,721	196,528	48,938	2,013,450	266,675	0	0	26,990	0	0	0	2,560,302
3.67%	%sector of county sector	0.02%	1.21%	2.05%	2.71%	1.19%			0.00%				0.26%
	%sector of municipality	0.30%	7.68%	1.91%	78.64%	10.42%			1.05%				100.00%
89	RIVERTON	34,645	269,118	31,874	785,990	34,955	0	0	127,300	0	0	0	1,283,882
3.08%	%sector of county sector	0.10%	1.65%	1.34%	1.06%	0.16%			0.02%				0.13%
	%sector of municipality	2.70%	20.96%	2.48%	61.22%	2.72%			9.92%				100.00%
143	UPLAND	175,340	158,301	10,149	2,331,985	1,384,065	0	0	188,950	188,635	121,400	0	4,558,825
4.95%	%sector of county sector	0.49%	0.97%	0.43%	3.14%	6.20%			0.02%	0.54%	0.39%		0.46%
	%sector of municipality	3.85%	3.47%	0.22%	51.15%	30.36%			4.14%	4.14%	2.66%		100.00%
	%sector of county sector												
	%sector of municipality												
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2,167	Total Municipalities	2,361,399	2,406,572	297,274	55,069,520	19,938,542	170,876	0	1,319,130	731,115	298,870	0	82,593,296
75.00%	%all municip.sectors of cnty	6.66%	14.78%	12.45%	74.11%	89.28%	100.00%		0.17%	2.11%	0.95%		8.38%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022