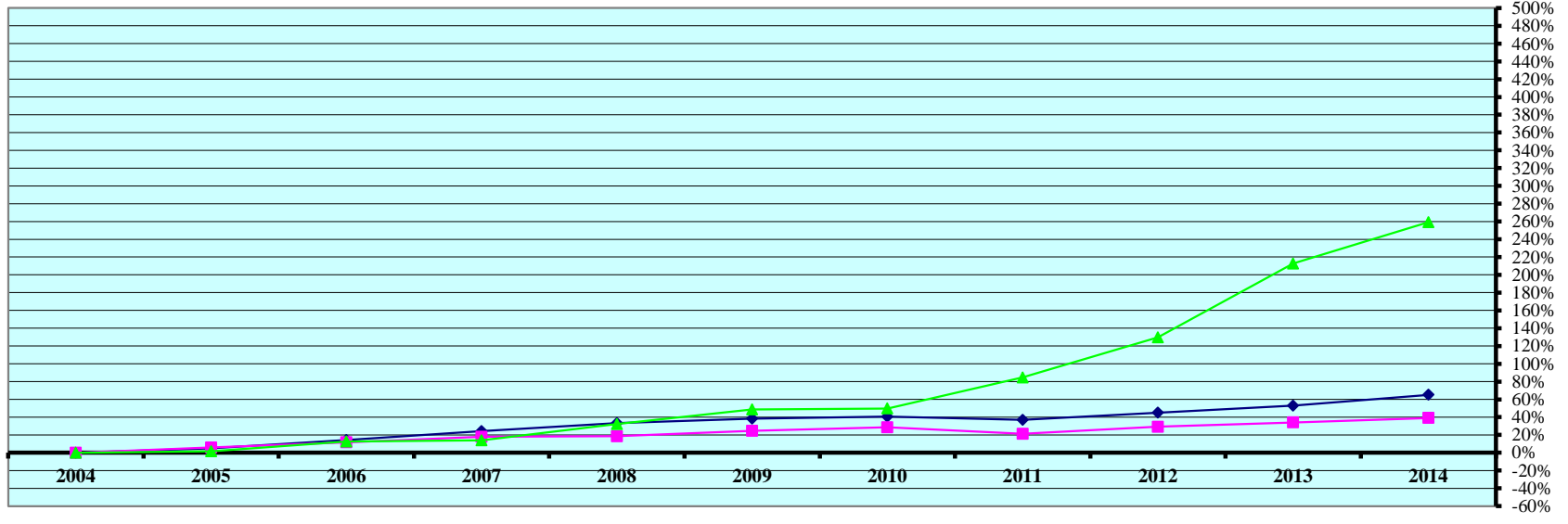


REAL PROPERTY VALUATIONS - Cumulative %Change 2004-2014



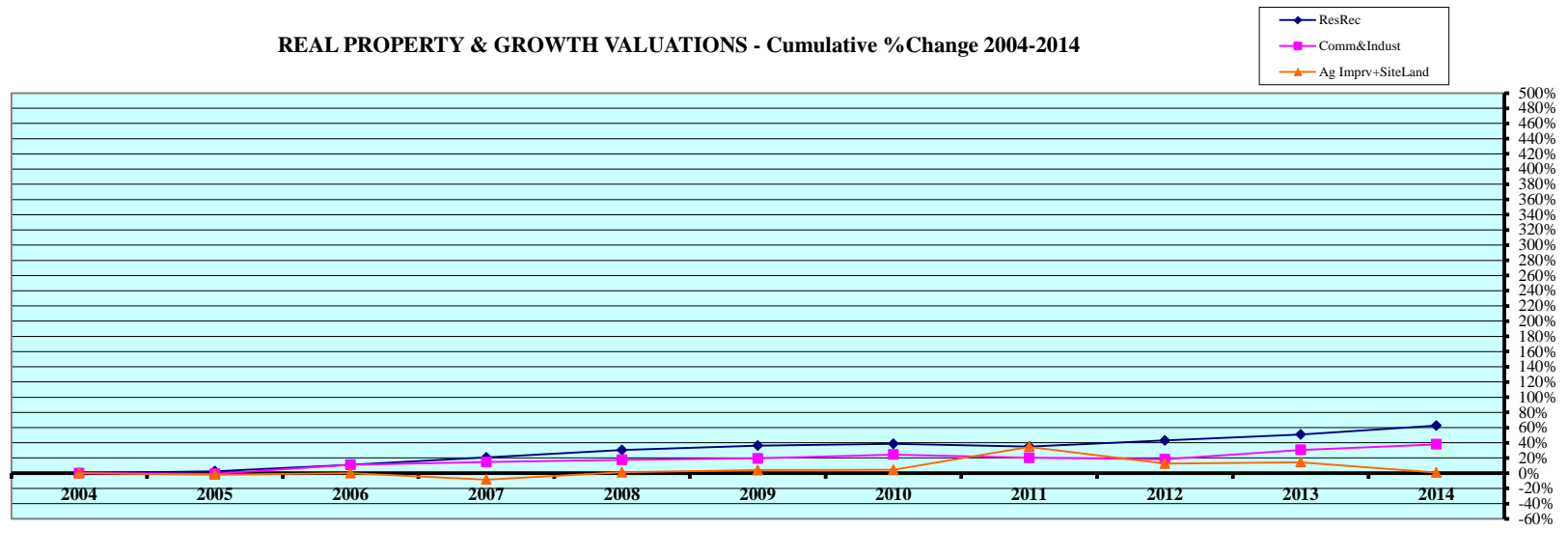
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2004	685,838,590	--	--	--	86,636,170	--	--	--	448,864,450	--	--	--
2005	720,730,370	34,891,780	5.09%	5.09%	91,688,300	5,052,130	5.83%	5.83%	455,611,600	6,747,150	1.50%	1.50%
2006	783,271,190	62,540,820	8.68%	14.21%	96,744,710	5,056,410	5.51%	11.67%	505,129,990	49,518,390	10.87%	12.54%
2007	853,414,960	70,143,770	8.96%	24.43%	102,112,130	5,367,420	5.55%	17.86%	511,288,040	6,158,050	1.22%	13.91%
2008	914,254,200	60,839,240	7.13%	33.30%	102,667,780	555,650	0.54%	18.50%	593,403,970	82,115,930	16.06%	32.20%
2009	948,955,450	34,701,250	3.80%	38.36%	107,884,100	5,216,320	5.08%	24.53%	667,521,530	74,117,560	12.49%	48.71%
2010	964,166,860	15,211,410	1.60%	40.58%	111,355,830	3,471,730	3.22%	28.53%	672,189,460	4,667,930	0.70%	49.75%
2011	938,420,030	-25,746,830	-2.67%	36.83%	105,104,030	-6,251,800	-5.61%	21.32%	829,089,030	156,899,570	23.34%	84.71%
2012	994,227,376	55,807,346	5.95%	44.97%	111,896,364	6,792,334	6.46%	29.16%	1,030,859,090	201,770,060	24.34%	129.66%
2013	1,048,918,386	54,691,010	5.50%	52.94%	116,195,356	4,298,992	3.84%	34.12%	1,403,780,775	372,921,685	36.18%	212.74%
2014	1,132,435,461	83,517,075	7.96%	65.12%	120,522,686	4,327,330	3.72%	39.11%	1,611,811,725	208,030,950	14.82%	259.09%

Rate Annual %chg: Residential & Recreational **5.14%** Commercial & Industrial **3.36%** Agricultural Land **13.64%**

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(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 ⁽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	
2004	685,838,590	16,231,580	2.37%	669,607,010	--	--	86,636,170	1,357,645	1.57%	85,278,525	--	--	
2005	720,730,370	16,879,030	2.34%	703,851,340	2.63%	2.63%	91,688,300	5,761,890	6.28%	85,926,410	-0.82%	-0.82%	
2006	783,271,190	21,407,185	2.73%	761,864,005	5.71%	11.09%	96,744,710	465,020	0.48%	96,279,690	5.01%	11.13%	
2007	853,414,960	24,182,412	2.83%	829,232,548	5.87%	20.91%	102,112,130	2,741,530	2.68%	99,370,600	2.71%	14.70%	
2008	914,254,200	19,290,240	2.11%	894,963,960	4.87%	30.49%	102,667,780	939,330	0.91%	101,728,450	-0.38%	17.42%	
2009	948,955,450	14,461,613	1.52%	934,493,837	2.21%	36.26%	107,884,100	4,400,700	4.08%	103,483,400	0.79%	19.45%	
2010	964,166,860	12,935,119	1.34%	951,231,741	0.24%	38.70%	111,355,830	3,412,560	3.06%	107,943,270	0.05%	24.59%	
2011	938,420,030	12,135,720	1.29%	926,284,310	-3.93%	35.06%	105,104,030	964,240	0.92%	104,139,790	-6.48%	20.20%	
2012	994,227,376	13,710,544	1.38%	980,516,832	4.49%	42.97%	111,896,364	9,244,392	8.26%	102,651,972	-2.33%	18.49%	
2013	1,048,918,386	13,769,809	1.31%	1,035,148,577	4.12%	50.93%	116,195,356	3,000,117	2.58%	113,195,239	1.16%	30.66%	
2014	1,132,435,461	16,696,624	1.47%	1,115,738,837	6.37%	62.68%	120,522,686	1,044,151	0.87%	119,478,535	2.83%	37.91%	
Rate Ann%chg	5.14%			Resid & Rec. w/o growth			3.26%			C & I w/o growth			0.25%

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	% growth of value		
2004	147,646,520	43,987,240	191,633,760	8,390,665	4.38%	183,243,095	--
2005	151,286,890	43,567,560	194,854,450	6,589,270	3.38%	188,265,180	-1.76%
2006	153,379,050	43,342,350	196,721,400	4,960,260	2.52%	191,761,140	0.07%
2007	137,718,780	41,169,190	178,887,970	3,108,650	1.74%	175,779,320	-8.27%
2008	160,812,670	37,254,850	198,067,520	3,967,650	2.00%	194,099,870	1.29%
2009	162,296,380	37,816,620	200,113,000	872,545	0.44%	199,240,455	3.97%
2010	164,921,620	39,245,700	204,167,320	4,060,527	1.99%	200,106,793	4.42%
2011	196,353,575	67,243,580	263,597,155	5,266,140	2.00%	258,331,015	34.80%
2012	165,841,031	55,870,180	221,711,211	6,045,320	2.73%	215,665,891	12.54%
2013	164,912,920	58,695,180	223,608,100	4,212,095	1.88%	219,396,005	14.49%
2014	143,657,060	53,000,680	196,657,740	3,400,380	1.73%	193,257,360	0.85%
Rate Ann%chg	-0.27%	1.88%	0.26%	Ag Imprv+Site w/o growth		-1.12%	

(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.

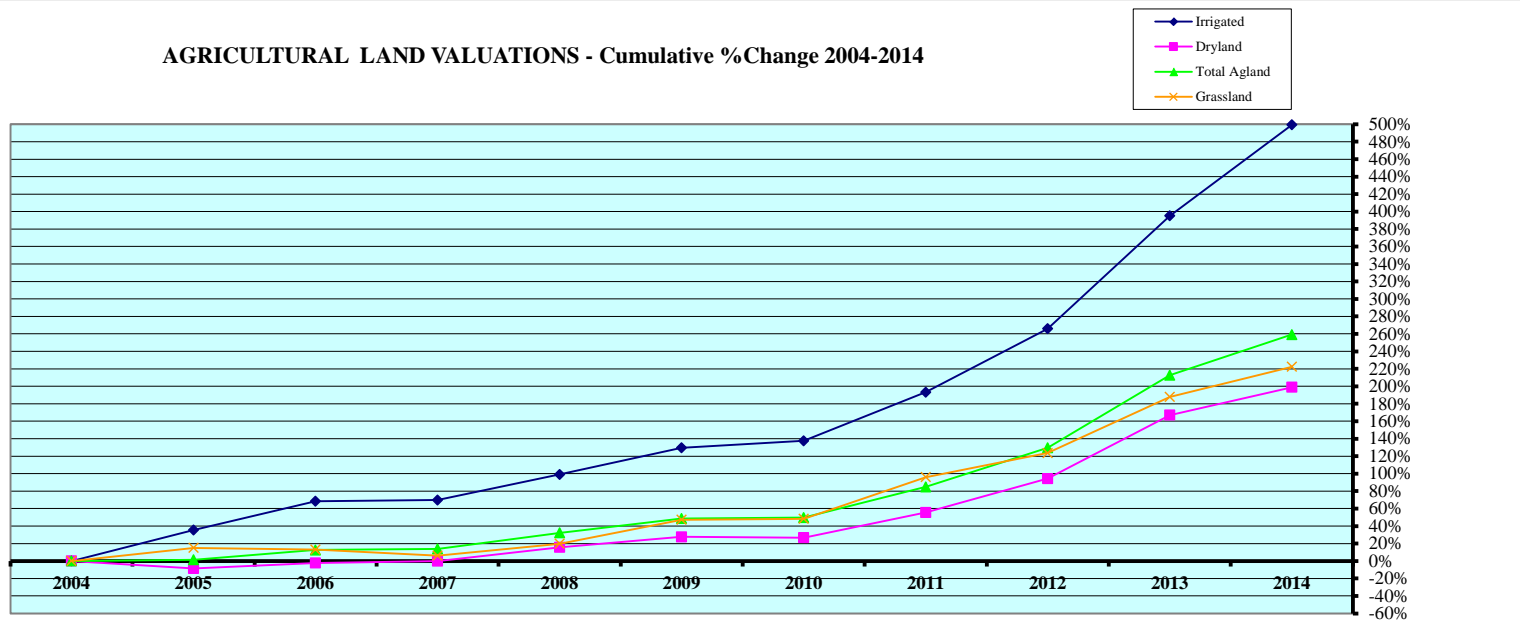
Sources:
Value; 2004 - 2014 CTL
Growth Value; 2004-2014 Abstract of Asmnt Rpt.

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

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County SAUNDERS

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	88,418,600	--	--	--	332,552,440	--	--	--	26,325,370	--	--	--
2005	119,718,760	31,300,160	35.40%	35.40%	304,132,310	-28,420,130	-8.55%	-8.55%	30,276,750	3,951,380	15.01%	15.01%
2006	148,984,270	29,265,510	24.45%	68.50%	325,184,720	21,052,410	6.92%	-2.22%	29,749,610	-527,140	-1.74%	13.01%
2007	150,143,640	1,159,370	0.78%	69.81%	332,019,410	6,834,690	2.10%	-0.16%	27,962,560	-1,787,050	-6.01%	6.22%
2008	175,988,390	25,844,750	17.21%	99.04%	384,548,860	52,529,450	15.82%	15.64%	31,550,880	3,588,320	12.83%	19.85%
2009	202,975,340	26,986,950	15.33%	129.56%	424,446,250	39,897,390	10.38%	27.63%	38,762,470	7,211,590	22.86%	47.24%
2010	210,080,030	7,104,690	3.50%	137.60%	421,313,180	-3,133,070	-0.74%	26.69%	39,063,870	301,400	0.78%	48.39%
2011	259,193,540	49,113,510	23.38%	193.14%	516,886,630	95,573,450	22.68%	55.43%	51,586,720	12,522,850	32.06%	95.96%
2012	323,515,340	64,321,800	24.82%	265.89%	646,183,400	129,296,770	25.01%	94.31%	58,856,750	7,270,030	14.09%	123.57%
2013	437,789,345	114,274,005	35.32%	395.13%	887,587,000	241,403,600	37.36%	166.90%	75,785,440	16,928,690	28.76%	187.88%
2014	529,881,575	92,092,230	21.04%	499.29%	994,113,800	106,526,800	12.00%	198.93%	84,880,890	9,095,450	12.00%	222.43%

Rate Ann.%chg: Irrigated **19.61%** Dryland **11.57%** Grassland **12.42%**

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
2004	1,568,040	--	--	--	0	--	--	--	448,864,450	--	--	--
2005	1,483,780	-84,260	-5.37%	-5.37%	0	0			455,611,600	6,747,150	1.50%	1.50%
2006	1,211,390	-272,390	-18.36%	-22.74%	0	0			505,129,990	49,518,390	10.87%	12.54%
2007	1,162,430	-48,960	-4.04%	-25.87%	0	0			511,288,040	6,158,050	1.22%	13.91%
2008	1,315,840	153,410	13.20%	-16.08%	0	0			593,403,970	82,115,930	16.06%	32.20%
2009	1,337,470	21,630	1.64%	-14.70%	0	0			667,521,530	74,117,560	12.49%	48.71%
2010	1,732,380	394,910	29.53%	10.48%	0	0			672,189,460	4,667,930	0.70%	49.75%
2011	1,422,140	-310,240	-17.91%	-9.30%	0	0			829,089,030	156,899,570	23.34%	84.71%
2012	1,443,770	21,630	1.52%	-7.93%	859,830	859,830			1,030,859,090	201,770,060	24.34%	129.66%
2013	1,552,380	108,610	7.52%	-1.00%	1,066,610	206,780	24.05%		1,403,780,775	372,921,685	36.18%	212.74%
2014	1,537,700	-14,680	-0.95%	-1.93%	1,397,760	331,150	31.05%		1,611,811,725	208,030,950	14.82%	259.09%

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Rate Ann.%chg: Total Agric Land **13.64%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2004-2014 (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
2004	88,390,590	56,555	1,563			334,211,170	298,284	1,120			26,251,110	57,172	459		
2005	117,605,130	75,991	1,548	-0.98%	-0.98%	307,314,070	276,348	1,112	-0.75%	-0.75%	30,632,380	59,843	512	11.48%	11.48%
2006	149,318,320	90,723	1,646	6.35%	5.31%	327,057,300	268,777	1,217	9.42%	8.60%	30,198,070	55,227	547	6.82%	19.09%
2007	150,815,850	91,223	1,653	0.45%	5.78%	333,493,430	266,199	1,253	2.96%	11.81%	28,147,080	55,215	510	-6.77%	11.02%
2008	176,441,230	92,394	1,910	15.51%	22.19%	384,865,880	264,354	1,456	16.21%	29.94%	32,135,120	55,420	580	13.75%	26.28%
2009	203,765,010	93,132	2,188	14.57%	39.99%	426,217,070	263,829	1,616	10.96%	44.18%	39,192,770	55,511	706	21.76%	53.77%
2010	209,726,890	94,544	2,218	1.39%	41.93%	421,912,070	262,090	1,610	-0.35%	43.67%	39,022,590	55,653	701	-0.69%	52.71%
2011	258,340,000	95,473	2,706	21.98%	73.13%	514,269,390	260,978	1,971	22.41%	75.87%	50,288,760	55,627	904	28.93%	96.89%
2012	322,995,520	95,946	3,366	24.41%	115.40%	638,314,580	260,290	2,452	24.45%	118.87%	58,604,680	54,974	1,066	17.92%	132.17%
2013	437,166,070	98,107	4,456	32.37%	185.11%	888,491,870	257,553	3,450	40.67%	207.89%	76,604,800	54,933	1,395	30.81%	203.71%
2014	517,428,785	101,014	5,122	14.95%	227.74%	1,006,650,220	253,368	3,973	15.17%	254.60%	85,201,250	54,267	1,570	12.59%	241.93%

Rate Annual %chg Average Value/Acre: 12.60%

13.49%

13.08%

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
2004	1,752,050	11,974	146			0	0				450,604,920	423,984	1,063		
2005	1,520,930	11,258	135	-7.67%	-7.67%	0	0				457,072,510	423,439	1,079	1.57%	1.57%
2006	1,255,900	7,664	164	21.30%	11.99%	0	0				507,829,590	422,391	1,202	11.38%	13.12%
2007	1,193,260	7,662	156	-4.96%	6.43%	0	0				513,649,620	420,300	1,222	1.65%	14.99%
2008	1,341,040	8,207	163	4.92%	11.67%	0	0				594,783,270	420,375	1,415	15.77%	33.13%
2009	1,395,410	8,336	167	2.44%	14.40%	0	0				670,570,260	420,808	1,594	12.63%	49.94%
2010	1,735,820	8,336	208	24.40%	42.32%	0	0				672,397,370	420,623	1,599	0.32%	50.41%
2011	1,375,100	7,779	177	-15.11%	20.81%	0	0				824,273,250	419,857	1,963	22.81%	84.72%
2012	1,456,510	8,174	178	0.79%	21.77%	0	0				1,021,371,290	419,384	2,435	24.05%	129.15%
2013	1,564,000	8,250	190	6.39%	29.55%	0	0				1,403,826,740	418,844	3,352	37.62%	215.37%
2014	1,517,380	8,352	182	-4.16%	24.16%	0	0				1,610,797,635	417,001	3,863	15.25%	263.46%

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SAUNDERS

Rate Annual %chg Average Value/Acre: 13.77%

(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

2014 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
20,780	SAUNDERS	125,749,484	15,909,314	36,899,352	1,128,387,431	120,522,686	0	4,048,030	1,611,811,725	143,657,060	53,000,680	0	3,239,985,762
cnty sectorvalue % of total value:		3.88%	0.49%	1.14%	34.83%	3.72%		0.12%	49.75%	4.43%	1.64%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,453	ASHLAND	2,079,983	1,169,705	1,207,508	80,870,975	21,166,380	0	0	0	0	0	0	106,494,551
11.80%	%sector of county sector	1.65%	7.35%	3.27%	7.17%	17.56%							3.29%
	%sector of municipality	1.95%	1.10%	1.13%	75.94%	19.88%							100.00%
610	CEDAR BLUFFS	462,943	52,217	9,340	17,368,640	2,119,490	0	0	0	0	35,550	0	20,048,180
2.94%	%sector of county sector	0.37%	0.33%	0.03%	1.54%	1.76%					0.07%		0.82%
	%sector of municipality	2.31%	0.26%	0.05%	86.63%	10.57%					0.18%		100.00%
889	CERESCO	652,173	149,625	72,710	35,888,490	6,326,270	0	0	0	0	0	0	43,089,268
4.28%	%sector of county sector	0.52%	0.94%	0.20%	3.18%	5.25%							1.33%
	%sector of municipality	1.51%	0.35%	0.17%	83.29%	14.68%							100.00%
110	COLON	150,120	34,646	6,197	2,976,130	441,790	0	0	0	0	0	0	3,608,883
0.53%	%sector of county sector	0.12%	0.22%	0.02%	0.26%	0.37%							0.11%
	%sector of municipality	4.16%	0.96%	0.17%	82.47%	12.24%							100.00%
148	ITHACA	5,743	32,523	5,817	3,424,780	251,540	0	0	0	0	0	0	3,720,403
0.71%	%sector of county sector	0.00%	0.20%	0.02%	0.30%	0.21%							0.11%
	%sector of municipality	0.15%	0.87%	0.16%	92.05%	6.76%							100.00%
112	LESHARA	3,621	83,616	363,026	3,450,860	80,940	0	0	0	0	0	0	3,982,063
0.54%	%sector of county sector	0.00%	0.53%	0.98%	0.31%	0.07%							0.12%
	%sector of municipality	0.09%	2.10%	9.12%	86.66%	2.03%							100.00%
120	MALMO	373,688	0	0	3,151,710	322,890	0	0	0	0	0	0	3,848,288
0.58%	%sector of county sector	0.30%			0.28%	0.27%							0.12%
	%sector of municipality	9.71%			81.90%	8.39%							100.00%
569	MEAD	1,032,990	196,819	361,547	19,228,810	7,144,275	0	0	250,305	0	0	0	28,214,746
2.74%	%sector of county sector	0.82%	1.24%	0.98%	1.70%	5.93%			0.02%				0.97%
	%sector of municipality	3.66%	0.70%	1.28%	68.15%	25.32%			0.89%				100.00%
114	MEMPHIS	22,530	1,308	234	2,439,540	104,000	0	0	0	0	0	0	2,567,612
0.55%	%sector of county sector	0.02%	0.01%	0.00%	0.22%	0.09%							0.08%
	%sector of municipality	0.88%	0.05%	0.01%	95.01%	4.05%							100.00%
135	MORSE BLUFF	1,052,291	0	0	2,494,560	483,075	0	0	0	0	0	0	4,029,926
0.65%	%sector of county sector	0.84%			0.22%	0.40%							0.12%
	%sector of municipality	26.11%			61.90%	11.99%							100.00%
303	PRAGUE	241,406	0	0	6,963,100	1,446,870	0	0	0	0	0	0	8,651,376
1.46%	%sector of county sector	0.19%			0.62%	1.20%							0.27%
	%sector of municipality	2.79%			80.49%	16.72%							100.00%
570	VALPARAISO	1,081,506	272,549	968,334	26,318,400	2,246,600	0	0	0	0	0	0	30,887,389
2.74%	%sector of county sector	0.86%	1.71%	2.62%	2.33%	1.86%							0.95%
	%sector of municipality	3.50%	0.88%	3.14%	85.21%	7.27%							100.00%
4510	WAHOO	10,616,009	756,288	1,160,366	181,068,380	48,206,695	0	0	197,680	0	0	0	242,005,418
21.70%	%sector of county sector	8.44%	4.75%	3.14%	16.05%	40.00%			0.01%				7.47%
	%sector of municipality	4.39%	0.31%	0.48%	74.82%	19.92%			0.08%				100.00%
324	WESTON	862,733	103,997	513,190	6,683,020	1,034,830	0	0	0	0	0	0	9,197,770
1.56%	%sector of county sector	0.69%	0.65%	1.39%	0.59%	0.86%							0.28%
	%sector of municipality	9.38%	1.13%	5.58%	72.66%	11.25%							100.00%
1174	YUTAN	539,140	514,311	596,270	50,796,780	2,958,970	0	0	0	0	0	0	55,405,471
5.65%	%sector of county sector	0.43%	3.23%	1.62%	4.50%	2.46%							1.71%
	%sector of municipality	0.97%	0.93%	1.08%	91.68%	5.34%							100.00%
12,141	Total Municipalities	19,176,876	3,367,604	5,264,539	443,124,175	94,334,615	0	0	447,985	0	35,550	0	565,751,344
58.43%	%all municip.sect of cnty	15.25%	21.17%	14.27%	39.27%	78.27%			0.03%		0.07%		17.46%

Sources: 2014 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2014 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2015

Cnty#	County
78	SAUNDERS