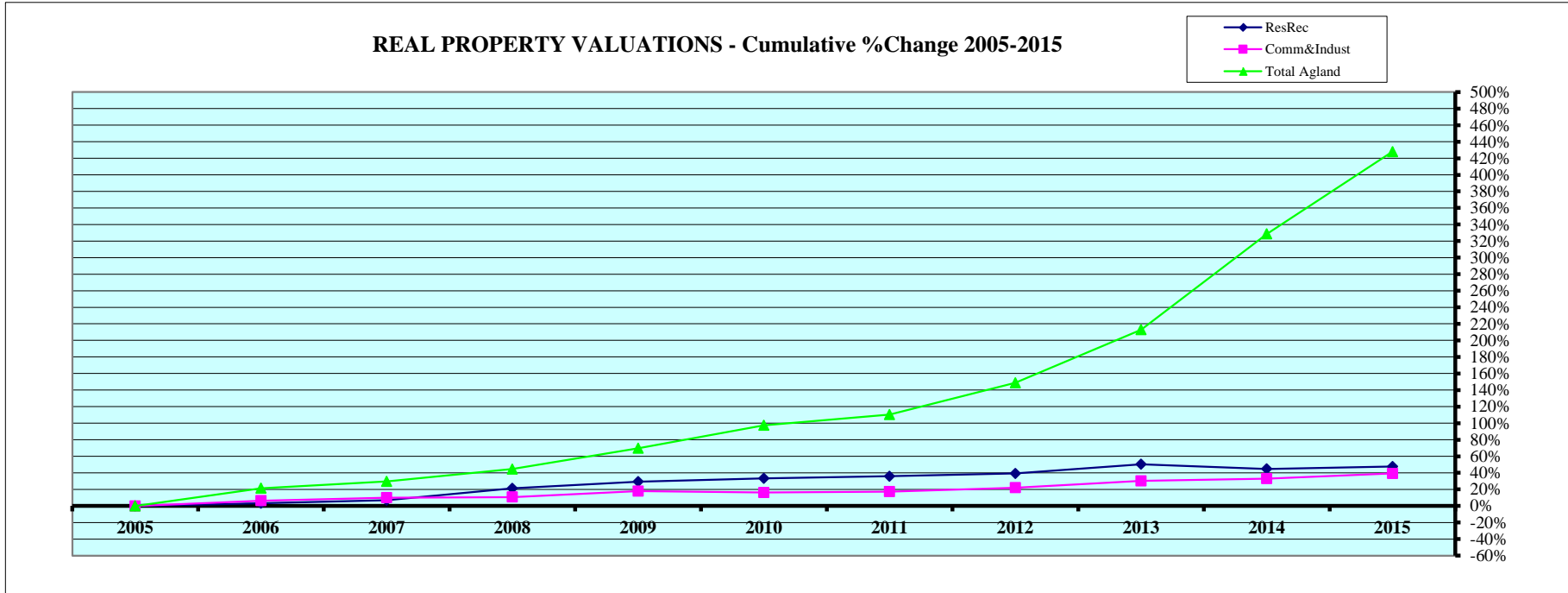


REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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	49,469,295	--	--	--	10,741,825	--	--	--	164,438,675	--	--	--
2006	51,103,360	1,634,065	3.30%	3.30%	11,414,575	672,750	6.26%	6.26%	199,599,430	35,160,755	21.38%	21.38%
2007	52,849,705	1,746,345	3.42%	6.83%	11,804,580	390,005	3.42%	9.89%	213,372,915	13,773,485	6.90%	29.76%
2008	59,931,080	7,081,375	13.40%	21.15%	11,896,930	92,350	0.78%	10.75%	237,623,115	24,250,200	11.37%	44.51%
2009	63,994,525	4,063,445	6.78%	29.36%	12,657,930	761,000	6.40%	17.84%	279,273,195	41,650,080	17.53%	69.83%
2010	65,903,740	1,909,215	2.98%	33.22%	12,482,320	-175,610	-1.39%	16.20%	324,590,745	45,317,550	16.23%	97.39%
2011	67,235,835	1,332,095	2.02%	35.91%	12,606,635	124,315	1.00%	17.36%	346,017,700	21,426,955	6.60%	110.42%
2012	68,870,655	1,634,820	2.43%	39.22%	13,118,340	511,705	4.06%	22.12%	409,263,635	63,245,935	18.28%	148.89%
2013	74,344,735	5,474,080	7.95%	50.28%	13,979,505	861,165	6.56%	30.14%	514,510,230	105,246,595	25.72%	212.89%
2014	71,617,930	-2,726,805	-3.67%	44.77%	14,286,235	306,730	2.19%	33.00%	704,976,725	190,466,495	37.02%	328.72%
2015	73,029,675	1,411,745	1.97%	47.63%	14,956,060	669,825	4.69%	39.23%	868,098,935	163,122,210	23.14%	427.92%

Rate Annual %chg: Residential & Recreational 3.97%

Commercial & Industrial 3.37%

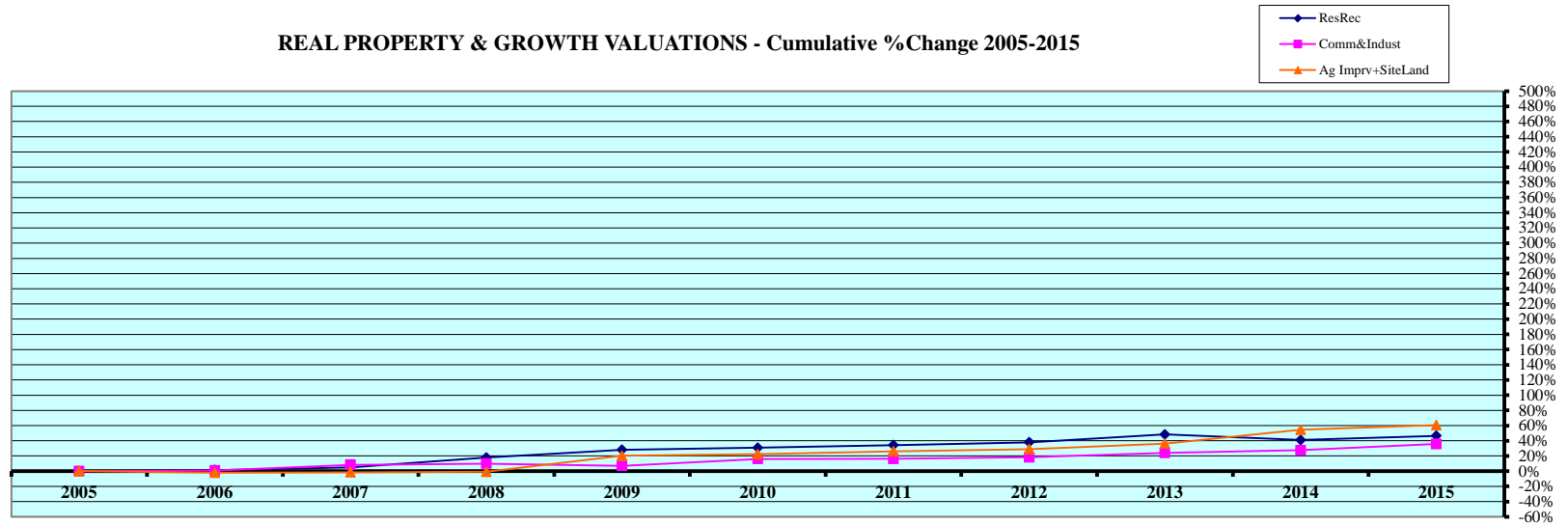
Agricultural Land 18.10%

Cnty# 87
 County THURSTON

CHART 1 EXHIBIT 87B 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	49,469,295	437,565	0.88%	49,031,730	--	--	10,741,825	563,615	5.25%	10,178,210	--	--	
2006	51,103,360	906,500	1.77%	50,196,860	1.47%	1.47%	11,414,575	589,785	5.17%	10,824,790	0.77%	0.77%	
2007	52,849,705	853,975	1.62%	51,995,730	1.75%	5.11%	11,804,580	163,055	1.38%	11,641,525	1.99%	8.38%	
2008	59,931,080	1,654,624	2.76%	58,276,456	10.27%	17.80%	11,896,930	101,690	0.85%	11,795,240	-0.08%	9.81%	
2009	63,994,525	698,565	1.09%	63,295,960	5.61%	27.95%	12,657,930	1,162,450	9.18%	11,495,480	-3.37%	7.02%	
2010	65,903,740	1,176,315	1.78%	64,727,425	1.15%	30.84%	12,482,320	25,950	0.21%	12,456,370	-1.59%	15.96%	
2011	67,235,835	790,235	1.18%	66,445,600	0.82%	34.32%	12,606,635	126,435	1.00%	12,480,200	-0.02%	16.18%	
2012	68,870,655	607,990	0.88%	68,262,665	1.53%	37.99%	13,118,340	419,260	3.20%	12,699,080	0.73%	18.22%	
2013	74,344,735	934,285	1.26%	73,410,450	6.59%	48.40%	13,979,505	664,775	4.76%	13,314,730	1.50%	23.95%	
2014	71,617,930	1,881,020	2.63%	69,736,910	-6.20%	40.97%	14,286,235	589,270	4.12%	13,696,965	-2.02%	27.51%	
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	46.41%	14,956,060	386,500	2.58%	14,569,560	1.98%	35.63%	
Rate Ann%chg	3.97%			Resid & Rec. w/o growth			2.41%			C & I w/o growth			-0.01%

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	16,854,860	11,367,725	28,222,585	425,366	1.51%	27,797,219	--
2006	16,579,265	11,617,085	28,196,350	563,440	2.00%	27,632,910	-2.09%
2007	16,232,355	12,024,605	28,256,960	430,015	1.52%	27,826,945	-1.40%
2008	15,918,775	12,862,350	28,781,125	817,050	2.84%	27,964,075	-0.92%
2009	18,241,855	16,599,220	34,841,075	885,075	2.54%	33,956,000	20.31%
2010	18,282,950	17,752,970	36,035,920	1,536,090	4.26%	34,499,830	22.24%
2011	18,341,640	18,712,565	37,054,205	1,506,380	4.07%	35,547,825	25.96%
2012	18,166,340	20,129,960	38,296,300	1,928,972	5.04%	36,367,328	28.86%
2013	18,426,655	21,343,800	39,770,455	1,332,030	3.35%	38,438,425	36.20%
2014	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	54.55%
2015	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	60.44%
Rate Ann%chg	2.37%	8.02%	4.98%	Ag Imprv+Site w/o growth		1.93%	

(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

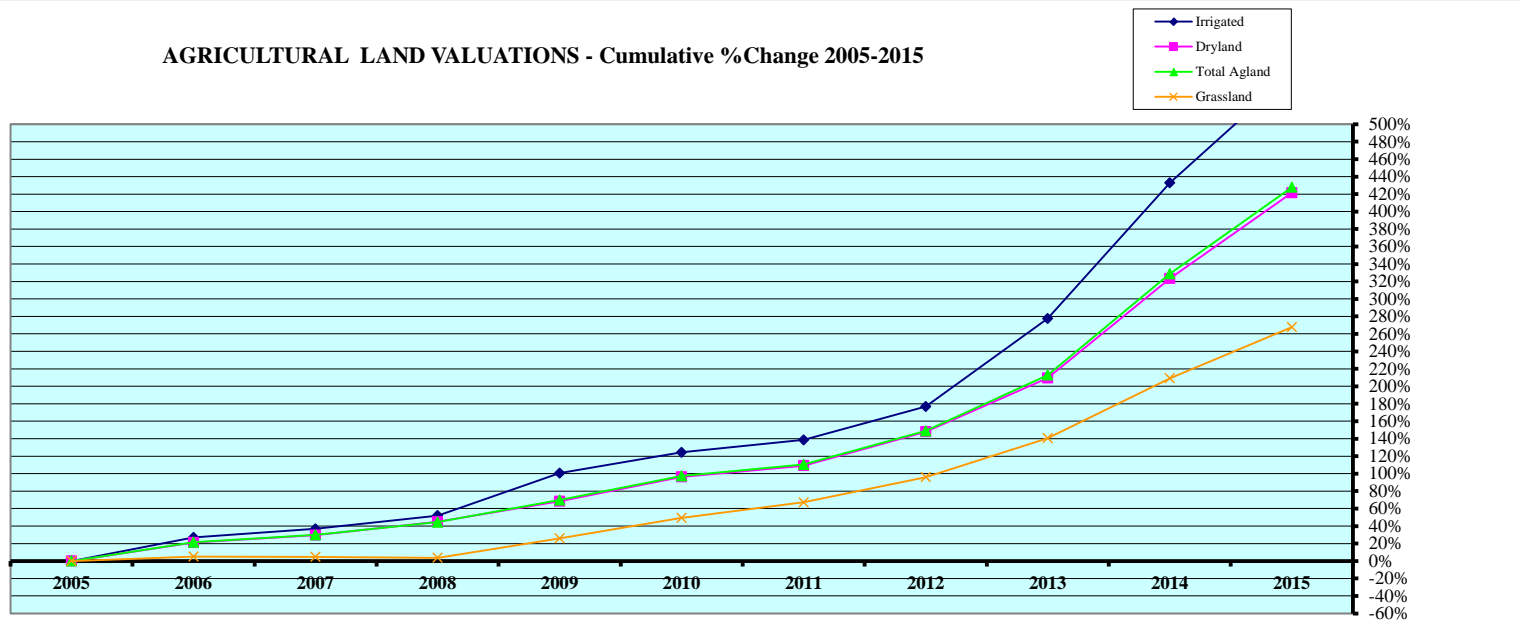
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

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County THURSTON

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	11,642,595	--	--	--	149,214,640	--	--	--	3,431,075	--	--	--
2006	14,774,740	3,132,145	26.90%	26.90%	180,933,065	31,718,425	21.26%	21.26%	3,604,615	173,540	5.06%	5.06%
2007	15,930,010	1,155,270	7.82%	36.83%	193,564,420	12,631,355	6.98%	29.72%	3,593,470	-11,145	-0.31%	4.73%
2008	17,701,490	1,771,480	11.12%	52.04%	216,076,980	22,512,560	11.63%	44.81%	3,559,245	-34,225	-0.95%	3.74%
2009	23,356,555	5,655,065	31.95%	100.61%	251,302,470	35,225,490	16.30%	68.42%	4,318,815	759,570	21.34%	25.87%
2010	26,117,440	2,760,885	11.82%	124.33%	293,046,765	41,744,295	16.61%	96.39%	5,128,010	809,195	18.74%	49.46%
2011	27,784,770	1,667,330	6.38%	138.65%	312,202,655	19,155,890	6.54%	109.23%	5,734,800	606,790	11.83%	67.14%
2012	32,231,150	4,446,380	16.00%	176.84%	370,012,940	57,810,285	18.52%	147.97%	6,724,095	989,295	17.25%	95.98%
2013	43,945,745	11,714,595	36.35%	277.46%	461,863,025	91,850,085	24.82%	209.53%	8,254,875	1,530,780	22.77%	140.59%
2014	62,032,740	18,086,995	41.16%	432.81%	631,889,055	170,026,030	36.81%	323.48%	10,608,160	2,353,285	28.51%	209.18%
2015	76,655,740	14,623,000	23.57%	558.41%	778,417,585	146,528,530	23.19%	421.68%	12,618,605	2,010,445	18.95%	267.77%

Rate Ann.%chg: Irrigated **20.74%** Dryland **17.96%** Grassland **13.91%**

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	150,365	--	--	--	0	--	--	--	164,438,675	--	--	--
2006	287,010	136,645	90.88%	90.88%	0	0			199,599,430	35,160,755	21.38%	21.38%
2007	285,015	-1,995	-0.70%	89.55%	0	0			213,372,915	13,773,485	6.90%	29.76%
2008	285,400	385	0.14%	89.80%	0	0			237,623,115	24,250,200	11.37%	44.51%
2009	295,355	9,955	3.49%	96.43%	0	0			279,273,195	41,650,080	17.53%	69.83%
2010	298,530	3,175	1.07%	98.54%	0	0			324,590,745	45,317,550	16.23%	97.39%
2011	295,475	-3,055	-1.02%	96.51%	0	0			346,017,700	21,426,955	6.60%	110.42%
2012	295,450	-25	-0.01%	96.49%	0	0			409,263,635	63,245,935	18.28%	148.89%
2013	446,585	151,135	51.15%	197.00%	0	0			514,510,230	105,246,595	25.72%	212.89%
2014	446,770	185	0.04%	197.12%	0	0			704,976,725	190,466,495	37.02%	328.72%
2015	407,005	-39,765	-8.90%	170.68%	0	0			868,098,935	163,122,210	23.14%	427.92%

Cnty# **87**
County **THURSTON**

Rate Ann.%chg: Total Agric Land **18.10%**

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	11,051,405	9,763	1,132			149,812,330	154,226	971			3,429,925	12,636	271		
2006	14,770,845	10,471	1,411	24.62%	24.62%	181,112,480	153,683	1,178	21.32%	21.32%	3,597,745	12,458	289	6.39%	6.39%
2007	15,919,845	10,643	1,496	6.04%	32.14%	193,567,320	153,476	1,261	7.02%	29.84%	3,587,360	12,434	289	-0.10%	6.28%
2008	17,713,890	10,919	1,622	8.46%	43.32%	216,092,690	153,309	1,410	11.76%	45.10%	3,562,530	12,377	288	-0.23%	6.03%
2009	23,356,555	10,914	2,140	31.92%	89.06%	251,229,680	153,325	1,639	16.25%	68.68%	4,324,375	12,324	351	21.91%	29.26%
2010	26,117,440	11,048	2,364	10.46%	108.84%	293,038,330	153,239	1,912	16.71%	96.86%	5,123,805	12,347	415	18.26%	52.87%
2011	27,784,770	11,264	2,467	4.34%	117.91%	313,198,520	153,050	2,046	7.01%	110.67%	5,754,195	12,322	467	12.54%	72.04%
2012	32,231,150	11,531	2,795	13.32%	146.93%	370,177,320	152,481	2,428	18.63%	149.92%	6,722,670	12,164	553	18.35%	103.60%
2013	43,297,970	12,429	3,483	24.63%	207.74%	462,977,685	151,603	3,054	25.79%	214.38%	8,297,400	11,999	691	25.12%	154.74%
2014	62,042,100	12,790	4,851	39.26%	328.55%	631,820,110	151,505	4,170	36.56%	329.31%	10,625,260	12,297	864	24.95%	218.30%
2015	76,803,465	13,169	5,832	20.23%	415.24%	778,751,755	152,653	5,101	22.33%	425.17%	12,583,670	11,315	1,112	28.72%	309.71%

Rate Annual %chg Average Value/Acre: 17.82%

18.04%

15.15%

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	153,565	5,952	26			0	0				164,447,225	182,576	901		
2006	298,315	5,964	50	93.85%	93.85%	0	0				199,779,385	182,576	1,094	21.49%	21.49%
2007	296,555	5,929	50	0.00%	93.85%	0	0				213,371,080	182,483	1,169	6.86%	29.82%
2008	296,520	5,928	50	0.00%	93.85%	0	0				237,665,630	182,534	1,302	11.36%	44.56%
2009	295,510	5,908	50	0.00%	93.86%	0	0				279,206,120	182,471	1,530	17.52%	69.88%
2010	295,985	5,918	50	0.00%	93.86%	0	0				324,575,560	182,552	1,778	16.20%	97.40%
2011	298,745	5,973	50	0.00%	93.85%	0	0				347,036,230	182,609	1,900	6.89%	110.99%
2012	295,430	5,907	50	0.00%	93.85%	0	0				409,426,570	182,083	2,249	18.32%	149.65%
2013	442,880	5,895	75	50.21%	191.19%	0	0				515,015,935	181,926	2,831	25.90%	214.30%
2014	456,720	6,080	75	-0.01%	191.15%	0	0				704,944,190	182,672	3,859	36.32%	328.45%
2015	405,645	5,402	75	-0.03%	191.06%	0	0				868,544,535	182,538	4,758	23.30%	428.27%

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THURSTON

Rate Annual %chg Average Value/Acre: 18.11%

(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
6,940	THURSTON	52,767,355	7,147,526	11,877,953	72,073,055	12,391,280	2,564,780	956,620	868,098,935	21,304,545	24,578,220	0	1,073,760,269
cnty sectorvalue % of total value:		4.91%	0.67%	1.11%	6.71%	1.15%	0.24%	0.09%	80.85%	1.98%	2.29%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
840	EMERSON	84,757	28,536	20,353	2,499,580	341,985	0	0	0	0	0	0	2,975,211
12.10%	%sector of county sector	0.16%	0.40%	0.17%	3.47%	2.76%							0.28%
	%sector of municipality	2.85%	0.96%	0.68%	84.01%	11.49%							100.00%
0	MACY	0	0	0	461,935	42,455	0	0	0	0	0	0	504,390
	%sector of county sector				0.64%	0.34%							0.05%
	%sector of municipality				91.58%	8.42%							100.00%
1,002	PENDER	6,693,768	205,072	82,615	38,705,180	5,437,220	1,550,795	0	121,420	0	0	0	52,796,070
14.44%	%sector of county sector	12.69%	2.87%	0.70%	53.70%	43.88%	60.47%		0.01%				4.92%
	%sector of municipality	12.68%	0.39%	0.16%	73.31%	10.30%	2.94%		0.23%				100.00%
160	ROSALIE	11,311	299,093	492,893	1,505,700	161,690	0	0	0	0	0	0	2,470,687
2.31%	%sector of county sector	0.02%	4.18%	4.15%	2.09%	1.30%							0.23%
	%sector of municipality	0.46%	12.11%	19.95%	60.94%	6.54%							100.00%
132	THURSTON	378,472	43,029	4,383	2,263,315	510,910	8,915	0	0	0	0	0	3,209,024
1.90%	%sector of county sector	0.72%	0.60%	0.04%	3.14%	4.12%							0.30%
	%sector of municipality	11.79%	1.34%	0.14%	70.53%	15.92%	0.28%						100.00%
780	WALTHILL	135,440	359,797	298,684	4,268,965	962,825	57,970	0	0	0	0	0	6,083,681
11.24%	%sector of county sector	0.26%	5.03%	2.51%	5.92%	7.77%	2.26%						0.57%
	%sector of municipality	2.23%	5.91%	4.91%	70.17%	15.83%	0.95%						100.00%
774	WINNEBAGO	171,427	296,213	408,121	1,501,955	77,560	0	0	0	0	0	0	2,455,276
11.15%	%sector of county sector	0.32%	4.14%	3.44%	2.08%	0.63%							0.23%
	%sector of municipality	6.98%	12.06%	16.62%	61.17%	3.16%							100.00%
3,688	Total Municipalities	7,475,175	1,231,740	1,307,049	51,206,630	7,534,645	1,617,680	0	121,420	0	0	0	70,494,339
53.14%	%all municip.sect of cnty	14.17%	17.23%	11.00%	71.05%	60.81%	63.07%		0.01%				6.57%

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
87	THURSTON