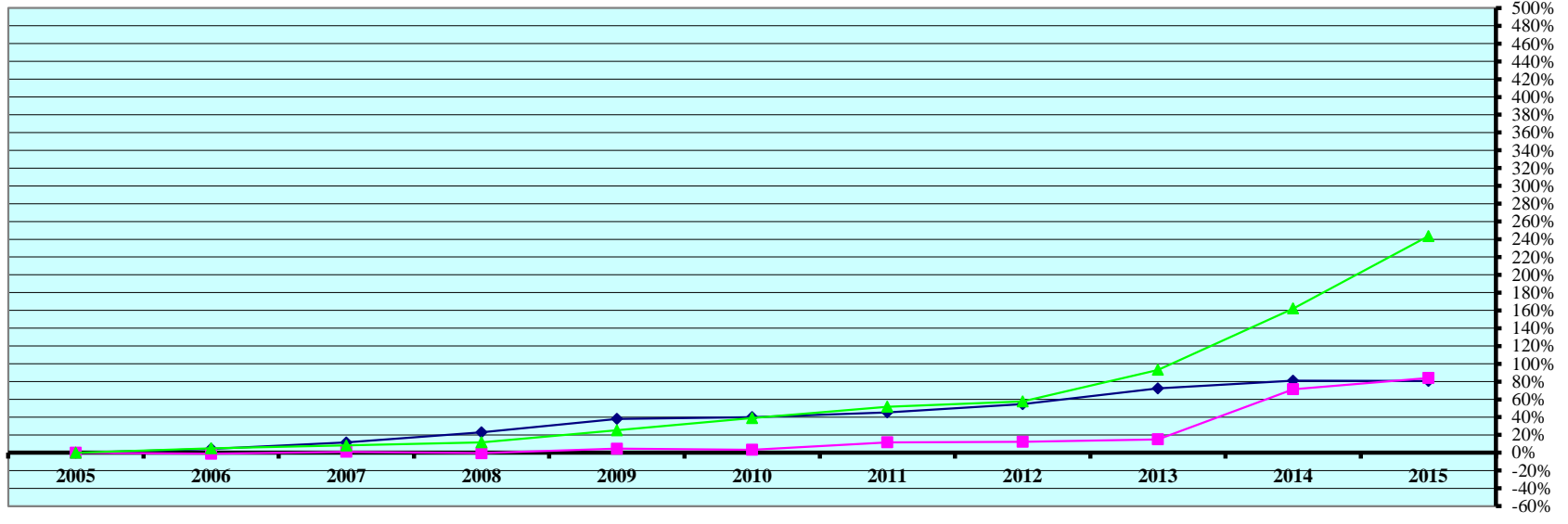


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



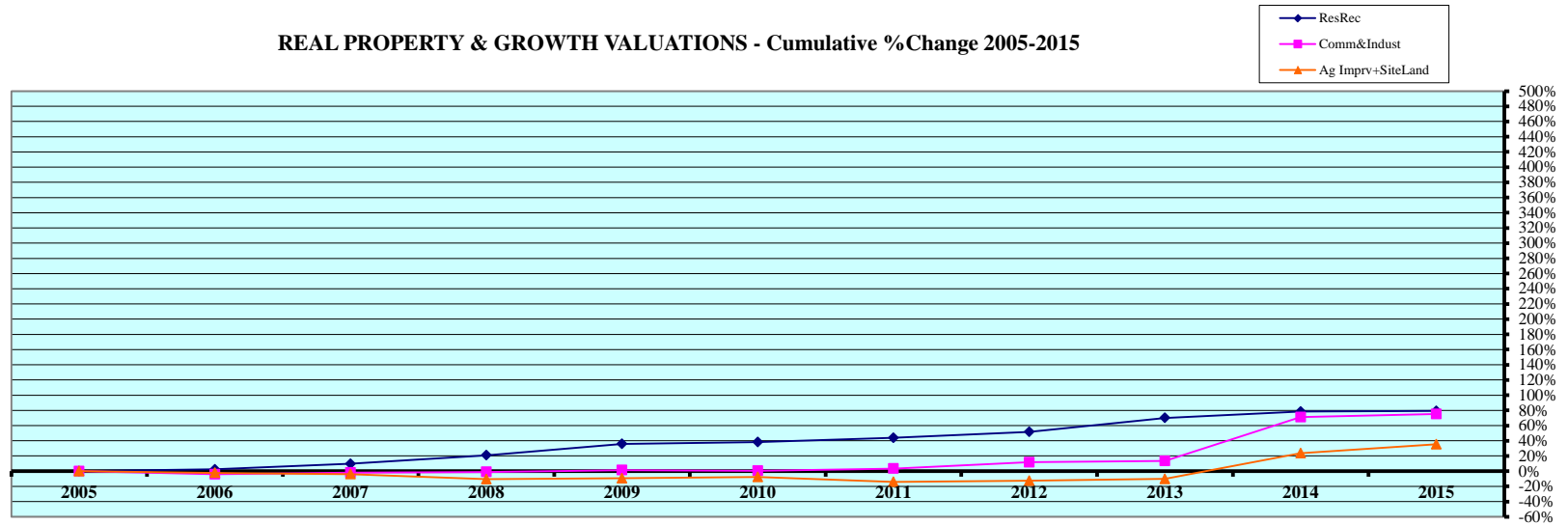
Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	45,192,440	--	--	--	8,297,750	--	--	--	205,324,610	--	--	--
2006	47,149,315	1,956,875	4.33%	4.33%	8,207,590	-90,160	-1.09%	-1.09%	215,803,800	10,479,190	5.10%	5.10%
2007	50,408,255	3,258,940	6.91%	11.54%	8,389,565	181,975	2.22%	1.11%	222,051,065	6,247,265	2.89%	8.15%
2008	55,598,755	5,190,500	10.30%	23.03%	8,251,525	-138,040	-1.65%	-0.56%	229,117,050	7,065,985	3.18%	11.59%
2009	62,372,010	6,773,255	12.18%	38.01%	8,669,055	417,530	5.06%	4.47%	257,162,550	28,045,500	12.24%	25.25%
2010	63,239,870	867,860	1.39%	39.93%	8,561,700	-107,355	-1.24%	3.18%	285,394,970	28,232,420	10.98%	39.00%
2011	65,730,355	2,490,485	3.94%	45.45%	9,260,265	698,565	8.16%	11.60%	311,538,070	26,143,100	9.16%	51.73%
2012	69,837,745	4,107,390	6.25%	54.53%	9,304,230	43,965	0.47%	12.13%	323,588,775	12,050,705	3.87%	57.60%
2013	77,847,595	8,009,850	11.47%	72.26%	9,543,480	239,250	2.57%	15.01%	396,651,080	73,062,305	22.58%	93.18%
2014	81,782,395	3,934,800	5.05%	80.96%	14,230,230	4,686,750	49.11%	71.50%	538,423,310	141,772,230	35.74%	162.23%
2015	81,602,390	-180,005	-0.22%	80.57%	15,258,250	1,028,020	7.22%	83.88%	705,278,830	166,855,520	30.99%	243.49%

Rate Annual %chg: Residential & Recreational 6.09% Commercial & Industrial 6.28% Agricultural Land 13.13%

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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	45,192,440	1,223,500	2.71%	43,968,940	--	--	8,297,750	197,275	2.38%	8,100,475	--	--	
2006	47,149,315	868,725	1.84%	46,280,590	2.41%	2.41%	8,207,590	239,850	2.92%	7,967,740	-3.98%	-3.98%	
2007	50,408,255	799,599	1.59%	49,608,656	5.22%	9.77%	8,389,565	247,815	2.95%	8,141,750	-0.80%	-1.88%	
2008	55,598,755	945,995	1.70%	54,652,760	8.42%	20.93%	8,251,525	34,580	0.42%	8,216,945	-2.06%	-0.97%	
2009	62,372,010	960,530	1.54%	61,411,480	10.45%	35.89%	8,669,055	256,125	2.95%	8,412,930	1.96%	1.39%	
2010	63,239,870	749,645	1.19%	62,490,225	0.19%	38.28%	8,561,700	222,140	2.59%	8,339,560	-3.80%	0.50%	
2011	65,730,355	757,000	1.15%	64,973,355	2.74%	43.77%	9,260,265	682,410	7.37%	8,577,855	0.19%	3.38%	
2012	69,837,745	1,202,852	1.72%	68,634,893	4.42%	51.87%	9,304,230	38,475	0.41%	9,265,755	0.06%	11.67%	
2013	77,847,595	991,065	1.27%	76,856,530	10.05%	70.07%	9,543,480	122,230	1.28%	9,421,250	1.26%	13.54%	
2014	81,782,395	1,180,375	1.44%	80,602,020	3.54%	78.35%	14,230,230	23,675	0.17%	14,206,555	48.86%	71.21%	
2015	81,602,390	594,400	0.73%	81,007,990	-0.95%	79.25%	15,258,250	731,317	4.79%	14,526,933	2.09%	75.07%	
Rate Ann%chg	6.09%			Resid & Rec. w/o growth			6.28%			C & I w/o growth			4.38%

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	23,451,165	11,293,215	34,744,380	886,395	2.55%	33,857,985	--
2006	23,632,290	11,192,505	34,824,795	831,495	2.39%	33,993,300	-2.16%
2007	23,334,450	10,913,185	34,247,635	826,955	2.41%	33,420,680	-4.03%
2008	21,079,415	10,422,085	31,501,500	382,355	1.21%	31,119,145	-9.13%
2009	21,518,400	11,017,445	32,535,845	1,036,015	3.18%	31,499,830	-0.01%
2010	21,861,120	11,071,220	32,932,340	787,995	2.39%	32,144,345	-1.20%
2011	19,470,950	11,188,595	30,659,545	800,545	2.61%	29,859,000	-9.33%
2012	19,237,595	11,966,050	31,203,645	873,407	2.80%	30,330,238	-1.07%
2013	19,697,200	12,790,610	32,487,810	1,266,424	3.90%	31,221,386	0.06%
2014	25,852,005	17,521,890	43,373,895	433,280	1.00%	42,940,615	32.17%
2015	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	8.43%
Rate Ann%chg	1.63%	5.98%	3.23%	Ag Imprv+Site w/o growth		1.37%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes 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.

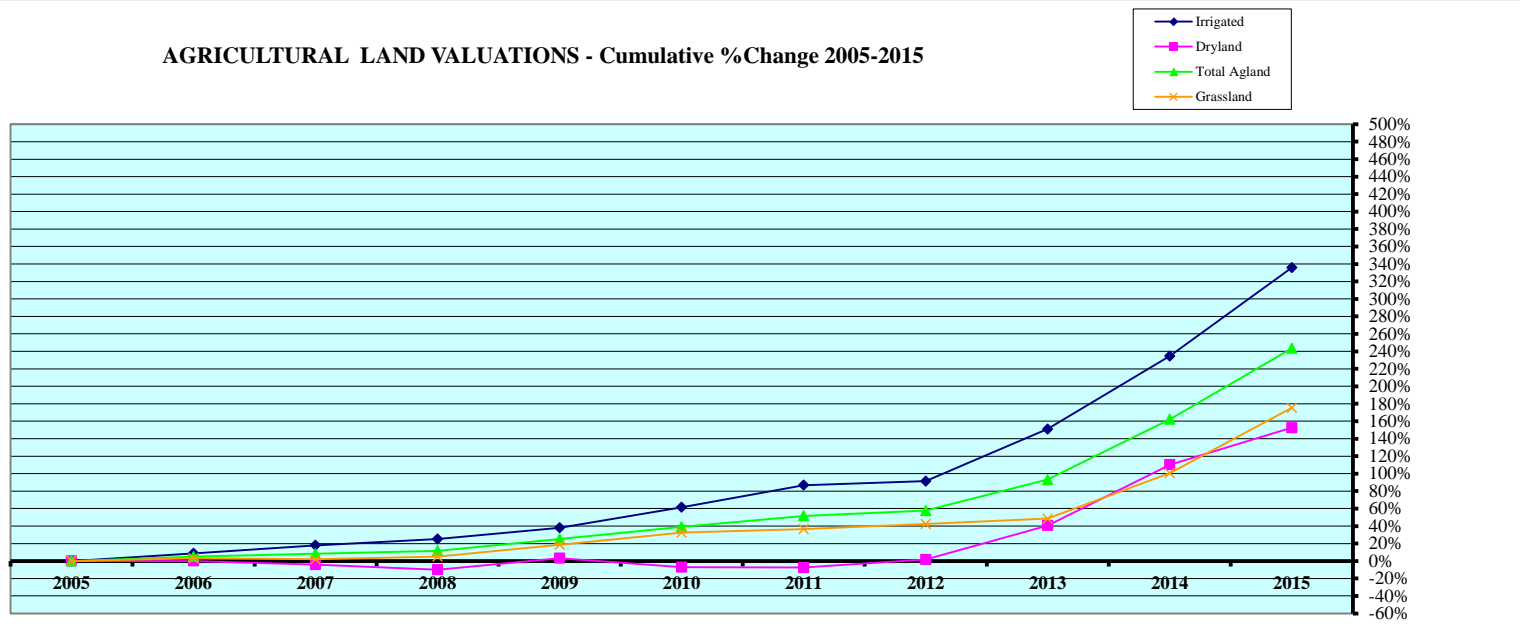
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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	92,346,795	--	--	--	33,695,610	--	--	--	78,772,500	--	--	--
2006	100,332,545	7,985,750	8.65%	8.65%	33,702,160	6,550	0.02%	0.02%	81,290,290	2,517,790	3.20%	3.20%
2007	108,982,875	8,650,330	8.62%	18.01%	32,304,835	-1,397,325	-4.15%	-4.13%	80,322,525	-967,765	-1.19%	1.97%
2008	115,563,655	6,580,780	6.04%	25.14%	30,303,490	-2,001,345	-6.20%	-10.07%	82,833,275	2,510,750	3.13%	5.16%
2009	127,506,270	11,942,615	10.33%	38.07%	34,813,240	4,509,750	14.88%	3.32%	93,365,315	10,532,040	12.71%	18.53%
2010	149,148,925	21,642,655	16.97%	61.51%	31,352,695	-3,460,545	-9.94%	-6.95%	104,472,520	11,107,205	11.90%	32.63%
2011	172,429,535	23,280,610	15.61%	86.72%	31,141,655	-211,040	-0.67%	-7.58%	107,539,485	3,066,965	2.94%	36.52%
2012	176,741,140	4,311,605	2.50%	91.39%	34,232,035	3,090,380	9.92%	1.59%	112,166,855	4,627,370	4.30%	42.39%
2013	231,856,620	55,115,480	31.18%	151.07%	47,391,400	13,159,365	38.44%	40.65%	116,935,570	4,768,715	4.25%	48.45%
2014	309,054,770	77,198,150	33.30%	234.67%	70,825,240	23,433,840	49.45%	110.19%	157,923,125	40,987,555	35.05%	100.48%
2015	402,528,370	93,473,600	30.24%	335.89%	85,098,460	14,273,220	20.15%	152.55%	216,853,125	58,930,000	37.32%	175.29%

Rate Ann.%chg: Irrigated **15.86%** Dryland **9.71%** Grassland **10.66%**

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	459,920	--	--	--	49,785	--	--	--	205,324,610	--	--	--
2006	461,140	1,220	0.27%	0.27%	17,665	-32,120	-64.52%	-64.52%	215,803,800	10,479,190	5.10%	5.10%
2007	427,270	-33,870	-7.34%	-7.10%	13,560	-4,105	-23.24%	-72.76%	222,051,065	6,247,265	2.89%	8.15%
2008	407,250	-20,020	-4.69%	-11.45%	9,380	-4,180	-30.83%	-81.16%	229,117,050	7,065,985	3.18%	11.59%
2009	1,330,315	923,065	226.66%	189.25%	147,410	138,030	1471.54%	196.09%	257,162,550	28,045,500	12.24%	25.25%
2010	30,850	-1,299,465	-97.68%	-93.29%	389,980	242,570	164.55%	683.33%	285,394,970	28,232,420	10.98%	39.00%
2011	30,850	0	0.00%	-93.29%	396,545	6,565	1.68%	696.52%	311,538,070	26,143,100	9.16%	51.73%
2012	34,425	3,575	11.59%	-92.52%	414,320	17,775	4.48%	732.22%	323,588,775	12,050,705	3.87%	57.60%
2013	34,425	0	0.00%	-92.52%	433,065	18,745	4.52%	769.87%	396,651,080	73,062,305	22.58%	93.18%
2014	36,820	2,395	6.96%	-91.99%	583,355	150,290	34.70%	1071.75%	538,423,310	141,772,230	35.74%	162.23%
2015	66,600	29,780	80.88%	-85.52%	732,275	148,920	25.53%	1370.87%	705,278,830	166,855,520	30.99%	243.49%

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Rate Ann.%chg: Total Agric Land **13.13%**

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	92,095,530	77,661	1,186			33,839,305	51,404	658			78,786,105	208,689	378		
2006	100,337,175	79,303	1,265	6.69%	6.69%	33,780,245	50,389	670	1.84%	1.84%	81,244,775	208,135	390	3.40%	3.40%
2007	108,489,120	82,057	1,322	4.50%	11.49%	32,558,500	48,364	673	0.42%	2.26%	80,346,035	207,275	388	-0.70%	2.68%
2008	115,460,360	88,408	1,306	-1.22%	10.13%	30,369,680	45,202	672	-0.20%	2.06%	82,817,085	203,242	407	5.12%	7.93%
2009	127,579,970	87,914	1,451	11.12%	22.37%	34,871,560	44,807	778	15.83%	18.22%	94,820,620	208,041	456	11.85%	20.73%
2010	149,135,460	88,062	1,694	16.70%	42.81%	31,389,900	44,783	701	-9.94%	6.48%	104,932,630	206,962	507	11.24%	34.30%
2011	171,444,730	88,666	1,934	14.18%	63.05%	31,121,400	44,410	701	-0.02%	6.45%	108,245,535	206,397	524	3.44%	38.92%
2012	175,683,975	89,588	1,961	1.42%	65.37%	34,420,640	44,714	770	9.85%	16.94%	112,763,110	205,208	550	4.78%	45.55%
2013	230,928,135	90,599	2,549	29.98%	114.94%	47,712,165	44,358	1,076	39.73%	63.39%	117,428,850	204,554	574	4.47%	52.06%
2014	309,057,025	91,152	3,391	33.02%	185.91%	71,175,290	43,953	1,619	50.55%	145.99%	158,345,060	204,391	775	34.95%	105.21%
2015	402,587,680	91,364	4,406	29.96%	271.58%	85,114,480	43,748	1,946	20.14%	195.54%	217,556,810	204,160	1,066	37.55%	182.26%

Rate Annual %chg Average Value/Acre: 14.03%

11.45%

10.93%

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	458,720	4,836	95			0	0				205,179,660	342,590	599		
2006	459,740	4,847	95	0.00%	0.00%	0	0				215,821,935	342,674	630	5.16%	5.16%
2007	430,355	4,790	90	-5.27%	-5.27%	0	0				221,824,010	342,485	648	2.84%	8.15%
2008	408,700	4,549	90	-0.01%	-5.28%	0	0				229,055,825	341,401	671	3.59%	12.03%
2009	13,435	149	90	0.23%	-5.06%	0	0				257,285,585	340,911	755	12.49%	26.01%
2010	30,705	341	90	-0.05%	-5.11%	900	10	90			285,489,595	340,159	839	11.21%	40.14%
2011	30,850	343	90	0.00%	-5.11%	0	0				310,842,515	339,815	915	8.99%	52.73%
2012	30,850	343	90	0.00%	-5.11%	0	0				322,898,575	339,852	950	3.87%	58.64%
2013	34,425	382	90	0.00%	-5.10%	0	0				396,103,575	339,894	1,165	22.66%	94.58%
2014	34,425	382	90	0.00%	-5.10%	0	0				538,611,800	339,878	1,585	35.98%	164.60%
2015	66,600	740	90	0.02%	-5.08%	0	0				705,325,570	340,012	2,074	30.90%	246.37%

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Rate Annual %chg Average Value/Acre: 13.23%

(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
3,152	SHERMAN	44,598,532	6,616,203	13,298,975	59,966,650	15,079,865	178,385	21,635,740	705,278,830	27,559,480	20,178,490	0	914,391,150
cnty.sector.value % of total value:		4.88%	0.72%	1.45%	6.56%	1.65%	0.02%	2.37%	77.13%	3.01%	2.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
194	ASHTON	621,835	166,758	40,165	4,703,075	1,384,720	0	0	56,030	0	0	0	6,972,583
6.15%	%sector of county sector	1.39%	2.52%	0.30%	7.84%	9.18%			0.01%	9.18%			0.76%
	%sector of municipality	8.92%	2.39%	0.58%	67.45%	19.86%			0.80%				100.00%
70	HAZARD	31,815	393,204	1,167,066	2,235,310	241,425	0	0	0	0	0	0	4,068,820
2.22%	%sector of county sector	0.07%	5.94%	8.78%	3.73%	1.60%							0.44%
	%sector of municipality	0.78%	9.66%	28.68%	54.94%	5.93%							100.00%
262	LITCHFIELD	2,801,525	639,908	924,061	5,145,900	2,223,260	0	0	0	0	0	0	11,734,654
8.31%	%sector of county sector	6.28%	9.67%	6.95%	8.58%	14.74%							1.28%
	%sector of municipality	23.87%	5.45%	7.87%	43.85%	18.95%							100.00%
1,029	LOUP CITY	1,521,267	712,182	113,619	25,193,790	9,283,555	178,385	0	0	0	0	0	37,002,798
32.65%	%sector of county sector	3.41%	10.76%	0.85%	42.01%	61.96%	100.00%						4.05%
	%sector of municipality	4.11%	1.92%	0.31%	68.09%	25.09%	0.48%						100.00%
106	ROCKVILLE	97,417	111,409	6,921	1,917,200	256,075	0	0	0	0	0	0	2,389,022
3.36%	%sector of county sector	0.22%	1.68%	0.05%	3.20%	1.70%							0.26%
	%sector of municipality	4.08%	4.66%	0.29%	80.25%	10.72%							100.00%
1,661	Total Municipalities	5,073,859	2,023,461	2,251,832	39,195,275	13,389,035	178,385	0	56,030	0	0	0	62,167,877
52.70%	%all municip.sect of cnty	11.38%	30.58%	16.93%	65.36%	88.79%	100.00%		0.01%				6.80%

Cnty#	County
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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