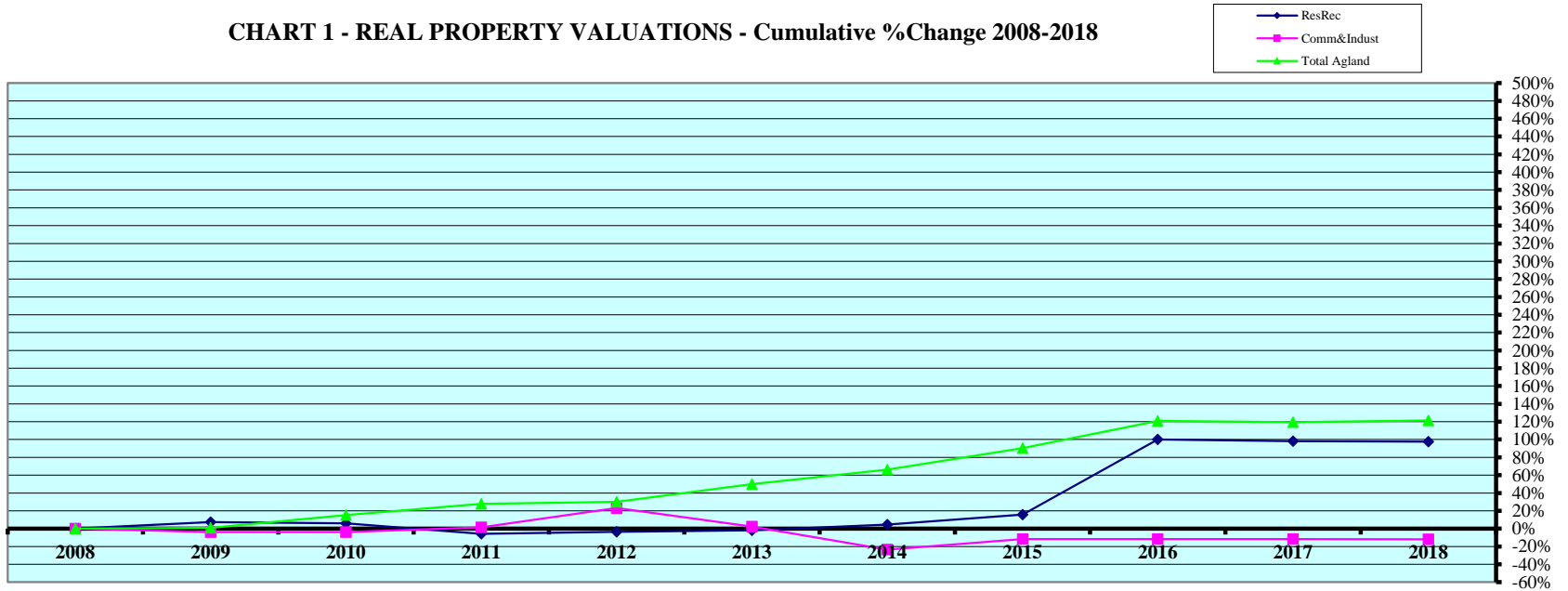


**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	2,782,430	--	--	--	200,074	--	--	--	100,963,386	--	--	--
2009	2,990,418	207,988	7.48%	7.48%	192,215	-7,859	-3.93%	-3.93%	101,903,886	940,500	0.93%	0.93%
2010	2,944,294	-46,124	-1.54%	5.82%	192,215	0	0.00%	-3.93%	116,264,850	14,360,964	14.09%	15.16%
2011	2,620,253	-324,041	-11.01%	-5.83%	202,841	10,626	5.53%	1.38%	128,916,441	12,651,591	10.88%	27.69%
2012	2,680,581	60,328	2.30%	-3.66%	246,399	43,558	21.47%	23.15%	131,326,929	2,410,488	1.87%	30.07%
2013	2,729,749	49,168	1.83%	-1.89%	204,690	-41,709	-16.93%	2.31%	151,428,941	20,102,012	15.31%	49.98%
2014	2,910,139	180,390	6.61%	4.59%	152,917	-51,773	-25.29%	-23.57%	167,734,823	16,305,882	10.77%	66.13%
2015	3,219,784	309,645	10.64%	15.72%	176,394	23,477	15.35%	-11.84%	192,086,964	24,352,141	14.52%	90.25%
2016	5,565,849	2,346,065	72.86%	100.04%	176,394	0	0.00%	-11.84%	222,929,331	30,842,367	16.06%	120.80%
2017	5,511,633	-54,216	-0.97%	98.09%	176,394	0	0.00%	-11.84%	221,589,099	-1,340,232	-0.60%	119.47%
2018	5,497,229	-14,404	-0.26%	97.57%	176,364	-30	-0.02%	-11.85%	223,514,529	1,925,430	0.87%	121.38%

Rate Annual %chg: Residential & Recreational **7.05%**

Commercial & Industrial **-1.25%**

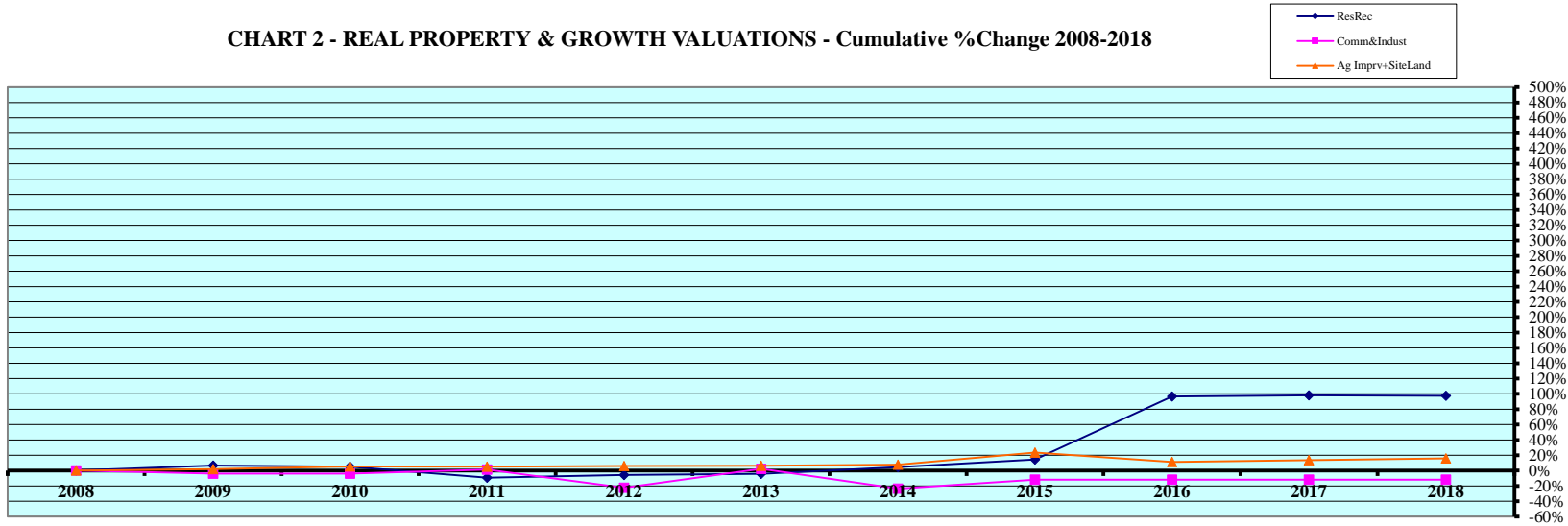
Agricultural Land **8.27%**

Cnty# **4**  
County **BANNER**

**CHART 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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2008	2,782,430	22,190	0.80%	2,760,240	--	--	200,074	0	0.00%	200,074	--	--
2009	2,990,418	22,190	0.74%	2,968,228	6.68%	6.68%	192,215	0	0.00%	192,215	-3.93%	-3.93%
2010	2,944,294	22,190	0.75%	2,922,104	-2.28%	5.02%	192,215	0	0.00%	192,215	0.00%	-3.93%
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	-9.29%	202,841	0	0.00%	202,841	5.53%	1.38%
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	-5.73%	246,399	90,917	36.90%	155,482	-23.35%	-22.29%
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	-4.42%	204,690	0	0.00%	204,690	-16.93%	2.31%
2014	2,910,139	0	0.00%	2,910,139	6.61%	4.59%	152,917	0	0.00%	152,917	-25.29%	-23.57%
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	14.38%	176,394	0	0.00%	176,394	15.35%	-11.84%
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	96.69%	176,394	0	0.00%	176,394	0.00%	-11.84%
2017	5,511,633	0	0.00%	5,511,633	-0.97%	98.09%	176,394	0	0.00%	176,394	0.00%	-11.84%
2018	5,497,229	0	0.00%	5,497,229	-0.26%	97.57%	176,364	0	0.00%	176,364	-0.02%	-11.85%
Rate Ann%chg	7.05%						-1.25%					
							C & I w/o growth					
							-4.86%					

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	17,273,778	5,022,450	22,296,228	233,436	1.05%	22,062,792	--	--
2009	17,596,915	5,351,883	22,948,798	233,435	1.02%	22,715,363	1.88%	1.88%
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359	2.26%	5.25%
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885	-1.06%	5.17%
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	0.13%	5.98%
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	-0.79%	6.16%
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	7.83%
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	14.11%	23.51%
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	11.16%
2017	19,237,804	6,614,477	25,852,281	506,618	1.96%	25,345,663	0.05%	13.68%
2018	19,343,680	6,521,604	25,865,284	0	0.00%	25,865,284	0.05%	16.01%
Rate Ann%chg	1.14%	2.65%	1.50%	Ag Imprv+Site w/o growth			0.53%	

(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.

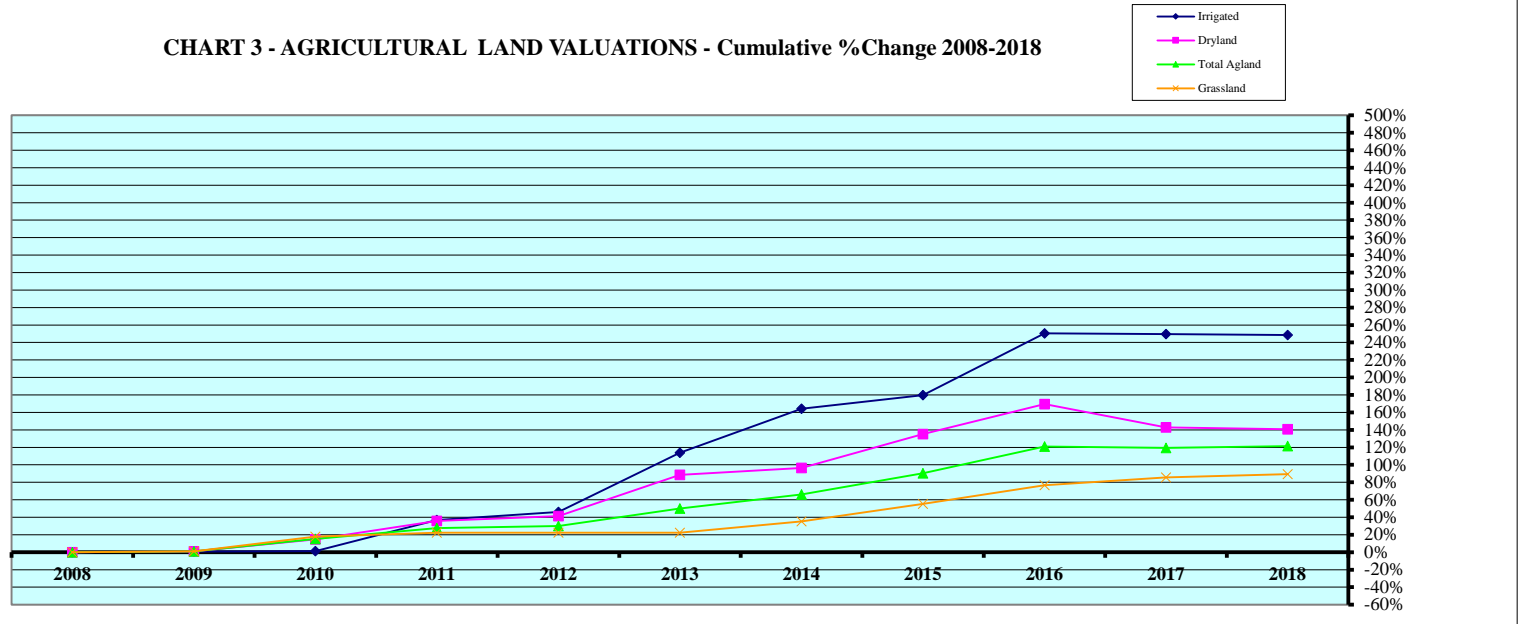
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2019

Cnty#	4
County	BANNER

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	11,908,268	--	--	--	25,658,232	--	--	--	62,828,934	--	--	--
2009	11,979,310	71,042	0.60%	0.60%	25,933,316	275,084	1.07%	1.07%	63,424,024	595,090	0.95%	0.95%
2010	12,064,769	85,459	0.71%	1.31%	29,446,248	3,512,932	13.55%	14.76%	74,016,079	10,592,055	16.70%	17.81%
2011	16,298,278	4,233,509	35.09%	36.87%	34,849,007	5,402,759	18.35%	35.82%	76,931,854	2,915,775	3.94%	22.45%
2012	17,396,226	1,097,948	6.74%	46.09%	36,281,845	1,432,838	4.11%	41.40%	76,807,665	-124,189	-0.16%	22.25%
2013	25,446,508	8,050,282	46.28%	113.69%	48,358,230	12,076,385	33.28%	88.47%	76,802,449	-5,216	-0.01%	22.24%
2014	31,456,553	6,010,045	23.62%	164.16%	50,396,682	2,038,452	4.22%	96.42%	85,034,241	8,231,792	10.72%	35.34%
2015	33,314,960	1,858,407	5.91%	179.76%	60,327,110	9,930,428	19.70%	135.12%	97,510,024	12,475,783	14.67%	55.20%
2016	41,734,295	8,419,335	25.27%	250.46%	69,151,305	8,824,195	14.63%	169.51%	110,951,701	13,441,677	13.78%	76.59%
2017	41,619,279	-115,016	-0.28%	249.50%	62,278,931	-6,872,374	-9.94%	142.72%	116,601,826	5,650,125	5.09%	85.59%
2018	41,500,975	-118,304	-0.28%	248.51%	61,753,597	-525,334	-0.84%	140.68%	118,957,008	2,355,182	2.02%	89.33%

Rate Ann.%chg: Irrigated **13.30%** Dryland **9.18%** Grassland **6.59%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	157,544	--	--	--	410,408	--	--	--	100,963,386	--	--	--
2009	156,557	-987	-0.63%	-0.63%	410,679	271	0.07%	0.07%	101,903,886	940,500	0.93%	0.93%
2010	188,006	31,449	20.09%	19.34%	549,748	139,069	33.86%	33.95%	116,264,850	14,360,964	14.09%	15.16%
2011	223,036	35,030	18.63%	41.57%	614,266	64,518	11.74%	49.67%	128,916,441	12,651,591	10.88%	27.69%
2012	225,869	2,833	1.27%	43.37%	615,324	1,058	0.17%	49.93%	131,326,929	2,410,488	1.87%	30.07%
2013	216,714	-9,155	-4.05%	37.56%	605,040	-10,284	-1.67%	47.42%	151,428,941	20,102,012	15.31%	49.98%
2014	232,520	15,806	7.29%	47.59%	614,827	9,787	1.62%	49.81%	167,734,823	16,305,882	10.77%	66.13%
2015	260,936	28,416	12.22%	65.63%	673,934	59,107	9.61%	64.21%	192,086,964	24,352,141	14.52%	90.25%
2016	326,379	65,443	25.08%	107.17%	765,651	91,717	13.61%	86.56%	222,929,331	30,842,367	16.06%	120.80%
2017	323,005	-3,374	-1.03%	105.03%	766,058	407	0.05%	86.66%	221,589,099	-1,340,232	-0.60%	119.47%
2018	312,289	-10,716	-3.32%	98.22%	990,660	224,602	29.32%	141.38%	223,514,529	1,925,430	0.87%	121.38%

Cnty# **4**  
County **BANNER**

Rate Ann.%chg: Total Agric Land **8.27%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018** (from County Abstract Reports)<sup>(1)</sup>

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
2008	11,908,266	24,688	482			25,656,825	119,684	214			62,631,739	315,875	198		
2009	12,893,728	25,855	499	3.39%	3.39%	25,503,958	115,820	220	2.72%	2.72%	63,396,137	319,194	199	0.17%	0.17%
2010	12,062,063	24,187	499	0.00%	3.39%	29,486,767	118,184	249	13.30%	16.39%	74,014,510	318,445	232	17.02%	17.22%
2011	16,170,241	23,801	679	36.24%	40.85%	34,982,918	121,547	288	15.36%	34.26%	76,804,324	313,665	245	5.35%	23.49%
2012	17,396,226	23,919	727	7.05%	50.78%	36,342,444	122,014	298	3.49%	38.94%	76,756,286	312,946	245	0.17%	23.70%
2013	25,360,508	23,714	1,069	47.04%	121.71%	48,803,699	122,752	398	33.48%	85.46%	76,474,427	312,202	245	-0.13%	23.54%
2014	31,241,720	23,984	1,303	21.80%	170.05%	50,533,297	124,414	406	2.16%	89.47%	84,985,890	309,047	275	12.26%	38.69%
2015	33,310,718	24,131	1,380	5.97%	186.19%	59,761,329	123,867	482	18.78%	125.06%	97,939,219	308,356	318	15.50%	60.19%
2016	41,734,295	24,068	1,734	25.62%	259.49%	69,151,307	123,502	560	16.05%	161.19%	110,952,307	306,788	362	13.87%	82.40%
2017	41,775,509	24,091	1,734	0.00%	259.51%	62,172,998	123,471	504	-10.07%	134.89%	116,605,684	306,887	380	5.06%	91.63%
2018	41,501,332	23,938	1,734	-0.02%	259.43%	61,545,491	124,140	496	-1.54%	131.27%	119,412,721	306,776	389	2.44%	96.31%

Rate Annual %chg Average Value/Acre: **13.65%**

**8.75%**

**6.98%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2008	156,980	6,275	25			510,058	2,737	186			100,863,868	469,259	215		
2009	156,510	6,256	25	0.00%	0.00%	410,679	2,609	157	-15.53%	-15.53%	102,361,012	469,734	218	1.38%	1.38%
2010	188,190	6,272	30	19.93%	19.93%	428,174	2,563	167	6.12%	-10.36%	116,179,704	469,651	247	13.52%	15.09%
2011	219,057	7,301	30	-0.01%	19.92%	586,216	2,899	202	21.04%	8.50%	128,762,756	469,213	274	10.93%	27.67%
2012	225,869	7,528	30	0.00%	19.92%	577,064	2,838	203	0.56%	9.11%	131,297,889	469,246	280	1.96%	30.18%
2013	216,710	7,223	30	0.00%	19.92%	576,641	2,826	204	0.36%	9.50%	151,431,985	468,718	323	15.46%	50.31%
2014	231,066	7,701	30	0.00%	19.92%	587,063	2,895	203	-0.64%	8.80%	167,579,036	468,041	358	10.82%	66.58%
2015	259,314	7,408	35	16.66%	39.91%	671,271	3,166	212	4.59%	13.80%	191,941,851	466,928	411	14.81%	91.25%
2016	326,262	8,157	40	14.27%	59.88%	765,404	3,684	208	-2.03%	11.49%	222,929,575	466,199	478	16.33%	122.47%
2017	323,806	8,095	40	0.00%	59.88%	766,358	3,690	208	-0.03%	11.46%	221,644,355	466,233	475	-0.58%	121.17%
2018	321,198	8,030	40	0.00%	59.88%	860,063	3,788	227	9.31%	21.84%	223,640,805	466,672	479	0.81%	122.95%

**4**  
**BANNER**

Rate Annual %chg Average Value/Acre: **8.35%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports  
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

**CHART 4**

