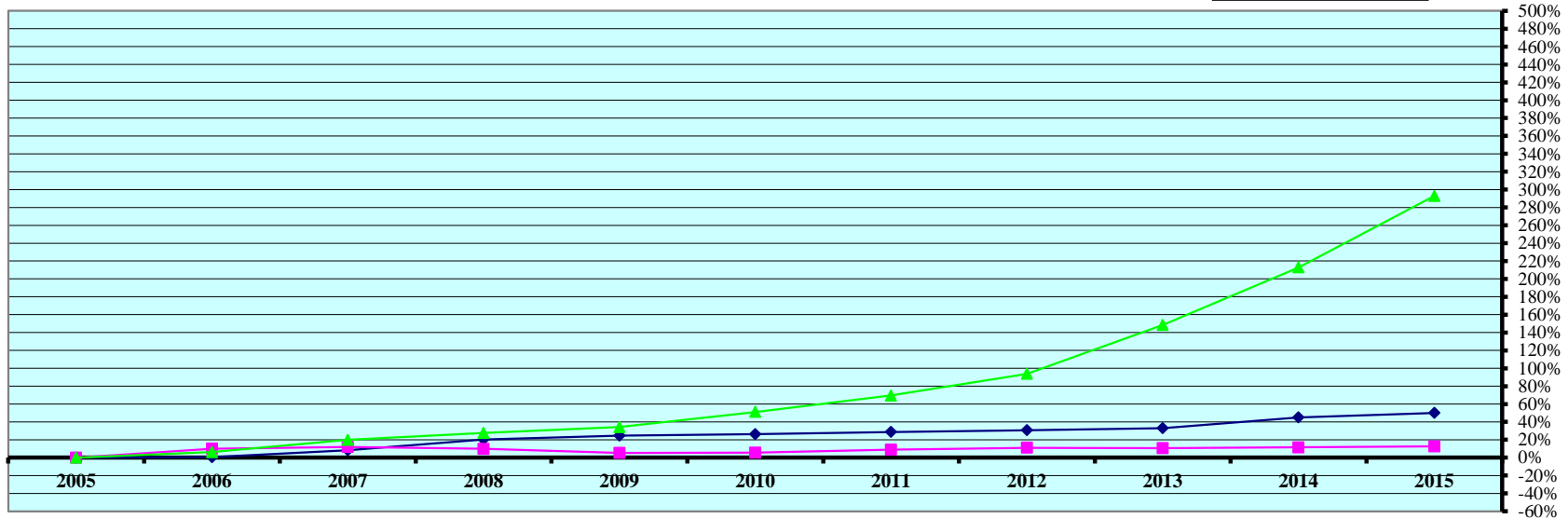


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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	99,568,545	--	--	--	26,912,375	--	--	--	367,455,660	--	--	--
2006	100,170,450	601,905	0.60%	0.60%	29,582,855	2,670,480	9.92%	9.92%	390,098,020	22,642,360	6.16%	6.16%
2007	107,763,985	7,593,535	7.58%	8.23%	30,155,580	572,725	1.94%	12.05%	440,252,740	50,154,720	12.86%	19.81%
2008	119,893,870	12,129,885	11.26%	20.41%	29,558,700	-596,880	-1.98%	9.83%	469,431,465	29,178,725	6.63%	27.75%
2009	124,163,755	4,269,885	3.56%	24.70%	28,311,180	-1,247,520	-4.22%	5.20%	493,053,120	23,621,655	5.03%	34.18%
2010	125,647,235	1,483,480	1.19%	26.19%	28,401,090	89,910	0.32%	5.53%	555,302,525	62,249,405	12.63%	51.12%
2011	128,180,820	2,533,585	2.02%	28.74%	29,289,625	888,535	3.13%	8.83%	622,962,745	67,660,220	12.18%	69.53%
2012	130,092,960	1,912,140	1.49%	30.66%	29,872,745	583,120	1.99%	11.00%	712,083,445	89,120,700	14.31%	93.79%
2013	132,422,746	2,329,786	1.79%	33.00%	29,737,430	-135,315	-0.45%	10.50%	912,827,215	200,743,770	28.19%	148.42%
2014	144,504,735	12,081,989	9.12%	45.13%	30,010,690	273,260	0.92%	11.51%	1,149,858,485	237,031,270	25.97%	212.92%
2015	149,381,720	4,876,985	3.37%	50.03%	30,277,210	266,520	0.89%	12.50%	1,443,578,520	293,720,035	25.54%	292.86%

Rate Annual %chg: Residential & Recreational 4.14%

Commercial & Industrial 1.19%

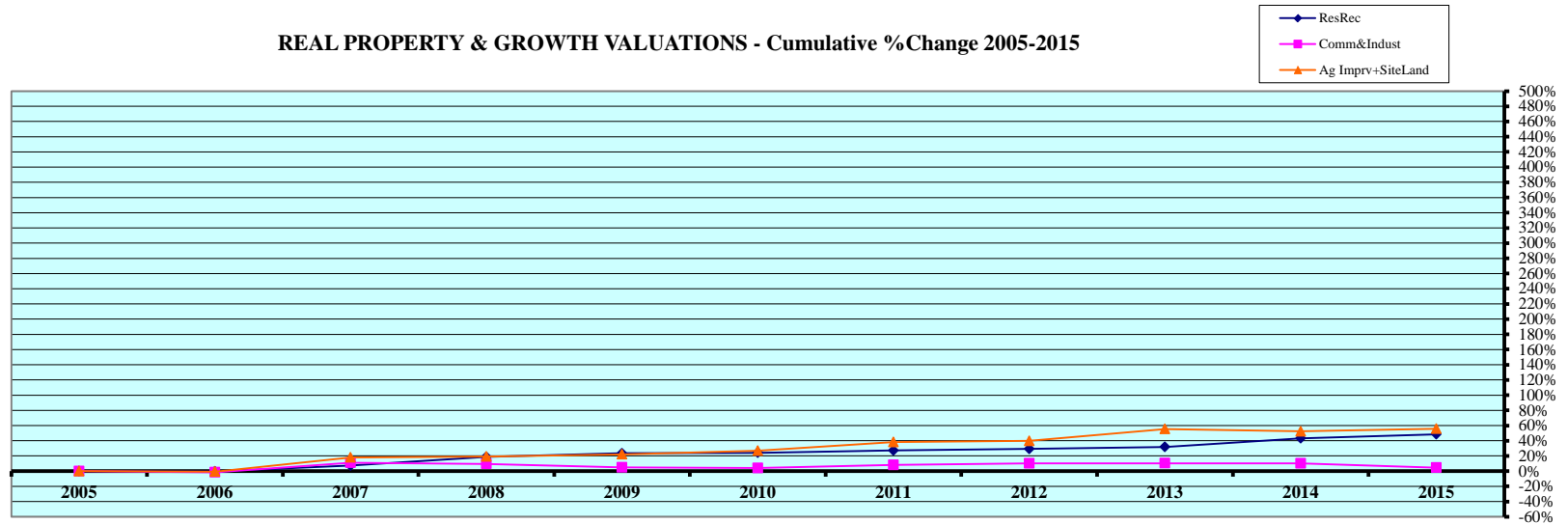
Agricultural Land 14.66%

Cnty# 72
 County POLK

CHART 1 EXHIBIT 72B 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	99,568,545	762,415	0.77%	98,806,130	--	--	26,912,375	274,275	1.02%	26,638,100	--	--	
2006	100,170,450	874,940	0.87%	99,295,510	-0.27%	-0.27%	29,582,855	3,074,625	10.39%	26,508,230	-1.50%	-1.50%	
2007	107,763,985	926,495	0.86%	106,837,490	6.66%	7.30%	30,155,580	259,945	0.86%	29,895,635	1.06%	11.09%	
2008	119,893,870	1,688,745	1.41%	118,205,125	9.69%	18.72%	29,558,700	57,955	0.20%	29,500,745	-2.17%	9.62%	
2009	124,163,755	1,167,550	0.94%	122,996,205	2.59%	23.53%	28,311,180	76,460	0.27%	28,234,720	-4.48%	4.91%	
2010	125,647,235	1,997,780	1.59%	123,649,455	-0.41%	24.19%	28,401,090	354,900	1.25%	28,046,190	-0.94%	4.21%	
2011	128,180,820	1,406,490	1.10%	126,774,330	0.90%	27.32%	29,289,625	135,485	0.46%	29,154,140	2.65%	8.33%	
2012	130,092,960	1,313,795	1.01%	128,779,165	0.47%	29.34%	29,872,745	167,250	0.56%	29,705,495	1.42%	10.38%	
2013	132,422,746	1,196,965	0.90%	131,225,781	0.87%	31.79%	29,737,430	18,545	0.06%	29,718,885	-0.52%	10.43%	
2014	144,504,735	1,964,545	1.36%	142,540,190	7.64%	43.16%	30,010,690	366,355	1.22%	29,644,335	-0.31%	10.15%	
2015	149,381,720	1,606,730	1.08%	147,774,990	2.26%	48.42%	30,277,210	2,119,465	7.00%	28,157,745	-6.17%	4.63%	
Rate Ann%chg	4.14%			Resid & Rec. w/o growth			3.04%			C & I w/o growth			-1.10%

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	46,804,510	23,334,980	70,139,490	753,435	1.07%	69,386,055	--
2006	46,817,625	23,965,815	70,783,440	1,053,405	1.49%	69,730,035	-0.58%
2007	58,979,100	25,355,630	84,334,730	1,465,405	1.74%	82,869,325	17.07%
2008	58,185,650	27,218,630	85,404,280	1,777,990	2.08%	83,626,290	-0.84%
2009	59,172,540	28,643,000	87,815,540	2,100,270	2.39%	85,715,270	0.36%
2010	60,748,615	29,952,675	90,701,290	1,640,020	1.81%	89,061,270	1.42%
2011	61,042,555	37,703,965	98,746,520	1,703,755	1.73%	97,042,765	6.99%
2012	61,687,570	39,535,245	101,222,815	3,223,590	3.18%	97,999,225	-0.76%
2013	68,685,210	44,304,940	112,990,150	3,928,955	3.48%	109,061,195	7.74%
2014	67,032,385	41,450,700	108,483,085	1,642,085	1.51%	106,841,000	-5.44%
2015	68,703,275	43,606,885	112,310,160	3,043,535	2.71%	109,266,625	0.72%
Rate Ann%chg	3.91%	6.45%	4.82%	Ag Imprv+Site w/o growth		2.67%	

(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.

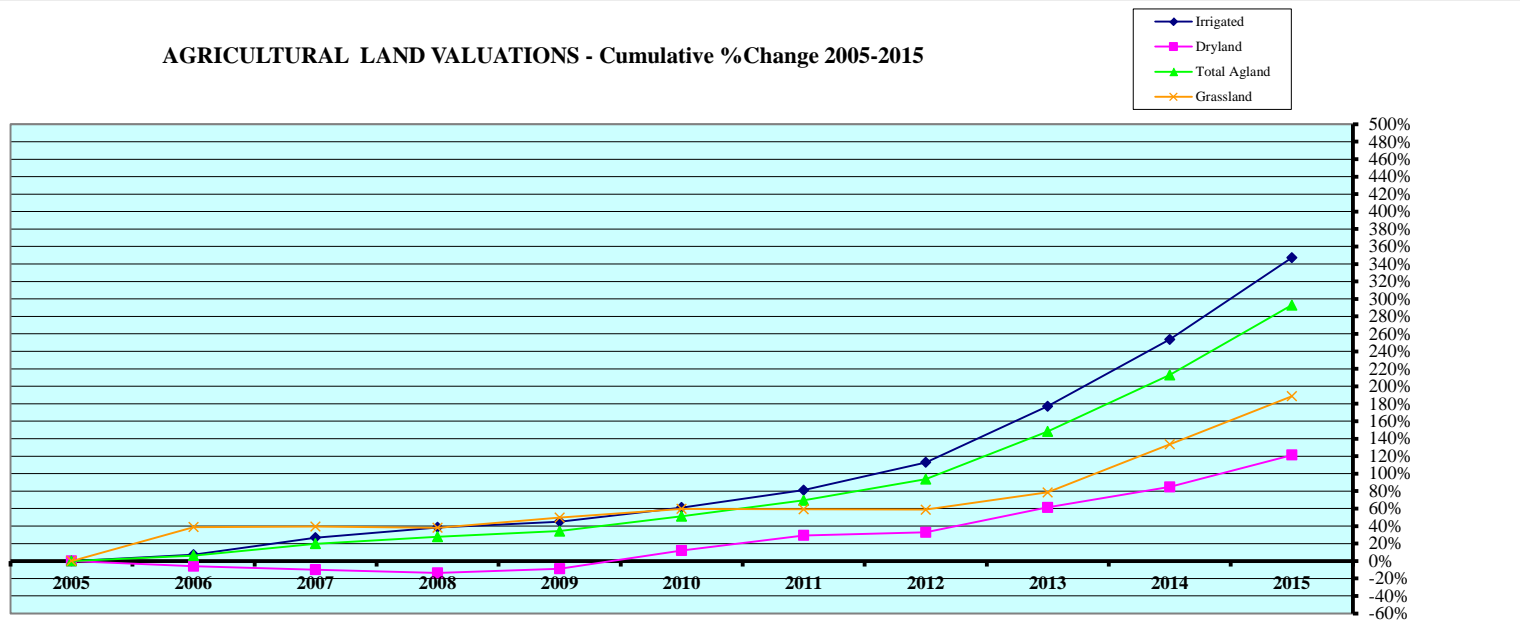
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 72
County POLK

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	272,524,500	--	--	--	76,555,755	--	--	--	18,223,195	--	--	--
2006	292,344,000	19,819,500	7.27%	7.27%	71,925,400	-4,630,355	-6.05%	-6.05%	25,286,110	7,062,915	38.76%	38.76%
2007	345,256,220	52,912,220	18.10%	26.69%	69,019,990	-2,905,410	-4.04%	-9.84%	25,410,300	124,190	0.49%	39.44%
2008	377,456,700	32,200,480	9.33%	38.50%	66,189,035	-2,830,955	-4.10%	-13.54%	25,143,015	-267,285	-1.05%	37.97%
2009	395,372,045	17,915,345	4.75%	45.08%	69,668,630	3,479,595	5.26%	-9.00%	27,260,445	2,117,430	8.42%	49.59%
2010	439,267,325	43,895,280	11.10%	61.18%	85,650,480	15,981,850	22.94%	11.88%	29,090,195	1,829,750	6.71%	59.63%
2011	493,620,625	54,353,300	12.37%	81.13%	99,000,130	13,349,650	15.59%	29.32%	28,993,725	-96,470	-0.33%	59.10%
2012	580,175,000	86,554,375	17.53%	112.89%	101,619,170	2,619,040	2.65%	32.74%	28,927,580	-66,145	-0.23%	58.74%
2013	755,105,485	174,930,485	30.15%	177.08%	123,531,925	21,912,755	21.56%	61.36%	32,524,850	3,597,270	12.44%	78.48%
2014	963,709,185	208,603,700	27.63%	253.62%	141,413,495	17,881,570	14.48%	84.72%	42,545,215	10,020,365	30.81%	133.47%
2015	1,218,844,860	255,135,675	26.47%	347.24%	169,403,505	27,990,010	19.79%	121.28%	52,581,940	10,036,725	23.59%	188.54%

Rate Ann.%chg: Irrigated **16.16%** Dryland **8.27%** Grassland **11.18%**

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	5,710	--	--	--	146,500	--	--	--	367,455,660	--	--	--
2006	5,340	-370	-6.48%	-6.48%	537,170	390,670	266.67%	266.67%	390,098,020	22,642,360	6.16%	6.16%
2007	5,300	-40	-0.75%	-7.18%	560,930	23,760	4.42%	282.89%	440,252,740	50,154,720	12.86%	19.81%
2008	4,055	-1,245	-23.49%	-28.98%	638,660	77,730	13.86%	335.95%	469,431,465	29,178,725	6.63%	27.75%
2009	1,720	-2,335	-57.58%	-69.88%	750,280	111,620	17.48%	412.14%	493,053,120	23,621,655	5.03%	34.18%
2010	2,000	280	16.28%	-64.97%	1,292,525	542,245	72.27%	782.27%	555,302,525	62,249,405	12.63%	51.12%
2011	2,000	0	0.00%	-64.97%	1,346,265	53,740	4.16%	818.95%	622,962,745	67,660,220	12.18%	69.53%
2012	2,000	0	0.00%	-64.97%	1,359,695	13,430	1.00%	828.12%	712,083,445	89,120,700	14.31%	93.79%
2013	2,000	0	0.00%	-64.97%	1,662,955	303,260	22.30%	1035.12%	912,827,215	200,743,770	28.19%	148.42%
2014	1,835	-165	-8.25%	-67.86%	2,188,755	525,800	31.62%	1394.03%	1,149,858,485	237,031,270	25.97%	212.92%
2015	1,035	-800	-43.60%	-81.87%	2,747,180	558,425	25.51%	1775.21%	1,443,578,520	293,720,035	25.54%	292.86%

Cnty# **72**
County **POLK**

Rate Ann.%chg: Total Agric Land **14.66%**

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	271,561,855	159,854	1,699			77,470,335	60,463	1,281			18,115,905	40,521	447		
2006	292,133,705	164,997	1,771	4.22%	4.22%	72,106,280	55,588	1,297	1.24%	1.24%	25,209,850	40,133	628	40.51%	40.51%
2007	345,064,930	167,619	2,059	16.27%	21.18%	69,144,215	53,337	1,296	-0.06%	1.18%	25,406,920	39,700	640	1.88%	43.15%
2008	376,494,545	170,684	2,206	7.15%	29.84%	66,395,425	50,631	1,311	1.16%	2.35%	25,429,850	39,185	649	1.41%	45.16%
2009	395,843,770	171,730	2,305	4.50%	35.68%	69,384,235	50,201	1,382	5.40%	7.87%	27,278,120	38,060	717	10.44%	60.31%
2010	439,071,835	173,203	2,535	9.98%	49.22%	85,808,675	49,250	1,742	26.06%	35.98%	29,100,790	37,736	771	7.60%	72.49%
2011	493,429,355	174,101	2,834	11.80%	66.83%	99,062,640	48,506	2,042	17.22%	59.39%	29,019,160	37,479	774	0.40%	73.19%
2012	580,707,255	174,884	3,321	17.16%	95.46%	101,405,665	48,036	2,111	3.37%	64.76%	28,938,565	37,283	776	0.25%	73.62%
2013	754,935,790	176,364	4,281	28.91%	151.97%	123,660,525	46,949	2,634	24.77%	105.57%	32,526,100	36,876	882	13.64%	97.29%
2014	963,322,120	180,672	5,332	24.56%	213.86%	141,556,890	43,056	3,288	24.82%	156.59%	42,505,010	36,451	1,166	32.20%	160.83%
2015	1,219,361,880	183,050	6,661	24.93%	292.12%	169,085,600	41,237	4,100	24.72%	220.02%	52,589,575	36,028	1,460	25.18%	226.50%

Rate Annual %chg Average Value/Acre: 14.64%

12.34%

12.56%

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	5,710	143	40			138,390	1,384	100			367,292,195	262,364	1,400		
2006	5,340	134	40	0.02%	0.02%	543,120	1,542	352	252.27%	252.27%	389,998,295	262,393	1,486	6.17%	6.17%
2007	5,300	133	40	0.00%	0.02%	561,070	1,603	350	-0.64%	250.00%	440,182,435	262,392	1,678	12.87%	19.83%
2008	4,080	102	40	-0.01%	0.01%	640,035	1,730	370	5.71%	270.00%	468,963,935	262,332	1,788	6.56%	27.70%
2009	1,720	43	40	0.05%	0.06%	750,280	1,876	400	8.11%	299.99%	493,258,125	261,910	1,883	5.35%	34.53%
2010	1,520	38	40	0.00%	0.06%	1,292,525	2,872	450	12.50%	350.00%	555,275,345	263,099	2,111	12.06%	50.76%
2011	2,000	50	40	0.00%	0.06%	1,345,690	2,863	470	4.44%	369.99%	622,858,845	262,999	2,368	12.21%	69.17%
2012	2,000	50	40	0.00%	0.06%	1,359,695	2,775	490	4.26%	389.99%	712,413,180	263,028	2,709	14.37%	93.47%
2013	2,000	50	40	0.00%	0.06%	1,662,955	2,772	600	22.45%	499.99%	912,787,370	263,011	3,471	28.13%	147.91%
2014	2,000	50	40	0.00%	0.06%	2,188,755	2,771	790	31.67%	689.99%	1,149,574,775	262,999	4,371	25.95%	212.23%
2015	1,035	26	40	-0.14%	-0.08%	2,747,180	2,775	990	25.32%	889.99%	1,443,785,270	263,116	5,487	25.54%	291.97%

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POLK

Rate Annual %chg Average Value/Acre: 14.64%

(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
5,406	POLK	83,650,077	6,036,702	16,854,178	138,813,760	29,293,645	983,565	10,567,960	1,443,578,520	68,703,275	43,606,885	0	1,842,088,567
cnty sectorvalue % of total value:		4.54%	0.33%	0.91%	7.54%	1.59%	0.05%	0.57%	78.37%	3.73%	2.37%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
880	OSCEOLA	2,665,939	462,825	813,667	23,998,935	4,421,445	140,730	0	217,885	0	1,020	0	32,722,446
16.28%	%sector of county sector	3.19%	7.67%	4.83%	17.29%	15.09%	14.31%		0.02%		0.00%		1.78%
	%sector of municipality	8.15%	1.41%	2.49%	73.34%	13.51%	0.43%		0.67%		0.00%		100.00%
322	POLK	1,149,234	300,595	755,813	6,432,185	2,581,575	0	0	219,430	0	0	0	11,438,832
5.96%	%sector of county sector	1.37%	4.98%	4.48%	4.63%	8.81%			0.02%				0.82%
	%sector of municipality	10.05%	2.63%	6.61%	56.23%	22.57%			1.92%				100.00%
714	SHELBY	1,376,573	299,401	551,063	20,640,570	6,543,615	0	0	71,320	0	0	0	29,482,542
13.21%	%sector of county sector	1.65%	4.96%	3.27%	14.87%	22.34%			0.00%				1.60%
	%sector of municipality	4.67%	1.02%	1.87%	70.01%	22.19%			0.24%				100.00%
1,171	STROMSBURG	1,057,004	350,016	1,007,715	28,130,415	4,140,060	0	0	0	0	0	0	34,685,210
21.66%	%sector of county sector	1.26%	5.80%	5.98%	20.26%	14.13%							1.88%
	%sector of municipality	3.05%	1.01%	2.91%	81.10%	11.94%							100.00%
3,087	Total Municipalities	6,248,750	1,412,837	3,128,258	79,202,105	17,686,695	140,730	0	508,635	0	1,020	0	108,329,030
57.10%	%all municip.sect of cnty	7.47%	23.40%	18.56%	57.06%	60.38%	14.31%		0.04%		0.00%		5.88%

Cnty#	County
72	POLK

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

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