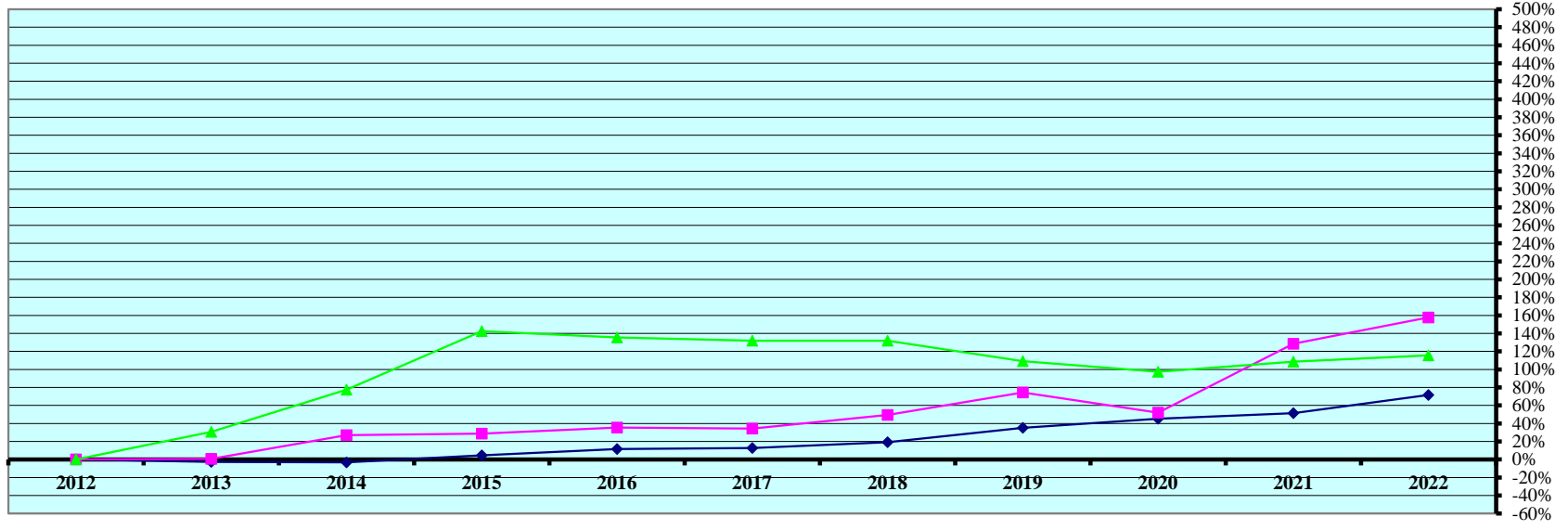


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022

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	60,756,800	-	-	-	16,506,605	-	-	-	358,262,775	-	-	-
2013	59,189,855	-1,566,945	-2.58%	-2.58%	16,619,835	113,230	0.69%	0.69%	468,076,380	109,813,605	30.65%	30.65%
2014	58,814,090	-375,765	-0.63%	-3.20%	20,966,260	4,346,425	26.15%	27.02%	635,583,820	167,507,440	35.79%	77.41%
2015	63,624,170	4,810,080	8.18%	4.72%	21,222,840	256,580	1.22%	28.57%	868,685,760	233,101,940	36.68%	142.47%
2016	67,854,815	4,230,645	6.65%	11.68%	22,373,935	1,151,095	5.42%	35.55%	844,196,235	-24,489,525	-2.82%	135.64%
2017	68,507,020	652,205	0.96%	12.76%	22,165,480	-208,455	-0.93%	34.28%	830,938,050	-13,258,185	-1.57%	131.94%
2018	72,419,705	3,912,685	5.71%	19.20%	24,673,725	2,508,245	11.32%	49.48%	830,542,230	-395,820	-0.05%	131.82%
2019	82,123,740	9,704,035	13.40%	35.17%	28,775,400	4,101,675	16.62%	74.33%	748,909,910	-81,632,320	-9.83%	109.04%
2020	88,222,580	6,098,840	7.43%	45.21%	25,069,760	-3,705,640	-12.88%	51.88%	707,677,425	-41,232,485	-5.51%	97.53%
2021	91,935,225	3,712,645	4.21%	51.32%	37,699,740	12,629,980	50.38%	128.39%	747,560,035	39,882,610	5.64%	108.66%
2022	104,291,400	12,356,175	13.44%	71.65%	42,549,335	4,849,595	12.86%	157.77%	772,167,100	24,607,065	3.29%	115.53%

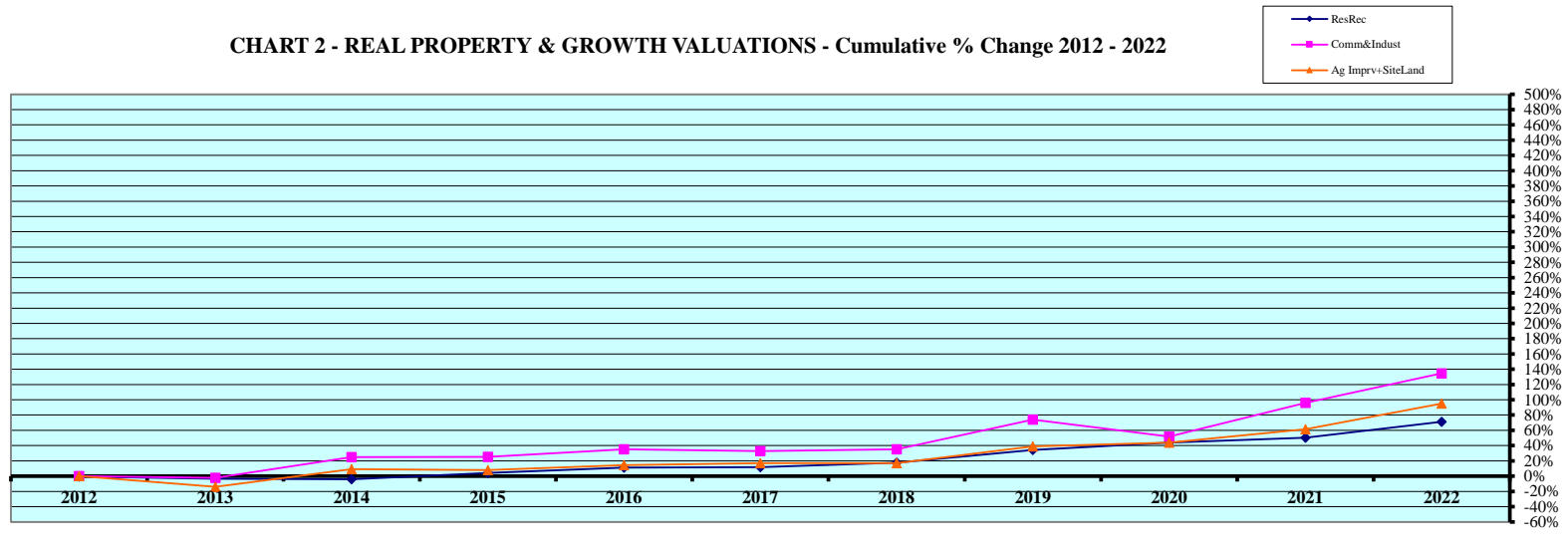
Rate Annual %chg: Residential & Recreational **5.55%** Commercial & Industrial **9.93%** Agricultural Land **7.98%**

Cnty# **91**
County **WEBSTER**

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	60,756,800	248,405	0.41%	60,508,395	-	-0.41%	16,506,605	0	0.00%	16,506,605	-	0.00%						
2013	59,189,855	445,990	0.75%	58,743,865	-3.31%	-3.31%	16,619,835	483,515	2.91%	16,136,320	-2.24%	-2.24%						
2014	58,814,090	562,225	0.96%	58,251,865	-1.58%	-4.12%	20,966,260	357,495	1.71%	20,608,765	24.00%	24.85%						
2015	63,624,170	364,405	0.57%	63,259,765	7.56%	4.12%	21,222,840	578,335	2.73%	20,644,505	-1.53%	25.07%						
2016	67,854,815	362,310	0.53%	67,492,505	6.08%	11.09%	22,373,935	54,965	0.25%	22,318,970	5.16%	35.21%						
2017	68,507,020	609,820	0.89%	67,897,200	0.06%	11.75%	22,165,480	242,490	1.09%	21,922,990	-2.02%	32.81%						
2018	72,419,705	969,160	1.34%	71,450,545	4.30%	17.60%	24,673,725	2,382,940	9.66%	22,290,785	0.57%	35.04%						
2019	82,123,740	469,755	0.57%	81,653,985	12.75%	34.39%	28,775,400	67,020	0.23%	28,708,380	16.35%	73.92%						
2020	88,222,580	706,900	0.80%	87,515,680	6.57%	44.04%	25,069,760	0	0.00%	25,069,760	-12.88%	51.88%						
2021	91,935,225	582,680	0.63%	91,352,545	3.55%	50.36%	37,699,740	5,371,735	14.25%	32,328,005	28.95%	95.85%						
2022	104,291,400	273,045	0.26%	104,018,355	13.14%	71.20%	42,549,335	3,816,070	8.97%	38,733,265	2.74%	134.65%						
Rate Ann%chg	5.55%			Resid & Recreat w/o growth			4.91%			9.93%			C & I w/o growth			5.91%		

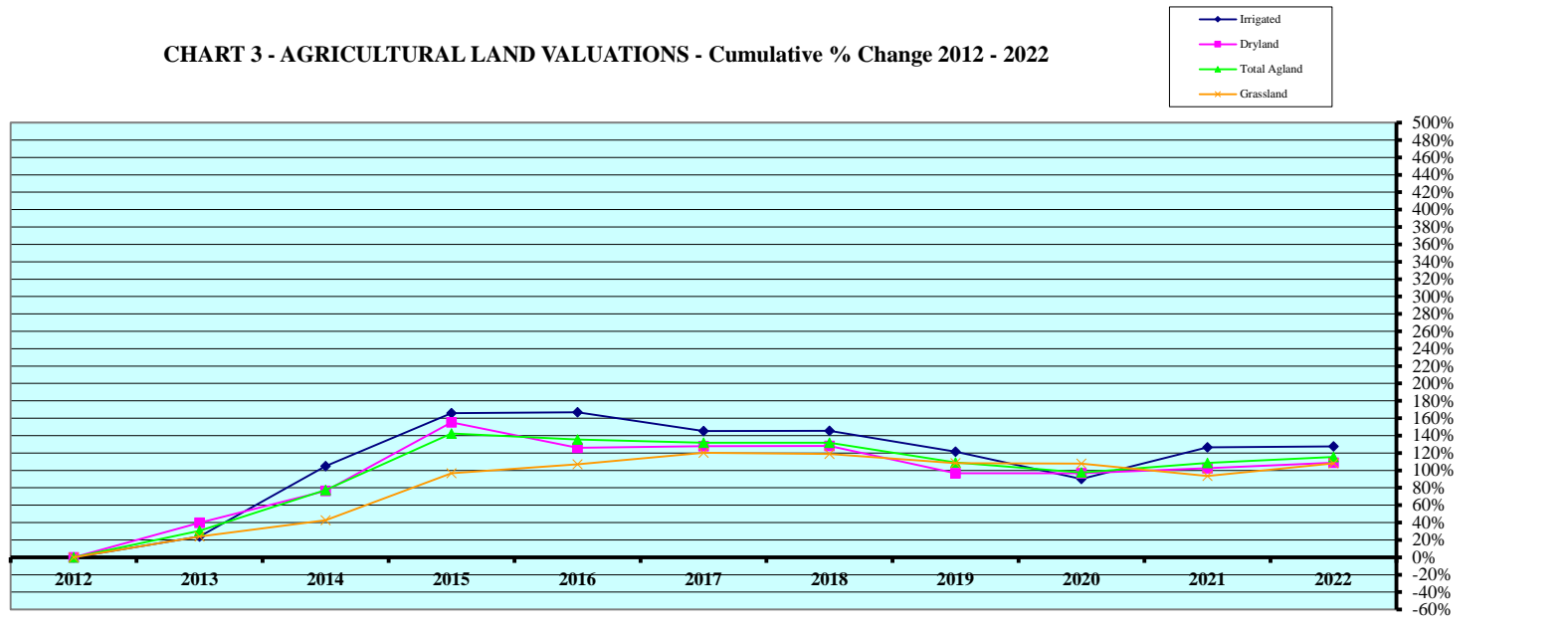
Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	31,474,565	9,579,250	41,053,815	755,635	1.84%	40,298,180	-	-		
2013	26,090,945	9,912,155	36,003,100	687,965	1.91%	35,315,135	-13.98%	-13.98%		
2014	26,349,440	20,274,015	46,623,455	1,802,135	3.87%	44,821,320	24.49%	9.18%		
2015	23,929,995	21,497,970	45,427,965	1,065,540	2.35%	44,362,425	-4.85%	8.06%		
2016	28,178,225	19,283,125	47,461,350	483,835	1.02%	46,977,515	3.41%	14.43%		
2017	28,164,115	20,107,490	48,271,605	212,875	0.44%	48,058,730	1.26%	17.06%		
2018	29,121,940	20,297,670	49,419,610	1,331,150	2.69%	48,088,460	-0.38%	17.14%		
2019	37,073,725	20,467,575	57,541,300	452,705	0.79%	57,088,595	15.52%	39.06%		
2020	33,948,420	25,572,685	59,521,105	484,240	0.81%	59,036,865	2.60%	43.80%		
2021	33,717,895	33,137,840	66,855,735	532,055	0.80%	66,323,680	11.43%	61.55%		
2022	44,144,735	36,378,455	80,523,190	455,660	0.57%	80,067,530	19.76%	95.03%		
Rate Ann%chg	3.44%		14.28%		6.97%		Ag Imprv+Site w/o growth		5.93%	

(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# 91
County WEBSTER

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	130,010,935	-	-	-	125,932,345	-	-	-	101,800,640	-	-	-
2013	161,212,970	31,202,035	24.00%	24.00%	175,976,935	50,044,590	39.74%	39.74%	126,129,930	24,329,290	23.90%	23.90%
2014	266,472,100	105,259,130	65.29%	104.96%	222,280,365	46,303,430	26.31%	76.51%	145,351,640	19,221,710	15.24%	42.78%
2015	345,490,645	79,018,545	29.65%	165.74%	321,445,405	99,165,040	44.61%	155.25%	200,188,760	54,837,120	37.73%	96.65%
2016	346,950,520	1,459,875	0.42%	166.86%	284,753,885	-36,691,520	-11.41%	126.12%	210,853,660	10,664,900	5.33%	107.12%
2017	318,787,900	-28,162,620	-8.12%	145.20%	286,981,175	2,227,290	0.78%	127.89%	224,217,635	13,363,975	6.34%	120.25%
2018	319,103,945	316,045	0.10%	145.44%	287,414,620	433,445	0.15%	128.23%	222,818,055	-1,399,580	-0.62%	118.88%
2019	288,073,250	-31,030,695	-9.72%	121.58%	247,664,805	-39,749,815	-13.83%	96.66%	212,119,565	-10,698,490	-4.80%	108.37%
2020	247,223,935	-40,849,315	-14.18%	90.16%	247,740,220	75,415	0.03%	96.72%	211,614,985	-504,580	-0.24%	107.87%
2021	294,402,290	47,178,355	19.08%	126.44%	254,950,870	7,210,650	2.91%	102.45%	196,991,635	-14,623,350	-6.91%	93.51%
2022	296,001,835	1,599,545	0.54%	127.67%	263,042,530	8,091,660	3.17%	108.88%	211,758,510	14,766,875	7.50%	108.01%

Rate Ann.%chg: Irrigated **8.58%** Dryland **7.64%** Grassland **7.60%**

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	516,665	-	-	-	2,190	-	-	-	358,262,775	-	-	-
2013	4,723,490	4,206,825	814.23%	814.23%	33,055	30,865	1409.36%	1409.36%	468,076,380	109,813,605	30.65%	30.65%
2014	1,477,385	-3,246,105	-68.72%	185.95%	2,330	-30,725	-92.95%	6.39%	635,583,820	167,507,440	35.79%	77.41%
2015	1,550,660	73,275	4.96%	200.13%	10,290	7,960	341.63%	369.86%	868,685,760	233,101,940	36.68%	142.47%
2016	1,633,645	82,985	5.35%	216.19%	4,525	-5,765	-56.03%	106.62%	844,196,235	-24,489,525	-2.82%	135.64%
2017	949,010	-684,635	-41.91%	83.68%	2,330	-2,195	-48.51%	6.39%	830,938,050	-13,258,185	-1.57%	131.94%
2018	1,205,550	256,540	27.03%	133.33%	60	-2,270	-97.42%	-97.26%	830,542,230	-395,820	-0.05%	131.82%
2019	1,052,290	-153,260	-12.71%	103.67%	0	-60	-100.00%	-100.00%	748,909,910	-81,632,320	-9.83%	109.04%
2020	1,098,285	45,995	4.37%	112.57%	0	0	-	-100.00%	707,677,425	-41,232,485	-5.51%	97.53%
2021	1,215,240	116,955	10.65%	135.21%	0	0	-	-100.00%	747,560,035	39,882,610	5.64%	108.66%
2022	1,364,225	148,985	12.26%	164.04%	0	0	-	-100.00%	772,167,100	24,607,065	3.29%	115.53%

Cnty# **91**
County **WEBSTER**

Rate Ann.%chg: Total Agric Land **7.98%**

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	132,011,615	65,900	2,003			125,334,465	113,589	1,103			99,978,925	162,566	615		
2013	163,703,435	66,726	2,453	22.47%	22.47%	176,151,535	114,012	1,545	40.02%	40.02%	123,467,100	161,394	765	24.39%	24.39%
2014	270,189,790	67,464	4,005	63.24%	99.93%	222,731,480	114,392	1,947	26.02%	76.46%	141,106,630	160,348	880	15.03%	43.09%
2015	350,771,865	67,933	5,164	28.93%	157.76%	321,240,795	114,685	2,801	43.86%	153.86%	195,919,840	159,284	1,230	39.77%	100.00%
2016	352,734,595	68,316	5,163	0.00%	157.75%	284,997,360	115,133	2,475	-11.63%	124.34%	205,828,005	157,722	1,305	6.10%	112.19%
2017	315,738,525	67,940	4,647	-9.99%	131.99%	286,259,320	115,754	2,473	-0.10%	124.13%	225,340,050	159,074	1,417	8.55%	130.34%
2018	319,038,150	68,859	4,633	-0.30%	131.29%	287,349,295	116,279	2,471	-0.07%	123.96%	222,677,610	158,738	1,403	-0.97%	128.10%
2019	288,967,875	68,817	4,199	-9.37%	109.61%	247,535,380	115,996	2,134	-13.65%	93.40%	211,992,080	158,422	1,338	-4.61%	117.58%
2020	247,226,825	68,703	3,598	-14.30%	79.63%	247,743,505	115,906	2,137	0.16%	93.71%	211,734,240	158,547	1,335	-0.20%	117.15%
2021	295,795,080	68,686	4,307	19.68%	114.98%	255,393,560	116,200	2,198	2.83%	99.19%	196,847,090	158,157	1,245	-6.80%	102.38%
2022	295,834,685	68,823	4,298	-0.19%	114.58%	263,094,070	117,333	2,242	2.02%	103.22%	211,878,975	158,196	1,339	7.61%	117.78%

Rate Annual %chg Average Value/Acre: 7.93%

7.35%

8.09%

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	517,865	8,192	63			300	95	3			357,843,170	350,342	1,021		
2013	4,709,400	8,158	577	813.08%	813.08%	2,900	95	31	866.67%	866.67%	468,034,370	350,385	1,336	30.78%	30.78%
2014	1,472,250	8,199	180	-68.89%	184.04%	3,825	248	15	-49.53%	387.90%	635,503,975	350,651	1,812	35.68%	77.44%
2015	1,455,910	8,108	180	0.00%	184.03%	5,570	257	22	40.58%	585.89%	869,393,980	350,267	2,482	36.95%	143.01%
2016	1,621,335	9,038	179	-0.09%	183.77%	8,645	477	18	-16.39%	473.47%	845,189,940	350,686	2,410	-2.90%	135.96%
2017	1,147,645	6,406	179	-0.14%	183.37%	301,070	1,205	250	1279.33%	7810.10%	828,786,610	350,379	2,365	-1.85%	131.58%
2018	830,860	4,643	179	-0.11%	183.06%	434,270	1,708	254	1.76%	7949.62%	830,330,185	350,227	2,371	0.23%	132.11%
2019	1,081,690	6,010	180	0.58%	184.71%	0	618	0	-100.00%	-100.00%	749,577,025	349,863	2,142	-9.63%	109.76%
2020	1,096,600	6,093	180	0.00%	184.71%	0	591	0	#DIV/0!	-100.00%	707,801,170	349,841	2,023	-5.57%	98.08%
2021	1,220,670	6,103	200	11.12%	216.36%	0	591	0	#DIV/0!	-100.00%	749,256,400	349,737	2,142	5.89%	109.74%
2022	1,383,750	4,941	280	40.03%	343.00%	0	631	0	#DIV/0!	-100.00%	772,191,480	349,923	2,207	3.01%	116.05%

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WEBSTER

Rate Annual %chg Average Value/Acre: 8.01%

(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
Aglan 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
3,395	WEBSTER	40,764,233	28,650,506	20,091,982	101,684,150	37,637,340	4,911,995	2,607,250	772,167,100	44,144,735	36,378,455	0	1,089,037,746
cnty sectorvalue % of total value:		3.74%	2.63%	1.84%	9.34%	3.46%	0.45%	0.24%	70.90%	4.05%	3.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
237	BLADEN	748,643	89,422	8,634	4,910,500	3,516,180	0	0	114,025	0	131,200	0	9,518,604
6.98%	%sector of county sector	1.84%	0.31%	0.04%	4.83%	9.34%			0.01%		0.36%		0.87%
	%sector of municipality	7.87%	0.94%	0.09%	51.59%	36.94%			1.20%		1.38%		100.00%
941	BLUE HILL	1,053,095	839,723	543,775	32,998,890	4,501,945	0	0	0	0	0	0	39,937,428
27.72%	%sector of county sector	2.58%	2.93%	2.71%	32.45%	11.96%							3.67%
	%sector of municipality	2.64%	2.10%	1.36%	82.63%	11.27%							100.00%
30	COWLES	2,070,947	86,230	445,908	308,945	658,290	0	0	411,795	0	87,690	0	4,069,805
0.88%	%sector of county sector	5.08%	0.30%	2.22%	0.30%	1.75%			0.05%		0.24%		0.37%
	%sector of municipality	50.89%	2.12%	10.96%	7.59%	16.17%			10.12%		2.15%		100.00%
225	GUIDE ROCK	637,808	473,990	443,999	3,288,140	989,925	0	0	139,225	0	0	0	5,973,087
6.63%	%sector of county sector	1.56%	1.65%	2.21%	3.23%	2.63%			0.02%				0.55%
	%sector of municipality	10.68%	7.94%	7.43%	55.05%	16.57%			2.33%				100.00%
1,020	RED CLOUD	982,148	2,382,152	1,109,225	26,404,210	10,539,715	0	0	140,415	0	41,170	0	41,599,035
30.04%	%sector of county sector	2.41%	8.31%	5.52%	25.97%	28.00%			0.02%		0.11%		3.82%
	%sector of municipality	2.36%	5.73%	2.67%	63.47%	25.34%			0.34%		0.10%		100.00%
	%sector of county sector												
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2,454	Total Municipalities	5,492,642	3,871,517	2,551,541	67,910,688	20,206,057	0	0	805,460	0	260,060	0	101,097,964
72.27%	%all municip.sectors of cnty	13.47%	13.51%	12.70%	66.79%	53.69%			0.10%		0.71%		9.28%