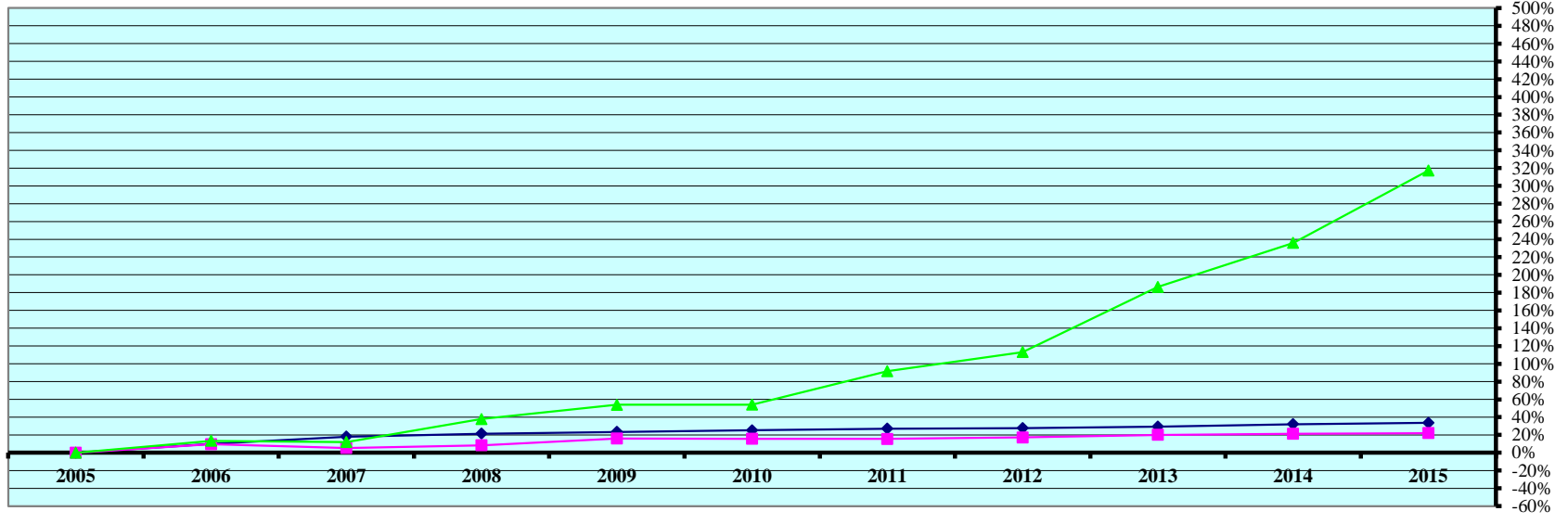


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



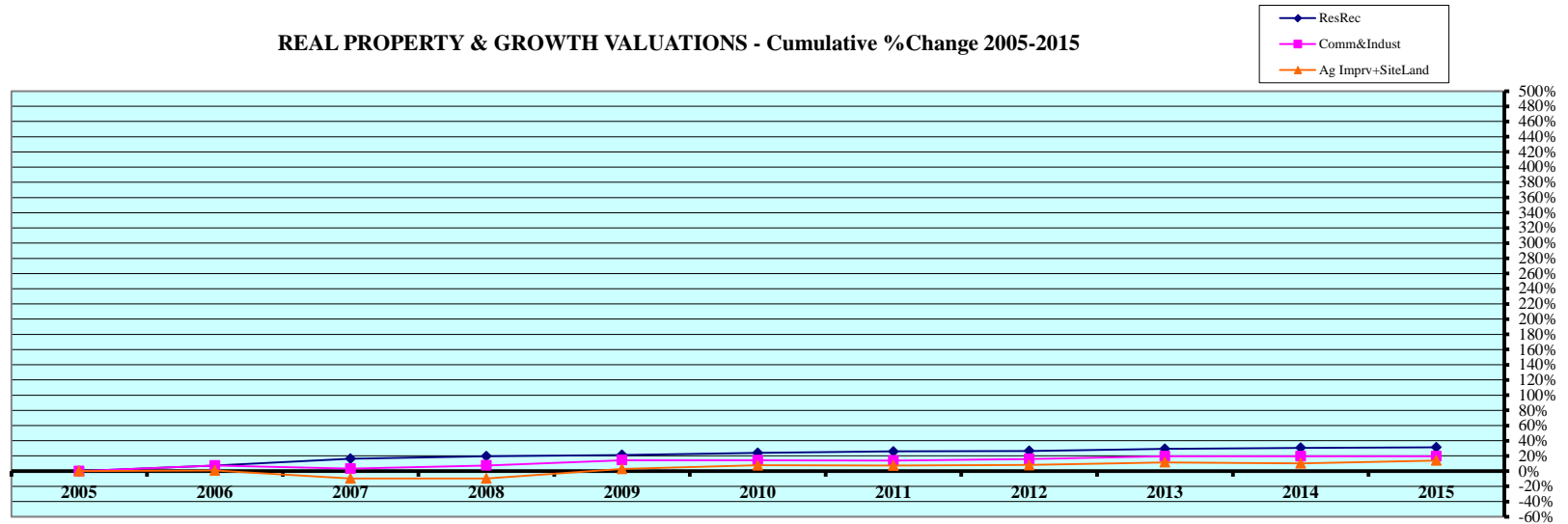
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	1,121,663,437	--	--	--	156,194,369	--	--	--	312,230,805	--	--	--
2006	1,233,705,665	112,042,228	9.99%	9.99%	171,128,443	14,934,074	9.56%	9.56%	353,782,895	41,552,090	13.31%	13.31%
2007	1,324,087,270	90,381,605	7.33%	18.05%	164,236,511	-6,891,932	-4.03%	5.15%	349,975,058	-3,807,837	-1.08%	12.09%
2008	1,362,344,499	38,257,229	2.89%	21.46%	169,315,579	5,079,068	3.09%	8.40%	430,579,821	80,604,763	23.03%	37.90%
2009	1,384,014,461	21,669,962	1.59%	23.39%	181,178,588	11,863,009	7.01%	16.00%	480,411,956	49,832,135	11.57%	53.86%
2010	1,404,806,915	20,792,454	1.50%	25.24%	180,437,442	-741,146	-0.41%	15.52%	481,287,844	875,888	0.18%	54.14%
2011	1,425,621,221	20,814,306	1.48%	27.10%	180,370,120	-67,322	-0.04%	15.48%	598,561,530	117,273,686	24.37%	91.70%
2012	1,433,221,401	7,600,180	0.53%	27.78%	182,985,174	2,615,054	1.45%	17.15%	665,255,645	66,694,115	11.14%	113.07%
2013	1,451,839,415	18,618,014	1.30%	29.44%	187,462,530	4,477,356	2.45%	20.02%	894,122,545	228,866,900	34.40%	186.37%
2014	1,481,020,790	29,181,375	2.01%	32.04%	189,508,942	2,046,412	1.09%	21.33%	1,048,810,372	154,687,827	17.30%	235.91%
2015	1,498,249,500	17,228,710	1.16%	33.57%	190,729,803	1,220,861	0.64%	22.11%	1,302,406,494	253,596,122	24.18%	317.13%

Rate Annual %chg: Residential & Recreational **2.94%** Commercial & Industrial **2.02%** Agricultural Land **15.35%**

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

(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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



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	
2005	1,121,663,437	36,242,287	3.23%	1,085,421,150	--	--	156,194,369	4,952,035	3.17%	151,242,334	--	--	
2006	1,233,705,665	28,806,343	2.33%	1,204,899,322	7.42%	7.42%	171,128,443	3,604,380	2.11%	167,524,063	-7.25%	-7.25%	
2007	1,324,087,270	18,136,271	1.37%	1,305,950,999	5.86%	16.43%	164,236,511	3,062,788	1.86%	161,173,723	-5.82%	3.19%	
2008	1,362,344,499	20,514,226	1.51%	1,341,830,273	1.34%	19.63%	169,315,579	1,381,474	0.82%	167,934,105	2.25%	7.52%	
2009	1,384,014,461	22,578,489	1.63%	1,361,435,972	-0.07%	21.38%	181,178,588	2,347,910	1.30%	178,830,678	5.62%	14.49%	
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	0.47%	23.98%	180,437,442	1,817,525	1.01%	178,619,917	-1.41%	14.36%	
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	0.51%	25.88%	180,370,120	2,343,368	1.30%	178,026,752	-1.34%	13.98%	
2012	1,433,221,401	13,259,104	0.93%	1,419,962,297	-0.40%	26.59%	182,985,174	1,702,867	0.93%	181,282,307	0.51%	16.06%	
2013	1,451,839,415	2,897,264	0.20%	1,448,942,151	1.10%	29.18%	187,462,530	510,259	0.27%	186,952,271	2.17%	19.69%	
2014	1,481,020,790	16,103,706	1.09%	1,464,917,084	0.90%	30.60%	189,508,942	2,679,176	1.41%	186,829,766	-0.34%	19.61%	
2015	1,498,249,500	24,855,009	1.66%	1,473,394,491	-0.51%	31.36%	190,729,803	3,791,243	1.99%	186,938,560	-1.36%	19.68%	
Rate Ann%chg	2.94%			Resid & Rec. w/o growth			2.02%			C & I w/o growth			0.75%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2005	117,520,200	35,817,248	153,337,448	1,878,237	1.22%	151,459,211	--	--
2006	119,705,776	36,694,362	156,400,138	1,510,897	0.97%	154,889,241	1.01%	1.01%
2007	106,188,779	34,154,036	140,342,815	1,983,209	1.41%	138,359,606	-11.53%	-9.77%
2008	105,777,321	34,297,844	140,075,165	1,562,375	1.12%	138,512,790	-1.30%	-9.67%
2009	121,047,497	39,305,088	160,352,585	2,490,194	1.55%	157,862,391	12.70%	2.95%
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	2.95%	7.66%
2011	122,268,860	44,407,217	166,676,077	1,927,098	1.16%	164,748,979	-1.42%	7.44%
2012	122,969,900	44,830,903	167,800,803	2,159,414	1.29%	165,641,389	-0.62%	8.02%
2013	125,318,798	46,211,850	171,530,648	372,050	0.22%	171,158,598	2.00%	11.62%
2014	125,331,153	46,820,009	172,151,162	3,237,555	1.88%	168,913,607	-1.53%	10.16%
2015	130,568,718	46,869,292	177,438,010	2,677,657	1.51%	174,760,353	1.52%	13.97%
Rate Ann%chg	1.06%	2.73%	1.47%	Ag Imprv+Site w/o growth		0.38%		

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes 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.

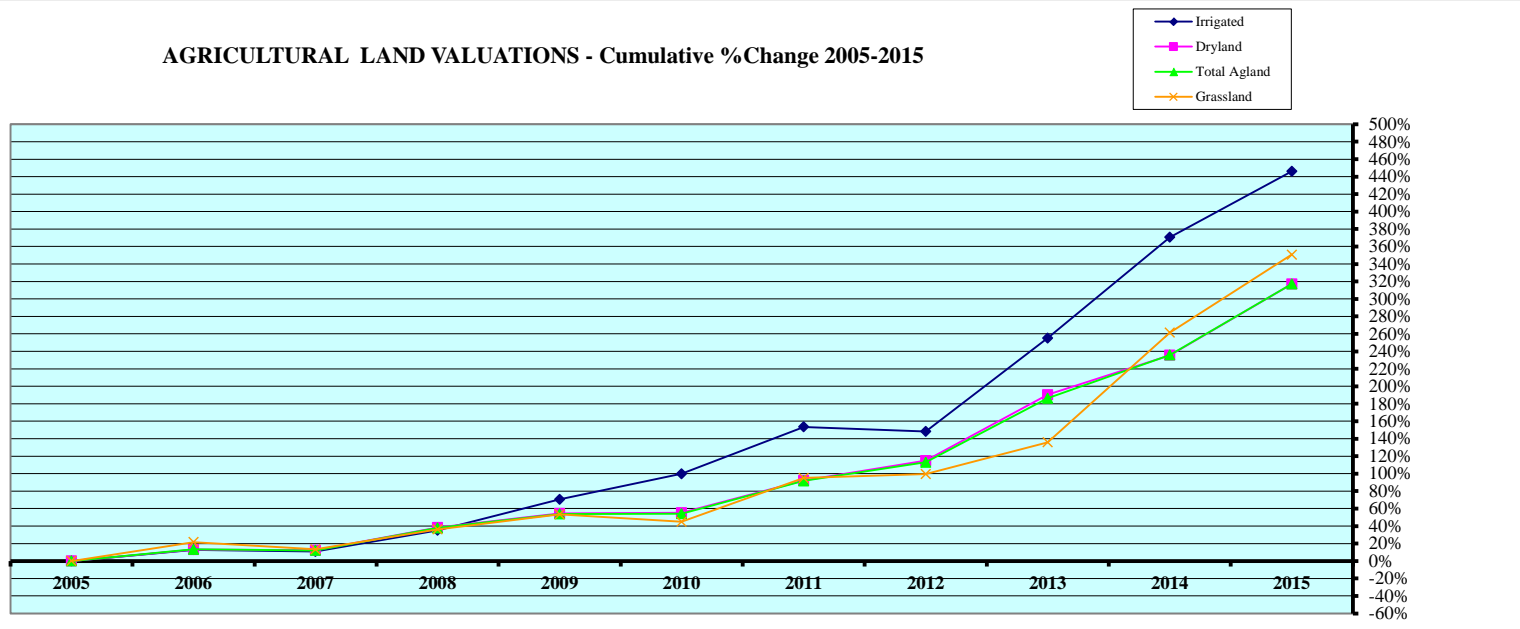
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 13
County CASS

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	2,968,583	--	--	--	291,781,926	--	--	--	15,160,711	--	--	--
2006	3,350,453	381,870	12.86%	12.86%	329,682,860	37,900,934	12.99%	12.99%	18,439,142	3,278,431	21.62%	21.62%
2007	3,287,800	-62,653	-1.87%	10.75%	327,421,795	-2,261,065	-0.69%	12.21%	17,188,838	-1,250,304	-6.78%	13.38%
2008	4,013,210	725,410	22.06%	35.19%	403,629,983	76,208,188	23.28%	38.33%	20,641,427	3,452,589	20.09%	36.15%
2009	5,063,529	1,050,319	26.17%	70.57%	450,681,473	47,051,490	11.66%	54.46%	23,237,064	2,595,637	12.57%	53.27%
2010	5,931,094	867,565	17.13%	99.80%	452,627,321	1,945,848	0.43%	55.13%	21,953,099	-1,283,965	-5.53%	44.80%
2011	7,525,836	1,594,742	26.89%	153.52%	560,798,175	108,170,854	23.90%	92.20%	29,579,757	7,626,658	34.74%	95.11%
2012	7,374,409	-151,427	-2.01%	148.42%	626,975,030	66,176,855	11.80%	114.88%	30,237,469	657,712	2.22%	99.45%
2013	10,543,104	3,168,695	42.97%	255.16%	847,113,083	220,138,053	35.11%	190.32%	35,758,306	5,520,837	18.26%	135.86%
2014	13,969,325	3,426,221	32.50%	370.57%	979,301,095	132,188,012	15.60%	235.63%	54,801,972	19,043,666	53.26%	261.47%
2015	16,213,861	2,244,536	16.07%	446.18%	1,217,062,034	237,760,939	24.28%	317.11%	68,331,028	13,529,056	24.69%	350.71%

Rate Ann.%chg: Irrigated **18.50%** Dryland **15.35%** Grassland **16.25%**

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
2005	383,235	--	--	--	1,936,350	--	--	--	312,230,805	--	--	--
2006	380,122	-3,113	-0.81%	-0.81%	1,930,318	-6,032	-0.31%	-0.31%	353,782,895	41,552,090	13.31%	13.31%
2007	352,900	-27,222	-7.16%	-7.92%	1,723,725	-206,593	-10.70%	-10.98%	349,975,058	-3,807,837	-1.08%	12.09%
2008	691,903	339,003	96.06%	80.54%	1,603,298	-120,427	-6.99%	-17.20%	430,579,821	80,604,763	23.03%	37.90%
2009	320,249	-371,654	-53.71%	-16.44%	1,109,641	-493,657	-30.79%	-42.69%	480,411,956	49,832,135	11.57%	53.86%
2010	592,572	272,323	85.03%	54.62%	183,758	-925,883	-83.44%	-90.51%	481,287,844	875,888	0.18%	54.14%
2011	497,152	-95,420	-16.10%	29.73%	160,610	-23,148	-12.60%	-91.71%	598,561,530	117,273,686	24.37%	91.70%
2012	498,559	1,407	0.28%	30.09%	170,178	9,568	5.96%	-91.21%	665,255,645	66,694,115	11.14%	113.07%
2013	536,232	37,673	7.56%	39.92%	171,820	1,642	0.96%	-91.13%	894,122,545	228,866,900	34.40%	186.37%
2014	557,656	21,424	4.00%	45.51%	180,324	8,504	4.95%	-90.69%	1,048,810,372	154,687,827	17.30%	235.91%
2015	597,289	39,633	7.11%	55.85%	202,282	21,958	12.18%	-89.55%	1,302,406,494	253,596,122	24.18%	317.13%

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

Rate Ann.%chg: Total Agric Land **15.35%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	2,968,583	2,296	1,293			291,685,750	258,048	1,130			15,185,726	40,192	378		
2006	3,350,453	2,177	1,539	19.04%	19.04%	330,056,989	257,387	1,282	13.45%	13.45%	18,450,613	39,931	462	22.29%	22.29%
2007	3,287,800	2,138	1,538	-0.07%	18.96%	327,266,832	255,716	1,280	-0.20%	13.22%	17,280,898	37,437	462	-0.10%	22.17%
2008	4,059,615	2,088	1,945	26.43%	50.39%	403,862,231	255,643	1,580	23.44%	39.76%	20,924,811	37,172	563	21.95%	48.98%
2009	5,132,018	2,429	2,113	8.66%	63.42%	449,731,251	257,889	1,744	10.39%	54.28%	22,803,225	37,060	615	9.31%	62.85%
2010	6,024,386	2,891	2,084	-1.37%	61.18%	453,112,632	257,455	1,760	0.92%	55.70%	21,742,233	39,161	555	-9.77%	46.94%
2011	7,535,232	2,830	2,663	27.76%	105.93%	561,444,459	256,943	2,185	24.15%	93.31%	29,532,744	38,339	770	38.74%	103.87%
2012	7,374,409	2,860	2,578	-3.17%	99.41%	627,488,396	256,887	2,443	11.79%	116.10%	30,105,434	38,370	785	1.86%	107.66%
2013	10,760,471	2,860	3,762	45.93%	191.00%	848,719,405	256,519	3,309	35.45%	192.70%	35,590,852	38,324	929	18.36%	145.79%
2014	13,621,559	3,004	4,535	20.53%	250.76%	980,547,694	256,070	3,829	15.74%	238.76%	54,663,553	38,273	1,428	53.79%	278.01%
2015	16,210,362	3,116	5,202	14.70%	302.30%	1,219,008,111	255,941	4,763	24.38%	321.36%	67,639,755	38,363	1,763	23.45%	366.65%

Rate Annual %chg Average Value/Acre: 14.94%

15.47%

16.65%

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
2005	383,307	7,664	50			1,915,000	3,401	563			312,138,366	311,601	1,002		
2006	380,236	7,603	50	-0.01%	-0.01%	1,894,462	3,361	564	0.10%	0.10%	354,132,753	310,460	1,141	13.87%	13.87%
2007	352,172	6,933	51	1.57%	1.57%	1,709,877	3,089	553	-1.81%	-1.71%	349,897,579	305,313	1,146	0.47%	14.41%
2008	675,378	6,644	102	100.12%	103.25%	1,536,356	2,855	538	-2.77%	-4.43%	431,058,391	304,402	1,416	23.56%	41.36%
2009	396,622	3,632	109	7.43%	118.36%	1,238,653	2,431	510	-5.31%	-9.50%	479,301,769	303,441	1,580	11.54%	57.68%
2010	608,870	991	614	462.37%	1128.00%	216,400	1,719	126	-75.29%	-77.64%	481,704,521	302,216	1,594	0.91%	59.12%
2011	497,152	943	527	-14.19%	953.78%	162,307	1,613	101	-20.10%	-82.13%	599,171,894	300,669	1,993	25.03%	98.94%
2012	495,952	941	527	-0.03%	953.47%	161,368	1,604	101	0.00%	-82.13%	665,625,559	300,663	2,214	11.09%	121.01%
2013	518,250	965	537	1.98%	974.38%	171,068	1,701	101	-0.03%	-82.14%	895,760,046	300,368	2,982	34.71%	197.71%
2014	536,212	981	546	1.68%	992.48%	177,935	1,702	105	3.94%	-81.43%	1,049,546,953	300,030	3,498	17.30%	249.21%
2015	596,071	1,075	554	1.48%	1008.66%	177,913	1,702	105	0.00%	-81.43%	1,303,632,212	300,198	4,343	24.14%	333.51%

13
CASS

Rate Annual %chg Average Value/Acre: 15.80%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 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
25,241	CASS	124,449,852	38,772,498	61,203,648	1,481,518,289	142,288,385	48,441,418	16,731,211	1,302,406,494	130,568,718	46,869,292	0	3,393,249,805
cnty sectorvalue % of total value:		3.67%	1.14%	1.80%	43.66%	4.19%	1.43%	0.49%	38.38%	3.85%	1.38%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
132	ALVO	460,189	10,452	2,632	4,444,072	595,741	0	0	0	0	0	0	5,513,086
0.52%	%sector of county sector	0.37%	0.03%	0.00%	0.30%	0.42%							0.16%
	%sector of municipality	8.35%	0.19%	0.05%	80.61%	10.81%							100.00%
242	AVOCA	90,209	102,926	16,652	5,853,124	598,554	0	0	0	0	0	0	6,661,465
0.96%	%sector of county sector	0.07%	0.27%	0.03%	0.40%	0.42%							0.20%
	%sector of municipality	1.35%	1.55%	0.25%	87.87%	8.99%							100.00%
390	CEDAR CREEK	82,114	227,755	366,371	58,255,262	964,943	0	86,657	0	0	0	0	59,983,102
1.55%	%sector of county sector	0.07%	0.59%	0.60%	3.93%	0.68%		0.52%					1.77%
	%sector of municipality	0.14%	0.38%	0.61%	97.12%	1.61%		0.14%					100.00%
1,024	EAGLE	568,895	265,532	40,702	39,194,794	6,527,800	0	0	0	0	0	0	46,597,723
4.06%	%sector of county sector	0.46%	0.68%	0.07%	2.65%	4.59%							1.37%
	%sector of municipality	1.22%	0.57%	0.09%	84.11%	14.01%							100.00%
634	ELMWOOD	1,412,108	219,370	31,094	24,956,052	5,279,973	0	0	0	0	0	0	31,898,997
2.51%	%sector of county sector	1.13%	0.57%	0.05%	1.68%	3.71%							0.94%
	%sector of municipality	4.43%	0.69%	0.10%	78.24%	16.55%							100.00%
568	GREENWOOD	1,048,332	361,252	609,963	21,176,575	4,447,441	0	0	0	0	0	0	27,643,563
2.25%	%sector of county sector	0.84%	0.93%	1.00%	1.43%	3.13%							0.81%
	%sector of municipality	3.79%	1.31%	2.21%	76.61%	16.09%							100.00%
1,106	LOUISVILLE	478,829	545,552	1,021,188	46,358,736	7,647,609	0	0	123,509	0	7,250	0	56,182,673
4.38%	%sector of county sector	0.38%	1.41%	1.67%	3.13%	5.37%			0.01%		0.02%		1.66%
	%sector of municipality	0.85%	0.97%	1.82%	82.51%	13.61%			0.22%		0.01%		100.00%
178	MANLEY	94,132	61,206	119,702	6,149,533	548,924	0	0	0	0	0	0	6,973,497
0.71%	%sector of county sector	0.08%	0.16%	0.20%	0.42%	0.39%							0.21%
	%sector of municipality	1.35%	0.88%	1.72%	88.18%	7.87%							100.00%
236	MURDOCK	69,797	99,232	17,212	12,055,690	639,983	0	0	0	0	0	0	12,881,914
0.93%	%sector of county sector	0.06%	0.26%	0.03%	0.81%	0.45%							0.38%
	%sector of municipality	0.54%	0.77%	0.13%	93.59%	4.97%							100.00%
463	MURRAY	102,560	227,179	241,024	18,882,018	1,730,105	0	0	5,415	0	0	0	21,188,301
1.83%	%sector of county sector	0.08%	0.59%	0.39%	1.27%	1.22%			0.00%				0.62%
	%sector of municipality	0.48%	1.07%	1.14%	89.12%	8.17%			0.03%				100.00%
204	NEHAWKA	11,594	127,251	351,786	6,653,866	549,310	0	0	0	0	0	0	7,693,807
0.81%	%sector of county sector	0.01%	0.33%	0.57%	0.45%	0.39%							0.23%
	%sector of municipality	0.15%	1.65%	4.57%	86.46%	7.14%							100.00%
6505	PLATTSMOUTH	7,707,297	2,652,217	2,408,675	201,439,671	57,917,985	3,575,047	0	0	0	0	0	275,700,892
25.77%	%sector of county sector	6.19%	6.84%	3.94%	13.60%	40.70%	7.38%						8.12%
	%sector of municipality	2.80%	0.96%	0.87%	73.06%	21.01%	1.30%						100.00%
99	SOUTH BEND	5,560	214,667	741,895	2,999,532	772,809	0	0	0	0	0	0	4,734,463
0.39%	%sector of county sector	0.00%	0.55%	1.21%	0.20%	0.54%							0.14%
	%sector of municipality	0.12%	4.53%	15.67%	63.36%	16.32%							100.00%
233	UNION	11,535	214,182	386,187	6,867,256	743,895	0	0	0	0	0	0	8,223,055
0.92%	%sector of county sector	0.01%	0.55%	0.63%	0.46%	0.52%							0.24%
	%sector of municipality	0.14%	2.60%	4.70%	83.51%	9.05%							100.00%
1050	WEEPING WATER	471,530	554,446	356,253	48,826,535	4,595,654	425,490	0	0	0	0	0	55,229,908
4.16%	%sector of county sector	0.38%	1.43%	0.58%	3.30%	3.23%	0.88%						1.63%
	%sector of municipality	0.85%	1.00%	0.65%	88.41%	8.32%	0.77%						100.00%
13,064	Total Municipalities	12,614,681	5,883,219	6,711,336	504,112,716	93,560,726	4,000,537	86,657	128,924	0	7,250	0	627,106,046
51.76%	%all municip.sect of cnty	10.14%	15.17%	10.97%	34.03%	65.75%	8.26%	0.52%	0.01%		0.02%		18.48%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
13	CASS

CHART 5

EXHIBIT

13B

Page 5