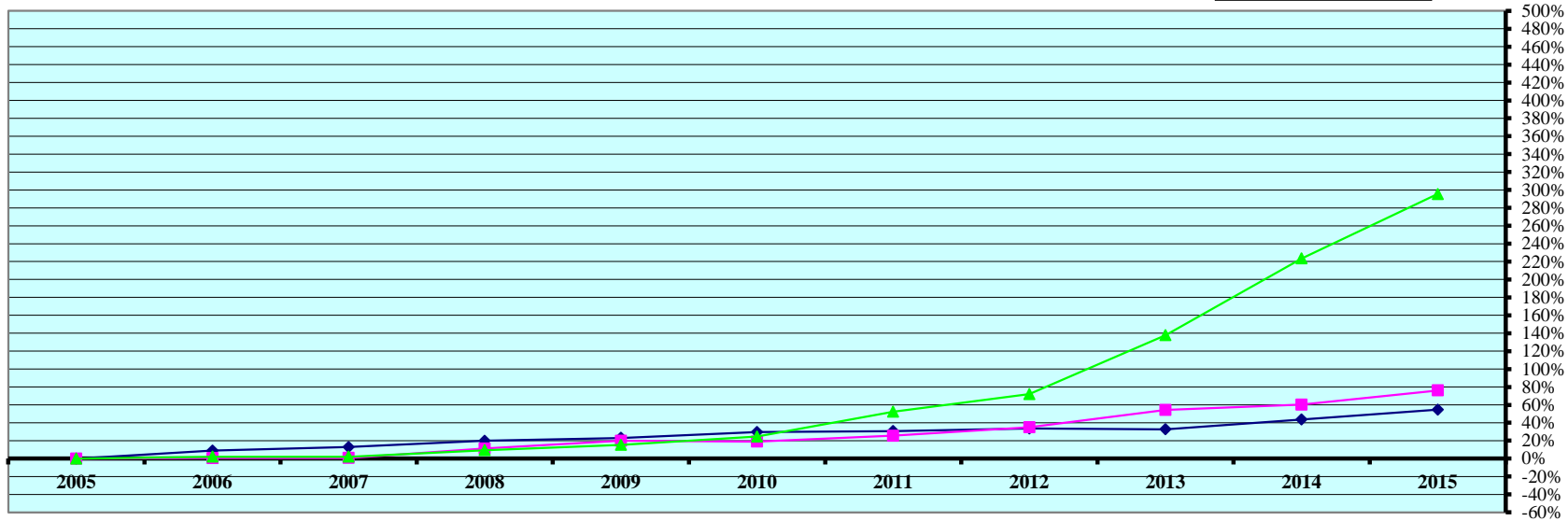


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



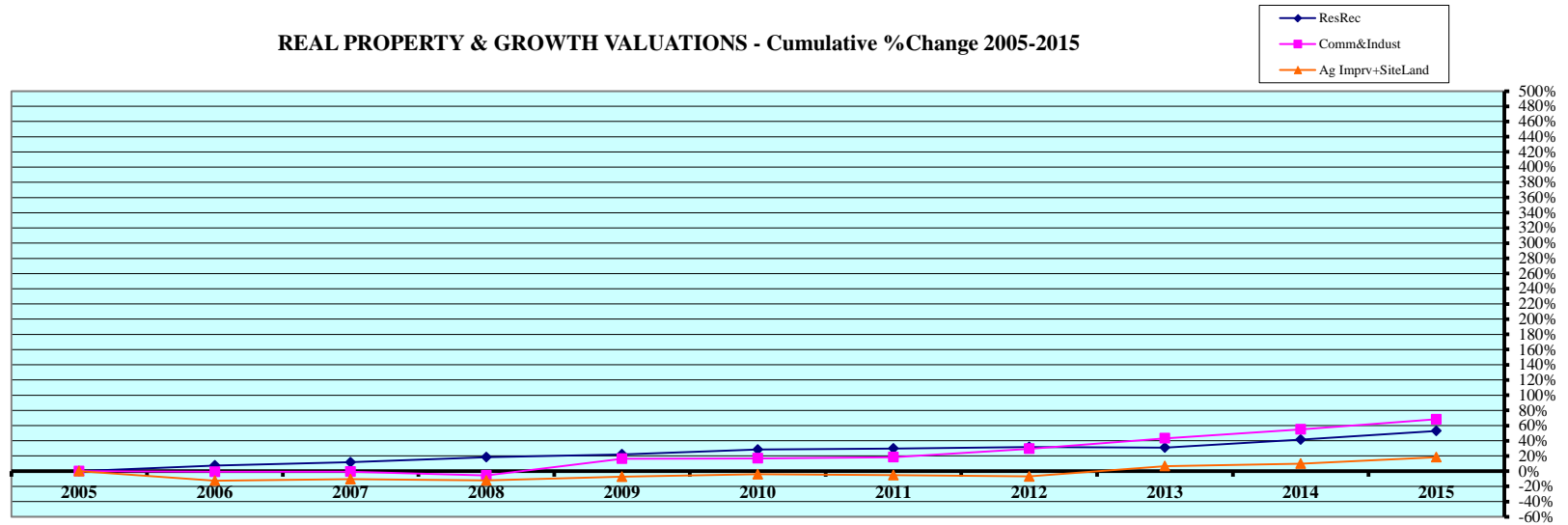
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	220,607,335	--	--	--	56,667,849	--	--	--	394,256,043	--	--	--
2006	240,011,871	19,404,536	8.80%	8.80%	57,014,538	346,689	0.61%	0.61%	402,273,137	8,017,094	2.03%	2.03%
2007	249,188,529	9,176,658	3.82%	12.96%	57,043,497	28,959	0.05%	0.66%	402,362,330	89,193	0.02%	2.06%
2008	264,537,057	15,348,528	6.16%	19.91%	62,971,798	5,928,301	10.39%	11.12%	431,047,223	28,684,893	7.13%	9.33%
2009	271,586,664	7,049,607	2.66%	23.11%	67,930,383	4,958,585	7.87%	19.87%	454,803,759	23,756,536	5.51%	15.36%
2010	285,678,907	14,092,243	5.19%	29.50%	67,384,023	-546,360	-0.80%	18.91%	490,925,620	36,121,861	7.94%	24.52%
2011	288,482,170	2,803,263	0.98%	30.77%	71,154,462	3,770,439	5.60%	25.56%	601,148,199	110,222,579	22.45%	52.48%
2012	294,545,578	6,063,408	2.10%	33.52%	76,405,158	5,250,696	7.38%	34.83%	677,592,474	76,444,275	12.72%	71.87%
2013	292,511,588	-2,033,990	-0.69%	32.59%	87,429,003	11,023,845	14.43%	54.28%	937,428,313	259,835,839	38.35%	137.77%
2014	316,759,410	24,247,822	8.29%	43.59%	90,779,753	3,350,750	3.83%	60.20%	1,275,729,596	338,301,283	36.09%	223.58%
2015	340,913,018	24,153,608	7.63%	54.53%	99,831,964	9,052,211	9.97%	76.17%	1,559,165,373	283,435,777	22.22%	295.47%

Rate Annual %chg: Residential & Recreational **4.45%** Commercial & Industrial **5.83%** Agricultural Land **14.74%**

Cnty# **69**
County **PHELPS**

(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	220,607,335	1,968,249	0.89%	218,639,086	--	--	56,667,849	681,587	1.20%	55,986,262	--	--	
2006	240,011,871	2,784,740	1.16%	237,227,131	7.53%	7.53%	57,014,538	840,840	1.47%	56,173,698	-0.87%	-0.87%	
2007	249,188,529	2,718,154	1.09%	246,470,375	2.69%	11.72%	57,043,497	765,772	1.34%	56,277,725	-1.29%	-0.69%	
2008	264,537,057	2,985,903	1.13%	261,551,154	4.96%	18.56%	62,971,798	9,490,367	15.07%	53,481,431	-6.24%	-5.62%	
2009	271,586,664	2,155,539	0.79%	269,431,125	1.85%	22.13%	67,930,383	2,015,487	2.97%	65,914,896	4.67%	16.32%	
2010	285,678,907	2,581,909	0.90%	283,096,998	4.24%	28.33%	67,384,023	1,166,855	1.73%	66,217,168	-2.52%	16.85%	
2011	288,482,170	2,317,925	0.80%	286,164,245	0.17%	29.72%	71,154,462	3,978,845	5.59%	67,175,617	-0.31%	18.54%	
2012	294,545,578	3,567,407	1.21%	290,978,171	0.87%	31.90%	76,405,158	3,075,170	4.02%	73,329,988	3.06%	29.40%	
2013	292,511,588	3,445,907	1.18%	289,065,681	-1.86%	31.03%	87,429,003	6,264,645	7.17%	81,164,358	6.23%	43.23%	
2014	316,759,410	4,577,864	1.45%	312,181,546	6.72%	41.51%	90,779,753	3,000,565	3.31%	87,779,188	0.40%	54.90%	
2015	340,913,018	3,706,449	1.09%	337,206,569	6.46%	52.85%	99,831,964	4,509,805	4.52%	95,322,159	5.00%	68.21%	
Rate Ann%chg	4.45%			Resid & Rec. w/o growth			5.83%			C & I w/o growth			0.81%

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	40,509,241	29,451,091	69,960,332	627,533	0.90%	69,332,799	--	--
2006	33,229,320	28,642,835	61,872,155	630,815	1.02%	61,241,340	-12.46%	-12.46%
2007	34,156,317	28,822,198	62,978,515	406,306	0.65%	62,572,209	1.13%	-10.56%
2008	37,077,531	26,096,198	63,173,729	1,742,495	2.76%	61,431,234	-2.46%	-12.19%
2009	38,976,027	27,078,533	66,054,560	1,280,246	1.94%	64,774,314	2.53%	-7.41%
2010	42,566,890	25,993,473	68,560,363	1,474,885	2.15%	67,085,478	1.56%	-4.11%
2011	42,013,250	26,951,871	68,965,121	2,633,025	3.82%	66,332,096	-3.25%	-5.19%
2012	43,048,985	24,539,530	67,588,515	2,475,301	3.66%	65,113,214	-5.59%	-6.93%
2013	48,646,786	29,517,429	78,164,215	3,475,900	4.45%	74,688,315	10.50%	6.76%
2014	52,302,935	28,398,714	80,701,649	3,831,371	4.75%	76,870,278	-1.66%	9.88%
2015	55,127,595	29,537,887	84,665,482	1,902,520	2.25%	82,762,962	2.55%	18.30%
Rate Ann%chg	3.13%	0.03%	1.93%	Ag Imprv+Site w/o growth			-0.71%	

(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.

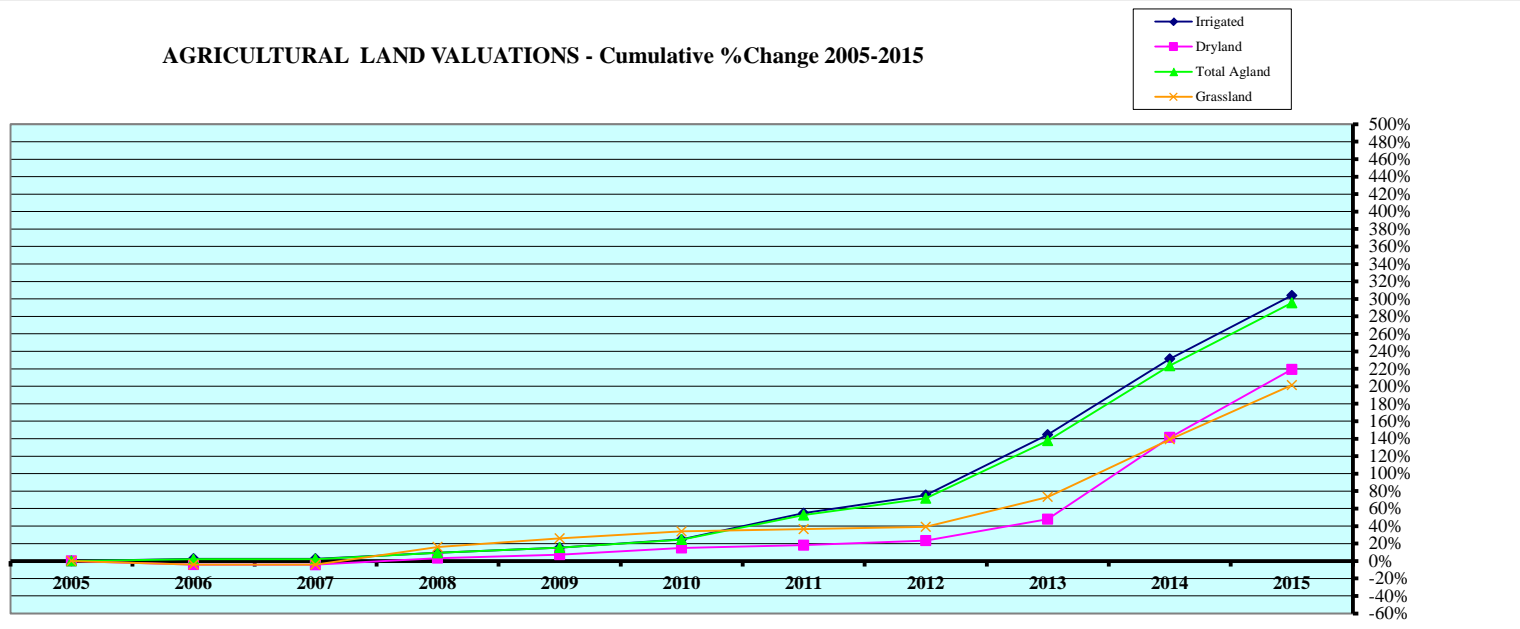
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

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County PHELPS

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	362,581,419	--	--	--	16,211,768	--	--	--	13,076,781	--	--	--
2006	371,955,349	9,373,930	2.59%	2.59%	15,523,165	-688,603	-4.25%	-4.25%	12,530,231	-546,550	-4.18%	-4.18%
2007	372,055,133	99,784	0.03%	2.61%	15,512,677	-10,488	-0.07%	-4.31%	12,532,380	2,149	0.02%	-4.16%
2008	396,734,400	24,679,267	6.63%	9.42%	16,733,376	1,220,699	7.87%	3.22%	15,173,744	2,641,364	21.08%	16.04%
2009	418,519,259	21,784,859	5.49%	15.43%	17,391,171	657,795	3.93%	7.27%	16,467,211	1,293,467	8.52%	25.93%
2010	452,008,500	33,489,241	8.00%	24.66%	18,620,888	1,229,717	7.07%	14.86%	17,499,082	1,031,871	6.27%	33.82%
2011	560,857,189	108,848,689	24.08%	54.68%	19,149,837	528,949	2.84%	18.12%	17,857,500	358,418	2.05%	36.56%
2012	636,201,958	75,344,769	13.43%	75.46%	19,995,168	845,331	4.41%	23.34%	18,189,259	331,759	1.86%	39.10%
2013	887,074,847	250,872,889	39.43%	144.66%	23,947,726	3,952,558	19.77%	47.72%	22,662,984	4,473,725	24.60%	73.31%
2014	1,201,449,428	314,374,581	35.44%	231.36%	39,141,121	15,193,395	63.44%	141.44%	31,280,900	8,617,916	38.03%	139.21%
2015	1,464,159,382	262,709,954	21.87%	303.82%	51,772,152	12,631,031	32.27%	219.35%	39,406,031	8,125,131	25.97%	201.34%

Rate Ann.%chg: Irrigated **14.98%** Dryland **12.31%** Grassland **11.66%**

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	6,928	--	--	--	2,379,147	--	--	--	394,256,043	--	--	--
2006	6,562	-366	-5.28%	-5.28%	2,257,830	-121,317	-5.10%	-5.10%	402,273,137	8,017,094	2.03%	2.03%
2007	6,560	-2	-0.03%	-5.31%	2,255,580	-2,250	-0.10%	-5.19%	402,362,330	89,193	0.02%	2.06%
2008	6,560	0	0.00%	-5.31%	2,399,143	143,563	6.36%	0.84%	431,047,223	28,684,893	7.13%	9.33%
2009	6,483	-77	-1.17%	-6.42%	2,419,635	20,492	0.85%	1.70%	454,803,759	23,756,536	5.51%	15.36%
2010	7,726	1,243	19.17%	11.52%	2,789,424	369,789	15.28%	17.24%	490,925,620	36,121,861	7.94%	24.52%
2011	7,726	0	0.00%	11.52%	3,275,947	486,523	17.44%	37.69%	601,148,199	110,222,579	22.45%	52.48%
2012	8,159	433	5.60%	17.77%	3,197,930	-78,017	-2.38%	34.41%	677,592,474	76,444,275	12.72%	71.87%
2013	8,666	507	6.21%	25.09%	3,734,090	536,160	16.77%	56.95%	937,428,313	259,835,839	38.35%	137.77%
2014	9,513	847	9.77%	37.31%	3,848,634	114,544	3.07%	61.77%	1,275,729,596	338,301,283	36.09%	223.58%
2015	10,685	1,172	12.32%	54.23%	3,817,123	-31,511	-0.82%	60.44%	1,559,165,373	283,435,777	22.22%	295.47%

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County **PHELPS**

Rate Ann.%chg: Total Agric Land **14.74%**

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	362,387,878	252,801	1,433			16,316,730	20,423	799			13,085,880	39,901	328		
2006	371,473,082	254,030	1,462	2.01%	2.01%	15,773,028	19,674	802	0.35%	0.35%	12,566,795	39,449	319	-2.87%	-2.87%
2007	372,088,651	254,462	1,462	0.00%	2.01%	15,508,851	19,391	800	-0.24%	0.11%	12,543,373	39,363	319	0.03%	-2.83%
2008	396,743,165	254,015	1,562	6.81%	8.96%	16,731,771	19,398	863	7.85%	7.96%	15,174,121	39,281	386	21.22%	17.79%
2009	422,037,797	254,083	1,661	6.35%	15.87%	17,426,323	19,427	897	3.99%	12.27%	16,606,090	39,395	422	9.12%	28.53%
2010	451,997,029	253,992	1,780	7.14%	24.14%	18,620,377	19,413	959	6.93%	20.05%	17,500,285	40,055	437	3.65%	33.22%
2011	560,684,875	254,250	2,205	23.92%	53.84%	19,232,685	19,454	989	3.07%	23.74%	17,851,572	39,651	450	3.05%	37.28%
2012	635,701,167	254,155	2,501	13.42%	74.49%	19,994,718	19,282	1,037	4.89%	29.79%	18,504,727	39,763	465	3.37%	41.90%
2013	880,783,872	254,593	3,460	38.32%	141.34%	23,869,868	19,221	1,242	19.76%	55.44%	22,009,057	39,064	563	21.07%	71.79%
2014	1,201,308,283	257,033	4,674	35.10%	226.04%	39,306,147	19,657	2,000	61.01%	150.28%	31,294,927	38,941	804	42.64%	145.05%
2015	1,464,212,613	257,369	5,689	21.73%	296.88%	51,430,529	19,581	2,626	31.35%	228.74%	39,676,126	38,546	1,029	28.08%	213.85%

Rate Annual %chg Average Value/Acre: 14.78%

12.64%

12.12%

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	38,700	284	136			2,353,430	3,138	750			394,182,618	316,547	1,245		
2006	7,114	237	30	-77.97%	-77.97%	2,264,830	3,041	745	-0.69%	-0.69%	402,084,849	316,431	1,271	2.04%	2.04%
2007	6,896	230	30	0.00%	-77.97%	2,247,580	3,018	745	-0.01%	-0.69%	402,395,351	316,462	1,272	0.07%	2.11%
2008	7,042	235	30	0.00%	-77.97%	2,247,580	3,018	745	0.00%	-0.69%	430,903,679	315,946	1,364	7.26%	9.52%
2009	6,860	229	30	0.00%	-77.97%	2,247,580	3,018	745	0.00%	-0.69%	458,324,650	316,152	1,450	6.29%	16.42%
2010	8,279	237	35	16.59%	-74.32%	2,543,269	3,191	797	7.02%	6.28%	490,669,239	316,887	1,548	6.81%	24.34%
2011	8,279	237	35	0.00%	-74.32%	3,026,192	3,199	946	18.69%	26.14%	600,803,603	316,791	1,897	22.48%	52.30%
2012	8,279	237	35	0.00%	-74.32%	3,026,097	3,199	946	0.00%	26.14%	677,234,988	316,636	2,139	12.78%	71.76%
2013	8,408	240	35	0.02%	-74.31%	3,386,122	3,405	995	5.13%	32.61%	930,057,327	316,522	2,938	37.38%	135.96%
2014	8,595	246	35	0.00%	-74.31%	3,661,500	3,706	988	-0.67%	31.72%	1,275,579,452	319,583	3,991	35.84%	220.53%
2015	9,641	275	35	0.01%	-74.31%	3,692,036	3,742	987	-0.13%	31.55%	1,559,020,945	319,514	4,879	22.25%	291.83%

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Rate Annual %chg Average Value/Acre: 14.63%

(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
9,188	PHELPS	167,342,689	88,245,087	16,271,370	340,910,468	80,110,104	19,721,860	2,550	1,559,165,373	55,127,595	29,537,887	0	2,356,434,983
cnty.sector.value % of total value:		7.10%	3.74%	0.69%	14.47%	3.40%	0.84%	0.00%	66.17%	2.34%	1.25%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
131	ATLANTA	431,314	88,459	276,923	2,227,170	1,586,735	0	0	0	0	0	0	4,610,601
1.43%	%sector of county sector	0.26%	0.10%	1.70%	0.65%	1.98%							0.20%
	%sector of municipality	9.35%	1.92%	6.01%	48.31%	34.41%							100.00%
750	BERTRAND	410,179	270,912	70,706	23,587,285	2,436,790	0	0	0	0	0	0	26,775,872
8.16%	%sector of county sector	0.25%	0.31%	0.43%	6.92%	3.04%							1.14%
	%sector of municipality	1.53%	1.01%	0.26%	88.09%	9.10%							100.00%
194	FUNK	1,895,283	182,826	463,597	6,304,360	4,195,290	0	0	0	0	0	0	13,041,356
2.11%	%sector of county sector	1.13%	0.21%	2.85%	1.85%	5.24%							0.55%
	%sector of municipality	14.53%	1.40%	3.55%	48.34%	32.17%							100.00%
5,495	HOLDREGE	9,143,705	4,158,267	2,921,975	215,206,803	43,935,443	1,745,885	0	0	0	0	0	277,112,078
59.81%	%sector of county sector	5.46%	4.71%	17.96%	63.13%	54.84%	8.85%						11.76%
	%sector of municipality	3.30%	1.50%	1.05%	77.66%	15.85%	0.63%						100.00%
382	LOOMIS	612,888	401,943	47,810	12,579,150	11,251,520	0	0	0	0	0	0	24,893,311
4.16%	%sector of county sector	0.37%	0.46%	0.29%	3.69%	14.05%							1.06%
	%sector of municipality	2.46%	1.61%	0.19%	50.53%	45.20%							100.00%
6,952	Total Municipalities	12,493,369	5,102,407	3,781,011	259,904,768	63,405,778	1,745,885	0	0	0	0	0	346,433,218
75.66%	%all municip.sect of cnty	7.47%	5.78%	23.24%	76.24%	79.15%	8.85%						14.70%

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
69	PHELPS