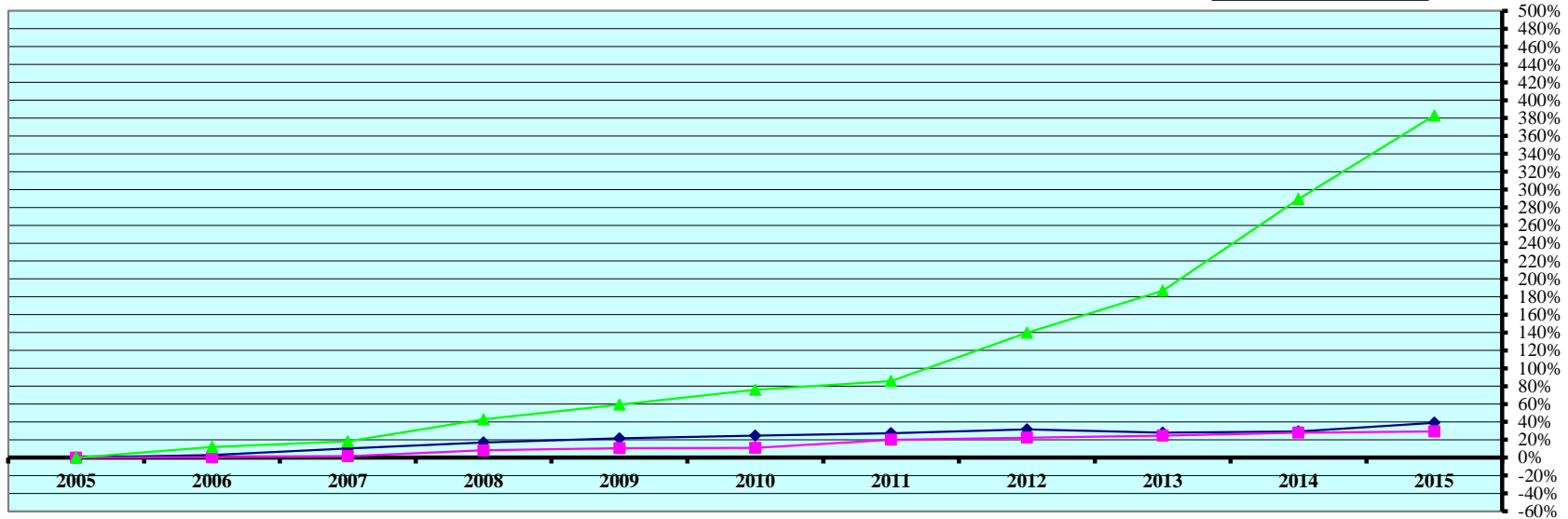


### REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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
2005	90,937,006	--	--	--	35,887,445	--	--	--	247,423,615	--	--	--
2006	93,683,965	2,746,959	3.02%	3.02%	36,061,135	173,690	0.48%	0.48%	277,218,335	29,794,720	12.04%	12.04%
2007	100,370,120	6,686,155	7.14%	10.37%	36,481,600	420,465	1.17%	1.66%	292,624,455	15,406,120	5.56%	18.27%
2008	106,450,525	6,080,405	6.06%	17.06%	38,826,040	2,344,440	6.43%	8.19%	353,569,490	60,945,035	20.83%	42.90%
2009	110,576,375	4,125,850	3.88%	21.60%	39,662,649	836,609	2.15%	10.52%	394,555,505	40,986,015	11.59%	59.47%
2010	113,421,300	2,844,925	2.57%	24.73%	39,808,760	146,111	0.37%	10.93%	435,177,090	40,621,585	10.30%	75.88%
2011	115,722,435	2,301,135	2.03%	27.26%	43,083,420	3,274,660	8.23%	20.05%	459,237,725	24,060,635	5.53%	85.61%
2012	119,684,835	3,962,400	3.42%	31.61%	43,870,190	786,770	1.83%	22.24%	593,191,475	133,953,750	29.17%	139.75%
2013	116,475,355	-3,209,480	-2.68%	28.08%	44,690,795	820,605	1.87%	24.53%	709,500,840	116,309,365	19.61%	186.76%
2014	117,627,715	1,152,360	0.99%	29.35%	45,871,540	1,180,745	2.64%	27.82%	963,644,090	254,143,250	35.82%	289.47%
2015	126,495,525	8,867,810	7.54%	39.10%	46,372,705	501,165	1.09%	29.22%	1,194,835,285	231,191,195	23.99%	382.91%

Rate Annual %chg: Residential & Recreational 3.36%

Commercial & Industrial 2.60%

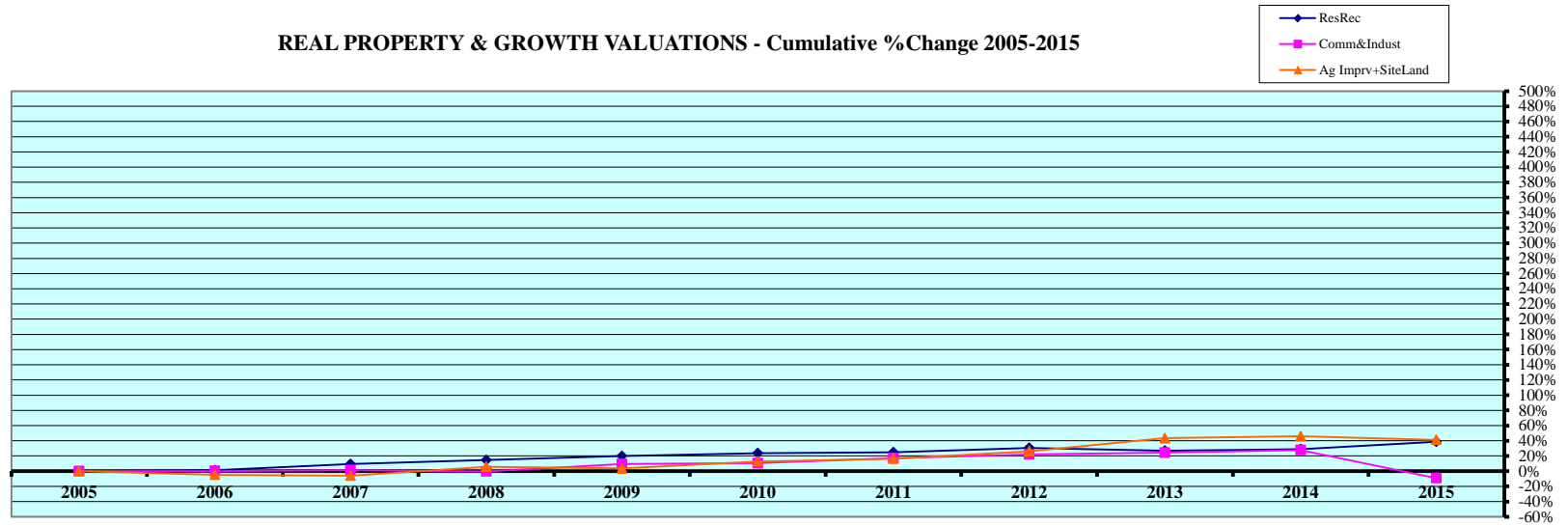
Agricultural Land 17.05%

Cnty# 26  
 County DIXON

CHART 1      EXHIBIT      26B      Page 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.

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



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	
2005	90,937,006	1,258,675	1.38%	89,678,331	--	--	35,887,445	29,260	0.08%	35,858,185	--	--	
2006	93,683,965	1,696,135	1.81%	91,987,830	1.16%	1.16%	36,061,135	74,630	0.21%	35,986,505	0.28%	0.28%	
2007	100,370,120	835,563	0.83%	99,534,557	6.25%	9.45%	36,481,600	93,115	0.26%	36,388,485	0.91%	1.40%	
2008	106,450,525	2,205,655	2.07%	104,244,870	3.86%	14.63%	38,826,040	3,072,405	7.91%	35,753,635	-2.00%	-0.37%	
2009	110,576,375	1,609,187	1.46%	108,967,188	2.36%	19.83%	39,662,649	415,887	1.05%	39,246,762	1.08%	9.36%	
2010	113,421,300	1,022,857	0.90%	112,398,443	1.65%	23.60%	39,808,760	133,460	0.34%	39,675,300	0.03%	10.55%	
2011	115,722,435	2,045,055	1.77%	113,677,380	0.23%	25.01%	43,083,420	996,830	2.31%	42,086,590	5.72%	17.27%	
2012	119,684,835	908,640	0.76%	118,776,195	2.64%	30.61%	43,870,190	97,305	0.22%	43,772,885	1.60%	21.97%	
2013	116,475,355	955,465	0.82%	115,519,890	-3.48%	27.03%	44,690,795	65,610	0.15%	44,625,185	1.72%	24.35%	
2014	117,627,715	471,810	0.40%	117,155,905	0.58%	28.83%	45,871,540	0	0.00%	45,871,540	2.64%	27.82%	
2015	126,495,525	478,330	0.38%	126,017,195	7.13%	38.58%	46,372,705	13,762,423	29.68%	32,610,282	-28.91%	-9.13%	
Rate Ann%chg	<b>3.36%</b>			Resid & Rec. w/o growth			<b>2.24%</b>			C & I w/o growth			<b>-1.69%</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	% growth of value					
2005	35,438,915	10,463,384	45,902,299	205,395	0.45%	45,696,904	--	--	
2006	33,835,210	11,632,480	45,467,690	1,730,445	3.81%	43,737,245	-4.72%	-4.72%	
2007	33,392,083	12,537,305	45,929,388	2,734,996	5.95%	43,194,392	-5.00%	-5.90%	
2008	36,584,890	12,770,515	49,355,405	786,010	1.59%	48,569,395	5.75%	5.81%	
2009	35,170,155	14,584,345	49,754,500	2,226,760	4.48%	47,527,740	-3.70%	3.54%	
2010	37,370,440	15,335,745	52,706,185	958,790	1.82%	51,747,395	4.01%	12.73%	
2011	37,434,850	16,833,055	54,267,905	857,010	1.58%	53,410,895	1.34%	16.36%	
2012	41,255,470	18,511,410	59,766,880	1,799,694	3.01%	57,967,186	6.82%	26.28%	
2013	47,490,360	19,712,345	67,202,705	1,369,230	2.04%	65,833,475	10.15%	43.42%	
2014	47,532,705	20,074,685	67,607,390	566,330	0.84%	67,041,060	-0.24%	46.05%	
2015	43,416,765	25,648,520	69,065,285	4,253,080	6.16%	64,812,205	-4.13%	41.20%	
Rate Ann%chg	<b>2.05%</b>	<b>9.38%</b>	<b>4.17%</b>	Ag Imprv+Site w/o growth		<b>1.03%</b>			

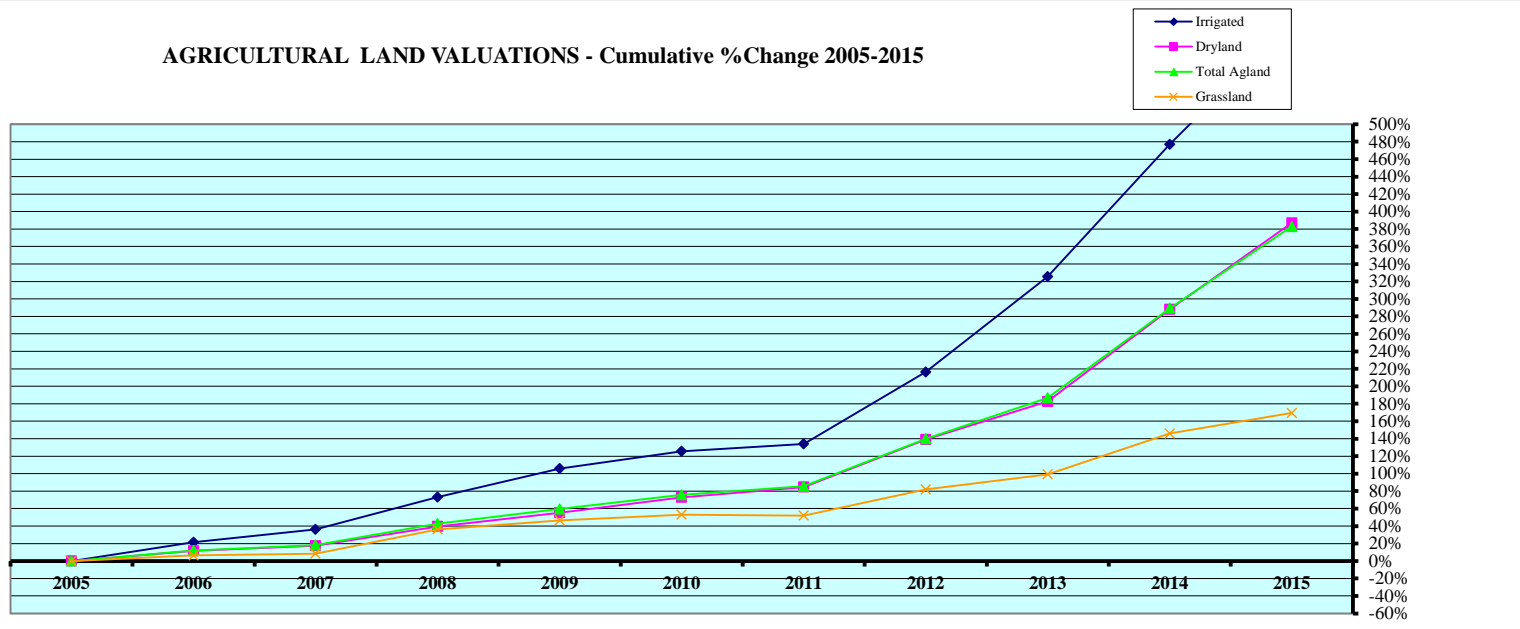
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

Sources:  
 Value; 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# 26  
 County DIXON

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	25,517,245	--	--	--	190,496,100	--	--	--	30,977,065	--	--	--
2006	31,016,480	5,499,235	21.55%	21.55%	212,577,185	22,081,085	11.59%	11.59%	32,980,695	2,003,630	6.47%	6.47%
2007	34,735,960	3,719,480	11.99%	36.13%	223,654,670	11,077,485	5.21%	17.41%	33,584,795	604,100	1.83%	8.42%
2008	44,154,225	9,418,265	27.11%	73.04%	265,979,065	42,324,395	18.92%	39.62%	42,188,895	8,604,100	25.62%	36.19%
2009	52,538,955	8,384,730	18.99%	105.90%	295,689,685	29,710,620	11.17%	55.22%	45,410,925	3,222,030	7.64%	46.60%
2010	57,566,215	5,027,260	9.57%	125.60%	329,451,210	33,761,525	11.42%	72.94%	47,387,360	1,976,435	4.35%	52.98%
2011	59,697,730	2,131,515	3.70%	133.95%	351,687,085	22,235,875	6.75%	84.62%	47,072,835	-314,525	-0.66%	51.96%
2012	80,724,930	21,027,200	35.22%	216.35%	455,209,340	103,522,255	29.44%	138.96%	56,365,010	9,292,175	19.74%	81.96%
2013	108,603,060	27,878,130	34.53%	325.61%	538,303,445	83,094,105	18.25%	182.58%	61,752,760	5,387,750	9.56%	99.35%
2014	147,248,735	38,645,675	35.58%	477.06%	739,360,310	201,056,865	37.35%	288.12%	76,195,215	14,442,455	23.39%	145.97%
2015	182,694,050	35,445,315	24.07%	615.96%	927,865,070	188,504,760	25.50%	387.08%	83,428,600	7,233,385	9.49%	169.32%

Rate Ann.%chg: Irrigated **21.76%** Dryland **17.15%** Grassland **10.41%**

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
2005	433,205	--	--	--	0	--	--	--	247,423,615	--	--	--
2006	643,975	210,770	48.65%	48.65%	0	0			277,218,335	29,794,720	12.04%	12.04%
2007	649,030	5,055	0.78%	49.82%	0	0			292,624,455	15,406,120	5.66%	18.27%
2008	1,247,305	598,275	92.18%	187.92%	0	0			353,569,490	60,945,035	20.83%	42.90%
2009	915,940	-331,365	-26.57%	111.43%	0	0			394,555,505	40,986,015	11.59%	59.47%
2010	772,305	-143,635	-15.68%	78.28%	0	0			435,177,090	40,621,585	10.30%	75.88%
2011	774,075	1,770	0.23%	78.69%	6,000	6,000			459,237,725	24,060,635	5.53%	85.61%
2012	810,825	36,750	4.75%	87.17%	81,370	75,370	1256.17%		593,191,475	133,953,750	29.17%	139.75%
2013	810,095	-730	-0.09%	87.00%	31,480	-49,890	-61.31%		709,500,840	116,309,365	19.61%	186.76%
2014	808,350	-1,745	-0.22%	86.60%	31,480	0	0.00%		963,644,090	254,143,250	35.82%	289.47%
2015	807,065	-1,285	-0.16%	86.30%	40,500	9,020	28.65%		1,194,835,285	231,191,195	23.99%	382.91%

Cnty# **26**  
County **DIXON**

Rate Ann.%chg: Total Agric Land **17.05%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	25,201,225	20,684	1,218			190,727,145	192,433	991			31,012,620	60,162	515		
2006	31,016,485	23,334	1,329	9.10%	9.10%	212,541,615	190,925	1,113	12.32%	12.32%	33,016,825	59,067	559	8.44%	8.44%
2007	34,566,955	24,273	1,424	7.13%	16.88%	224,035,255	190,174	1,178	5.82%	18.86%	33,657,710	58,881	572	2.26%	10.89%
2008	43,489,710	25,713	1,691	18.77%	38.82%	266,530,085	189,801	1,404	19.20%	41.68%	42,217,365	57,571	733	28.29%	42.26%
2009	52,242,180	27,232	1,918	13.42%	57.45%	295,976,830	190,965	1,550	10.37%	56.38%	45,391,460	56,656	801	9.25%	55.42%
2010	57,121,520	27,831	2,052	6.99%	68.45%	329,921,290	190,857	1,729	11.53%	74.41%	47,388,550	56,937	832	3.89%	61.46%
2011	60,973,590	28,461	2,142	4.38%	75.83%	352,482,045	190,809	1,847	6.86%	86.38%	47,364,630	56,396	840	0.91%	62.93%
2012	80,882,350	28,309	2,857	33.36%	134.49%	455,114,065	190,037	2,395	29.64%	141.63%	56,548,635	55,569	1,018	21.17%	97.41%
2013	104,010,380	29,222	3,559	24.58%	192.13%	539,019,355	190,631	2,828	18.07%	185.28%	63,154,340	53,978	1,170	14.97%	126.97%
2014	145,847,300	30,408	4,796	34.76%	293.66%	740,856,080	191,165	3,875	37.06%	291.01%	76,244,270	52,443	1,454	24.26%	182.03%
2015	182,215,225	31,923	5,708	19.01%	368.48%	925,506,690	190,437	4,860	25.40%	390.34%	84,633,290	51,615	1,640	12.78%	218.09%

Rate Annual %chg Average Value/Acre: 16.70%

17.23%

12.27%

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
2005	433,205	9,759	44			0	0				247,374,195	283,038	874		
2006	643,980	9,732	66	49.07%	49.07%	0	0				277,218,905	283,057	979	12.06%	12.06%
2007	651,805	9,667	67	1.90%	51.90%	0	0				292,911,725	282,994	1,035	5.68%	18.43%
2008	1,248,285	9,619	130	92.46%	192.35%	0	0				353,485,445	282,703	1,250	20.80%	43.06%
2009	920,470	7,805	118	-9.12%	165.69%	0	0				394,530,940	282,658	1,396	11.63%	59.70%
2010	772,780	7,150	108	-8.36%	143.48%	0	0				435,204,140	282,775	1,539	10.26%	76.09%
2011	804,075	7,013	115	6.09%	158.30%	0	0				461,624,340	282,678	1,633	6.11%	86.85%
2012	812,840	7,011	116	1.11%	161.17%	0	0				593,357,890	280,926	2,112	29.34%	141.67%
2013	810,300	7,165	113	-2.45%	154.76%	0	0				706,994,375	280,996	2,516	19.12%	187.88%
2014	808,605	7,156	113	-0.08%	154.56%	0	0				963,756,255	281,171	3,428	36.23%	292.18%
2015	794,905	7,095	112	-0.85%	152.40%	0	0				1,193,150,110	281,069	4,245	23.85%	385.70%

26  
**DIXON**

Rate Annual %chg Average Value/Acre: 17.12%

(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
6,000	DIXON	63,903,913	3,014,886	5,596,046	125,228,335	19,691,200	26,681,505	1,267,190	1,194,835,285	43,416,765	25,648,520	0	1,509,283,645
cnty.sector.value % of total value:		4.23%	0.20%	0.37%	8.30%	1.30%	1.77%	0.08%	79.17%	2.88%	1.70%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
377	ALLEN	402,663	42,979	187,410	9,332,470	720,955	0	0	135,150	0	19,880	0	10,841,507
6.28%	%sector of county sector	0.63%	1.43%	3.35%	7.45%	3.66%			0.01%		0.08%		0.72%
	%sector of municipality	3.71%	0.40%	1.73%	86.08%	6.65%			1.25%		0.18%		100.00%
166	CONCORD	5,116	0	0	2,884,085	41,565	0	0	0	0	0	0	2,930,766
2.77%	%sector of county sector	0.01%			2.30%	0.21%							0.19%
	%sector of municipality	0.17%			98.41%	1.42%							100.00%
87	DIXON	408,313	0	0	1,490,450	1,107,095	0	0	0	0	0	0	3,005,858
1.45%	%sector of county sector	0.64%			1.19%	5.62%							0.20%
	%sector of municipality	13.58%			49.58%	36.83%							100.00%
840	EMERSON	34,794	155,533	30,815	8,266,400	1,068,370	0	0	48,980	0	0	0	9,604,892
14.00%	%sector of county sector	0.05%	5.16%	0.55%	6.60%	5.43%			0.00%				0.84%
	%sector of municipality	0.36%	1.62%	0.32%	86.06%	11.12%			0.51%				100.00%
94	MARTINSBURG	167,245	284	108	1,906,035	79,755	0	0	0	0	0	0	2,153,427
1.57%	%sector of county sector	0.26%	0.01%	0.00%	1.52%	0.41%							0.14%
	%sector of municipality	7.77%	0.01%	0.01%	88.51%	3.70%							100.00%
76	MASKELL	96,963	0	0	1,234,005	186,095	0	0	149,725	90,430	2,935	0	1,760,153
1.27%	%sector of county sector	0.15%			0.99%	0.95%			0.01%	0.21%	0.01%		0.12%
	%sector of municipality	5.51%			70.11%	10.57%			8.51%	5.14%	0.17%		100.00%
325	NEWCASTLE	451,289	0	0	6,427,755	599,760	0	0	0	0	0	0	7,478,804
5.42%	%sector of county sector	0.71%			5.13%	3.05%							0.50%
	%sector of municipality	6.03%			85.95%	8.02%							100.00%
961	PONCA	555,106	191,232	11,282	28,361,835	3,325,670	0	0	1,325	0	12,015	0	32,458,465
16.02%	%sector of county sector	0.87%	6.34%	0.20%	22.65%	16.89%			0.00%		0.05%		2.15%
	%sector of municipality	1.71%	0.59%	0.03%	87.38%	10.25%			0.00%		0.04%		100.00%
1451	WAKEFIELD	6,707,880	261,297	45,247	21,106,675	5,416,215	8,598,015	0	55,610	0	0	0	42,190,939
24.18%	%sector of county sector	10.50%	8.67%	0.81%	16.85%	27.51%	32.22%		0.00%				2.80%
	%sector of municipality	15.90%	0.62%	0.11%	50.03%	12.84%	20.38%		0.13%				100.00%
73	WATERBURY	39,784	54,019	226,575	949,515	118,355	0	0	0	0	0	0	1,388,248
1.22%	%sector of county sector	0.06%	1.79%	4.05%	0.76%	0.60%							0.09%
	%sector of municipality	2.87%	3.69%	16.32%	68.40%	8.53%							100.00%
4,450	Total Municipalities	8,869,153	705,344	501,437	81,959,225	12,663,835	8,598,015	0	390,790	90,430	34,830	0	113,813,059
74.17%	%all municip.sect of cnty	13.88%	23.40%	8.96%	65.45%	64.31%	32.22%		0.03%	0.21%	0.14%		7.54%

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
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CHART 5

EXHIBIT

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