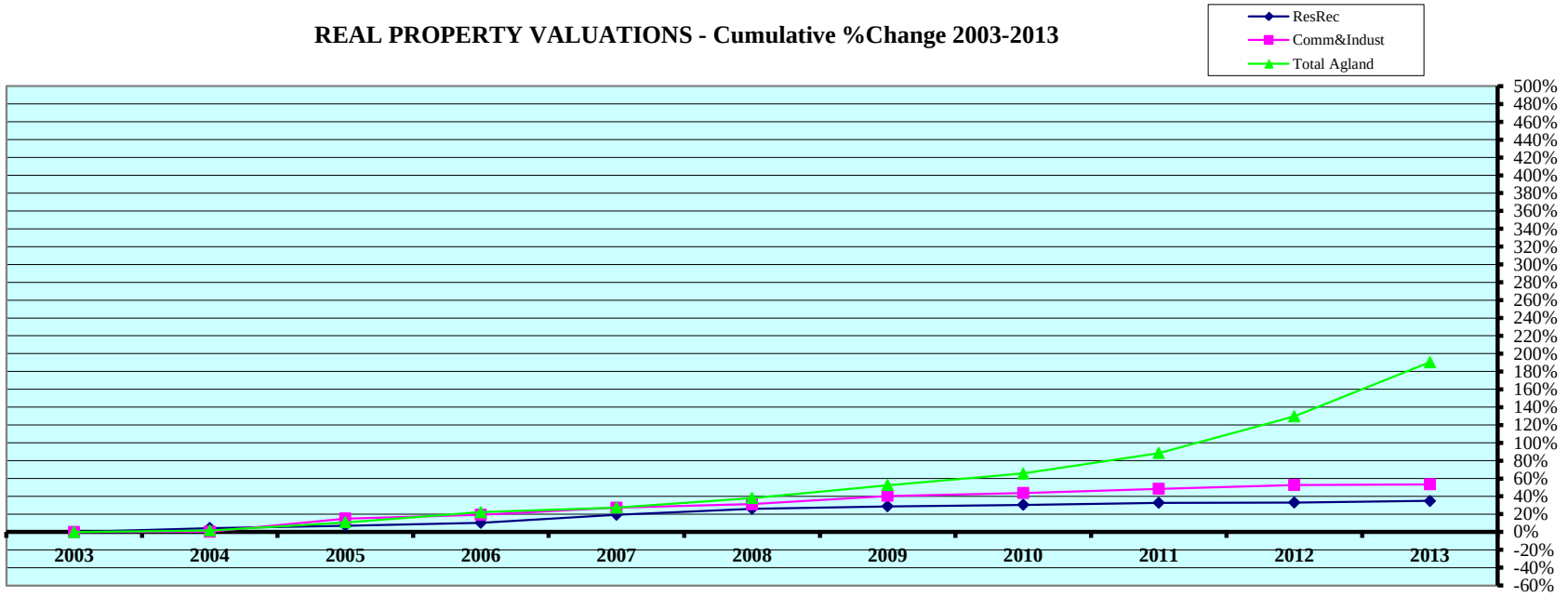
REAL PROPERTY VALUATIONS - Cumulative %Change 2003-2013



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
2003	728,500,160	--	--	--	260,365,280	--	--	--	342,794,190	--	--	--
2004	760,172,875	31,672,715	4.35%	4.35%	261,126,070	760,790	0.29%	0.29%	348,712,720	5,918,530	1.73%	1.73%
2005	780,235,015	20,062,140	2.64%	7.10%	299,257,935	38,131,865	14.60%	14.94%	379,570,190	30,857,470	8.85%	10.73%
2006	804,531,990	24,296,975	3.11%	10.44%	310,769,745	11,511,810	3.85%	19.36%	418,804,655	39,234,465	10.34%	22.17%
2007	867,984,090	63,452,100	7.89%	19.15%	331,215,440	20,445,695	6.58%	27.21%	436,573,855	17,769,200	4.24%	27.36%
2008	918,542,215	50,558,125	5.82%	26.09%	341,511,185	10,295,745	3.11%	31.17%	473,410,495	36,836,640	8.44%	38.10%
2009	937,335,610	18,793,395	2.05%	28.67%	365,701,585	24,190,400	7.08%	40.46%	522,728,180	49,317,685	10.42%	52.49%
2010	949,896,700	12,561,090	1.34%	30.39%	373,751,795	8,050,210	2.20%	43.55%	567,549,875	44,821,695	8.57%	65.57%
2011	966,274,570	16,377,870	1.72%	32.64%	386,585,440	12,833,645	3.43%	48.48%	645,731,555	78,181,680	13.78%	88.37%
2012	968,127,535	1,852,965	0.19%	32.89%	397,324,300	10,738,860	2.78%	52.60%	787,128,995	141,397,440	21.90%	129.62%
2013	982,153,910	14,026,375	1.45%	34.82%	399,417,255	2,092,955	0.53%	53.41%	995,388,960	208,259,965	26.46%	190.38%

Rate Annual %chg: Residential & Recreational **3.03%** Commercial & Industrial **4.37%** Agricultural Land **11.25%**

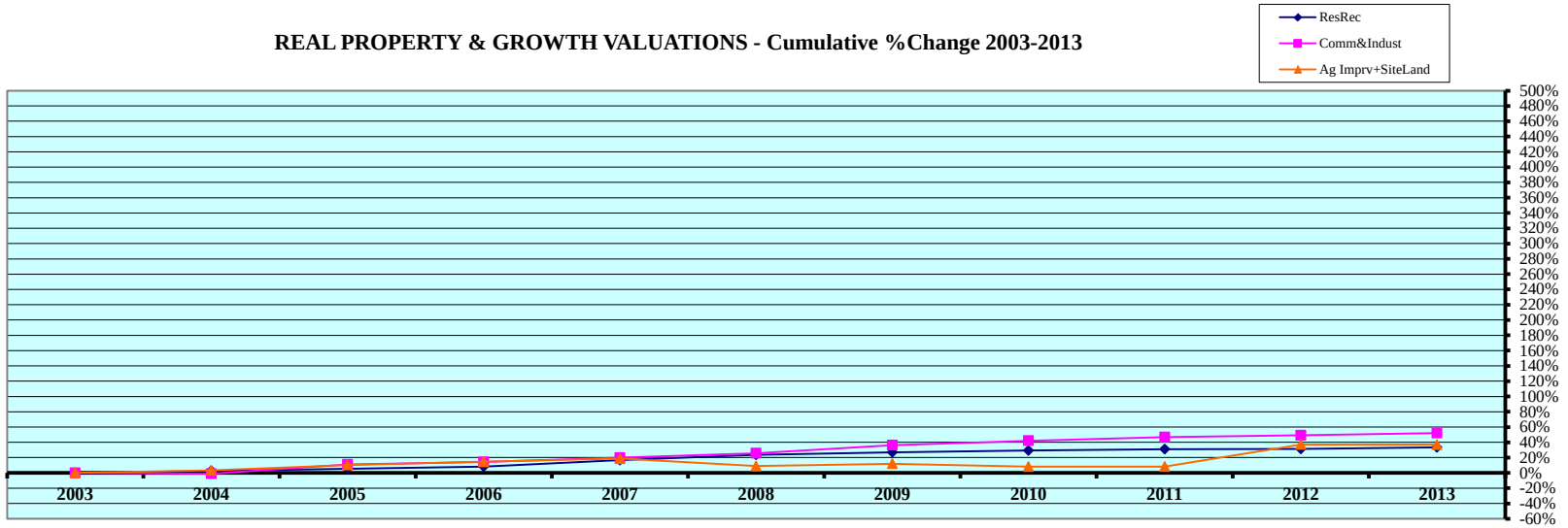
Cnty# 1
County ADAMS

CHART 1 **EXHIBIT** **1B** **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.

Source: 2003 - 2013 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2014

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2003-2013



Tax Year	Residential & Recreational (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Commercial & Industrial (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2003	728,500,160	12,159,990	1.67%	716,340,170	--	--	260,365,280	4,148,975	1.59%	256,216,305	--	--
2004	760,172,875	12,103,095	1.59%	748,069,780	2.69%	2.69%	261,126,070	3,724,575	1.43%	257,401,495	-1.14%	-1.14%
2005	780,235,015	13,192,065	1.69%	767,042,950	0.90%	5.29%	299,257,935	9,937,665	3.32%	289,320,270	10.80%	11.12%
2006	804,531,990	15,964,405	1.98%	788,567,585	1.07%	8.25%	310,769,745	13,392,840	4.31%	297,376,905	-0.63%	14.22%
2007	867,984,090	17,936,170	2.07%	850,047,920	5.66%	16.68%	331,215,440	19,226,670	5.80%	311,988,770	0.39%	19.83%
2008	918,542,215	16,421,865	1.79%	902,120,350	3.93%	23.83%	341,511,185	14,231,105	4.17%	327,280,080	-1.19%	25.70%
2009	937,335,610	12,200,490	1.30%	925,135,120	0.72%	26.99%	365,701,585	10,600,150	2.90%	355,101,435	3.98%	36.39%
2010	949,896,700	7,647,190	0.81%	942,249,510	0.52%	29.34%	373,751,795	3,967,185	1.06%	369,784,610	1.12%	42.03%
2011	966,274,570	12,451,820	1.29%	953,822,750	0.41%	30.93%	386,585,440	4,725,495	1.22%	381,859,945	2.17%	46.66%
2012	968,127,535	11,300,416	1.17%	956,827,119	-0.98%	31.34%	397,324,300	9,025,109	2.27%	388,299,191	0.44%	49.14%
2013	982,153,910	10,906,995	1.11%	971,246,915	0.32%	33.32%	399,417,255	3,626,410	0.91%	395,790,845	-0.39%	52.01%
Rate Ann%chg	**3.03%**			Resid & Rec. w/o growth	**1.52%**		**4.37%**			C & I w/o growth	**1.56%**	

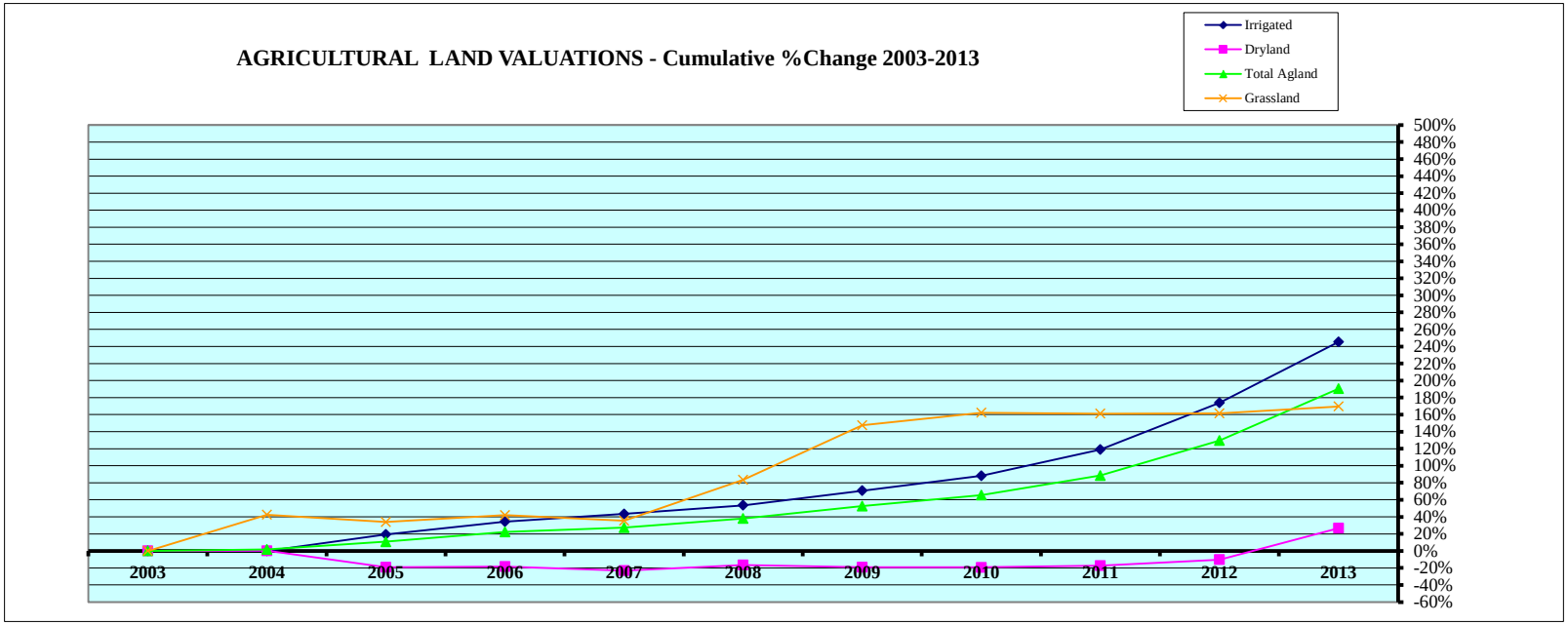
Tax Year	Ag Improvements & Site Land (1) Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2003	50,403,645	11,163,565	61,567,210	1,020,820	1.66%	60,546,390	--	--
2004	52,474,135	11,903,180	64,377,315	873,155	1.36%	63,504,160	3.15%	3.15%
2005	52,388,080	16,243,765	68,631,845	831,945	1.21%	67,799,900	5.32%	10.12%
2006	54,356,630	16,909,970	71,266,600	735,265	1.03%	70,531,335	2.77%	14.56%
2007	56,481,165	17,650,010	74,131,175	1,131,185	1.53%	72,999,990	2.43%	18.57%
2008	54,111,360	15,831,685	69,943,045	2,889,230	4.13%	67,053,815	-9.55%	8.91%
2009	52,950,990	16,918,025	69,869,015	983,570	1.41%	68,885,445	-1.51%	11.89%
2010	49,770,540	17,836,300	67,606,840	983,570	1.45%	66,623,270	-4.65%	8.21%
2011	49,213,405	18,378,050	67,591,455	1,053,580	1.56%	66,537,875	-1.58%	8.07%
2012	51,716,545	35,466,795	87,183,340	2,816,004	3.23%	84,367,336	24.82%	37.03%
2013	52,871,635	33,953,515	86,825,150	2,560,603	2.95%	84,264,547	-3.35%	36.87%
Rate Ann%chg	**0.48%**	**11.77%**	**3.50%**		Ag Imprv+Site	w/o growth	**1.78%**	

(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; 2003 - 2013 CTL
Growth Value; 2003-2013 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2014

Cnty# 1
County ADAMS

CHART 2



Tax Year	Irrigated Land Value	Value Chg	Ann%chg	Cmltv%chg	Dryland Value	Value Chg	Ann%chg	Cmltv%chg	Grassland Value	Value Chg	Ann%chg	Cmltv%chg
2003	247,452,560	--	--	--	81,283,020	--	--	--	13,832,135	--	--	--
2004	247,336,330	-116,230	-0.05%	-0.05%	81,372,370	89,350	0.11%	0.11%	19,700,925	5,868,790	42.43%	42.43%
2005	295,073,960	47,737,630	19.30%	19.24%	65,697,750	-15,674,620	-19.26%	-19.17%	18,505,715	-1,195,210	-6.07%	33.79%
2006	332,436,345	37,362,385	12.66%	34.34%	66,273,955	576,205	0.88%	-18.47%	19,635,335	1,129,620	6.10%	41.95%
2007	354,766,940	22,330,595	6.72%	43.37%	62,568,235	-3,705,720	-5.59%	-23.02%	18,735,130	-900,205	-4.58%	35.45%
2008	379,861,045	25,094,105	7.07%	53.51%	67,892,315	5,324,080	8.51%	-16.47%	25,361,650	6,626,520	35.37%	83.35%
2009	422,569,990	42,708,945	11.24%	70.77%	65,631,015	-2,261,300	-3.33%	-19.26%	34,242,000	8,880,350	35.01%	147.55%
2010	465,419,855	42,849,865	10.14%	88.08%	65,575,710	-55,305	-0.08%	-19.32%	36,266,260	2,024,260	5.91%	162.19%
2011	542,003,855	76,584,000	16.45%	119.03%	67,229,940	1,654,230	2.52%	-17.29%	36,122,545	-143,715	-0.40%	161.15%
2012	677,652,010	135,648,155	25.03%	173.85%	72,926,640	5,696,700	8.47%	-10.28%	36,162,575	40,030	0.11%	161.44%
2013	854,803,290	177,151,280	26.14%	245.44%	102,959,225	30,032,585	41.18%	26.67%	37,302,460	1,139,885	3.15%	169.68%

Rate Ann.%chg: Irrigated **13.20%** Dryland **2.39%** Grassland **10.43%**

Tax Year	Waste Land [1] Value	Value Chg	Ann%chg	Cmltv%chg	Other Agland [1] Value	Value Chg	Ann%chg	Cmltv%chg	Total Agricultural Value	Value Chg	Ann%chg	Cmltv%chg
2003	188,645	--	--	--	37,830	--	--	--	342,794,190	--	--	--
2004	256,270	67,625	35.85%	35.85%	46,825	8,995	23.78%	23.78%	348,712,720	5,918,530	1.73%	1.73%
2005	242,710	-13,560	-5.29%	28.66%	50,055	3,230	6.90%	32.32%	379,570,190	30,857,470	8.85%	10.73%
2006	0	-242,710	-100.00%	-100.00%	459,020	408,965	817.03%	1113.38%	418,804,655	39,234,465	10.34%	22.17%
2007	162,220	162,220		-14.01%	341,330	-117,690	-25.64%	802.27%	436,573,855	17,769,200	4.24%	27.36%
2008	120,335	-41,885	-25.82%	-36.21%	175,150	-166,180	-48.69%	362.99%	473,410,495	36,836,640	8.44%	38.10%
2009	155,390	35,055	29.13%	-17.63%	129,785	-45,365	-25.90%	243.07%	522,728,180	49,317,685	10.42%	52.49%
2010	158,625	3,235	2.08%	-15.91%	129,425	-360	-0.28%	242.12%	567,549,875	44,821,695	8.57%	65.57%
2011	162,875	4,250	2.68%	-13.66%	212,340	82,915	64.06%	461.30%	645,731,555	78,181,680	13.78%	88.37%
2012	165,355	2,480	1.52%	-12.35%	222,415	10,075	4.74%	487.93%	787,128,995	141,397,440	21.90%	129.62%
2013	161,690	-3,665	-2.22%	-14.29%	162,295	-60,120	-27.03%	329.01%	995,388,960	208,259,965	26.46%	190.38%

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Rate Ann.%chg: Total Agric Land **11.25%**

Source: 2003 - 2013 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2014

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2003-2013 (from County Abstract Reports)[1]

Tax Year	IRRIGATED LAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	DRYLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	GRASSLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2003	247,365,250	180,204	1,373			81,185,690	89,010	912			13,821,740	55,041	251		
2004	247,290,955	180,170	1,373	-0.03%	-0.03%	81,183,585	88,671	916	0.39%	0.39%	19,483,280	55,093	354	40.89%	40.89%
2005	295,233,040	206,917	1,427	3.95%	3.92%	65,560,635	67,248	975	6.48%	6.90%	18,498,345	58,374	317	-10.39%	26.25%
2006	332,587,615	214,976	1,547	8.43%	12.68%	66,295,180	62,541	1,060	8.73%	16.23%	19,672,195	47,859	411	29.71%	63.76%
2007	355,424,160	221,232	1,607	3.84%	17.01%	62,400,190	58,942	1,059	-0.13%	16.08%	18,694,390	45,425	412	0.12%	63.96%
2008	380,251,625	221,251	1,719	6.98%	25.17%	68,417,420	59,471	1,150	8.67%	26.14%	25,397,020	45,745	555	34.90%	121.19%
2009	422,317,815	222,144	1,901	10.62%	38.46%	65,929,460	57,057	1,155	0.44%	26.70%	34,294,430	46,899	731	31.71%	191.33%
2010	465,622,505	222,709	2,091	9.97%	52.27%	65,481,335	56,710	1,155	-0.07%	26.61%	36,272,185	46,459	781	6.77%	211.05%
2011	540,891,540	223,027	2,425	16.00%	76.64%	67,762,420	56,325	1,203	4.19%	31.91%	36,179,595	46,344	781	-0.01%	211.03%
2012	678,044,870	223,769	3,030	24.94%	120.69%	73,010,330	55,681	1,311	8.99%	43.78%	36,147,180	46,340	780	-0.08%	210.77%
2013	854,736,190	225,692	3,787	24.98%	175.83%	103,083,895	54,202	1,902	45.04%	108.54%	37,337,680	45,632	818	4.90%	225.99%
Rate Annual %chg Average Value/Acre:			**10.68%**					**7.63%**					**12.54%**		

Tax Year	WASTE LAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	OTHER AGLAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	TOTAL AGRICULTURAL LAND [1] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2003	187,785	2,504	75			35,560	393	91			342,596,025	327,152	1,047		
2004	281,060	2,891	97	29.63%	29.63%	0	0				348,238,880	326,825	1,066	1.77%	1.77%
2005	284,000	2,780	102	5.08%	36.22%	0	0				379,576,020	335,318	1,132	6.24%	8.12%
2006	458,400	2,296	200	95.40%	166.16%	0	0				419,013,390	327,672	1,279	12.97%	22.14%
2007	125,220	596	210	5.19%	179.97%	166,345	847	196			436,810,305	327,042	1,336	4.45%	27.57%
2008	122,840	585	210	0.00%	179.97%	170,700	854	200	1.71%		474,359,605	327,907	1,447	8.31%	38.17%
2009	126,460	602	210	0.00%	179.97%	129,705	652	199	-0.44%		522,797,870	327,354	1,597	10.40%	52.53%
2010	155,495	741	210	0.00%	179.97%	129,425	652	198	-0.30%		567,660,945	327,270	1,735	8.61%	65.67%
2011	157,470	750	210	0.00%	179.98%	130,060	656	198	0.03%		645,121,085	327,101	1,972	13.70%	88.37%
2012	161,995	771	210	0.01%	180.01%	0	0				787,364,375	326,561	2,411	22.25%	130.28%
2013	164,000	781	210	0.00%	180.02%	0	0				995,321,765	326,306	3,050	26.51%	191.33%
											Rate Annual %chg Average Value/Acre:		**11.29%**		

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(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2003 - 2013 County Abstract Reports

Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2014

2013 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
31,364	ADAMS	227,385,440	36,657,730	74,530,930	981,854,090	329,373,135	70,044,120	299,820	995,388,960	52,871,635	33,953,515	0	2,802,359,375
cnty sectorvalue % of total value:		*8.11%*	*1.31%*	*2.66%*	*35.04%*	*11.75%*	*2.50%*	*0.01%*	*35.52%*	*1.89%*	*1.21%*		*100.00%*

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
94	AYR	136,705	48,885	156,780	1,878,950	494,555	0	0	0	0	0	0	2,715,875
0.30%	*%sector of county sector*	*0.06%*	*0.13%*	*0.21%*	*0.19%*	*0.15%*							*0.10%*
	%sector of municipality	*5.03%*	*1.80%*	*5.77%*	*69.18%*	*18.21%*							*100.00%*
25,224	HASTINGS	37,387,151	8,065,755	13,446,160	757,063,595	274,453,265	16,083,756	0	2,909,890	571,845	227,980	0	1,110,209,397
80.42%	*%sector of county sector*	*16.44%*	*22.00%*	*18.04%*	*77.11%*	*83.33%*	*22.96%*		*0.29%*	*1.08%*	*0.67%*		*39.62%*
	%sector of municipality	*3.37%*	*0.73%*	*1.21%*	*68.19%*	*24.72%*	*1.45%*		*0.26%*	*0.05%*	*0.02%*		*100.00%*
214	HOLSTEIN	410,020	0	0	5,684,610	1,381,925	0	0	0	0	0	0	7,476,555
0.68%	*%sector of county sector*	*0.18%*			*0.58%*	*0.42%*							*0.27%*
	%sector of municipality	*5.48%*			*76.03%*	*18.48%*							*100.00%*
757	JUNIATA	1,111,135	371,665	349,885	19,186,205	4,220,475	177,055	0	47,105	0	0	0	25,463,525
2.41%	*%sector of county sector*	*0.49%*	*1.01%*	*0.47%*	*1.95%*	*1.28%*	*0.25%*		*0.00%*				*0.91%*
	%sector of municipality	*4.36%*	*1.46%*	*1.37%*	*75.35%*	*16.57%*	*0.70%*		*0.18%*				*100.00%*
880	KENESAW	1,977,360	569,335	721,255	24,626,620	5,343,840	0	0	339,850	79,030	29,115	0	33,686,405
2.81%	*%sector of county sector*	*0.87%*	*1.55%*	*0.97%*	*2.51%*	*1.62%*			*0.03%*	*0.15%*	*0.09%*		*1.20%*
	%sector of municipality	*5.87%*	*1.69%*	*2.14%*	*73.11%*	*15.86%*			*1.01%*	*0.23%*	*0.09%*		*100.00%*
66	PROSSER	504,310	6,305	890	1,932,095	79,120	6,335	0	33,315	0	3,150	0	2,565,520
0.21%	*%sector of county sector*	*0.22%*	*0.02%*	*0.00%*	*0.20%*	*0.02%*	*0.01%*		*0.00%*		*0.01%*		*0.09%*
	%sector of municipality	*19.66%*	*0.25%*	*0.03%*	*75.31%*	*3.08%*	*0.25%*		*1.30%*		*0.12%*		*100.00%*
235	ROSELAND	525,425	35,595	168,890	6,157,105	2,303,245	145,665	0	0	0	0	0	9,335,925
0.75%	*%sector of county sector*	*0.23%*	*0.10%*	*0.23%*	*0.63%*	*0.70%*	*0.21%*						*0.33%*
	%sector of municipality	*5.63%*	*0.38%*	*1.81%*	*65.95%*	*24.67%*	*1.56%*						*100.00%*
205	TRUMBULL	0	0	0	83,985	0	0	0	28,135	0	0	0	112,120
0.65%	*%sector of county sector*				*0.01%*				*0.00%*				*0.00%*
	%sector of municipality				*74.91%*				*25.09%*				*100.00%*
27,675	Total Municipalities	42,052,106	9,097,540	14,843,860	816,613,165	288,276,425	16,412,811	0	3,358,295	650,875	260,245	0	1,191,565,322
88.24%	*%all municip.sect of cnty*	*18.49%*	*24.82%*	*19.92%*	*83.17%*	*87.52%*	*23.43%*		*0.34%*	*1.23%*	*0.77%*		*42.52%*

Cnty#	County
1	ADAMS

Sources: 2013 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2013 Municipality Pop. per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2014