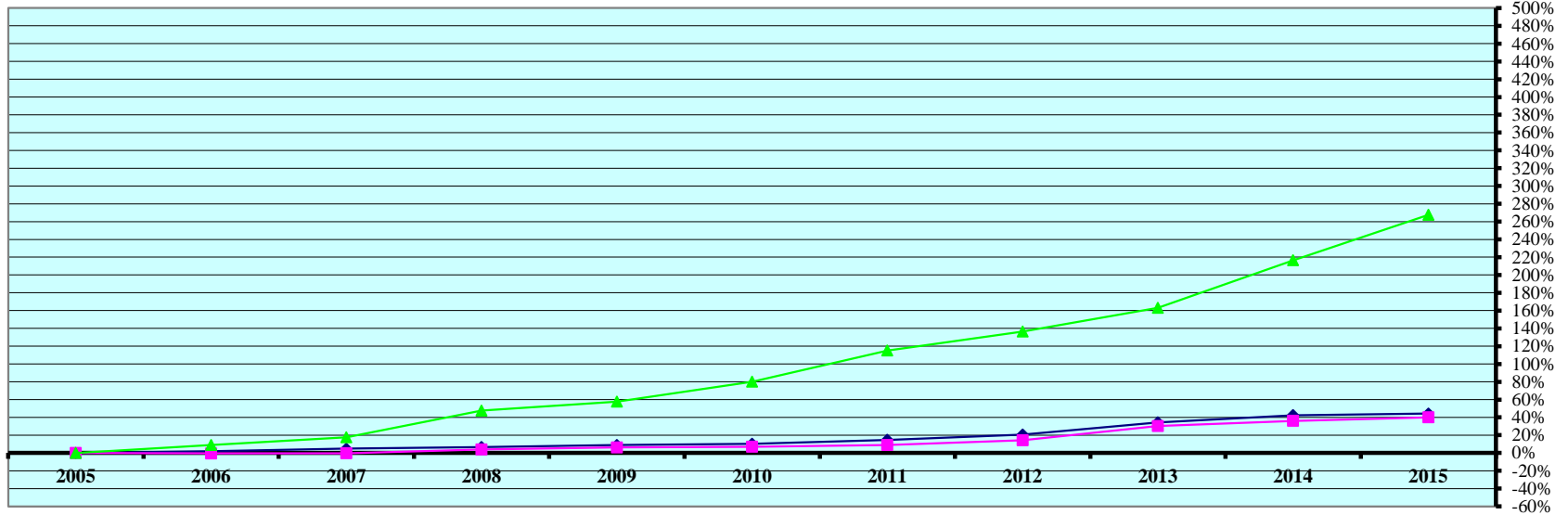


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



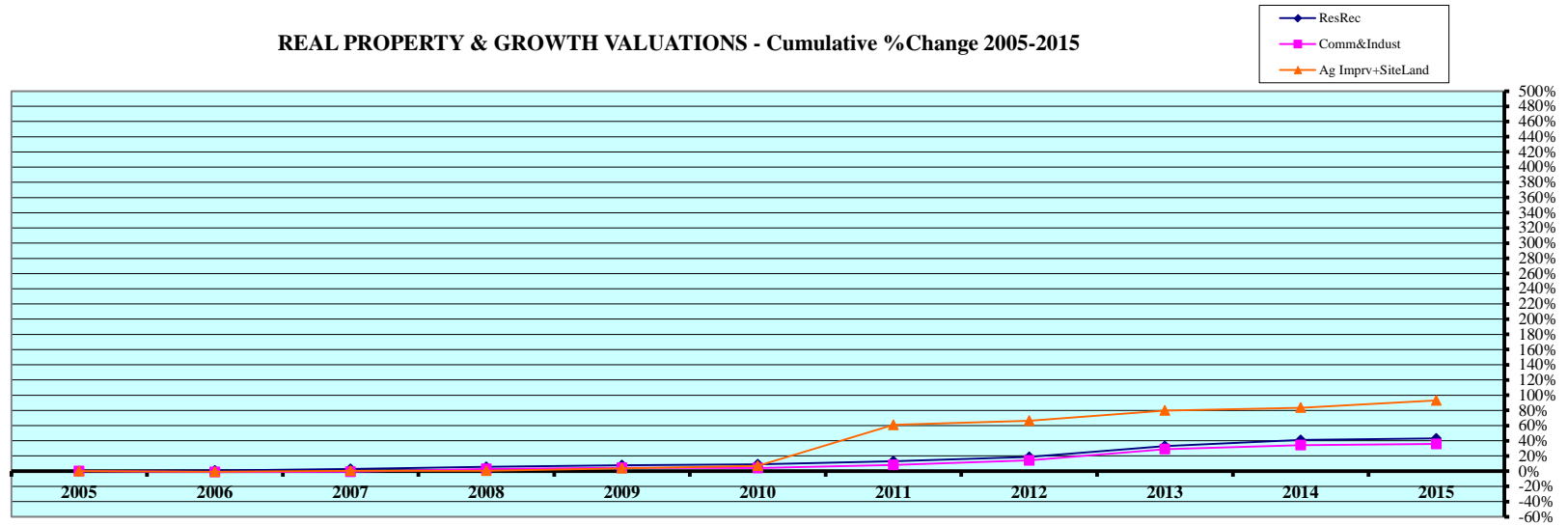
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	123,700,089	--	--	--	24,855,616	--	--	--	279,668,722	--	--	--
2006	126,032,180	2,332,091	1.89%	1.89%	24,721,045	-134,571	-0.54%	-0.54%	304,599,933	24,931,211	8.91%	8.91%
2007	129,643,125	3,610,945	2.87%	4.80%	24,757,212	36,167	0.15%	-0.40%	328,706,544	24,106,611	7.91%	17.53%
2008	131,836,603	2,193,478	1.69%	6.58%	25,816,916	1,059,704	4.28%	3.87%	412,803,556	84,097,012	25.58%	47.60%
2009	134,579,056	2,742,453	2.08%	8.79%	26,383,760	566,844	2.20%	6.15%	440,872,576	28,069,020	6.80%	57.64%
2010	136,290,470	1,711,414	1.27%	10.18%	26,573,036	189,276	0.72%	6.91%	503,508,645	62,636,069	14.21%	80.04%
2011	141,819,530	5,529,060	4.06%	14.65%	27,051,344	478,308	1.80%	8.83%	601,650,364	98,141,719	19.49%	115.13%
2012	149,109,091	7,289,561	5.14%	20.54%	28,418,520	1,367,176	5.05%	14.33%	661,303,067	59,652,703	9.91%	136.46%
2013	166,290,545	17,181,454	11.52%	34.43%	32,346,663	3,928,143	13.82%	30.14%	735,764,896	74,461,829	11.26%	163.08%
2014	176,187,837	9,897,292	5.95%	42.43%	33,812,753	1,466,090	4.53%	36.04%	885,282,531	149,517,635	20.32%	216.55%
2015	178,555,913	2,368,076	1.34%	44.35%	34,786,495	973,742	2.88%	39.95%	1,028,239,794	142,957,263	16.15%	267.66%

Rate Annual %chg: Residential & Recreational 3.74% Commercial & Industrial 3.42% Agricultural Land 13.91%

Cnty# 74
 County RICHARDSON

(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	123,700,089	1,465,631	1.18%	122,234,458	--	--	24,855,616	431,653	1.74%	24,423,963	--	--	
2006	126,032,180	1,285,055	1.02%	124,747,125	0.85%	0.85%	24,721,045	160,494	0.65%	24,560,551	-1.19%	-1.19%	
2007	129,643,125	2,338,125	1.80%	127,305,000	1.01%	2.91%	24,757,212	118,018	0.48%	24,639,194	-0.33%	-0.87%	
2008	131,836,603	1,208,650	0.92%	130,627,953	0.78%	5.60%	25,816,916	226,157	0.88%	25,590,759	3.37%	2.96%	
2009	134,579,056	1,055,534	0.78%	133,523,522	1.28%	7.94%	26,383,760	427,081	1.62%	25,956,679	0.54%	4.43%	
2010	136,290,470	1,231,028	0.90%	135,059,442	0.36%	9.18%	26,573,036	665,621	2.50%	25,907,415	-1.81%	4.23%	
2011	141,819,530	1,886,956	1.33%	139,932,574	2.67%	13.12%	27,051,344	143,842	0.53%	26,907,502	1.26%	8.26%	
2012	149,109,091	2,211,244	1.48%	146,897,847	3.58%	18.75%	28,418,520	55,475	0.20%	28,363,045	4.85%	14.11%	
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	33.05%	32,346,663	296,596	0.92%	32,050,067	12.78%	28.94%	
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	40.92%	33,812,753	438,620	1.30%	33,374,133	3.18%	34.27%	
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	42.97%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	35.72%	
Rate Ann%chg	3.74%			Resid & Rec. w/o growth			3.42%			C & I w/o growth			2.24%

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	18,220,341	10,542,839	28,763,180	331,840	1.15%	28,431,340	--
2006	18,517,737	10,639,547	29,157,284	650,783	2.23%	28,506,501	-0.89%
2007	18,529,104	10,869,849	29,398,953	452,435	1.54%	28,946,518	0.64%
2008	18,874,251	11,076,294	29,950,545	1,001,434	3.34%	28,949,111	0.65%
2009	19,556,979	11,401,201	30,958,180	1,140,791	3.68%	29,817,389	3.67%
2010	20,190,021	11,766,170	31,956,191	1,205,011	3.77%	30,751,180	6.91%
2011	28,531,882	19,259,218	47,791,100	1,518,027	3.18%	46,273,073	60.88%
2012	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504	66.50%
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	79.79%
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	83.57%
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	93.09%
Rate Ann%chg	5.54%	9.30%	7.06%	Ag Imprv+Site w/o growth		4.28%	

(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.

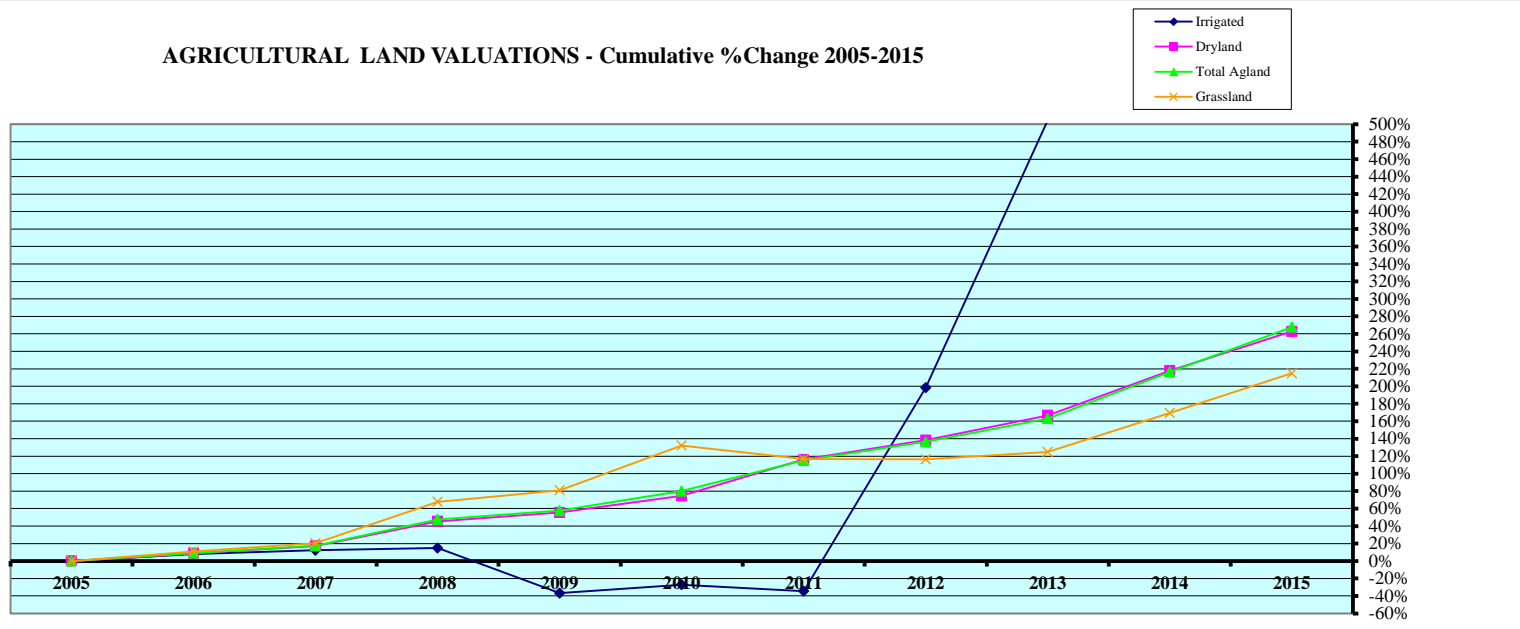
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 74
County RICHARDSON

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	1,935,304	--	--	--	246,531,406	--	--	--	30,689,936	--	--	--
2006	2,087,399	152,095	7.86%	7.86%	267,885,409	21,354,003	8.66%	8.66%	34,040,231	3,350,295	10.92%	10.92%
2007	2,173,829	86,430	4.14%	12.32%	289,017,023	21,131,614	7.89%	17.23%	36,934,267	2,894,036	8.50%	20.35%
2008	2,223,518	49,689	2.29%	14.89%	358,386,829	69,369,806	24.00%	45.37%	51,508,800	14,574,533	39.46%	67.84%
2009	1,222,864	-1,000,654	-45.00%	-36.81%	383,399,822	25,012,993	6.98%	55.52%	55,556,611	4,047,811	7.86%	81.03%
2010	1,409,639	186,775	15.27%	-27.16%	430,147,544	46,747,722	12.19%	74.48%	71,262,759	15,706,148	28.27%	132.20%
2011	1,265,749	-143,890	-10.21%	-34.60%	533,045,562	102,898,018	23.92%	116.22%	66,519,102	-4,743,657	-6.66%	116.75%
2012	5,777,673	4,511,924	356.46%	198.54%	587,625,007	54,579,445	10.24%	138.36%	66,390,910	-128,192	-0.19%	116.33%
2013	11,694,843	5,917,170	102.41%	504.29%	657,442,042	69,817,035	11.88%	166.68%	69,034,738	2,643,828	3.98%	124.94%
2014	17,901,384	6,206,541	53.07%	824.99%	783,789,630	126,347,588	19.22%	217.93%	82,676,924	13,642,186	19.76%	169.39%
2015	36,257,952	18,356,568	102.54%	1773.50%	894,425,683	110,636,053	14.12%	262.80%	96,620,192	13,943,268	16.86%	214.83%

Rate Ann.%chg: Irrigated **34.05%** Dryland **13.75%** Grassland **12.15%**

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	507,936	--	--	--	4,140	--	--	--	279,668,722	--	--	--
2006	582,754	74,818	14.73%	14.73%	4,140	0	0.00%	0.00%	304,599,933	24,931,211	8.91%	8.91%
2007	577,285	-5,469	-0.94%	13.65%	4,140	0	0.00%	0.00%	328,706,544	24,106,611	7.91%	17.53%
2008	678,889	101,604	17.60%	33.66%	5,520	1,380	33.33%	33.33%	412,803,556	84,097,012	25.58%	47.60%
2009	687,759	8,870	1.31%	35.40%	5,520	0	0.00%	33.33%	440,872,576	28,069,020	6.80%	57.64%
2010	683,184	-4,575	-0.67%	34.50%	5,519	-1	-0.02%	33.31%	503,508,645	62,636,069	14.21%	80.04%
2011	787,643	104,459	15.29%	55.07%	32,308	26,789	485.40%	680.39%	601,650,364	98,141,719	19.49%	115.13%
2012	1,621,955	834,312	105.93%	219.32%	(112,478)	-144,786	-448.14%	-2816.86%	661,303,067	59,652,703	9.91%	136.46%
2013	1,283,555	-338,400	-20.86%	152.70%	(3,690,282)	-3,577,804		-89237.25%	735,764,896	74,461,829	11.26%	163.08%
2014	904,593	-378,962	-29.52%	78.09%	10,000	3,700,282		141.55%	885,282,531	149,517,635	20.32%	216.55%
2015	925,967	21,374	2.36%	82.30%	10,000	0	0.00%	141.55%	1,028,239,794	142,957,263	16.15%	267.66%

Cnty# **74**
County **RICHARDSON**

Rate Ann.%chg: Total Agric Land **13.91%**

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	1,935,304	1,884	1,027			246,543,492	233,412	1,056			27,881,120	63,523	439		
2006	2,087,399	1,884	1,108	7.86%	7.86%	267,897,898	233,410	1,148	8.66%	8.66%	34,042,224	76,349	446	1.59%	1.59%
2007	2,342,342	1,884	1,243	12.21%	21.03%	289,463,412	233,157	1,241	8.17%	17.54%	36,881,309	76,275	484	8.45%	10.17%
2008	2,223,518	1,546	1,438	15.66%	39.99%	358,628,878	233,405	1,537	23.76%	45.47%	51,531,061	76,349	675	39.58%	53.78%
2009	2,292,645	1,546	1,483	3.11%	44.34%	381,966,247	233,384	1,637	6.52%	54.95%	55,520,846	76,360	727	7.73%	65.66%
2010	1,409,639	616	2,288	54.34%	122.77%	431,330,288	234,151	1,842	12.55%	74.40%	71,194,371	76,632	929	27.77%	111.67%
2011	1,265,749	616	2,055	-10.21%	100.03%	535,127,163	233,717	2,290	24.29%	116.77%	66,533,214	76,876	865	-6.84%	97.18%
2012	4,614,764	1,586	2,910	41.62%	183.29%	589,898,161	232,674	2,535	10.73%	140.03%	66,537,591	77,033	864	-0.20%	96.79%
2013	7,485,261	2,405	3,113	6.97%	203.03%	653,920,546	231,415	2,826	11.46%	167.52%	72,764,276	76,589	950	9.99%	116.46%
2014	18,014,233	4,524	3,982	27.92%	287.65%	786,189,082	232,190	3,386	19.83%	220.56%	82,353,179	78,828	1,045	9.96%	138.03%
2015	36,257,952	7,892	4,594	15.37%	347.23%	895,007,250	227,809	3,929	16.03%	271.95%	96,511,292	78,990	1,222	16.95%	178.38%

Rate Annual %chg Average Value/Acre: 16.16%

14.04%

10.78%

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	507,831	16,778	30			2,828,186	13,015	217			279,695,933	328,613	851		
2006	582,754	16,782	35	14.73%	14.73%	4,140	138	30	-86.19%	-86.19%	304,614,415	328,564	927	8.93%	8.93%
2007	577,353	16,745	34	-0.71%	13.91%	4,140	138	30	0.00%	-86.19%	329,268,556	328,200	1,003	8.21%	17.87%
2008	678,933	16,739	41	17.64%	34.01%	5,520	138	40	33.33%	-81.59%	413,067,910	328,177	1,259	25.46%	47.88%
2009	679,086	16,742	41	0.00%	34.01%	5,520	138	40	0.00%	-81.59%	440,464,344	328,170	1,342	6.63%	57.69%
2010	696,266	16,548	42	3.73%	39.01%	6,850	171	40	-0.02%	-81.60%	504,637,414	328,118	1,538	14.59%	80.70%
2011	794,988	16,276	49	16.09%	61.38%	7,864	185	43	6.49%	-80.40%	603,728,978	327,670	1,842	19.80%	116.47%
2012	1,621,753	16,224	100	104.65%	230.26%	46,861	206	227	433.93%	4.64%	662,719,130	327,722	2,022	9.75%	137.59%
2013	1,617,677	16,183	100	0.00%	230.26%	45,205	190	239	4.89%	9.76%	735,832,965	326,782	2,252	11.35%	164.56%
2014	800,875	8,015	100	-0.03%	230.15%	115,718	1,058	109	-54.15%	-49.68%	887,473,087	324,615	2,734	21.41%	221.21%
2015	909,321	9,100	100	0.00%	230.15%	119,790	1,099	109	-0.33%	-49.84%	1,028,805,605	324,890	3,167	15.83%	272.05%

74
RICHARDSON

Rate Annual %chg Average Value/Acre: 14.04%

(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
8,363	RICHARDSON	58,125,611	20,654,705	47,239,508	176,968,304	28,548,813	6,237,682	1,587,609	1,028,239,794	31,237,544	25,644,484	7,738,590	1,432,222,644
cnty sectorvalue % of total value:		4.06%	1.44%	3.30%	12.36%	1.99%	0.44%	0.11%	71.79%	2.18%	1.79%	0.54%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	0	4,905	490	435,257	8,645	0	0	0	0	0	0	449,297
0.29%	%sector of county sector		0.02%	0.00%	0.25%	0.03%							0.03%
	%sector of municipality		1.09%	0.11%	96.88%	1.92%							100.00%
146	DAWSON	26,313	116,057	301,659	2,088,951	436,006	0	0	0	0	0	0	2,968,986
1.75%	%sector of county sector	0.05%	0.56%	0.64%	1.18%	1.53%							0.21%
	%sector of municipality	0.89%	3.91%	10.16%	70.36%	14.69%							100.00%
4,325	FALLS CITY	11,531,358	4,765,348	2,291,730	104,894,241	20,307,919	5,892,647	0	57,567	29,027	48,257	0	149,818,094
51.72%	%sector of county sector	19.84%	23.07%	4.85%	59.27%	71.13%	94.47%		0.01%	0.09%	0.19%		10.46%
	%sector of municipality	7.70%	3.18%	1.53%	70.01%	13.56%	3.93%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	720,057	595,437	1,056,247	13,544,267	2,731,415	345,035	0	0	0	12,900	0	19,005,358
10.49%	%sector of county sector	1.24%	2.88%	2.24%	7.65%	9.57%	5.53%				0.05%		1.33%
	%sector of municipality	3.79%	3.13%	5.56%	71.27%	14.37%	1.82%				0.07%		100.00%
28	PRESTON	0	0	0	572,407	0	0	0	0	0	0	0	572,407
0.33%	%sector of county sector				0.32%								0.04%
	%sector of municipality				100.00%								100.00%
172	RULO	38,553	366,859	826,086	2,612,649	525,751	0	0	0	0	1,025	0	4,370,923
2.06%	%sector of county sector	0.07%	1.78%	1.75%	1.48%	1.84%					0.00%		0.31%
	%sector of municipality	0.85%	8.39%	18.90%	59.77%	12.03%					0.02%		100.00%
112	SALEM	8,310	124,386	12,438	1,299,621	33,481	0	0	0	0	0	0	1,478,236
1.34%	%sector of county sector	0.01%	0.60%	0.03%	0.73%	0.12%							0.10%
	%sector of municipality	0.56%	8.41%	0.84%	87.92%	2.26%							100.00%
150	SHUBERT	20,023	73,076	7,307	3,119,450	150,986	0	0	0	0	0	0	3,370,842
1.79%	%sector of county sector	0.03%	0.35%	0.02%	1.76%	0.53%							0.24%
	%sector of municipality	0.59%	2.17%	0.22%	92.54%	4.48%							100.00%
152	STELLA	60,787	222,105	258,199	3,054,239	745,413	0	0	0	0	0	0	4,340,743
1.82%	%sector of county sector	0.10%	1.08%	0.55%	1.73%	2.61%							0.30%
	%sector of municipality	1.40%	5.12%	5.95%	70.36%	17.17%							100.00%
172	VERDON	780,342	202,377	437,654	2,248,195	370,308	0	0	0	0	0	0	4,038,876
2.06%	%sector of county sector	1.34%	0.98%	0.93%	1.27%	1.30%							0.28%
	%sector of municipality	19.32%	5.01%	10.84%	55.66%	9.17%							100.00%
6,158	Total Municipalities	13,185,743	6,470,550	5,191,810	133,869,277	25,309,924	6,237,682	0	57,567	29,027	62,182	0	190,413,762
73.63%	%all municip.sect of cnty	22.68%	31.33%	10.99%	75.65%	88.65%	100.00%	0.01%	0.09%	0.24%			13.29%

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
74	RICHARDSON

CHART 5

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74B

Page 5