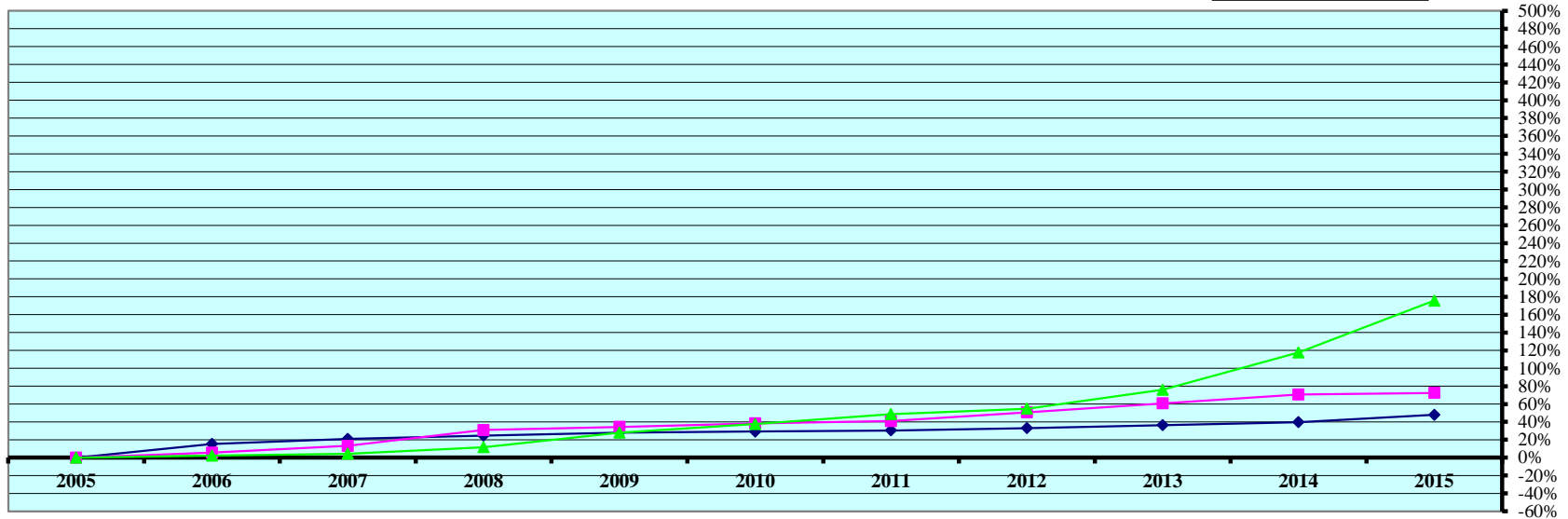


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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	968,824,270	--	--	--	299,717,125	--	--	--	592,931,480	--	--	--
2006	1,117,557,885	148,733,615	15.35%	15.35%	316,589,860	16,872,735	5.63%	5.63%	606,288,690	13,357,210	2.25%	2.25%
2007	1,170,975,000	53,417,115	4.78%	20.87%	339,325,970	22,736,110	7.18%	13.22%	618,810,410	12,521,720	2.07%	4.36%
2008	1,206,302,070	35,327,070	3.02%	24.51%	392,290,710	52,964,740	15.61%	30.89%	662,012,250	43,201,840	6.98%	11.65%
2009	1,241,329,630	35,027,560	2.90%	28.13%	402,873,905	10,583,195	2.70%	34.42%	758,331,795	96,319,545	14.55%	27.90%
2010	1,251,648,950	10,319,320	0.83%	29.19%	414,318,930	11,445,025	2.84%	38.24%	815,379,340	57,047,545	7.52%	37.52%
2011	1,262,825,575	11,176,625	0.89%	30.35%	422,167,880	7,848,950	1.89%	40.86%	882,162,525	66,783,185	8.19%	48.78%
2012	1,288,624,485	25,798,910	2.04%	33.01%	451,575,645	29,407,765	6.97%	50.67%	917,719,770	35,557,245	4.03%	54.78%
2013	1,320,485,940	31,861,455	2.47%	36.30%	481,874,000	30,298,355	6.71%	60.78%	1,043,054,845	125,335,075	13.66%	75.91%
2014	1,352,715,636	32,229,696	2.44%	39.62%	511,056,736	29,182,736	6.06%	70.51%	1,290,200,215	247,145,370	23.69%	117.60%
2015	1,433,103,510	80,387,874	5.94%	47.92%	516,998,421	5,941,685	1.16%	72.50%	1,634,406,700	344,206,485	26.68%	175.65%

Rate Annual %chg: Residential & Recreational **3.99%**

Commercial & Industrial **5.60%**

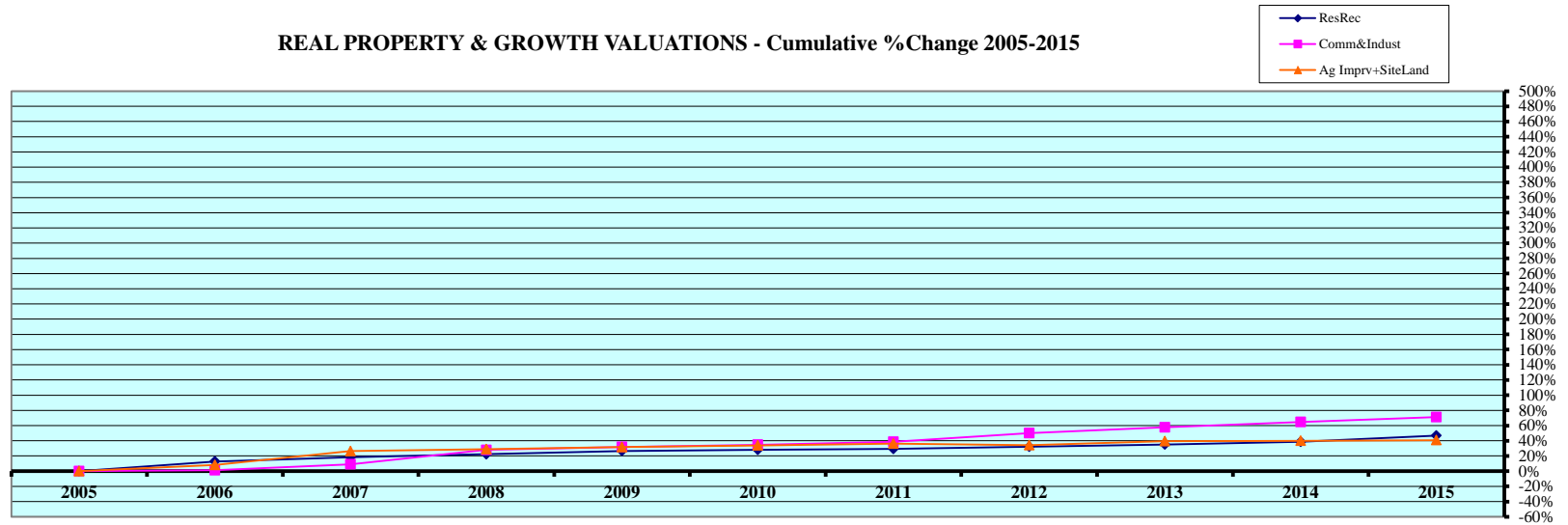
Agricultural Land **10.67%**

Cnty# **56**
County **LINCOLN**

CHART 1 EXHIBIT 56B 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	968,824,270	20,688,170	2.14%	948,136,100	--	--	299,717,125	9,307,775	3.11%	290,409,350	--	--	
2006	1,117,557,885	24,504,845	2.19%	1,093,053,040	12.82%	12.82%	316,589,860	13,434,620	4.24%	303,155,240	1.15%	1.15%	
2007	1,170,975,000	25,642,370	2.19%	1,145,332,630	2.49%	18.22%	339,325,970	12,110,990	3.57%	327,214,980	3.36%	9.17%	
2008	1,206,302,070	21,740,180	1.80%	1,184,561,890	1.16%	22.27%	392,290,710	8,846,270	2.26%	383,444,440	13.00%	27.94%	
2009	1,241,329,630	15,481,555	1.25%	1,225,848,075	1.62%	26.53%	402,873,905	7,435,980	1.85%	395,437,925	0.80%	31.94%	
2010	1,251,648,950	11,324,485	0.90%	1,240,324,465	-0.08%	28.02%	414,318,930	10,522,885	2.54%	403,796,045	0.23%	34.73%	
2011	1,262,825,575	9,933,475	0.79%	1,252,892,100	0.10%	29.32%	422,167,880	6,497,030	1.54%	415,670,850	0.33%	38.69%	
2012	1,288,624,485	6,993,190	0.54%	1,281,631,295	1.49%	32.29%	451,575,645	1,823,175	0.40%	449,752,470	6.53%	50.06%	
2013	1,320,485,940	11,234,125	0.85%	1,309,251,815	1.60%	35.14%	481,874,000	9,405,925	1.95%	472,468,075	4.63%	57.64%	
2014	1,352,715,636	8,970,209	0.66%	1,343,745,427	1.76%	38.70%	511,056,736	17,710,355	3.47%	493,346,381	2.38%	64.60%	
2015	1,433,103,510	9,790,264	0.68%	1,423,313,246	5.22%	46.91%	516,998,421	4,234,515	0.82%	512,763,906	0.33%	71.08%	
Rate Ann%chg	3.99%			Resid & Rec. w/o growth			5.60%			C & I w/o growth			3.27%

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	71,890,690	25,129,400	97,020,090	4,502,835	4.64%	92,517,255	--	--
2006	83,678,185	26,391,035	110,069,220	5,067,800	4.60%	105,001,420	8.23%	8.23%
2007	97,341,510	27,624,140	124,965,650	2,261,195	1.81%	122,704,455	11.48%	26.47%
2008	99,212,890	29,278,995	128,491,885	3,305,750	2.57%	125,186,135	0.18%	29.03%
2009	98,672,345	31,676,660	130,349,005	2,647,460	2.03%	127,701,545	-0.62%	31.62%
2010	99,820,575	33,135,005	132,955,580	3,106,105	2.34%	129,849,475	-0.38%	33.84%
2011	98,580,450	34,569,405	133,149,855	1,004,550	0.75%	132,145,305	-0.61%	36.20%
2012	98,347,930	35,022,320	133,370,250	3,184,960	2.39%	130,185,290	-2.23%	34.18%
2013	104,424,995	33,456,305	137,881,300	2,618,735	1.90%	135,262,565	1.42%	39.42%
2014	104,326,420	34,342,255	138,668,675	2,813,775	2.03%	135,854,900	-1.47%	40.03%
2015	104,248,810	35,647,925	139,896,735	3,243,190	2.32%	136,653,545	-1.45%	40.85%
Rate Ann%chg	3.79%	3.56%	3.73%	Ag Imprv+Site w/o growth			1.45%	

(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.

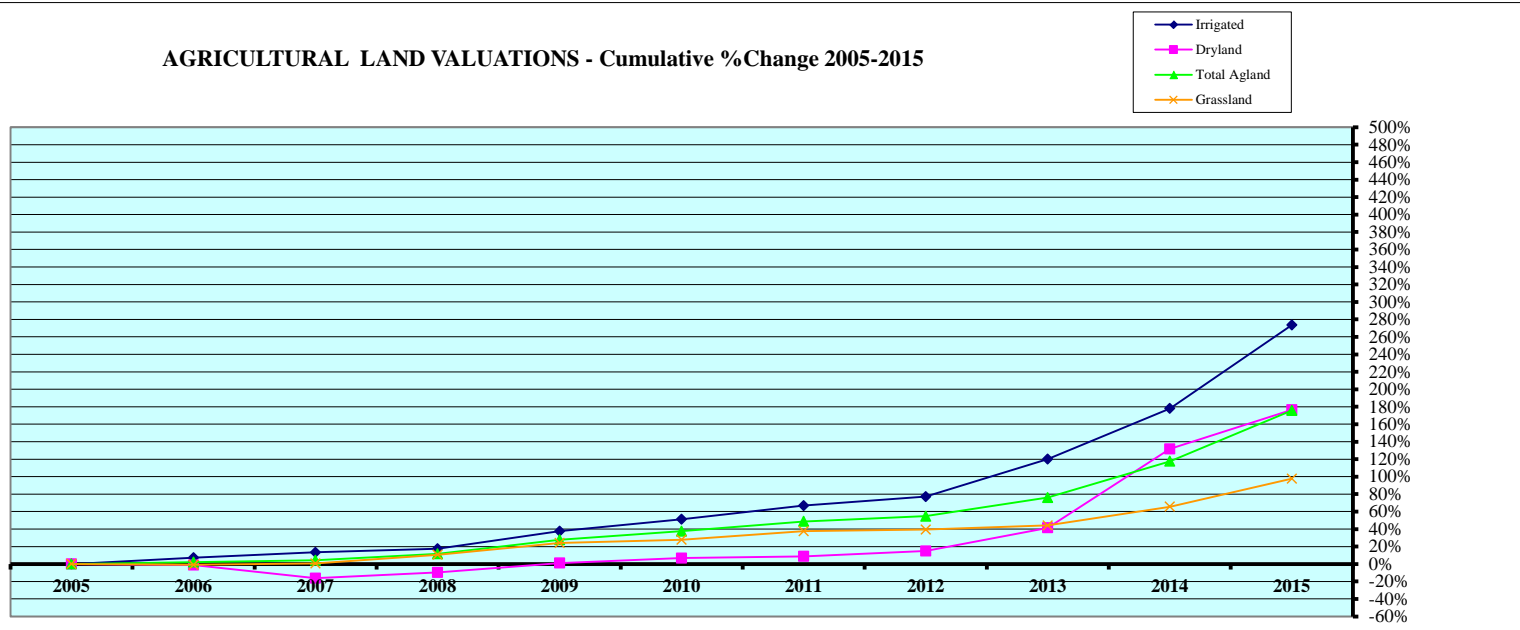
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 56
County LINCOLN

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	239,297,050	--	--	--	49,602,640	--	--	--	288,445,715	--	--	--
2006	256,337,145	17,040,095	7.12%	7.12%	49,040,365	-562,275	-1.13%	-1.13%	285,645,125	-2,800,590	-0.97%	-0.97%
2007	271,077,630	14,740,485	5.75%	13.28%	41,474,330	-7,566,035	-15.43%	-16.39%	289,921,230	4,276,105	1.50%	0.51%
2008	281,040,385	9,962,755	3.68%	17.44%	44,768,415	3,294,085	7.94%	-9.75%	319,247,720	29,326,490	10.12%	10.68%
2009	328,920,390	47,880,005	17.04%	37.45%	50,181,605	5,413,190	12.09%	1.17%	357,890,550	38,642,830	12.10%	24.08%
2010	361,867,930	32,947,540	10.02%	51.22%	52,918,980	2,737,375	5.45%	6.69%	368,822,005	10,931,455	3.05%	27.87%
2011	399,112,780	37,244,850	10.29%	66.79%	53,891,560	972,580	1.84%	8.65%	396,979,745	28,157,740	7.63%	37.63%
2012	424,005,315	24,892,535	6.24%	77.19%	57,007,225	3,115,665	5.78%	14.93%	401,963,635	4,983,890	1.26%	39.36%
2013	526,650,345	102,645,030	24.21%	120.08%	70,126,625	13,119,400	23.01%	41.38%	415,713,735	13,750,100	3.42%	44.12%
2014	665,390,905	138,740,560	26.34%	178.06%	114,944,295	44,817,670	63.91%	131.73%	477,769,415	62,056,680	14.93%	65.64%
2015	893,796,750	228,405,845	34.33%	273.51%	137,121,515	22,177,220	19.29%	176.44%	570,412,650	92,643,235	19.39%	97.75%

Rate Ann.%chg: Irrigated **14.09%** Dryland **10.70%** Grassland **7.06%**

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	366,535	--	--	--	15,219,540	--	--	--	592,931,480	--	--	--
2006	363,895	-2,640	-0.72%	-0.72%	14,902,160	-317,380	-2.09%	-2.09%	606,288,690	13,357,210	2.25%	2.25%
2007	353,680	-10,215	-2.81%	-3.51%	15,983,540	1,081,380	7.26%	5.02%	618,810,410	12,521,720	2.07%	4.36%
2008	308,420	-45,260	-12.80%	-15.86%	16,647,310	663,770	4.15%	9.38%	662,012,250	43,201,840	6.98%	11.65%
2009	292,000	-16,420	-5.32%	-20.34%	21,047,250	4,399,940	26.43%	38.29%	758,331,795	96,319,545	14.55%	27.90%
2010	250,525	-41,475	-14.20%	-31.65%	31,519,900	10,472,650	49.76%	107.10%	815,379,340	57,047,545	7.52%	37.52%
2011	249,975	-550	-0.22%	-31.80%	31,928,465	408,565	1.30%	109.79%	882,162,525	66,783,185	8.19%	48.78%
2012	39,005	-210,970	-84.40%	-89.36%	34,704,590	2,776,125	8.69%	128.03%	917,719,770	35,557,245	4.03%	54.78%
2013	130,360	91,355	234.21%	-64.43%	30,433,780	-4,270,810	-12.31%	99.97%	1,043,054,845	125,335,075	13.66%	75.91%
2014	13,490	-116,870	-89.65%	-96.32%	32,082,110	1,648,330	5.42%	110.80%	1,290,200,215	247,145,370	23.69%	117.60%
2015	14,795	1,305	9.67%	-95.96%	33,060,990	978,880	3.05%	117.23%	1,634,406,700	344,206,485	26.68%	175.65%

Cnty# **56**
County **LINCOLN**

Rate Ann.%chg: Total Agric Land **10.67%**

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	239,261,965	229,936	1,041			49,586,490	110,137	450			288,763,245	1,196,818	241		
2006	256,773,130	231,404	1,110	6.64%	6.64%	49,200,420	109,222	450	0.05%	0.05%	285,585,245	1,193,332	239	-0.81%	-0.81%
2007	271,027,030	237,351	1,142	2.91%	9.74%	41,636,410	108,503	384	-14.81%	-14.77%	290,255,240	1,188,195	244	2.07%	1.25%
2008	281,104,380	241,810	1,163	1.81%	11.72%	319,175,465	1,185,323	269	-29.83%	-40.19%	44,839,125	106,710	420	72.01%	74.16%
2009	329,243,250	242,969	1,355	16.57%	30.23%	50,338,210	106,523	473	75.49%	4.96%	357,945,150	1,184,159	302	-28.06%	25.28%
2010	362,788,920	248,703	1,459	7.65%	40.19%	52,885,680	103,786	510	7.83%	13.18%	368,639,150	1,181,928	312	3.18%	29.27%
2011	399,970,120	249,257	1,605	10.00%	54.21%	53,833,920	102,936	523	2.63%	16.16%	399,881,160	1,181,719	338	8.49%	40.25%
2012	424,276,745	253,723	1,672	4.21%	60.70%	57,030,175	100,772	566	8.21%	25.70%	402,046,135	1,180,921	340	0.61%	41.10%
2013	527,164,165	254,943	2,068	23.66%	98.72%	70,448,845	100,825	699	23.46%	55.19%	415,557,295	1,179,484	352	3.49%	46.02%
2014	666,208,510	243,243	2,739	32.45%	163.21%	115,409,065	100,519	1,148	64.32%	155.01%	477,511,665	1,191,169	401	13.78%	66.15%
2015	895,607,385	242,383	3,695	34.91%	255.10%	137,771,480	99,624	1,383	20.45%	207.16%	569,833,645	1,193,066	478	19.14%	97.96%

Rate Annual %chg Average Value/Acre: 13.51%

11.88%

7.07%

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	366,535	7,330	50			15,312,865	25,515	600			593,291,100	1,569,736	378		
2006	363,195	7,264	50	0.00%	0.00%	14,881,400	24,813	600	-0.07%	-0.07%	606,803,390	1,566,035	387	2.52%	2.52%
2007	354,180	7,083	50	0.00%	0.00%	14,563,805	24,296	599	-0.05%	-0.12%	617,836,665	1,565,429	395	1.86%	4.42%
2008	307,730	6,154	50	0.00%	0.00%	14,281,525	23,837	599	-0.05%	-0.17%	659,708,225	1,563,835	422	6.89%	11.61%
2009	292,550	5,676	52	3.08%	3.08%	14,584,615	22,898	637	6.31%	6.13%	752,403,775	1,562,225	482	14.17%	27.43%
2010	250,265	4,550	55	6.71%	10.00%	49,363,180	24,970	1,977	210.38%	229.39%	833,927,195	1,563,937	533	10.71%	41.08%
2011	249,860	4,543	55	0.00%	10.00%	28,033,455	26,780	1,047	-47.05%	74.42%	881,968,515	1,565,234	563	5.67%	49.08%
2012	40,245	732	55	0.01%	10.00%	30,875,845	28,591	1,080	3.16%	79.94%	914,269,145	1,564,738	584	3.70%	54.59%
2013	130,360	606	215	290.95%	330.06%	30,716,150	28,899	1,063	-1.58%	77.10%	1,044,016,815	1,564,757	667	14.19%	76.53%
2014	13,490	54	250	16.36%	400.44%	32,482,115	27,214	1,194	12.30%	98.87%	1,291,624,845	1,562,200	827	23.92%	118.76%
2015	14,795	49	300	19.95%	500.29%	33,171,520	27,237	1,218	2.04%	102.93%	1,636,398,825	1,562,359	1,047	26.68%	177.12%

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LINCOLN

Rate Annual %chg Average Value/Acre: 10.73%

(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
36,288	LINCOLN	157,917,890	185,689,804	371,441,962	1,426,853,805	512,975,291	4,023,130	6,249,705	1,634,406,700	104,248,810	35,647,925	184,020	4,439,639,042
cnty.sector.value % of total value:		3.56%	4.18%	8.37%	32.14%	11.55%	0.09%	0.14%	36.81%	2.35%	0.80%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
428	BRADY	76,914	1,126,262	2,470,166	12,082,630	844,935	0	0	0	0	0	0	16,600,907
1.18%	%sector of county sector	0.05%	0.61%	0.67%	0.85%	0.16%							0.37%
	%sector of municipality	0.46%	6.78%	14.88%	72.78%	5.09%							100.00%
665	HERSHEY	2,690,062	1,117,273	4,386,220	30,248,470	8,692,885	0	0	228,645	0	0	0	47,363,555
1.83%	%sector of county sector	1.70%	0.60%	1.18%	2.12%	1.69%			0.01%				1.07%
	%sector of municipality	5.68%	2.36%	9.26%	63.86%	18.35%			0.48%				100.00%
312	MAXWELL	14,897	941,060	3,314,658	6,957,840	323,795	0	0	0	0	0	0	11,552,250
0.86%	%sector of county sector	0.01%	0.51%	0.89%	0.49%	0.06%							0.26%
	%sector of municipality	0.13%	8.15%	28.69%	60.23%	2.80%							100.00%
24,733	NORTH PLATTE	43,177,423	18,491,904	28,068,532	842,752,940	464,652,630	1,437,870	0	382,205	0	13,400	0	1,398,976,904
68.16%	%sector of county sector	27.34%	9.96%	7.56%	59.06%	90.58%	35.74%		0.02%		0.04%		31.51%
	%sector of municipality	3.09%	1.32%	2.01%	60.24%	33.21%	0.10%		0.03%		0.00%		100.00%
1,286	SUTHERLAND	1,328,167	1,306,533	2,918,780	53,603,310	5,442,420	1,647,910	0	0	0	0	0	66,247,120
3.54%	%sector of county sector	0.84%	0.70%	0.79%	3.76%	1.06%	40.96%						1.49%
	%sector of municipality	2.00%	1.97%	4.41%	80.91%	8.22%	2.49%						100.00%
366	WALLACE	1,595,726	11,502	20,856	9,317,140	2,486,185	0	0	200,380	5,725	2,145	0	13,639,659
1.01%	%sector of county sector	1.01%	0.01%	0.01%	0.65%	0.48%			0.01%	0.01%	0.01%		0.31%
	%sector of municipality	11.70%	0.08%	0.15%	68.31%	18.23%			1.47%	0.04%	0.02%		100.00%
78	WELLFLEET	18,796	82,735	42,651	1,505,145	91,980	0	0	22,475	0	0	0	1,763,782
0.21%	%sector of county sector	0.01%	0.04%	0.01%	0.11%	0.02%			0.00%				0.04%
	%sector of municipality	1.07%	4.69%	2.42%	85.34%	5.21%			1.27%				100.00%
27,868	Total Municipalities	48,901,985	23,077,269	41,221,863	956,467,475	482,534,830	3,085,780	0	833,705	5,725	15,545	0	1,556,144,177
76.80%	%all municip.sect of cnty	30.97%	12.43%	11.10%	67.03%	94.07%	76.70%		0.05%	0.01%	0.04%		35.05%

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

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