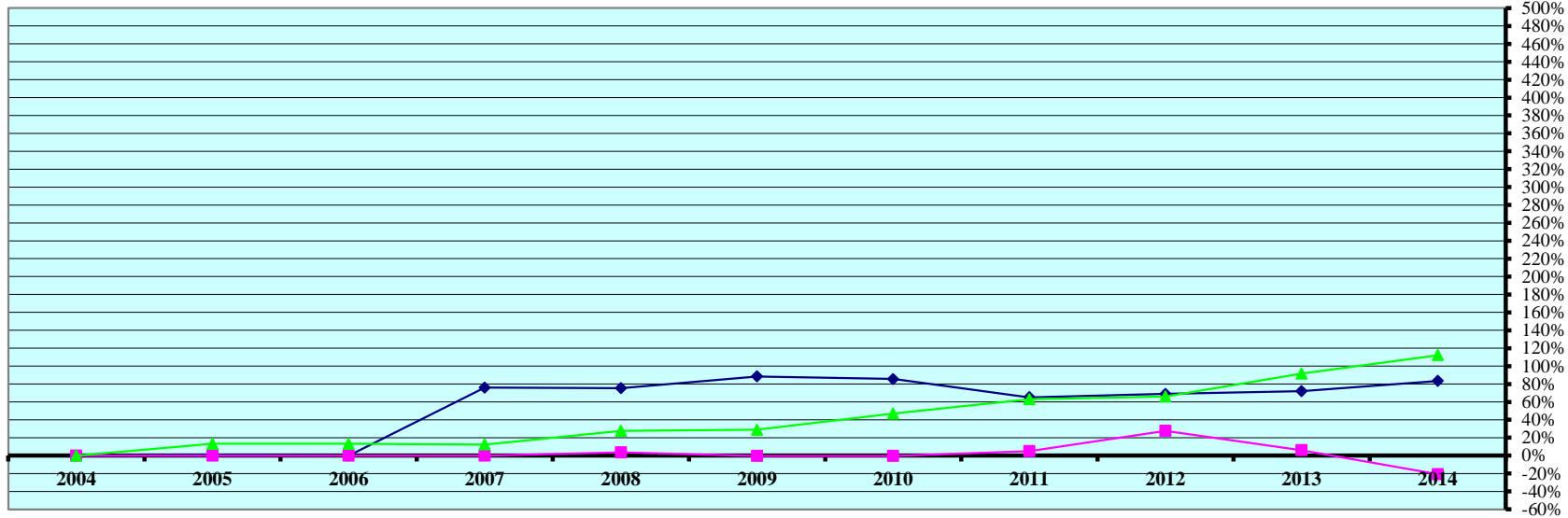


### REAL PROPERTY VALUATIONS - Cumulative %Change 2004-2014



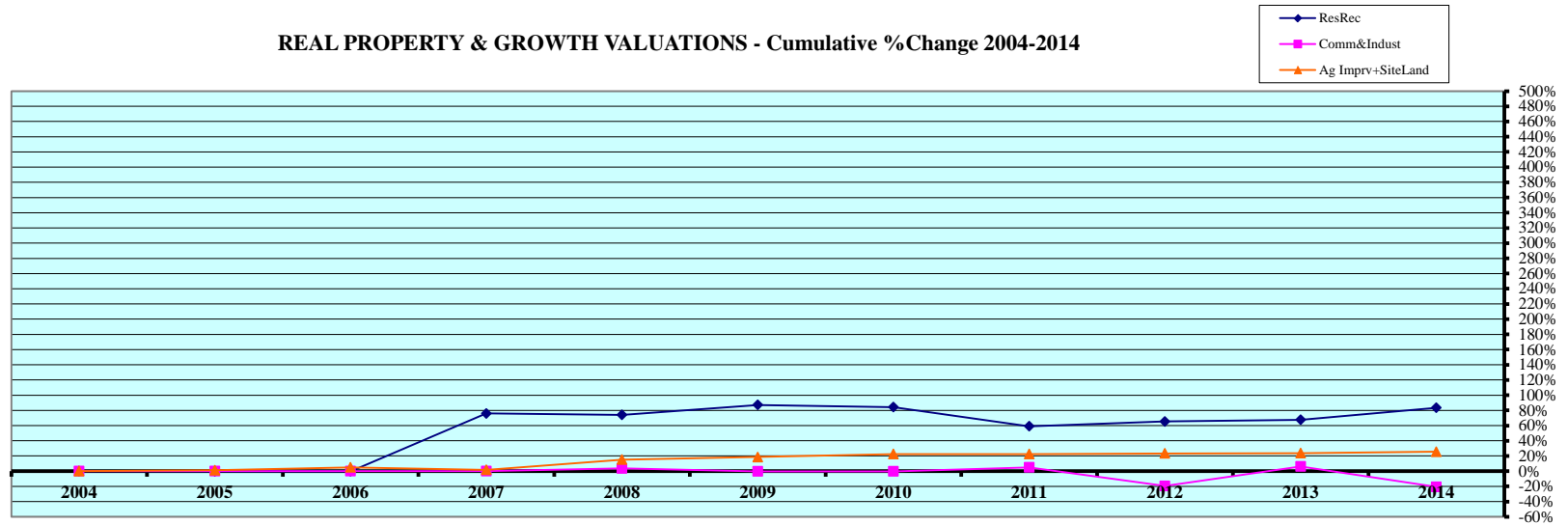
Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2004	1,586,894	--	--	--	193,042	--	--	--	79,051,723	--	--	--
2005	1,600,041	13,147	0.83%	0.83%	193,042	0	0.00%	0.00%	89,466,050	10,414,327	13.17%	13.17%
2006	1,584,034	-16,007	-1.00%	-0.18%	193,042	0	0.00%	0.00%	89,478,072	12,022	0.01%	13.19%
2007	2,790,976	1,206,942	76.19%	75.88%	193,042	0	0.00%	0.00%	88,860,329	-617,743	-0.69%	12.41%
2008	2,782,430	-8,546	-0.31%	75.34%	200,074	7,032	3.64%	3.64%	100,963,386	12,103,057	13.62%	27.72%
2009	2,990,418	207,988	7.48%	88.44%	192,215	-7,859	-3.93%	-0.43%	101,903,886	940,500	0.93%	28.91%
2010	2,944,294	-46,124	-1.54%	85.54%	192,215	0	0.00%	-0.43%	116,264,850	14,360,964	14.09%	47.07%
2011	2,620,253	-324,041	-11.01%	65.12%	202,841	10,626	5.53%	5.08%	128,916,441	12,651,591	10.88%	63.08%
2012	2,680,581	60,328	2.30%	68.92%	246,399	43,558	21.47%	27.64%	131,326,929	2,410,488	1.87%	66.13%
2013	2,729,749	49,168	1.83%	72.02%	204,690	-41,709	-16.93%	6.03%	151,428,941	20,102,012	15.31%	91.56%
2014	2,910,139	180,390	6.61%	83.39%	152,917	-51,773	-25.29%	-20.79%	167,734,823	16,305,882	10.77%	112.18%

Rate Annual %chg: Residential & Recreational **6.25%** Commercial & Industrial **-2.30%** Agricultural Land **7.81%**

Cnty# **4**  
County **BANNER**

(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 2004-2014**



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	
2004	1,586,894	7,141	0.45%	1,579,753	--	--	193,042	0	0.00%	193,042	--	--	
2005	1,600,041	19,305	1.21%	1,580,736	-0.39%	-0.39%	193,042	0	0.00%	193,042	0.00%	0.00%	
2006	1,584,034	0	0.00%	1,584,034	-1.00%	-0.18%	193,042	0	0.00%	193,042	0.00%	0.00%	
2007	2,790,976	0	0.00%	2,790,976	76.19%	75.88%	193,042	0	0.00%	193,042	0.00%	0.00%	
2008	2,782,430	22,190	0.80%	2,760,240	-1.10%	73.94%	200,074	0	0.00%	200,074	3.64%	3.64%	
2009	2,990,418	22,190	0.74%	2,968,228	6.68%	87.05%	192,215	0	0.00%	192,215	-3.93%	-0.43%	
2010	2,944,294	22,190	0.75%	2,922,104	-2.28%	84.14%	192,215	0	0.00%	192,215	0.00%	-0.43%	
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	59.05%	202,841	0	0.00%	202,841	5.53%	5.08%	
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	65.30%	246,399	90,917	36.90%	155,482	-23.35%	-19.46%	
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	67.60%	204,690	0	0.00%	204,690	-16.93%	6.03%	
2014	2,910,139	0	0.00%	2,910,139	6.61%	83.39%	152,917	0	0.00%	152,917	-25.29%	-20.79%	
Rate Ann%chg	<b>6.25%</b>			Resid & Rec. w/o growth			<b>6.98%</b>			C & I w/o growth			<b>-6.03%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2004	15,113,931	4,043,285	19,157,216	538,890	2.81%	18,618,326	--	--
2005	15,905,929	4,177,574	20,083,503	694,165	3.46%	19,389,338	1.21%	1.21%
2006	16,058,347	4,177,082	20,235,429	119,693	0.59%	20,115,736	0.16%	5.00%
2007	15,488,937	4,161,380	19,650,317	144,657	0.74%	19,505,660	-3.61%	1.82%
2008	17,273,778	5,022,450	22,296,228	233,436	1.05%	22,062,792	12.28%	15.17%
2009	17,596,915	5,351,883	22,948,798	233,435	1.02%	22,715,363	1.88%	18.57%
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359	2.26%	22.50%
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885	-1.06%	22.41%
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	0.13%	23.35%
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	-0.79%	23.56%
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	25.50%
Rate Ann%chg	<b>1.80%</b>	<b>4.15%</b>	<b>2.34%</b>	Ag Imprv+Site w/o growth			<b>1.17%</b>	

(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.

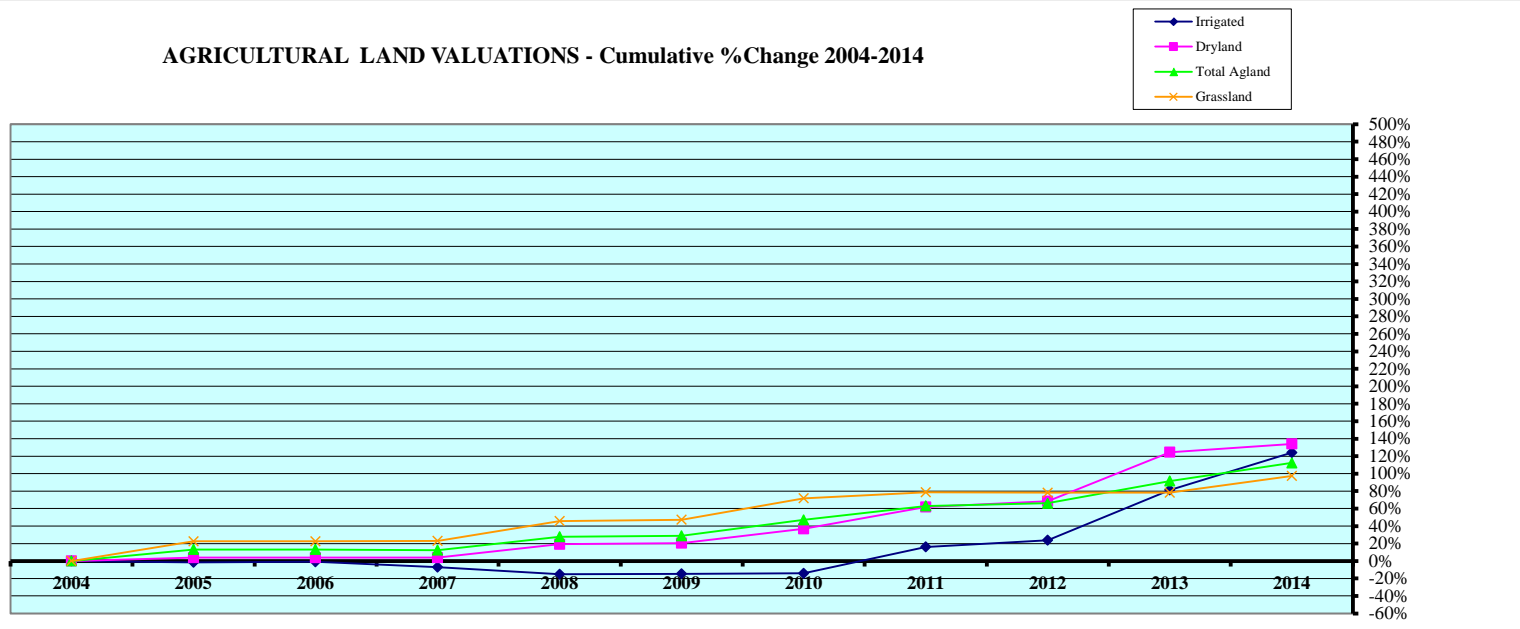
Sources:  
Value; 2004 - 2014 CTL  
Growth Value; 2004-2014 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2015

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CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2004-2014



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
2004	14,044,774	--	--	--	21,531,516	--	--	--	43,084,070	--	--	--
2005	13,842,531	-202,243	-1.44%	-1.44%	22,364,721	833,205	3.87%	3.87%	52,776,598	9,692,528	22.50%	22.50%
2006	13,905,937	63,406	0.46%	-0.99%	22,342,930	-21,791	-0.10%	3.77%	52,747,880	-28,718	-0.05%	22.43%
2007	13,041,444	-864,493	-6.22%	-7.14%	22,360,091	17,161	0.08%	3.85%	52,954,122	206,242	0.39%	22.91%
2008	11,908,268	-1,133,176	-8.69%	-15.21%	25,658,232	3,298,141	14.75%	19.17%	62,828,934	9,874,812	18.65%	45.83%
2009	11,979,310	71,042	0.60%	-14.71%	25,933,316	275,084	1.07%	20.44%	63,424,024	595,090	0.95%	47.21%
2010	12,064,769	85,459	0.71%	-14.10%	29,446,248	3,512,932	13.55%	36.76%	74,016,079	10,592,055	16.70%	71.79%
2011	16,298,278	4,233,509	35.09%	16.05%	34,849,007	5,402,759	18.35%	61.85%	76,931,854	2,915,775	3.94%	78.56%
2012	17,396,226	1,097,948	6.74%	23.86%	36,281,845	1,432,838	4.11%	68.51%	76,807,665	-124,189	-0.16%	78.27%
2013	25,446,508	8,050,282	46.28%	81.18%	48,358,230	12,076,385	33.28%	124.59%	76,802,449	-5,216	-0.01%	78.26%
2014	31,456,553	6,010,045	23.62%	123.97%	50,396,682	2,038,452	4.22%	134.06%	85,034,241	8,231,792	10.72%	97.37%

Rate Ann.%chg: Irrigated **8.40%** Dryland **8.88%** Grassland **7.04%**

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
2004	93,905	--	--	--	297,458	--	--	--	79,051,723	--	--	--
2005	126,197	32,292	34.39%	34.39%	356,003	58,545	19.68%	19.68%	89,466,050	10,414,327	13.17%	13.17%
2006	126,256	59	0.05%	34.45%	355,069	-934	-0.26%	19.37%	89,478,072	12,022	0.01%	13.19%
2007	126,128	-128	-0.10%	34.31%	378,544	23,475	6.61%	27.26%	88,860,329	-617,743	-0.69%	12.41%
2008	157,544	31,416	24.91%	67.77%	410,408	31,864	8.42%	37.97%	100,963,386	12,103,057	13.62%	27.72%
2009	156,557	-987	-0.63%	66.72%	410,679	271	0.07%	38.06%	101,903,886	940,500	0.93%	28.91%
2010	188,006	31,449	20.09%	100.21%	549,748	139,069	33.86%	84.82%	116,264,850	14,360,964	14.09%	47.07%
2011	223,036	35,030	18.63%	137.51%	614,266	64,518	11.74%	106.51%	128,916,441	12,651,591	10.88%	63.08%
2012	225,869	2,833	1.27%	140.53%	615,324	1,058	0.17%	106.86%	131,326,929	2,410,488	1.87%	66.13%
2013	216,714	-9,155	-4.05%	130.78%	605,040	-10,284	-1.67%	103.40%	151,428,941	20,102,012	15.31%	91.56%
2014	232,520	15,806	7.29%	147.61%	614,827	9,787	1.62%	106.69%	167,734,823	16,305,882	10.77%	112.18%

Cnty# **4**  
County **BANNER**

Rate Ann.%chg: Total Agric Land **7.81%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2004-2014** (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
2004	14,044,774	26,779	524			21,531,516	121,074	178			43,086,832	313,762	137		
2005	13,964,449	26,956	518	-1.23%	-1.23%	22,371,740	119,242	188	5.50%	5.50%	52,737,173	315,276	167	21.81%	21.81%
2006	13,905,936	26,819	519	0.09%	-1.14%	22,343,493	119,054	188	0.03%	5.53%	52,658,886	314,718	167	0.03%	21.84%
2007	13,091,256	25,291	518	-0.17%	-1.30%	22,367,913	119,153	188	0.03%	5.56%	52,827,651	315,866	167	-0.04%	21.79%
2008	11,908,266	24,688	482	-6.82%	-8.03%	25,656,825	119,684	214	14.20%	20.54%	62,631,739	315,875	198	18.56%	44.39%
2009	12,893,728	25,855	499	3.39%	-4.92%	25,503,958	115,820	220	2.72%	23.82%	63,396,137	319,194	199	0.17%	44.63%
2010	12,062,063	24,187	499	0.00%	-4.91%	29,486,767	118,184	249	13.30%	40.30%	74,014,510	318,445	232	17.02%	69.25%
2011	16,170,241	23,801	679	36.24%	29.54%	34,982,918	121,547	288	15.36%	61.84%	76,804,324	313,665	245	5.35%	78.31%
2012	17,396,226	23,919	727	7.05%	38.67%	36,342,444	122,014	298	3.49%	67.49%	76,756,286	312,946	245	0.17%	78.61%
2013	25,360,508	23,714	1,069	47.04%	103.90%	48,803,699	122,752	398	33.48%	123.56%	76,474,427	312,202	245	-0.13%	78.38%
2014	31,241,720	23,984	1,303	21.80%	148.36%	50,533,297	124,414	406	2.16%	128.39%	84,985,890	309,047	275	12.26%	100.25%

Rate Annual %chg Average Value/Acre: 9.52%

8.61%

7.19%

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
2004	93,191	6,207	15			297,458	1,893	157			79,053,771	469,715	168		
2005	125,386	6,269	20	33.20%	33.20%	327,088	2,189	149	-4.92%	-4.92%	89,525,836	469,932	191	13.19%	13.19%
2006	125,544	6,277	20	0.00%	33.20%	332,138	2,199	151	1.08%	-3.89%	89,365,997	469,068	191	0.01%	13.20%
2007	125,791	6,290	20	0.00%	33.20%	378,588	2,712	140	-7.55%	-11.15%	88,791,199	469,311	189	-0.69%	12.41%
2008	156,980	6,275	25	25.10%	66.63%	510,058	2,737	186	33.48%	18.60%	100,863,868	469,259	215	13.61%	27.71%
2009	156,510	6,256	25	0.00%	66.63%	410,679	2,609	157	-15.53%	0.17%	102,361,012	469,734	218	1.38%	29.48%
2010	188,190	6,272	30	19.93%	99.84%	428,174	2,563	167	6.12%	6.31%	116,179,704	469,651	247	13.52%	46.98%
2011	219,057	7,301	30	-0.01%	99.82%	586,216	2,899	203	21.04%	28.68%	128,762,756	469,213	274	10.93%	63.05%
2012	225,869	7,528	30	0.00%	99.82%	577,064	2,838	203	0.56%	29.40%	131,297,889	469,246	280	1.96%	66.25%
2013	216,710	7,223	30	0.00%	99.82%	576,641	2,826	204	0.36%	29.87%	151,431,985	468,718	323	15.46%	91.96%
2014	231,066	7,701	30	0.00%	99.83%	587,063	2,895	203	-0.64%	29.04%	167,579,036	468,041	358	10.82%	112.74%

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**BANNER**

Rate Annual %chg Average Value/Acre: 7.84%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2004 - 2014 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2015

