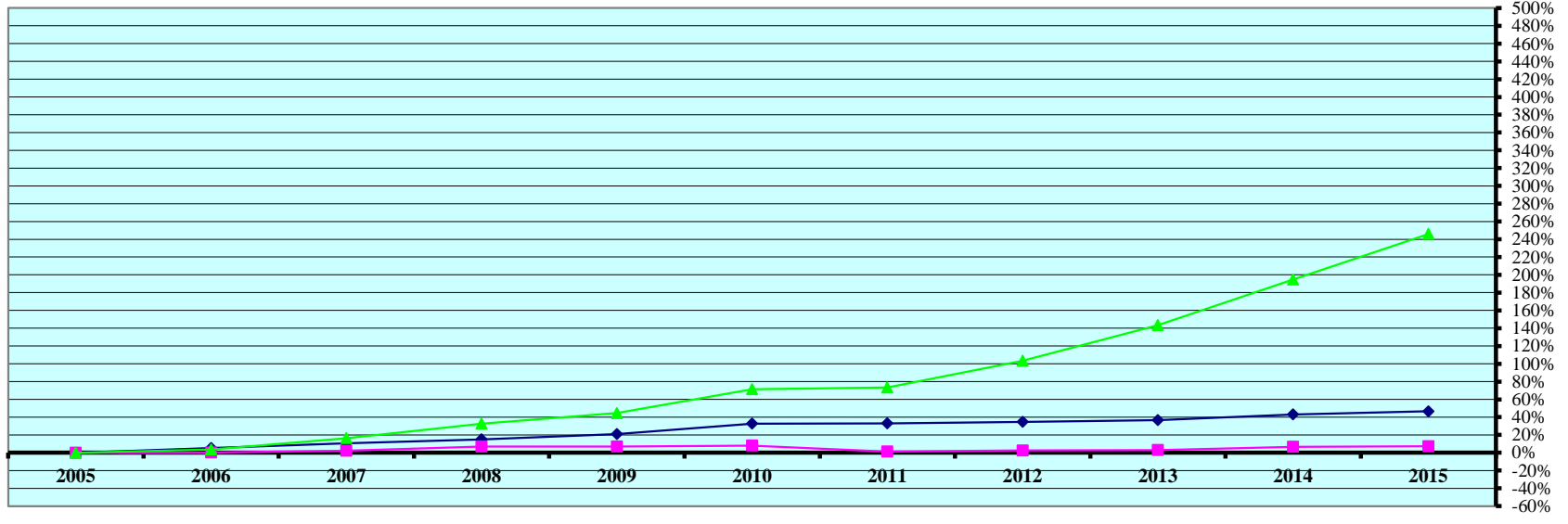


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



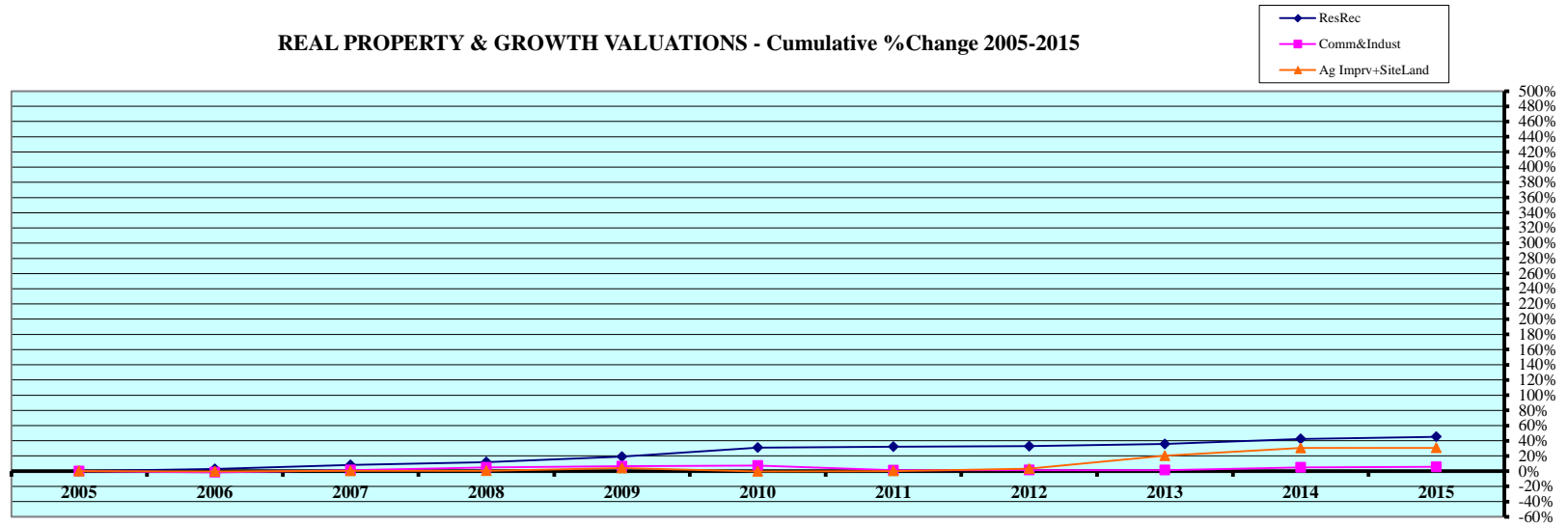
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	134,274,250	--	--	--	26,190,395	--	--	--	226,925,045	--	--	--
2006	141,386,685	7,112,435	5.30%	5.30%	26,280,985	90,590	0.35%	0.35%	235,140,205	8,215,160	3.62%	3.62%
2007	148,331,515	6,944,830	4.91%	10.47%	26,779,665	498,680	1.90%	2.25%	264,259,930	29,119,725	12.38%	16.45%
2008	154,482,150	6,150,635	4.15%	15.05%	28,018,010	1,238,345	4.62%	6.98%	301,026,100	36,766,170	13.91%	32.65%
2009	162,579,335	8,097,185	5.24%	21.08%	28,034,850	16,840	0.06%	7.04%	328,121,010	27,094,910	9.00%	44.59%
2010	178,100,445	15,521,110	9.55%	32.64%	28,313,170	278,320	0.99%	8.11%	388,748,440	60,627,430	18.48%	71.31%
2011	178,713,840	613,395	0.34%	33.10%	26,563,740	-1,749,430	-6.18%	1.43%	393,465,705	4,717,265	1.21%	73.39%
2012	180,883,130	2,169,290	1.21%	34.71%	26,856,815	293,075	1.10%	2.54%	461,261,700	67,795,995	17.23%	103.27%
2013	183,621,625	2,738,495	1.51%	36.75%	26,975,655	118,840	0.44%	3.00%	552,215,055	90,953,355	19.72%	143.35%
2014	192,104,890	8,483,265	4.62%	43.07%	27,909,905	934,250	3.46%	6.57%	668,898,125	116,683,070	21.13%	194.77%
2015	196,831,550	4,726,660	2.46%	46.59%	28,068,105	158,200	0.57%	7.17%	784,976,115	116,077,990	17.35%	245.92%

Rate Annual %chg: Residential & Recreational 3.90% Commercial & Industrial 0.69% Agricultural Land 13.21%

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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.
 Source: 2005 - 2015 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

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	134,274,250	2,540,100	1.89%	131,734,150	--	--	26,190,395	60,820	0.23%	26,129,575	--	--	
2006	141,386,685	3,048,690	2.16%	138,337,995	3.03%	3.03%	26,280,985	490,210	1.87%	25,790,775	-1.53%	-1.53%	
2007	148,331,515	2,904,005	1.96%	145,427,510	2.86%	8.31%	26,779,665	222,275	0.83%	26,557,390	1.05%	1.40%	
2008	154,482,150	4,124,590	2.67%	150,357,560	1.37%	11.98%	28,018,010	509,215	1.82%	27,508,795	2.72%	5.03%	
2009	162,579,335	2,786,920	1.71%	159,792,415	3.44%	19.00%	28,034,850	151,920	0.54%	27,882,930	-0.48%	6.46%	
2010	178,100,445	2,132,690	1.20%	175,967,755	8.24%	31.05%	28,313,170	191,795	0.68%	28,121,375	0.31%	7.37%	
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	32.09%	26,563,740	76,445	0.29%	26,487,295	-6.45%	1.13%	
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	32.88%	26,856,815	286,530	1.07%	26,570,285	0.02%	1.45%	
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	35.70%	26,975,655	392,985	1.46%	26,582,670	-1.02%	1.50%	
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	42.31%	27,909,905	454,500	1.63%	27,455,405	1.78%	4.83%	
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	45.21%	28,068,105	393,865	1.40%	27,674,240	-0.84%	5.67%	
Rate Ann%chg	3.90%			Resid & Rec. w/o growth			2.46%			C & I w/o growth			-0.44%

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	23,007,355	8,770,740	31,778,095	832,895	2.62%	30,945,200	--	--
2006	23,137,370	9,086,850	32,224,220	548,975	1.70%	31,675,245	-0.32%	-0.32%
2007	23,191,560	9,233,395	32,424,955	551,500	1.70%	31,873,455	-1.09%	0.30%
2008	23,801,070	9,729,215	33,530,285	1,561,080	4.66%	31,969,205	-1.41%	0.60%
2009	23,753,200	9,905,180	33,658,380	538,230	1.60%	33,120,150	-1.22%	4.22%
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	-5.76%	-0.18%
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.56%	0.23%
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-0.35%	3.23%
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	13.47%	20.21%
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	30.44%
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	30.63%
Rate Ann%chg	1.49%	5.39%	2.71%	Ag Imprv+Site w/o growth			0.43%	

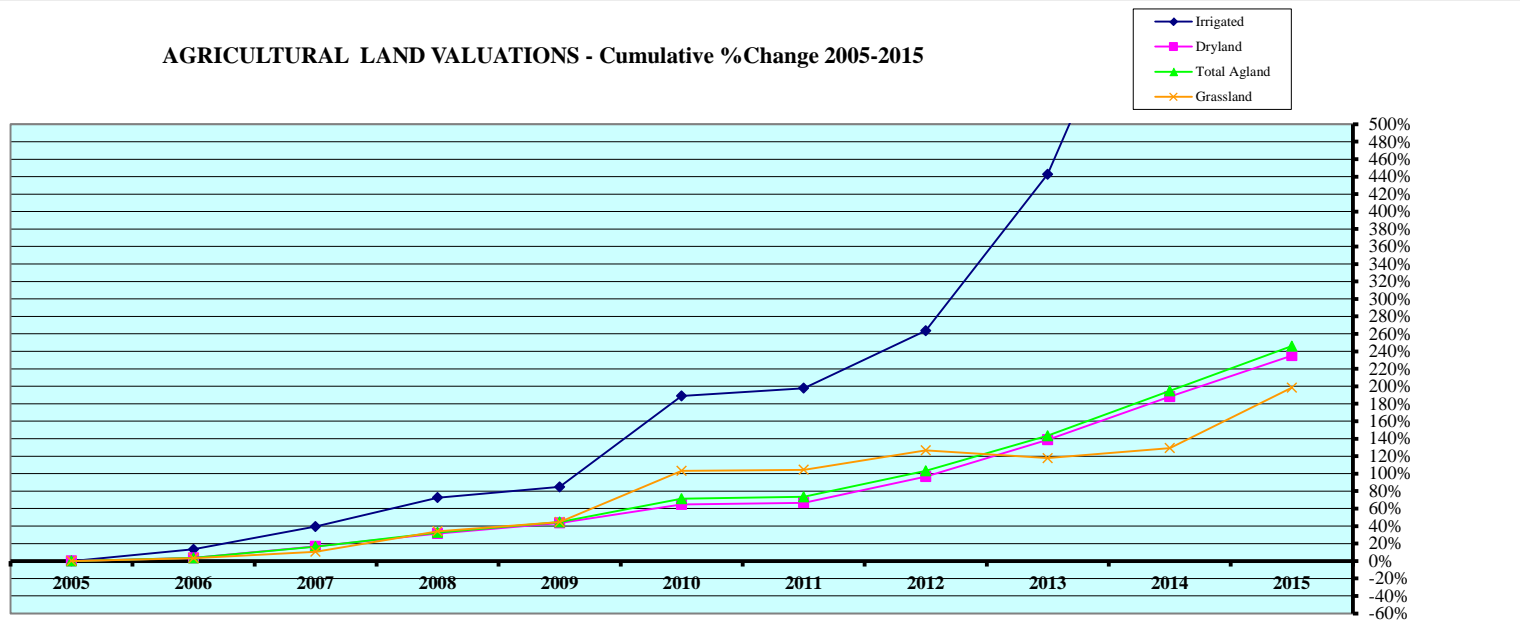
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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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	4,975,465	--	--	--	198,506,785	--	--	--	23,269,670	--	--	--
2006	5,641,145	665,680	13.38%	13.38%	205,339,670	6,832,885	3.44%	3.44%	24,033,055	763,385	3.28%	3.28%
2007	6,940,645	1,299,500	23.04%	39.50%	231,457,025	26,117,355	12.72%	16.60%	25,743,855	1,710,800	7.12%	10.63%
2008	8,583,450	1,642,805	23.67%	72.52%	261,113,055	29,656,030	12.81%	31.54%	31,194,050	5,450,195	21.17%	34.05%
2009	9,192,380	608,930	7.09%	84.75%	285,141,730	24,028,675	9.20%	43.64%	33,651,115	2,457,065	7.88%	44.61%
2010	14,374,105	5,181,725	56.37%	188.90%	326,962,960	41,821,230	14.67%	64.71%	47,275,210	13,624,095	40.49%	103.16%
2011	14,818,015	443,910	3.09%	197.82%	330,944,070	3,981,110	1.22%	66.72%	47,566,685	291,475	0.62%	104.41%
2012	18,093,400	3,275,385	22.10%	263.65%	390,098,855	59,154,785	17.87%	96.52%	52,721,930	5,155,245	10.84%	126.57%
2013	27,003,080	8,909,680	49.24%	442.72%	473,995,090	83,896,235	21.51%	138.78%	50,685,785	-2,036,145	-3.86%	117.82%
2014	43,001,065	15,997,985	59.25%	764.26%	572,062,600	98,067,510	20.69%	188.18%	53,345,040	2,659,255	5.25%	129.25%
2015	49,649,995	6,648,930	15.46%	897.90%	665,385,815	93,323,215	16.31%	235.20%	69,450,145	16,105,105	30.19%	198.46%

Rate Ann.%chg: Irrigated **25.87%** Dryland **12.86%** Grassland **11.55%**

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	105,675	--	--	--	67,450	--	--	--	226,925,045	--	--	--
2006	105,735	60	0.06%	0.06%	20,600	-46,850	-69.46%	-69.46%	235,140,205	8,215,160	3.62%	3.62%
2007	102,030	-3,705	-3.50%	-3.45%	16,375	-4,225	-20.51%	-75.72%	264,259,930	29,119,725	12.38%	16.45%
2008	119,170	17,140	16.80%	12.77%	16,375	0	0.00%	-75.72%	301,026,100	36,766,170	13.91%	32.65%
2009	119,410	240	0.20%	13.00%	16,375	0	0.00%	-75.72%	328,121,010	27,094,910	9.00%	44.59%
2010	120,790	1,380	1.16%	14.30%	15,375	-1,000	-6.11%	-77.21%	388,748,440	60,627,430	18.48%	71.31%
2011	121,550	760	0.63%	15.02%	15,385	10	0.07%	-77.19%	393,465,705	4,717,265	1.21%	73.39%
2012	332,190	210,640	173.29%	214.35%	15,325	-60	-0.39%	-77.28%	461,261,700	67,795,995	17.23%	103.27%
2013	531,100	198,910	59.88%	402.58%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	143.35%
2014	489,420	-41,680	-7.85%	363.14%	0	0		-100.00%	668,898,125	116,683,070	21.13%	194.77%
2015	490,160	740	0.15%	363.84%	0	0			784,976,115	116,077,990	17.35%	245.92%

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Rate Ann.%chg: Total Agric Land **13.21%**

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	4,542,645	3,720	1,221			198,997,810	183,119	1,087			23,275,740	49,154	474		
2006	5,624,615	4,383	1,283	5.09%	5.09%	205,364,430	182,209	1,127	3.71%	3.71%	24,073,220	49,054	491	3.64%	3.64%
2007	7,094,615	5,064	1,401	9.17%	14.73%	231,582,980	180,225	1,285	14.01%	18.24%	25,768,690	48,619	530	8.00%	11.93%
2008	8,583,450	5,198	1,651	17.86%	35.21%	260,994,395	179,539	1,454	13.13%	33.77%	31,278,365	48,471	645	21.75%	36.27%
2009	9,085,500	5,388	1,686	2.12%	38.08%	285,165,625	179,760	1,586	9.13%	45.98%	33,688,275	47,913	703	8.96%	48.48%
2010	15,497,590	7,269	2,132	26.45%	74.59%	330,444,910	178,327	1,853	16.81%	70.52%	55,373,520	48,641	1,138	61.91%	140.41%
2011	14,789,820	7,563	1,955	-8.29%	60.13%	331,067,510	181,520	1,824	-1.57%	67.83%	47,628,725	45,356	1,050	-7.76%	121.76%
2012	18,093,400	7,499	2,413	23.38%	97.57%	391,423,800	181,236	2,160	18.42%	98.74%	52,817,910	45,162	1,170	11.37%	146.98%
2013	25,703,540	7,545	3,406	41.19%	178.95%	475,620,780	182,243	2,610	20.84%	140.16%	50,865,205	43,805	1,161	-0.71%	145.22%
2014	39,944,350	8,105	4,929	44.68%	303.60%	574,298,850	181,318	3,167	21.36%	191.46%	53,403,410	43,830	1,218	4.93%	157.31%
2015	50,217,315	10,084	4,980	1.04%	307.78%	666,331,450	174,109	3,827	20.83%	252.17%	68,534,295	48,916	1,401	14.99%	195.88%

Rate Annual %chg Average Value/Acre: 15.09%

13.42%

11.46%

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	105,585	3,423	31			19,145	553	35			226,940,925	239,968	946		
2006	105,675	3,426	31	0.00%	0.00%	19,260	551	35	0.87%	0.87%	235,187,200	239,624	981	3.78%	3.78%
2007	101,990	3,400	30	-2.74%	-2.75%	22,140	518	43	22.29%	23.35%	264,570,415	237,826	1,112	13.34%	17.63%
2008	119,170	3,402	35	16.80%	13.59%	16,375	422	39	-9.20%	12.01%	300,991,755	237,032	1,270	14.15%	34.27%
2009	119,090	3,399	35	0.00%	13.59%	16,375	422	39	0.00%	12.01%	328,074,865	236,884	1,385	9.07%	46.45%
2010	118,380	2,363	50	43.00%	62.43%	29,715	771	39	-0.66%	11.27%	401,464,115	237,371	1,691	22.12%	78.84%
2011	120,775	2,411	50	0.00%	62.42%	22,860	645	35	-8.00%	2.37%	393,629,690	237,495	1,657	-2.00%	75.26%
2012	263,080	2,630	100	99.66%	224.29%	30,320	636	48	34.54%	37.73%	462,628,510	237,163	1,951	17.69%	106.27%
2013	295,330	3,050	97	-3.18%	213.96%	18,935	344	55	15.49%	59.07%	552,503,790	236,987	2,331	19.52%	146.52%
2014	508,170	3,202	159	63.87%	414.48%	15,705	331	47	-13.90%	36.96%	668,170,485	236,786	2,822	21.04%	198.38%
2015	506,630	3,138	161	1.75%	423.48%	14,330	317	45	-4.79%	30.40%	785,604,020	236,564	3,321	17.69%	251.15%

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NEMAHA

Rate Annual %chg Average Value/Acre: 13.38%

(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
7,248	NEMAHA	45,314,669	8,009,767	13,972,892	194,594,090	23,240,120	4,827,985	2,237,460	784,976,115	26,679,910	14,831,540	0	1,118,684,548
cnty sectorvalue % of total value:		4.05%	0.72%	1.25%	17.39%	2.08%	0.43%	0.20%	70.17%	2.38%	1.33%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	4,217,094	1,214,858	632,282	105,947,390	17,170,170	1,790,365	0	109,805	0	0	0	131,081,964
47.74%	%sector of county sector	9.31%	15.17%	4.53%	54.45%	73.88%	37.08%		0.01%				11.72%
	%sector of municipality	3.22%	0.93%	0.48%	80.83%	13.10%	1.37%		0.08%				100.00%
112	BROCK	727,863	59,651	12,800	2,034,430	707,110	0	0	170,195	900	0	0	3,712,949
1.55%	%sector of county sector	1.61%	0.74%	0.09%	1.05%	3.04%			0.02%	0.00%			0.33%
	%sector of municipality	19.60%	1.61%	0.34%	54.79%	19.04%			4.58%	0.02%			100.00%
132	BROWNVILLE	14,133	74,255	17,673	6,043,775	832,655	0	0	0	0	0	0	6,982,491
1.82%	%sector of county sector	0.03%	0.93%	0.13%	3.11%	3.58%							0.62%
	%sector of municipality	0.20%	1.06%	0.25%	86.56%	11.92%							100.00%
328	JOHNSON	262,916	153,025	25,659	12,850,145	969,430	0	0	0	0	0	0	14,261,175
4.53%	%sector of county sector	0.58%	1.91%	0.18%	6.60%	4.17%							1.27%
	%sector of municipality	1.84%	1.07%	0.18%	90.11%	6.80%							100.00%
59	JULIAN	706	108,648	380,971	1,109,840	60,180	0	0	26,435	0	0	0	1,686,780
0.81%	%sector of county sector	0.00%	1.36%	2.73%	0.57%	0.26%			0.00%				0.15%
	%sector of municipality	0.04%	6.44%	22.59%	65.80%	3.57%			1.57%				100.00%
149	NEMAHA	17,385	49,114	10,539	2,678,185	337,860	0	0	284,690	0	0	0	3,377,773
2.06%	%sector of county sector	0.04%	0.61%	0.08%	1.38%	1.45%			0.04%				0.30%
	%sector of municipality	0.51%	1.45%	0.31%	79.29%	10.00%			8.43%				100.00%
865	PERU	291,705	240,798	35,556	8,490,910	610,450	0	0	37,025	0	0	0	9,706,444
11.93%	%sector of county sector	0.64%	3.01%	0.25%	4.36%	2.63%			0.00%				0.87%
	%sector of municipality	3.01%	2.48%	0.37%	87.48%	6.29%			0.38%				100.00%
5,105	Total Municipalities	5,531,802	1,900,349	1,115,480	139,154,675	20,687,855	1,790,365	0	628,150	900	0	0	170,809,576
70.43%	%all municip.sect of cnty	12.21%	23.73%	7.98%	71.51%	89.02%	37.08%		0.08%	0.00%			15.27%

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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