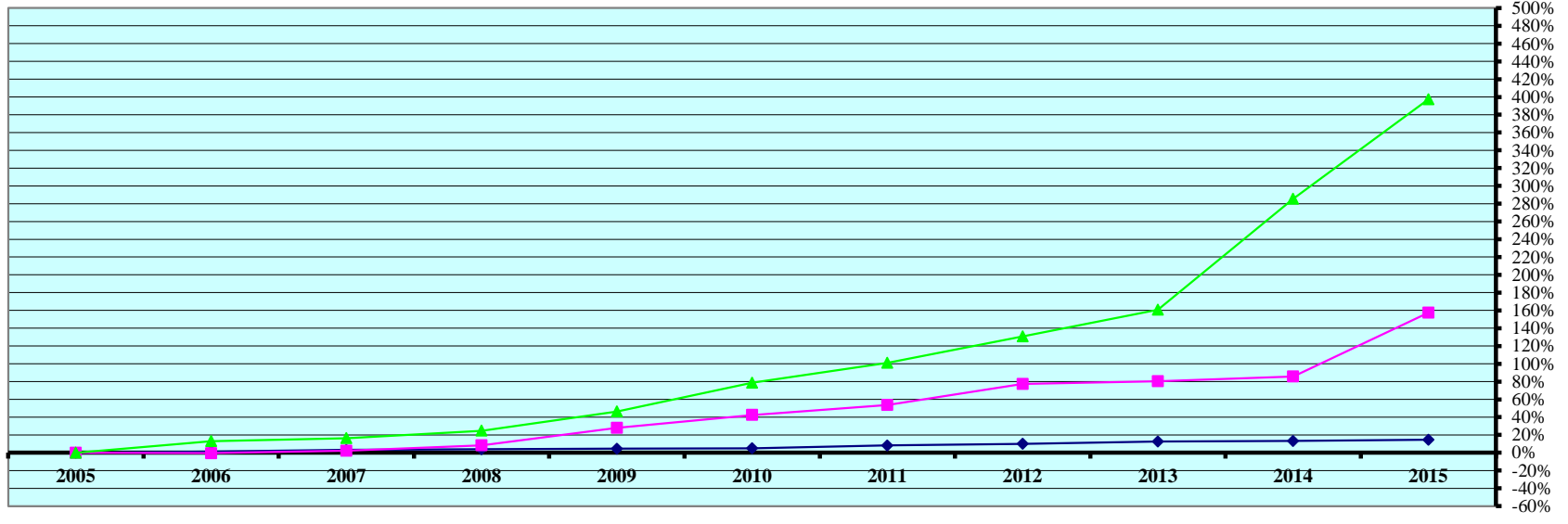


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



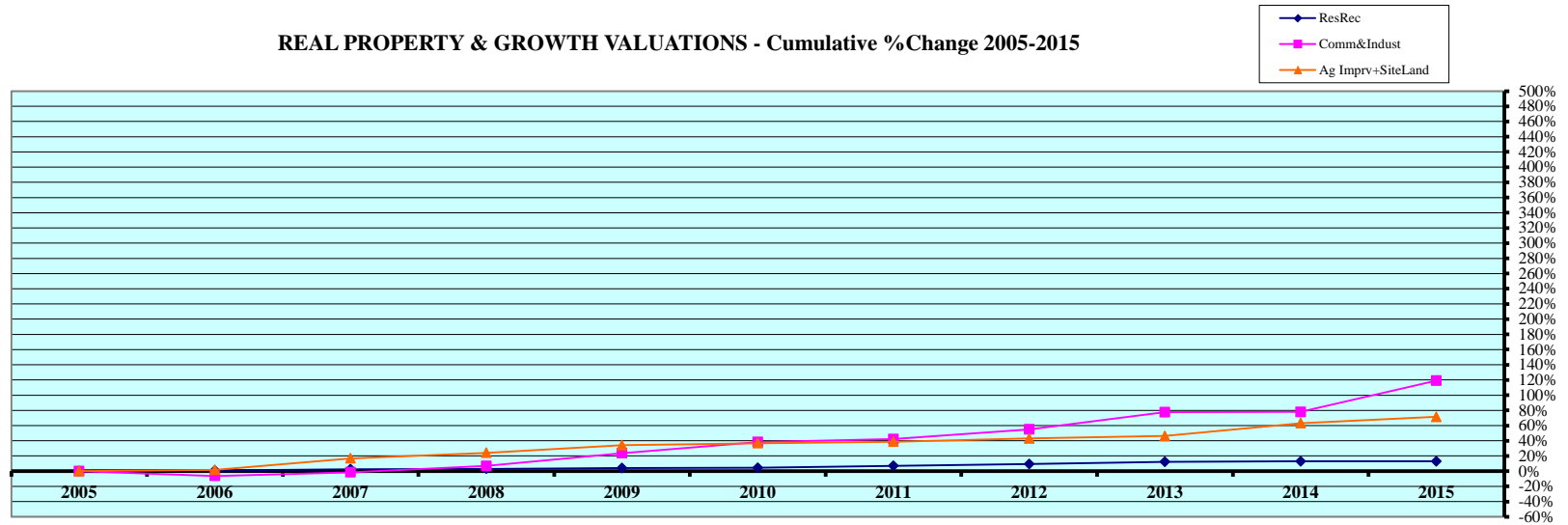
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	50,798,100	--	--	--	17,885,485	--	--	--	223,931,375	--	--	--
2006	51,431,400	633,300	1.25%	1.25%	17,790,535	-94,950	-0.53%	-0.53%	252,952,930	29,021,555	12.96%	12.96%
2007	52,391,220	959,820	1.87%	3.14%	18,276,075	485,540	2.73%	2.18%	260,681,465	7,728,535	3.06%	16.41%
2008	52,768,650	377,430	0.72%	3.88%	19,376,405	1,100,330	6.02%	8.34%	279,333,720	18,652,255	7.16%	24.74%
2009	53,096,150	327,500	0.62%	4.52%	22,898,930	3,522,525	18.18%	28.03%	327,929,375	48,595,655	17.40%	46.44%
2010	53,335,615	239,465	0.45%	5.00%	25,480,350	2,581,420	11.27%	42.46%	400,198,140	72,268,765	22.04%	78.71%
2011	54,941,130	1,605,515	3.01%	8.16%	27,490,175	2,009,825	7.89%	53.70%	450,163,306	49,965,166	12.49%	101.03%
2012	55,862,360	921,230	1.68%	9.97%	31,710,325	4,220,150	15.35%	77.30%	516,988,095	66,824,789	14.84%	130.87%
2013	57,216,435	1,354,075	2.42%	12.63%	32,241,295	530,970	1.67%	80.27%	584,129,885	67,141,790	12.99%	160.85%
2014	57,501,925	285,490	0.50%	13.20%	33,198,405	957,110	2.97%	85.62%	863,628,755	279,498,870	47.85%	285.67%
2015	58,214,845	712,920	1.24%	14.60%	46,056,625	12,858,220	38.73%	157.51%	1,113,523,870	249,895,115	28.94%	397.26%

Rate Annual %chg: Residential & Recreational **1.37%** Commercial & Industrial **9.92%** Agricultural Land **17.40%**

Cnty# **65**
County **NUCKOLLS**

(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	50,798,100	707,735	1.39%	50,090,365	--	--	17,885,485	46,490	0.26%	17,838,995	--	--	
2006	51,431,400	256,685	0.50%	51,174,715	0.74%	0.74%	17,790,535	1,028,680	5.78%	16,761,855	-6.28%	-6.28%	
2007	52,391,220	263,910	0.50%	52,127,310	1.35%	2.62%	18,276,075	675,390	3.70%	17,600,685	-1.07%	-1.59%	
2008	52,768,650	410,055	0.78%	52,358,595	-0.06%	3.07%	19,376,405	275,610	1.42%	19,100,795	4.51%	6.79%	
2009	53,096,150	281,640	0.53%	52,814,510	0.09%	3.97%	22,898,930	768,420	3.36%	22,130,510	14.21%	23.73%	
2010	53,335,615	310,265	0.58%	53,025,350	-0.13%	4.38%	25,480,350	725,485	2.85%	24,754,865	8.10%	38.41%	
2011	54,941,130	536,520	0.98%	54,404,610	2.00%	7.10%	27,490,175	2,062,595	7.50%	25,427,580	-0.21%	42.17%	
2012	55,862,360	283,960	0.51%	55,578,400	1.16%	9.41%	31,710,325	4,006,320	12.63%	27,704,005	0.78%	54.90%	
2013	57,216,435	236,270	0.41%	56,980,165	2.00%	12.17%	32,241,295	481,825	1.49%	31,759,470	0.15%	77.57%	
2014	57,501,925	161,210	0.28%	57,340,715	0.22%	12.88%	33,198,405	1,373,450	4.14%	31,824,955	-1.29%	77.94%	
2015	58,214,845	850,955	1.46%	57,363,890	-0.24%	12.93%	46,056,625	6,888,530	14.96%	39,168,095	17.98%	118.99%	
Rate Ann%chg	1.37%			Resid & Rec. w/o growth			9.92%			C & I w/o growth			3.69%

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	25,986,400	13,514,835	39,501,235	1,378,610	3.49%	38,122,625	--	--
2006	27,700,725	14,332,190	42,032,915	1,866,920	4.44%	40,165,995	1.68%	1.68%
2007	32,494,860	14,747,990	47,242,850	1,072,005	2.27%	46,170,845	9.84%	16.88%
2008	35,163,740	14,983,465	50,147,205	1,087,195	2.17%	49,060,010	3.85%	24.20%
2009	38,732,530	15,297,315	54,029,845	963,420	1.78%	53,066,425	5.82%	34.34%
2010	39,163,985	16,040,365	55,204,350	1,177,175	2.13%	54,027,175	0.00%	36.77%
2011	39,198,480	17,504,444	56,702,924	1,848,720	3.26%	54,854,204	-0.63%	38.87%
2012	39,454,570	18,263,885	57,718,455	1,213,985	2.10%	56,504,470	-0.35%	43.04%
2013	40,860,885	20,119,270	60,980,155	3,164,320	5.19%	57,815,835	0.17%	46.36%
2014	44,264,040	24,291,990	68,556,030	4,127,585	6.02%	64,428,445	5.65%	63.10%
2015	46,908,980	25,442,470	72,351,450	4,613,265	6.38%	67,738,185	-1.19%	71.48%
Rate Ann%chg	6.08%	6.53%	6.24%	Ag Imprv+Site w/o growth			2.48%	

(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

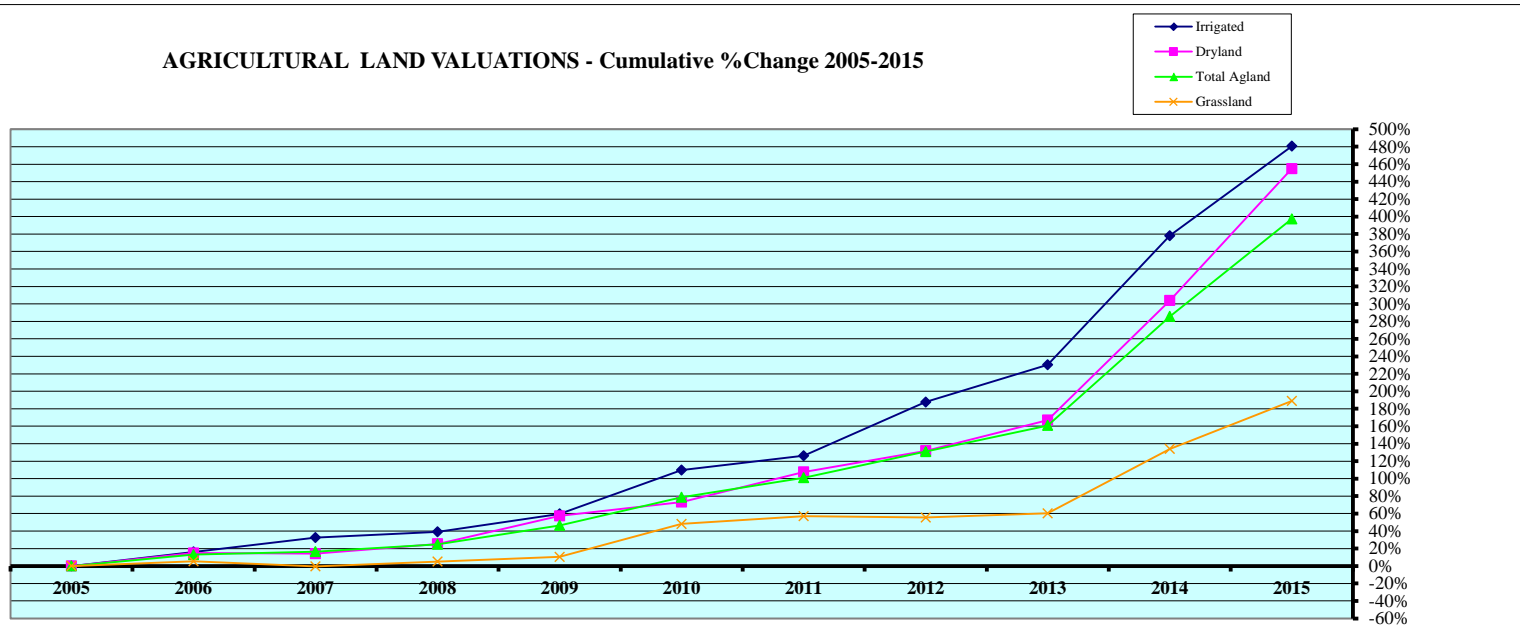
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

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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	71,593,490	--	--	--	96,923,145	--	--	--	55,387,900	--	--	--
2006	83,185,955	11,592,465	16.19%	16.19%	111,374,770	14,451,625	14.91%	14.91%	58,365,365	2,977,465	5.38%	5.38%
2007	94,869,055	11,683,100	14.04%	32.51%	110,635,410	-739,360	-0.66%	14.15%	55,150,395	-3,214,970	-5.51%	-0.43%
2008	99,637,330	4,768,275	5.03%	39.17%	121,494,045	10,858,635	9.81%	25.35%	58,176,160	3,025,765	5.49%	5.03%
2009	114,302,485	14,665,155	14.72%	59.65%	152,409,810	30,915,765	25.45%	57.25%	61,190,975	3,014,815	5.18%	10.48%
2010	150,289,190	35,986,705	31.48%	109.92%	167,832,980	15,423,170	10.12%	73.16%	82,045,425	20,854,450	34.08%	48.13%
2011	161,875,195	11,586,005	7.71%	126.10%	201,236,662	33,403,682	19.90%	107.62%	86,967,539	4,922,114	6.00%	57.02%
2012	205,953,335	44,078,140	27.23%	187.67%	224,755,060	23,518,398	11.69%	131.89%	86,157,625	-809,914	-0.93%	55.55%
2013	236,549,730	30,596,395	14.86%	230.41%	258,740,260	33,985,200	15.12%	166.95%	88,709,535	2,551,910	2.96%	60.16%
2014	342,318,875	105,769,145	44.71%	378.14%	391,555,860	132,815,600	51.33%	303.99%	129,626,170	40,916,635	46.12%	134.03%
2015	415,644,725	73,325,850	21.42%	480.56%	537,688,605	146,132,745	37.32%	454.76%	160,095,790	30,469,620	23.51%	189.04%

Rate Ann.%chg: Irrigated **19.23%** Dryland **18.69%** Grassland **11.20%**

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	26,840	--	--	--	0	--	--	--	223,931,375	--	--	--
2006	26,840	0	0.00%	0.00%	0	0			252,952,930	29,021,555	12.96%	12.96%
2007	26,605	-235	-0.88%	-0.88%	0	0			260,681,465	7,728,535	3.06%	16.41%
2008	26,185	-420	-1.58%	-2.44%	0	0			279,333,720	18,652,255	7.16%	24.74%
2009	26,105	-80	-0.31%	-2.74%	0	0			327,929,375	48,595,655	17.40%	46.44%
2010	30,545	4,440	17.01%	13.80%	0	0			400,198,140	72,268,765	22.04%	78.71%
2011	28,205	-2,340	-7.66%	5.09%	55,705	55,705			450,163,306	49,965,166	12.49%	101.03%
2012	56,550	28,345	100.50%	110.69%	65,525	9,820	17.63%		516,988,095	66,824,789	14.84%	130.87%
2013	62,010	5,460	9.66%	131.04%	68,350	2,825	4.31%		584,129,885	67,141,790	12.99%	160.85%
2014	57,790	-4,220	-6.81%	115.31%	70,060	1,710	2.50%		863,628,755	279,498,870	47.85%	285.67%
2015	74,795	17,005	29.43%	178.67%	19,955	-50,105	-71.52%		1,113,523,870	249,895,115	28.94%	397.26%

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Rate Ann.%chg: Total Agric Land **17.40%**

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	71,478,625	58,638	1,219			96,984,805	161,151	602			55,391,190	128,462	431		
2006	83,352,320	59,604	1,398	14.72%	14.72%	111,260,100	160,338	694	15.30%	15.30%	58,357,285	128,248	455	5.53%	5.53%
2007	94,301,615	60,337	1,563	11.76%	28.21%	110,822,275	159,704	694	0.00%	15.30%	55,235,060	128,104	431	-5.24%	0.00%
2008	99,404,385	60,794	1,635	4.62%	34.14%	121,677,485	159,442	763	9.98%	26.81%	58,183,120	127,916	455	5.49%	5.49%
2009	114,973,365	61,309	1,875	14.69%	53.84%	152,070,640	159,017	956	25.31%	58.90%	61,194,505	127,811	479	5.26%	11.04%
2010	150,403,250	62,082	2,423	29.19%	98.74%	167,703,170	159,062	1,054	10.25%	75.19%	82,040,835	127,023	646	34.90%	49.79%
2011	161,876,690	62,074	2,608	7.64%	113.93%	201,342,530	159,037	1,266	20.08%	110.36%	86,930,880	127,000	684	5.98%	58.75%
2012	206,026,320	63,222	3,259	24.96%	167.34%	224,678,585	159,273	1,411	11.42%	134.40%	86,158,635	125,646	686	0.18%	59.03%
2013	235,936,865	65,969	3,577	9.75%	193.40%	259,027,030	158,789	1,631	15.64%	171.05%	88,721,665	123,426	719	4.83%	66.71%
2014	341,955,385	67,070	5,098	42.55%	318.25%	391,480,090	160,291	2,442	49.72%	305.82%	129,838,050	120,874	1,074	49.43%	149.12%
2015	413,562,140	68,867	6,005	17.79%	392.64%	538,766,550	159,482	3,378	38.32%	461.33%	160,546,350	119,759	1,341	24.80%	210.90%

Rate Annual %chg Average Value/Acre: 17.29%

18.83%

12.01%

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	26,840	814	33			0	0				223,881,460	349,064	641		
2006	26,840	814	33	0.00%	0.00%	0	0				252,996,545	349,004	725	13.02%	13.02%
2007	26,605	806	33	0.09%	0.09%	0	0				260,385,555	348,951	746	2.94%	16.34%
2008	26,605	806	33	0.00%	0.09%	0	0				279,291,595	348,957	800	7.26%	24.79%
2009	26,185	792	33	0.16%	0.25%	0	0				328,264,695	348,929	941	17.54%	46.68%
2010	30,545	786	39	17.49%	17.79%	0	0				400,177,800	348,953	1,147	21.90%	78.80%
2011	40,510	771	53	35.20%	59.25%	0	0				450,190,610	348,881	1,290	12.52%	101.19%
2012	56,550	565	100	90.36%	203.15%	0	0				516,920,090	348,706	1,482	14.88%	131.13%
2013	62,010	539	115	15.08%	248.87%	0	0				583,747,570	348,722	1,674	12.92%	161.00%
2014	57,790	502	115	0.00%	248.87%	0	0				863,331,315	348,738	2,476	47.89%	285.98%
2015	55,610	483	115	0.00%	248.87%	0	0				1,112,930,650	348,591	3,193	28.97%	397.78%

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NUCKOLLS

Rate Annual %chg Average Value/Acre: 17.41%

(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
4,500	NUCKOLLS	59,103,464	38,604,695	23,270,678	58,214,845	44,733,440	1,323,185	0	1,113,523,870	46,908,980	25,442,470	0	1,411,125,627
cnty sectorvalue % of total value:		4.19%	2.74%	1.65%	4.13%	3.17%	0.09%		78.91%	3.32%	1.80%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
159	HARDY	466,757	41,929	8,997	976,785	1,734,830	0	0	793,475	0	3,785	0	4,026,558
3.53%	%sector of county sector	0.79%	0.11%	0.04%	1.68%	3.88%			0.07%		0.01%		0.29%
	%sector of municipality	11.59%	1.04%	0.22%	24.26%	43.08%			19.71%		0.09%		100.00%
304	LAWRENCE	661,979	94,825	6,539	6,219,610	855,175	0	0	192,875	0	8,340	0	8,039,343
6.76%	%sector of county sector	1.12%	0.25%	0.03%	10.68%	1.91%			0.02%		0.03%		0.57%
	%sector of municipality	8.23%	1.18%	0.08%	77.36%	10.64%			2.40%		0.10%		100.00%
488	NELSON	254,857	386,393	51,319	8,323,480	1,678,800	0	0	234,515	0	17,825	0	10,947,189
10.84%	%sector of county sector	0.43%	1.00%	0.22%	14.30%	3.75%			0.02%		0.07%		0.78%
	%sector of municipality	2.33%	3.53%	0.47%	76.03%	15.34%			2.14%		0.16%		100.00%
21	NORA	1,190	1,601	344	362,370	247,915	0	0	359,270	0	9,930	0	982,620
0.47%	%sector of county sector	0.00%	0.00%	0.00%	0.62%	0.55%			0.03%		0.04%		0.07%
	%sector of municipality	0.12%	0.16%	0.04%	36.88%	25.23%			36.56%		1.01%		100.00%
66	OAK	13,571	0	0	564,015	410,145	0	0	125,210	0	0	0	1,112,941
1.47%	%sector of county sector	0.02%			0.97%	0.92%			0.01%				0.08%
	%sector of municipality	1.22%			50.68%	36.85%			11.25%				100.00%
123	RUSKIN	662,151	85,337	12,379	2,579,100	1,864,710	0	0	270,970	0	70,070	0	5,544,717
2.73%	%sector of county sector	1.12%	0.22%	0.05%	4.43%	4.17%			0.02%		0.28%		0.39%
	%sector of municipality	11.94%	1.54%	0.22%	46.51%	33.63%			4.89%		1.26%		100.00%
1,957	SUPERIOR	4,261,875	580,812	1,151,807	38,804,485	19,895,675	225,035	0	73,790	0	26,605	0	65,020,084
43.49%	%sector of county sector	7.21%	1.50%	4.95%	66.66%	44.48%	17.01%		0.01%		0.10%		4.61%
	%sector of municipality	6.55%	0.89%	1.77%	59.68%	30.60%	0.35%		0.11%		0.04%		100.00%
3,118	Total Municipalities	6,322,380	1,190,897	1,231,385	57,829,845	26,687,250	225,035	0	2,050,105	0	136,555	0	95,673,452
69.29%	%all municip.sect of cnty	10.70%	3.08%	5.29%	99.34%	59.66%	17.01%		0.18%		0.54%		6.78%

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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