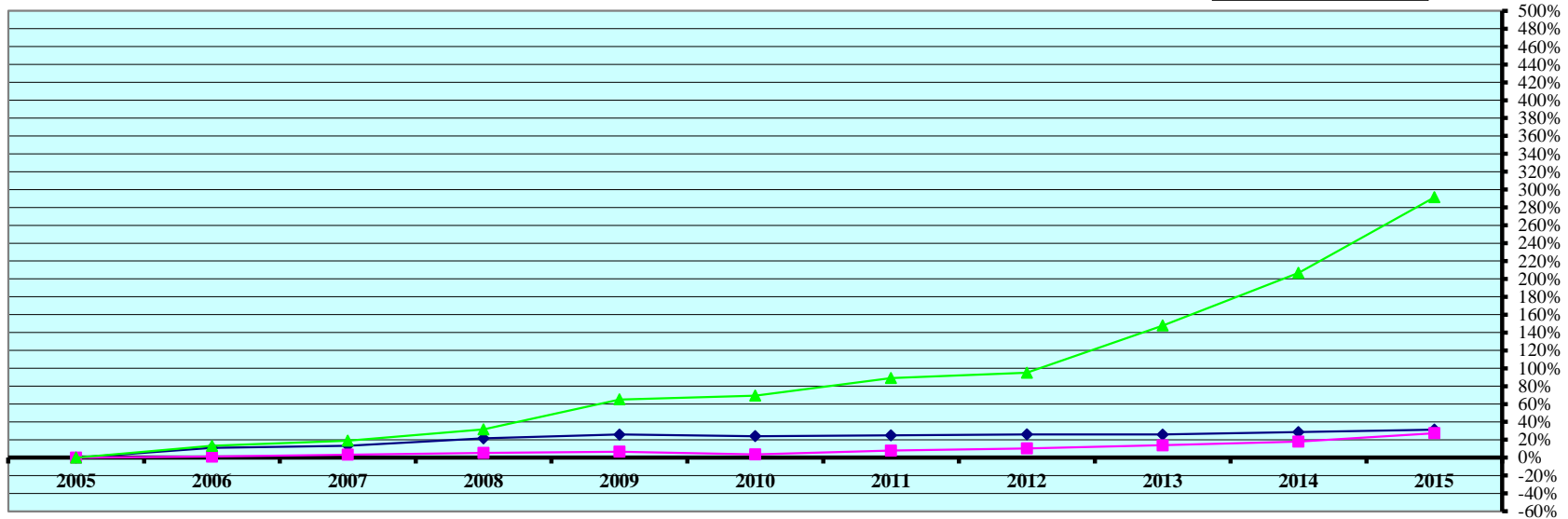


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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	546,144,875	--	--	--	163,827,135	--	--	--	420,450,270	--	--	--
2006	605,068,640	58,923,765	10.79%	10.79%	165,716,625	1,889,490	1.15%	1.15%	475,912,575	55,462,305	13.19%	13.19%
2007	618,578,575	13,509,935	2.23%	13.26%	169,073,350	3,356,725	2.03%	3.20%	500,092,430	24,179,855	5.08%	18.94%
2008	663,944,465	45,365,890	7.33%	21.57%	172,282,135	3,208,785	1.90%	5.16%	552,815,025	52,722,595	10.54%	31.48%
2009	687,049,880	23,105,415	3.48%	25.80%	174,914,455	2,632,320	1.53%	6.77%	694,266,605	141,451,580	25.59%	65.12%
2010	677,853,420	-9,196,460	-1.34%	24.12%	169,846,390	-5,068,065	-2.90%	3.67%	711,935,845	17,669,240	2.55%	69.33%
2011	681,698,855	3,845,435	0.57%	24.82%	176,697,130	6,850,740	4.03%	7.86%	795,329,425	83,393,580	11.71%	89.16%
2012	688,136,595	6,437,740	0.94%	26.00%	180,773,775	4,076,645	2.31%	10.34%	819,713,145	24,383,720	3.07%	94.96%
2013	687,159,655	-976,940	-0.14%	25.82%	186,416,445	5,642,670	3.12%	13.79%	1,042,296,895	222,583,750	27.15%	147.90%
2014	702,193,175	15,033,520	2.19%	28.57%	192,999,075	6,582,630	3.53%	17.81%	1,290,138,190	247,841,295	23.78%	206.85%
2015	717,180,630	14,987,455	2.13%	31.32%	208,522,095	15,523,020	8.04%	27.28%	1,645,237,625	355,099,435	27.52%	291.30%

Rate Annual %chg: Residential & Recreational **2.76%**

Commercial & Industrial **2.44%**

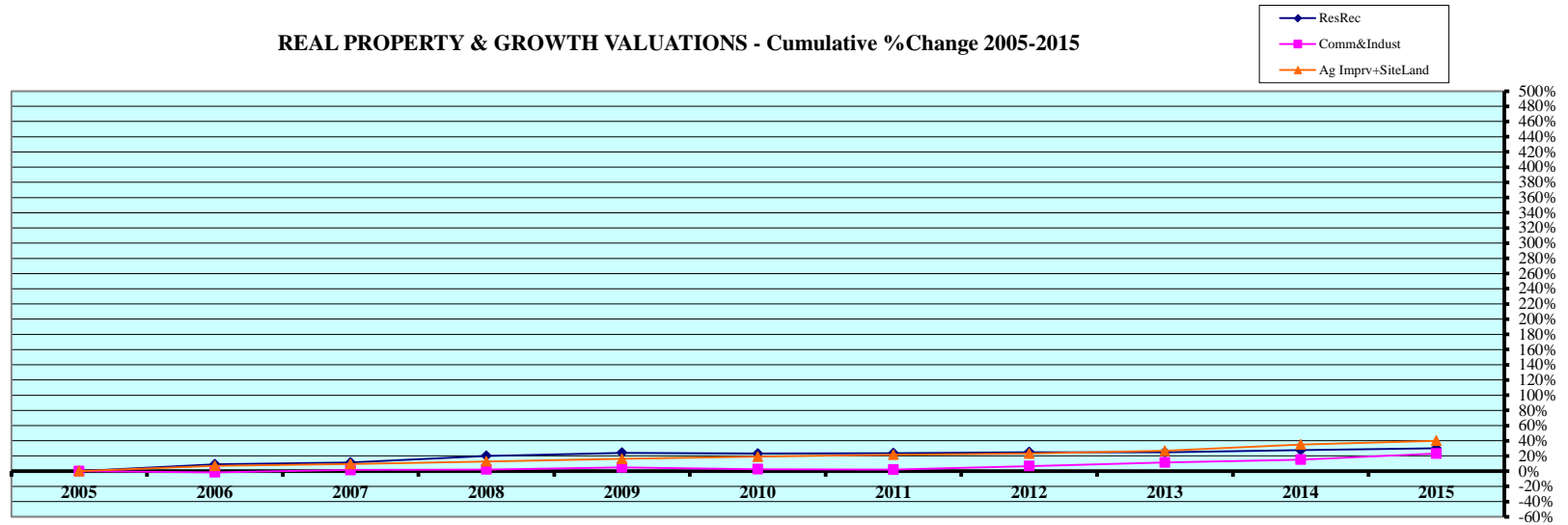
Agricultural Land **14.62%**

Cnty# **34**
County **GAGE**

CHART 1 EXHIBIT 34B 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 ⁽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	546,144,875	10,362,180	1.90%	535,782,695	--	--	163,827,135	3,733,375	2.28%	160,093,760	--	--	
2006	605,068,640	9,565,490	1.58%	595,503,150	9.04%	9.04%	165,716,625	4,177,770	2.52%	161,538,855	-1.40%	-1.40%	
2007	618,578,575	9,435,790	1.53%	609,142,785	0.67%	11.54%	169,073,350	2,724,265	1.61%	166,349,085	0.38%	1.54%	
2008	663,944,465	8,157,040	1.23%	655,787,425	6.02%	20.08%	172,282,135	4,796,915	2.78%	167,485,220	-0.94%	2.23%	
2009	687,049,880	9,101,785	1.32%	677,948,095	2.11%	24.13%	174,914,455	2,850,670	1.63%	172,063,785	-0.13%	5.03%	
2010	677,853,420	4,961,110	0.73%	672,892,310	-2.06%	23.21%	169,846,390	1,566,365	0.92%	168,280,025	-3.79%	2.72%	
2011	681,698,855	6,477,970	0.95%	675,220,885	-0.39%	23.63%	176,697,130	9,534,805	5.40%	167,162,325	-1.58%	2.04%	
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	25.01%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	6.71%	
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	24.83%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	11.42%	
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	27.57%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	15.16%	
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	30.03%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	23.10%	
Rate Ann%chg	2.76%			Resid & Rec. w/o growth			1.71%			C & I w/o growth			-0.18%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & 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
2005	100,910,955	24,927,605	125,838,560	3,165,230	2.52%	122,673,330	--	--
2006	111,453,330	26,575,130	138,028,460	3,444,550	2.50%	134,583,910	6.95%	6.95%
2007	113,219,480	28,175,475	141,394,955	3,901,005	2.76%	137,493,950	-0.39%	9.26%
2008	117,002,835	28,848,250	145,851,085	3,839,810	2.63%	142,011,275	0.44%	12.85%
2009	119,611,755	30,774,525	150,386,280	4,216,005	2.80%	146,170,275	0.22%	16.16%
2010	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	-0.31%	19.14%
2011	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	21.72%
2012	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	23.09%
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	26.69%
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	35.06%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	40.02%
Rate Ann%chg	2.85%	6.65%	3.71%	Ag Imprv+Site w/o growth			0.87%	

(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.

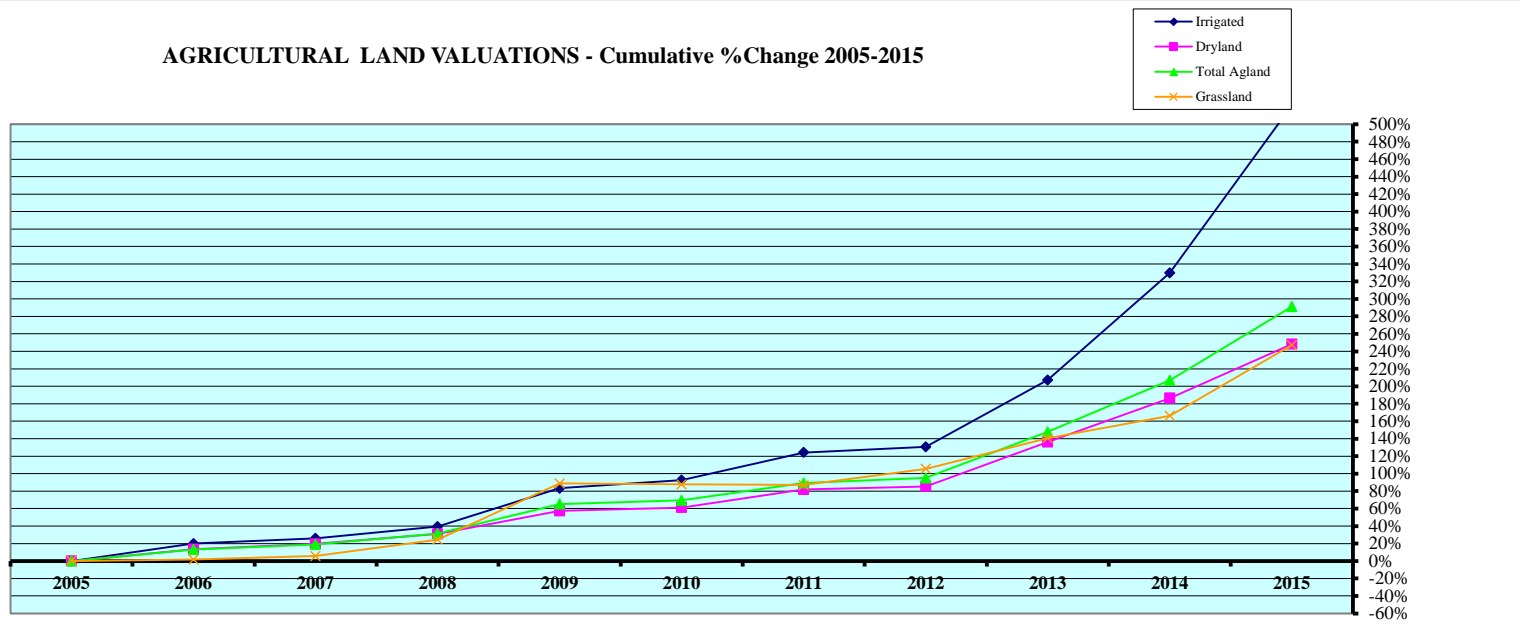
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 34
County GAGE

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	66,807,790	--	--	--	304,486,005	--	--	--	48,671,480	--	--	--
2006	80,151,150	13,343,360	19.97%	19.97%	345,790,360	41,304,355	13.57%	13.57%	49,481,450	809,970	1.66%	1.66%
2007	84,140,640	3,989,490	4.98%	25.94%	364,009,585	18,219,225	5.27%	19.55%	51,433,250	1,951,800	3.94%	5.67%
2008	93,137,430	8,996,790	10.69%	39.41%	398,531,190	34,521,605	9.48%	30.89%	60,639,450	9,206,200	17.90%	24.59%
2009	122,418,550	29,281,120	31.44%	83.24%	478,978,305	80,447,115	20.19%	57.31%	91,901,110	31,261,660	51.55%	88.82%
2010	128,767,240	6,348,690	5.19%	92.74%	490,964,135	11,985,830	2.50%	61.24%	91,333,325	-567,785	-0.62%	87.65%
2011	149,794,110	21,026,870	16.33%	124.22%	553,505,170	62,541,035	12.74%	81.78%	90,999,050	-334,275	-0.37%	86.97%
2012	154,004,830	4,210,720	2.81%	130.52%	564,603,305	11,098,135	2.01%	85.43%	100,020,540	9,021,490	9.91%	105.50%
2013	205,225,385	51,220,555	33.26%	207.19%	718,905,450	154,302,145	27.33%	136.10%	117,074,645	17,054,105	17.05%	140.54%
2014	287,136,785	81,911,400	39.91%	329.80%	872,267,555	153,362,105	21.33%	186.47%	129,640,605	12,565,960	10.73%	166.36%
2015	415,146,970	128,010,185	44.58%	521.41%	1,060,056,010	187,788,455	21.53%	248.15%	168,930,795	39,290,190	30.31%	247.08%

Rate Ann.%chg: Irrigated **20.04%** Dryland **13.29%** Grassland **13.25%**

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	484,995	--	--	--	0	--	--	--	420,450,270	--	--	--
2006	489,615	4,620	0.95%	0.95%	0	0			475,912,575	55,462,305	13.19%	13.19%
2007	508,955	19,340	3.95%	4.94%	0	0			500,092,430	24,179,855	5.08%	18.94%
2008	506,955	-2,000	-0.39%	4.53%	0	0			552,815,025	52,722,595	10.54%	31.48%
2009	968,640	461,685	91.07%	99.72%	0	0			694,266,605	141,451,580	25.59%	65.12%
2010	871,145	-97,495	-10.07%	79.62%	0	0			711,935,845	17,669,240	2.55%	69.33%
2011	1,031,095	159,950	18.36%	112.60%	0	0			795,329,425	83,393,580	11.71%	89.16%
2012	1,084,470	53,375	5.18%	123.60%	0	0			819,713,145	24,383,720	3.07%	94.96%
2013	1,091,415	6,945	0.64%	125.04%	0	0			1,042,296,895	222,583,750	27.15%	147.90%
2014	1,093,245	1,830	0.17%	125.41%	0	0			1,290,138,190	247,841,295	23.78%	206.85%
2015	1,103,850	10,605	0.97%	127.60%	0	0			1,645,237,625	355,099,435	27.52%	291.30%

Cnty# **34**
County **GAGE**

Rate Ann.%chg: Total Agric Land **14.62%**

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	63,382,645	47,246	1,342			307,242,825	337,903	909			48,763,745	111,608	437		
2006	80,852,415	50,079	1,614	20.34%	20.34%	345,989,590	334,699	1,034	13.69%	13.69%	49,679,980	111,054	447	2.39%	2.39%
2007	83,948,315	50,100	1,676	3.79%	24.90%	364,610,510	334,438	1,090	5.46%	19.90%	51,906,585	111,254	467	4.29%	6.78%
2008	93,088,535	50,719	1,835	9.54%	36.81%	400,348,240	333,880	1,199	9.99%	31.87%	61,082,605	111,142	550	17.80%	25.79%
2009	122,666,090	53,657	2,286	24.56%	70.41%	487,920,985	333,929	1,461	21.86%	60.70%	83,514,830	109,562	762	38.70%	74.46%
2010	127,784,945	54,844	2,330	1.92%	73.68%	494,550,205	330,965	1,494	2.27%	64.34%	89,179,015	112,260	794	4.22%	81.82%
2011	147,953,730	58,031	2,550	9.42%	90.04%	555,545,175	325,583	1,706	14.19%	87.66%	90,484,265	112,663	803	1.10%	83.82%
2012	153,707,350	59,190	2,597	1.86%	93.57%	564,910,180	323,838	1,744	2.23%	91.85%	100,037,240	112,602	888	10.62%	103.34%
2013	202,723,985	60,144	3,371	29.80%	151.25%	722,216,560	322,718	2,238	28.29%	146.12%	115,628,585	112,571	1,027	15.62%	135.09%
2014	279,786,120	61,707	4,534	34.52%	237.97%	878,306,670	320,943	2,737	22.28%	200.97%	128,669,350	112,616	1,143	11.23%	161.50%
2015	415,523,505	68,200	6,093	34.38%	354.15%	1,062,389,635	315,348	3,369	23.11%	270.51%	167,812,405	111,998	1,498	31.14%	242.94%

Rate Annual %chg Average Value/Acre: 16.34%

13.99%

13.12%

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	480,795	11,075	43			0	0				419,870,010	507,831	827		
2006	485,145	11,173	43	0.02%	0.02%	0	0				477,007,130	507,004	941	13.79%	13.79%
2007	507,530	11,277	45	3.65%	3.67%	0	0				500,972,940	507,069	988	5.01%	19.50%
2008	507,135	11,268	45	0.00%	3.67%	0	0				555,026,515	507,009	1,095	10.80%	32.40%
2009	961,140	9,696	99	120.26%	128.34%	0	0				695,063,045	506,843	1,371	25.27%	65.87%
2010	840,100	8,401	100	0.88%	130.35%	10,000	1	10,000			712,364,265	506,470	1,407	2.56%	70.12%
2011	1,018,495	10,184	100	0.00%	130.35%	0	0				795,001,665	506,461	1,570	11.60%	89.86%
2012	1,078,605	10,785	100	0.00%	130.36%	0	0				819,733,375	506,415	1,619	3.12%	95.78%
2013	1,086,570	10,865	100	0.00%	130.35%	0	0				1,041,655,700	506,298	2,057	27.10%	148.84%
2014	1,092,740	10,927	100	0.00%	130.35%	0	0				1,287,854,880	506,193	2,544	23.66%	207.72%
2015	1,092,300	10,922	100	0.00%	130.36%	0	0				1,646,817,845	506,468	3,252	27.80%	293.28%

34
GAGE

Rate Annual %chg Average Value/Acre: 14.68%

(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
22,311	GAGE	139,866,654	96,731,731	35,612,215	717,130,210	165,749,145	42,772,950	50,420	1,645,237,625	133,710,050	47,476,835	0	3,024,337,835
cnty.sectorvalue % of total value:		4.62%	3.20%	1.18%	23.71%	5.48%	1.41%	0.00%	54.40%	4.42%	1.57%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	6,306,290	547,856	1,594,340	22,528,690	5,186,430	173,315	0	0	0	0	0	36,336,921
2.57%	%sector of county sector	4.51%	0.57%	4.48%	3.14%	3.13%	0.41%						1.20%
	%sector of municipality	17.36%	1.51%	4.39%	62.00%	14.27%	0.48%						100.00%
116	BARNESTON	30,388	47,410	10,175	1,518,940	2,309,960	0	0	0	0	0	0	3,916,873
0.52%	%sector of county sector	0.02%	0.05%	0.03%	0.21%	1.39%							0.13%
	%sector of municipality	0.78%	1.21%	0.26%	38.78%	58.97%							100.00%
12,669	BEATRICE	24,072,808	6,173,222	2,484,409	409,760,445	116,828,125	33,496,790	0	540,435	62,525	0	0	593,418,759
56.78%	%sector of county sector	17.21%	6.38%	6.98%	57.14%	70.48%	78.31%		0.03%	0.05%			19.62%
	%sector of municipality	4.06%	1.04%	0.42%	69.05%	19.69%	5.64%		0.09%	0.01%			100.00%
331	BLUE SPRINGS	104,861	165,850	22,210	4,802,920	1,292,310	0	3,685	8,445	0	0	0	6,400,281
1.48%	%sector of county sector	0.07%	0.17%	0.06%	0.67%	0.78%		7.31%	0.00%	0.00%			0.21%
	%sector of municipality	1.64%	2.59%	0.35%	75.04%	20.19%		0.06%	0.13%				100.00%
231	CLATONIA	159,275	98,250	14,595	7,778,275	583,170	0	0	0	0	0	0	8,633,565
1.04%	%sector of county sector	0.11%	0.10%	0.04%	1.08%	0.35%							0.29%
	%sector of municipality	1.84%	1.14%	0.17%	90.09%	6.75%							100.00%
482	CORTLAND	720,663	176,510	28,090	23,380,805	3,000,780	0	0	0	0	0	0	27,306,848
2.16%	%sector of county sector	0.52%	0.18%	0.08%	3.26%	1.81%							0.90%
	%sector of municipality	2.64%	0.65%	0.10%	85.62%	10.99%							100.00%
132	FILLEY	69,992	57,330	12,300	4,061,930	528,775	0	0	0	0	0	0	4,730,327
0.59%	%sector of county sector	0.05%	0.06%	0.03%	0.57%	0.32%							0.16%
	%sector of municipality	1.48%	1.21%	0.26%	85.87%	11.18%							100.00%
76	LIBERTY	3,238	44,750	9,600	861,150	121,750	0	0	0	0	0	0	1,040,488
0.34%	%sector of county sector	0.00%	0.05%	0.03%	0.12%	0.07%							0.03%
	%sector of municipality	0.31%	4.30%	0.92%	82.76%	11.70%							100.00%
307	ODELL	600,255	595,105	38,920	6,389,590	1,954,545	0	0	0	0	0	0	9,578,415
1.38%	%sector of county sector	0.43%	0.62%	0.11%	0.89%	1.18%							0.32%
	%sector of municipality	6.27%	6.21%	0.41%	66.71%	20.41%							100.00%
199	PICKRELL	319,202	47,445	10,180	7,907,525	1,887,735	0	0	0	0	0	0	10,172,087
0.89%	%sector of county sector	0.23%	0.05%	0.03%	1.10%	1.14%							0.34%
	%sector of municipality	3.14%	0.47%	0.10%	77.74%	18.56%							100.00%
60	VIRGINIA	84,300	47,245	2,820	874,990	1,663,500	0	0	0	0	0	0	2,672,855
0.27%	%sector of county sector	0.06%	0.05%	0.01%	0.12%	1.00%							0.09%
	%sector of municipality	3.15%	1.77%	0.11%	32.74%	62.24%							100.00%
1457	WYMORE	1,075,578	868,043	294,882	22,485,600	3,959,575	0	0	69,810	0	0	0	28,753,488
6.53%	%sector of county sector	0.77%	0.90%	0.83%	3.14%	2.39%			0.00%	0.00%			0.95%
	%sector of municipality	3.74%	3.02%	1.03%	78.20%	13.77%			0.24%				100.00%
16,633	Total Municipalities	33,546,850	8,869,016	4,522,521	512,350,860	139,316,655	33,670,105	3,685	618,690	62,525	0	0	732,960,907
74.55%	%all municip.sect of cnty	23.98%	9.17%	12.70%	71.44%	84.05%	78.72%	7.31%	0.04%	0.05%			24.24%

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
34	GAGE

CHART 5

EXHIBIT

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