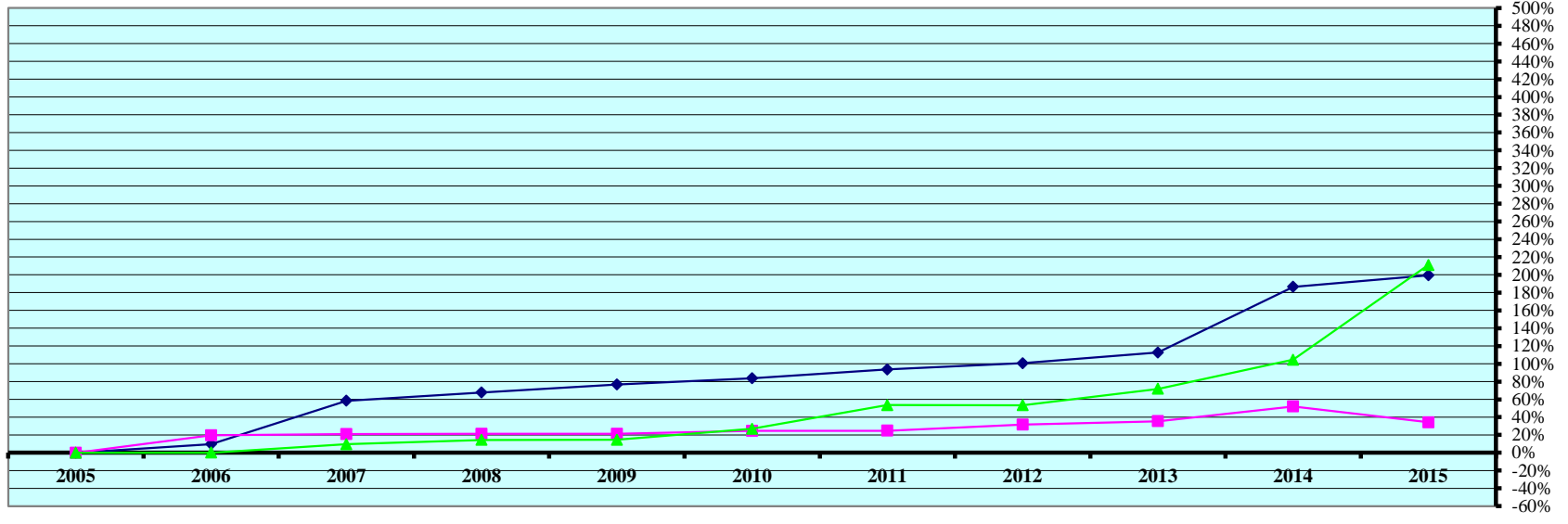


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



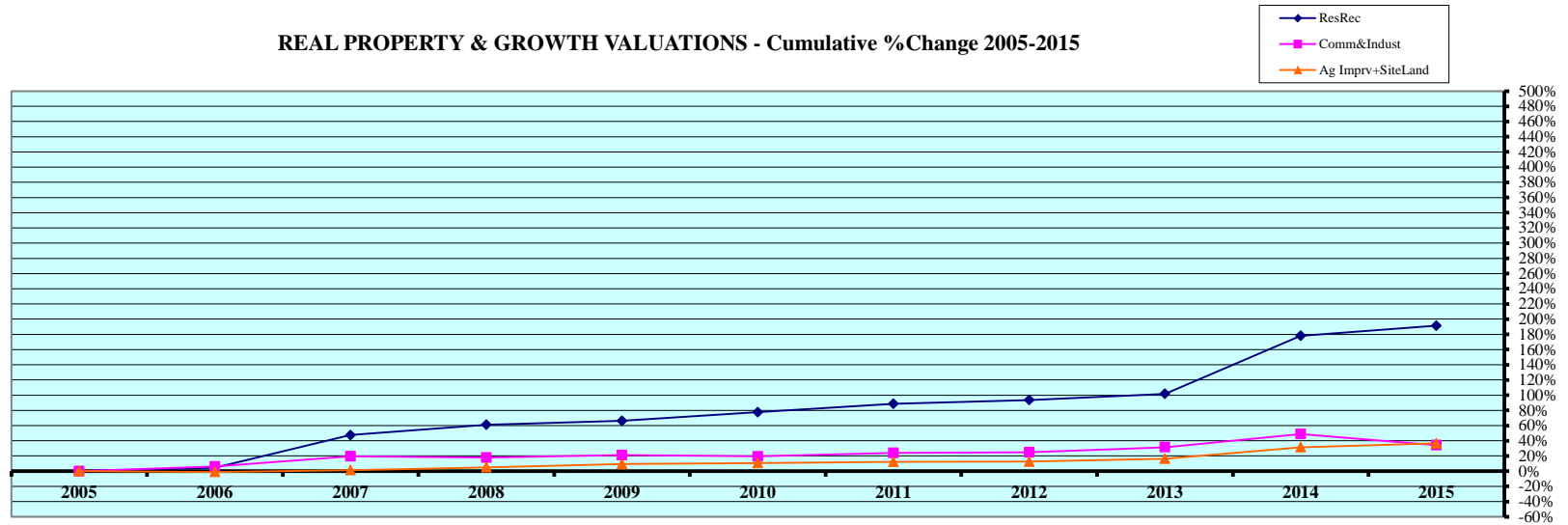
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	7,761,365	--	--	--	990,300	--	--	--	78,151,370	--	--	--
2006	8,519,900	758,535	9.77%	9.77%	1,184,395	194,095	19.60%	19.60%	78,215,820	64,450	0.08%	0.08%
2007	12,293,715	3,773,815	44.29%	58.40%	1,197,135	12,740	1.08%	20.89%	85,647,530	7,431,710	9.50%	9.59%
2008	13,020,020	726,305	5.91%	67.75%	1,200,085	2,950	0.25%	21.18%	89,381,850	3,734,320	4.36%	14.37%
2009	13,713,505	693,485	5.33%	76.69%	1,200,085	0	0.00%	21.18%	89,500,360	118,510	0.13%	14.52%
2010	14,259,570	546,065	3.98%	83.73%	1,233,005	32,920	2.74%	24.51%	99,155,700	9,655,340	10.79%	26.88%
2011	15,024,350	764,780	5.36%	93.58%	1,235,815	2,810	0.23%	24.79%	120,009,325	20,853,625	21.03%	53.56%
2012	15,571,510	547,160	3.64%	100.63%	1,302,535	66,720	5.40%	31.53%	119,951,255	-58,070	-0.05%	53.49%
2013	16,505,220	933,710	6.00%	112.66%	1,341,130	38,595	2.96%	35.43%	134,292,740	14,341,485	11.96%	71.84%
2014	22,243,060	5,737,840	34.76%	186.59%	1,505,295	164,165	12.24%	52.00%	159,877,720	25,584,980	19.05%	104.57%
2015	23,242,915	999,855	4.50%	199.47%	1,329,070	-176,225	-11.71%	34.21%	243,040,345	83,162,625	52.02%	210.99%

Rate Annual %chg: Residential & Recreational **11.59%** Commercial & Industrial **2.99%** Agricultural Land **12.01%**

Cnty# **58**
County **LOUP**

(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	7,761,365	601,085	7.74%	7,160,280	--	--	990,300	0	0.00%	990,300	--	--	
2006	8,519,900	403,435	4.74%	8,116,465	4.58%	4.58%	1,184,395	134,535	11.36%	1,049,860	6.01%	6.01%	
2007	12,293,715	845,685	6.88%	11,448,030	34.37%	47.50%	1,197,135	12,740	1.06%	1,184,395	0.00%	19.60%	
2008	13,020,020	506,785	3.89%	12,513,235	1.79%	61.22%	1,200,085	32,490	2.71%	1,167,595	-2.47%	17.90%	
2009	13,713,505	817,155	5.96%	12,896,350	-0.95%	66.16%	1,200,085	0	0.00%	1,200,085	0.00%	21.18%	
2010	14,259,570	482,265	3.38%	13,777,305	0.47%	77.51%	1,233,005	50,695	4.11%	1,182,310	-1.48%	19.39%	
2011	15,024,350	373,750	2.49%	14,650,600	2.74%	88.76%	1,235,815	6,820	0.55%	1,228,995	-0.33%	24.10%	
2012	15,571,510	554,380	3.56%	15,017,130	-0.05%	93.49%	1,302,535	66,720	5.12%	1,235,815	0.00%	24.79%	
2013	16,505,220	849,415	5.15%	15,655,805	0.54%	101.71%	1,341,130	38,230	2.85%	1,302,900	0.03%	31.57%	
2014	22,243,060	654,180	2.94%	21,588,880	30.80%	178.16%	1,505,295	30,105	2.00%	1,475,190	10.00%	48.96%	
2015	23,242,915	626,395	2.69%	22,616,520	1.68%	191.40%	1,329,070	0	0.00%	1,329,070	-11.71%	34.21%	
Rate Ann%chg	11.59%			Resid & Rec. w/o growth			2.99%			C & I w/o growth			0.01%

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					
2005	6,947,810	2,085,450	9,033,260	186,955	2.07%	--	--			
2006	6,969,950	2,139,735	9,109,685	166,745	1.83%	-1.00%	-1.00%			
2007	7,143,795	2,152,585	9,296,380	131,430	1.41%	0.61%	1.46%			
2008	7,287,310	2,385,925	9,673,235	176,435	1.82%	2.16%	5.13%			
2009	7,550,785	2,408,850	9,959,635	88,390	0.89%	2.05%	9.28%			
2010	7,688,135	2,429,535	10,117,670	115,455	1.14%	0.43%	10.73%			
2011	7,724,530	2,492,635	10,217,165	72,520	0.71%	0.27%	12.30%			
2012	7,946,120	2,566,180	10,512,300	330,175	3.14%	-0.34%	12.72%			
2013	8,103,835	2,601,155	10,704,990	183,085	1.71%	0.09%	16.48%			
2014	9,709,920	2,840,350	12,550,270	674,370	5.37%	10.94%	31.47%			
2015	10,275,770	2,816,595	13,092,365	756,525	5.78%	-1.71%	36.56%			
Rate Ann%chg	3.99%		3.05%		3.78%		Ag Imprv+Site w/o growth		1.35%	

(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:

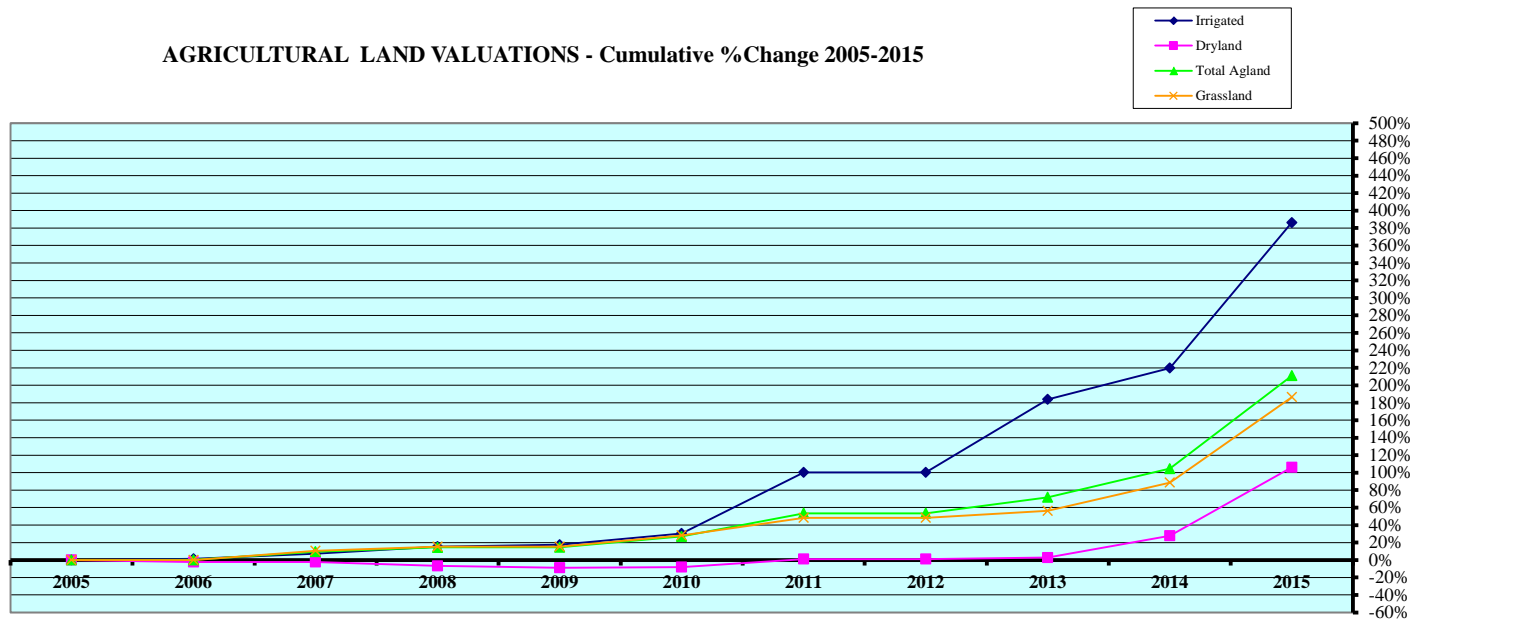
Value; 2005 - 2015 CTL

Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 58
County LOUP

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	10,841,160	--	--	--	3,288,260	--	--	--	63,871,920	--	--	--
2006	10,992,095	150,935	1.39%	1.39%	3,212,045	-76,215	-2.32%	-2.32%	63,861,620	-10,300	-0.02%	-0.02%
2007	11,613,490	621,395	5.65%	7.12%	3,215,170	3,125	0.10%	-2.22%	70,668,585	6,806,965	10.66%	10.64%
2008	12,515,000	901,510	7.76%	15.44%	3,068,675	-146,495	-4.56%	-6.68%	73,648,600	2,980,015	4.22%	15.31%
2009	12,725,970	210,970	1.69%	17.39%	2,991,555	-77,120	-2.51%	-9.02%	73,633,480	-15,120	-0.02%	15.28%
2010	14,138,525	1,412,555	11.10%	30.42%	3,022,610	31,055	1.04%	-8.08%	81,860,830	8,227,350	11.17%	28.16%
2011	21,717,085	7,578,560	53.60%	100.32%	3,325,425	302,815	10.02%	1.13%	94,743,935	12,883,105	15.74%	48.33%
2012	21,717,085	0	0.00%	100.32%	3,324,695	-730	-0.02%	1.11%	94,686,595	-57,340	-0.06%	48.24%
2013	30,785,785	9,068,700	41.76%	183.97%	3,378,010	53,315	1.60%	2.73%	99,883,550	5,196,955	5.49%	56.38%
2014	34,670,970	3,885,185	12.62%	219.81%	4,204,860	826,850	24.48%	27.87%	120,479,445	20,595,895	20.62%	88.63%
2015	52,714,670	18,043,700	52.04%	386.25%	6,778,365	2,573,505	61.20%	106.14%	182,968,435	62,488,990	51.87%	186.46%

Rate Ann.%chg: Irrigated Dryland Grassland

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	104,825	--	--	--	45,205	--	--	--	78,151,370	--	--	--
2006	104,855	30	0.03%	0.03%	45,205	0	0.00%	0.00%	78,215,820	64,450	0.08%	0.08%
2007	105,080	225	0.21%	0.24%	45,205	0	0.00%	0.00%	85,647,530	7,431,710	9.50%	9.59%
2008	104,715	-365	-0.35%	-0.10%	44,860	-345	-0.76%	-0.76%	89,381,850	3,734,320	4.36%	14.37%
2009	104,535	-180	-0.17%	-0.28%	44,820	-40	-0.09%	-0.85%	89,500,360	118,510	0.13%	14.52%
2010	88,905	-15,630	-14.95%	-15.19%	44,830	10	0.02%	-0.83%	99,155,700	9,655,340	10.79%	26.88%
2011	148,170	59,265	66.66%	41.35%	74,710	29,880	66.65%	65.27%	120,009,325	20,853,625	21.03%	53.56%
2012	148,170	0	0.00%	41.35%	74,710	0	0.00%	65.27%	119,951,255	-58,070	-0.05%	53.49%
2013	163,200	15,030	10.14%	55.69%	82,195	7,485	10.02%	81.83%	134,292,740	14,341,485	11.96%	71.84%
2014	222,225	59,025	36.17%	112.00%	300,220	218,025	265.25%	564.13%	159,877,720	25,584,980	19.05%	104.57%
2015	235,615	13,390	6.03%	124.77%	343,260	43,040	14.34%	659.34%	243,040,345	83,162,625	52.02%	210.99%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	10,841,160	13,948	777			3,288,260	9,796	336			63,872,115	320,911	199		
2006	10,992,095	14,203	774	-0.43%	-0.43%	3,212,045	9,533	337	0.38%	0.38%	63,861,620	320,842	199	0.01%	0.01%
2007	11,613,490	14,058	826	6.74%	6.29%	3,215,170	9,538	337	0.04%	0.42%	70,668,585	320,860	220	10.65%	10.66%
2008	12,515,000	14,798	846	2.37%	8.81%	3,068,675	9,217	333	-1.23%	-0.81%	73,648,600	320,453	230	4.35%	15.47%
2009	12,725,970	15,117	842	-0.46%	8.31%	2,991,555	8,947	334	0.43%	-0.39%	73,633,480	320,395	230	0.00%	15.47%
2010	14,152,885	15,343	922	9.57%	18.68%	3,022,610	8,775	344	3.02%	2.62%	81,860,855	320,959	255	10.98%	28.14%
2011	21,717,085	15,332	1,416	53.56%	82.24%	3,325,425	8,795	378	9.77%	12.64%	94,752,725	320,808	295	15.80%	48.40%
2012	21,717,085	15,332	1,416	0.00%	82.24%	3,324,695	8,792	378	0.01%	12.66%	94,685,185	320,777	295	-0.06%	48.30%
2013	30,785,785	15,530	1,982	39.95%	155.04%	3,378,010	8,552	395	4.45%	17.67%	99,883,550	320,798	311	5.48%	56.44%
2014	34,670,970	15,506	2,236	12.80%	187.68%	4,204,860	8,627	487	23.39%	45.19%	120,479,445	320,743	376	20.64%	88.72%
2015	52,714,660	15,554	3,389	51.57%	336.04%	6,780,935	8,587	790	62.03%	135.26%	182,990,465	320,736	571	51.89%	186.65%

Rate Annual %chg Average Value/Acre: 15.87%

8.93%

11.11%

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	104,825	3,494	30			45,205	1,507	30			78,151,565	349,656	224		
2006	104,855	3,495	30	0.00%	0.00%	45,205	1,507	30	0.00%	0.00%	78,215,820	349,580	224	0.10%	0.10%
2007	105,080	3,503	30	0.00%	0.00%	45,205	1,507	30	0.00%	0.00%	85,647,530	349,466	245	9.54%	9.65%
2008	104,715	3,490	30	0.00%	0.00%	44,860	1,495	30	0.00%	0.00%	89,381,850	349,453	256	4.36%	14.44%
2009	104,535	3,484	30	0.00%	0.00%	44,820	1,494	30	0.00%	0.00%	89,500,360	349,437	256	0.14%	14.59%
2010	88,905	2,963	30	0.00%	0.01%	44,830	1,494	30	0.02%	0.02%	99,170,085	349,535	284	10.77%	26.94%
2011	148,170	2,963	50	66.66%	66.67%	74,710	1,494	50	66.65%	66.69%	120,018,115	349,392	344	21.07%	53.69%
2012	148,170	2,963	50	0.00%	66.67%	74,710	1,494	50	0.00%	66.69%	119,949,845	349,358	343	-0.05%	53.61%
2013	163,200	2,967	55	10.00%	83.34%	82,195	1,494	55	10.02%	83.39%	134,292,740	349,342	384	11.96%	71.99%
2014	222,225	2,963	75	36.37%	150.02%	300,220	1,501	200	263.55%	566.72%	159,877,720	349,341	458	19.05%	104.76%
2015	237,020	2,963	80	6.66%	166.67%	344,875	1,499	230	15.00%	666.72%	243,067,955	349,339	696	52.03%	211.30%

58
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Rate Annual %chg Average Value/Acre: 12.03%

(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
632	LOUP	6,710,285	887,480	146,295	23,242,915	1,329,070	0	0	243,040,345	10,275,770	2,816,595	0	288,448,755
cnty sectorvalue % of total value:		2.33%	0.31%	0.05%	8.06%	0.46%			84.26%	3.56%	0.98%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
190	TAYLOR	75,170	91,885	5,705	2,895,115	448,100	0	0	0	0	0	0	3,515,975
30.06%	%sector of county sector	1.12%	10.35%	3.90%	12.46%	33.72%							1.22%
	%sector of municipality	2.14%	2.61%	0.16%	82.34%	12.74%							100.00%
190	Total Municipalities	75,170	91,885	5,705	2,895,115	448,100	0	0	0	0	0	0	3,515,975
30.06%	%all municip.sect of cnty	1.12%	10.35%	3.90%	12.46%	33.72%							1.22%

Cnty#	County
58	LOUP

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

CHART 5

EXHIBIT

58B

Page 5