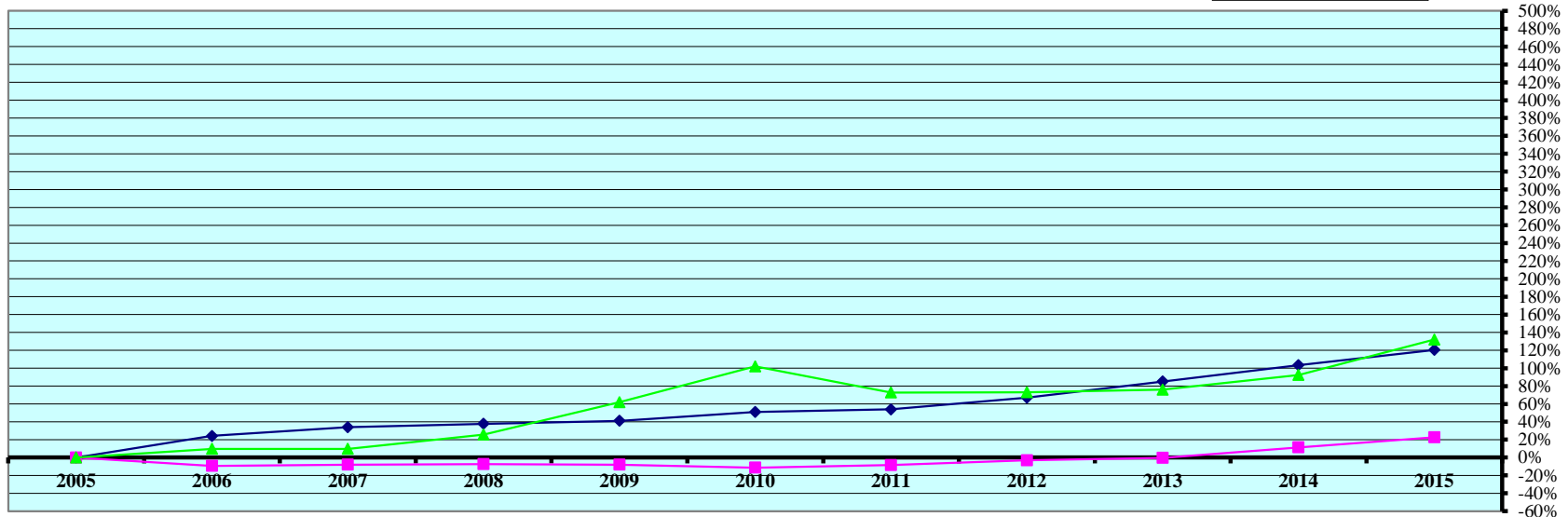


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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	6,448,459	--	--	--	3,056,979	--	--	--	56,582,175	--	--	--
2006	8,006,298	1,557,839	24.16%	24.16%	2,774,014	-282,965	-9.26%	-9.26%	62,079,834	5,497,659	9.72%	9.72%
2007	8,638,779	632,481	7.90%	33.97%	2,810,979	36,965	1.33%	-8.05%	62,082,559	2,725	0.00%	9.72%
2008	8,876,717	237,938	2.75%	37.66%	2,828,831	17,852	0.64%	-7.46%	71,152,138	9,069,579	14.61%	25.75%
2009	9,101,550	224,833	2.53%	41.14%	2,811,642	-17,189	-0.61%	-8.03%	91,659,399	20,507,261	28.82%	61.99%
2010	9,737,292	635,742	6.98%	51.00%	2,710,661	-100,981	-3.59%	-11.33%	114,284,692	22,625,293	24.68%	101.98%
2011	9,921,006	183,714	1.89%	53.85%	2,801,290	90,629	3.34%	-8.36%	97,714,885	-16,569,807	-14.50%	72.70%
2012	10,768,753	847,747	8.54%	67.00%	2,959,376	158,086	5.64%	-3.19%	97,938,028	223,143	0.23%	73.09%
2013	11,936,956	1,168,203	10.85%	85.11%	3,048,210	88,834	3.00%	-0.29%	99,569,178	1,631,150	1.67%	75.97%
2014	13,110,899	1,173,943	9.83%	103.32%	3,404,317	356,107	11.68%	11.36%	108,920,243	9,351,065	9.39%	92.50%
2015	14,216,734	1,105,835	8.43%	120.47%	3,744,628	340,311	10.00%	22.49%	131,285,700	22,365,457	20.53%	132.03%

Rate Annual %chg: Residential & Recreational 8.23%

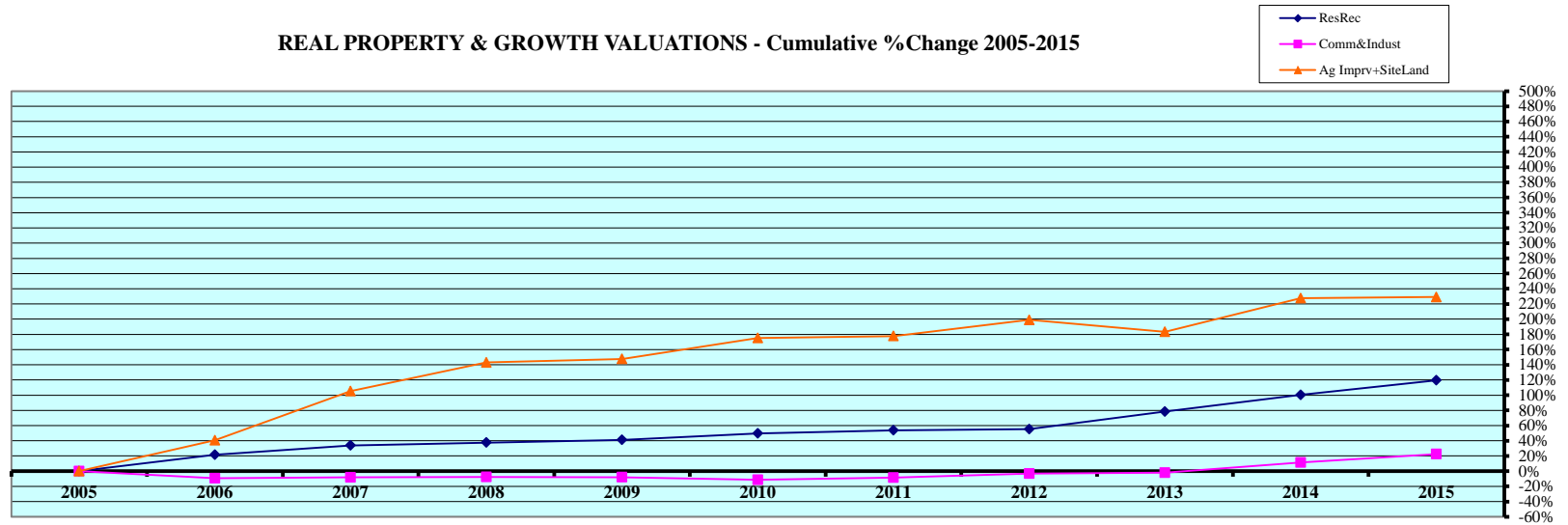
Commercial & Industrial 2.05%

Agricultural Land 8.78%

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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.

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	6,448,459	91,338	1.42%	6,357,121	--	--	3,056,979	581,022	19.01%	2,475,957	--	--	
2006	8,006,298	155,730	1.95%	7,850,568	21.74%	21.74%	2,774,014	0	0.00%	2,774,014	-9.26%	-9.26%	
2007	8,638,779	0	0.00%	8,638,779	7.90%	33.97%	2,810,979	0	0.00%	2,810,979	1.33%	-8.05%	
2008	8,876,717	0	0.00%	8,876,717	2.75%	37.66%	2,828,831	0	0.00%	2,828,831	0.64%	-7.46%	
2009	9,101,550	0	0.00%	9,101,550	2.53%	41.14%	2,811,642	0	0.00%	2,811,642	-0.61%	-8.03%	
2010	9,737,292	78,570	0.81%	9,658,722	6.12%	49.78%	2,710,661	0	0.00%	2,710,661	-3.59%	-11.33%	
2011	9,921,006	0	0.00%	9,921,006	1.89%	53.85%	2,801,290	0	0.00%	2,801,290	3.34%	-8.36%	
2012	10,768,753	756,935	7.03%	10,011,818	0.92%	55.26%	2,959,376	0	0.00%	2,959,376	5.64%	-3.19%	
2013	11,936,956	428,280	3.59%	11,508,676	6.87%	78.47%	3,048,210	52,800	1.73%	2,995,410	1.22%	-2.01%	
2014	13,110,899	193,325	1.47%	12,917,574	8.21%	100.32%	3,404,317	0	0.00%	3,404,317	11.68%	11.36%	
2015	14,216,734	51,260	0.36%	14,165,474	8.04%	119.67%	3,744,628	0	0.00%	3,744,628	10.00%	22.49%	
Rate Ann%chg	8.23%			Resid & Rec. w/o growth			6.70%			C & I w/o growth			2.04%

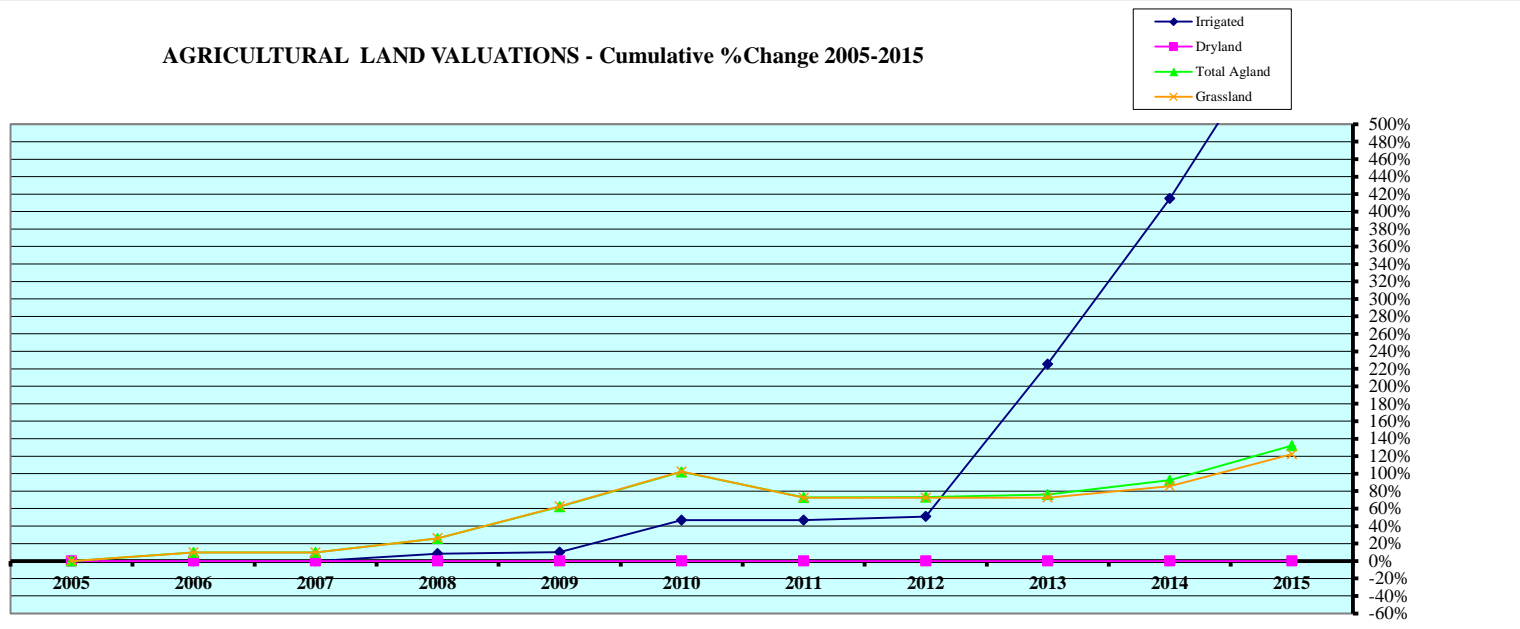
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2005	3,549,167	1,102,554	4,651,721	40,578	0.87%	4,611,143	--	--
2006	4,904,409	1,783,892	6,688,301	150,210	2.25%	6,538,091	40.55%	40.55%
2007	8,072,716	2,944,200	11,016,916	1,471,020	13.35%	9,545,896	42.73%	105.21%
2008	8,263,866	3,048,113	11,311,979	0	0.00%	11,311,979	2.68%	143.18%
2009	8,401,323	3,123,885	11,525,208	0	0.00%	11,525,208	1.88%	147.76%
2010	9,832,023	3,186,122	13,018,145	213,570	1.64%	12,804,575	11.10%	175.27%
2011	9,768,843	3,152,861	12,921,704	0	0.00%	12,921,704	-0.74%	177.78%
2012	10,665,910	3,409,298	14,075,208	168,400	1.20%	13,906,808	7.62%	198.96%
2013	10,254,677	3,333,150	13,587,827	407,626	3.00%	13,180,201	-6.36%	183.34%
2014	12,639,235	3,003,480	15,642,715	399,685	2.56%	15,243,030	12.18%	227.69%
2015	13,600,915	3,204,985	16,805,900	1,496,665	8.91%	15,309,235	-2.13%	229.11%
Rate Ann%chg	14.38%	11.26%	13.71%	Ag Imprv+Site w/o growth			10.95%	

(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

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	1,038,038	--	--	--	0	--	--	--	55,512,877	--	--	--
2006	1,038,038	0	0.00%	0.00%	0	0			60,997,151	5,484,274	9.88%	9.88%
2007	1,038,038	0	0.00%	0.00%	0	0			60,994,811	-2,340	0.00%	9.88%
2008	1,125,846	87,808	8.46%	8.46%	0	0			69,976,552	8,981,741	14.73%	26.05%
2009	1,142,457	16,611	1.48%	10.06%	0	0			90,189,867	20,213,315	28.89%	62.47%
2010	1,522,148	379,691	33.23%	46.64%	0	0			112,293,654	22,103,787	24.51%	102.28%
2011	1,522,148	0	0.00%	46.64%	0	0			95,725,213	-16,568,441	-14.75%	72.44%
2012	1,566,174	44,026	2.89%	50.88%	0	0			95,743,297	18,084	0.02%	72.47%
2013	3,377,480	1,811,306	115.65%	225.37%	0	0			95,800,430	57,133	0.06%	72.57%
2014	5,346,105	1,968,625	58.29%	415.02%	0	0			103,094,551	7,294,121	7.61%	85.71%
2015	7,611,387	2,265,282	42.37%	633.25%	0	0			123,346,062	20,251,511	19.64%	122.19%

Rate Ann.%chg: Irrigated Dryland Grassland

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	31,260	--	--	--	0	--	--	--	56,582,175	--	--	--
2006	30,705	-555	-1.78%	-1.78%	13,940	13,940			62,079,834	5,497,659	9.72%	9.72%
2007	30,705	0	0.00%	-1.78%	19,005	5,065	36.33%		62,082,559	2,725	0.00%	9.72%
2008	30,735	30	0.10%	-1.68%	19,005	0	0.00%		71,152,138	9,069,579	14.61%	25.75%
2009	307,350	276,615	900.00%	883.21%	19,725	720	3.79%		91,659,399	20,507,261	28.82%	61.99%
2010	319,245	11,895	3.87%	921.26%	149,645	129,920	658.66%		114,284,692	22,625,293	24.68%	101.98%
2011	312,750	-6,495	-2.03%	900.48%	154,774	5,129	3.43%		97,714,885	-16,569,807	-14.50%	72.70%
2012	314,755	2,005	0.64%	906.89%	313,802	159,028	102.75%		97,938,028	223,143	0.23%	73.09%
2013	315,138	383	0.12%	908.12%	76,130	-237,672	-75.74%		99,569,178	1,631,150	1.67%	75.97%
2014	315,581	443	0.14%	909.54%	164,006	87,876	115.43%		108,920,243	9,351,065	9.39%	92.50%
2015	315,581	0	0.00%	909.54%	12,670	-151,336	-92.27%		131,285,700	22,365,457	20.53%	132.03%

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Rate Ann.%chg: Total Agric Land

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	1,038,038	3,049	340			0	0				55,512,877	369,421	150		
2006	1,038,038	3,049	340	0.00%	0.00%	0	0				61,036,261	368,803	165	10.13%	10.13%
2007	1,038,038	3,049	340	0.00%	0.00%	0	0				60,993,887	368,551	165	0.00%	10.13%
2008	1,123,477	3,384	332	-2.47%	-2.47%	0	0				70,002,638	368,384	190	14.82%	26.46%
2009	1,142,457	3,485	328	-1.27%	-3.71%	0	0				90,195,012	368,143	245	28.93%	63.04%
2010	1,592,988	3,485	457	39.44%	34.26%	0	0				112,247,633	368,025	305	24.49%	102.97%
2011	1,522,148	3,324	458	0.18%	34.50%	0	0				95,725,327	368,174	260	-14.75%	73.02%
2012	1,549,271	3,324	466	1.78%	36.90%	0	0				95,724,502	368,171	260	0.00%	73.02%
2013	3,377,480	3,377	1,000	114.58%	193.77%	0	0				95,767,833	368,338	260	0.00%	73.02%
2014	5,346,105	3,624	1,475	47.50%	333.31%	0	0				103,094,551	368,195	280	7.69%	86.33%
2015	7,611,387	3,624	2,100	42.37%	516.91%	0	0				123,345,301	368,195	335	19.64%	122.93%

Rate Annual %chg Average Value/Acre: 19.96%

8.35%

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	31,260	2,084	15			0	0				56,582,175	374,555	151		
2006	30,735	2,049	15	0.00%	0.00%	0	0				62,105,034	373,901	166	9.95%	9.95%
2007	30,705	2,047	15	0.00%	0.00%	0	0				62,062,630	373,648	166	0.00%	9.95%
2008	30,735	2,049	15	0.00%	0.00%	0	0				71,156,850	373,817	190	14.60%	26.01%
2009	307,350	2,049	150	900.00%	900.00%	0	0				91,644,819	373,677	245	28.84%	62.35%
2010	319,245	2,088	153	1.93%	919.30%	0	0				114,159,866	373,598	306	24.59%	102.28%
2011	312,750	2,085	150	-1.89%	900.00%	0	0				97,560,225	373,584	261	-14.54%	72.87%
2012	312,750	2,085	150	0.00%	900.00%	0	0				97,586,523	373,581	261	0.03%	72.92%
2013	314,755	2,098	150	0.00%	900.00%	0	0				99,460,068	373,814	266	1.86%	76.13%
2014	315,581	2,104	150	0.00%	900.01%	0	0				108,756,237	373,923	291	9.31%	92.53%
2015	315,581	2,104	150	0.00%	900.01%	0	0				131,272,269	373,923	351	20.70%	132.39%

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THOMAS

Rate Annual %chg Average Value/Acre: 8.80%

(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
647	THOMAS	5,885,861	12,866,699	50,574,462	14,216,734	3,744,628	0	0	131,285,700	13,600,915	3,204,985	1,520	235,381,504
cnty.sector.value % of total value:		2.50%	5.47%	21.49%	6.04%	1.59%			55.78%	5.78%	1.36%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
76	HALSEY	9,225	309,778	997,751	1,746,270	255,089	0	0	0	0	0	0	3,318,113
11.75%	%sector of county sector	0.16%	2.41%	1.97%	12.28%	6.81%							1.41%
	%sector of municipality	0.28%	9.34%	30.07%	52.63%	7.69%							100.00%
188	THEDFORD	165,963	380,098	1,135,683	4,982,045	828,769	0	0	0	0	0	0	7,492,558
29.06%	%sector of county sector	2.82%	2.95%	2.25%	35.04%	22.13%							3.18%
	%sector of municipality	2.22%	5.07%	15.16%	66.49%	11.06%							100.00%
264	Total Municipalities	175,188	689,876	2,133,434	6,728,315	1,083,858	0	0	0	0	0	0	10,810,671
40.80%	%all municip.sect of cnty	2.96%	5.36%	4.22%	47.33%	28.94%							4.59%

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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