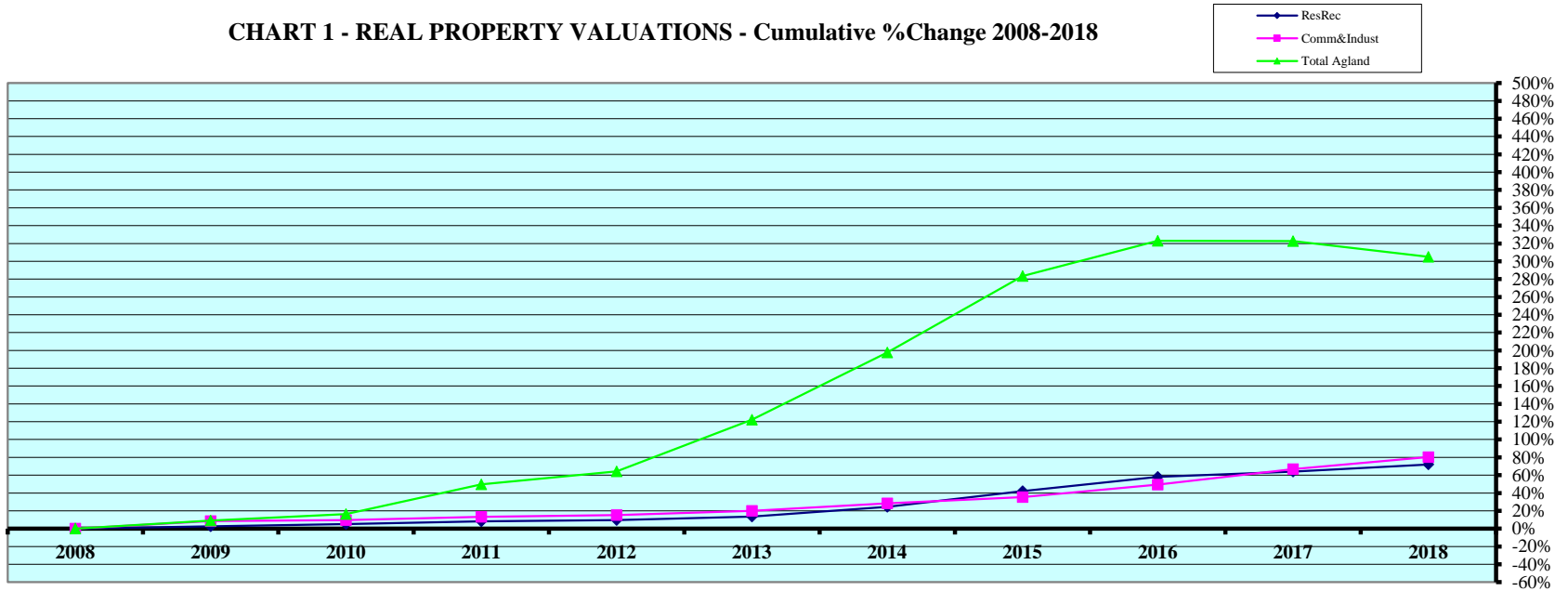


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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
2008	1,481,220,815	--	--	--	588,925,695	--	--	--	472,927,280	--	--	--
2009	1,521,227,575	40,006,760	2.70%	2.70%	638,923,735	49,998,040	8.49%	8.49%	515,607,765	42,680,485	9.02%	9.02%
2010	1,558,429,530	37,201,955	2.45%	5.21%	646,065,355	7,141,620	1.12%	9.70%	549,789,250	34,181,485	6.63%	16.25%
2011	1,600,924,960	42,495,430	2.73%	8.08%	667,345,105	21,279,750	3.29%	13.32%	707,640,010	157,850,760	28.71%	49.63%
2012	1,622,405,895	21,480,935	1.34%	9.53%	678,656,865	11,311,760	1.70%	15.24%	776,749,690	69,109,680	9.77%	64.24%
2013	1,679,939,745	57,533,850	3.55%	13.42%	706,453,840	27,796,975	4.10%	19.96%	1,051,527,895	274,778,205	35.38%	122.34%
2014	1,844,453,584	164,513,839	9.79%	24.52%	755,906,285	49,452,445	7.00%	28.35%	1,407,835,470	356,307,575	33.88%	197.69%
2015	2,103,240,308	258,786,724	14.03%	41.99%	797,240,490	41,334,205	5.47%	35.37%	1,813,556,080	405,720,610	28.82%	283.47%
2016	2,340,126,280	236,885,972	11.26%	57.99%	879,690,070	82,449,580	10.34%	49.37%	2,000,469,740	186,913,660	10.31%	323.00%
2017	2,428,083,828	87,957,548	3.76%	63.92%	982,177,540	102,487,470	11.65%	66.77%	1,999,142,100	-1,327,640	-0.07%	322.72%
2018	2,547,247,280	119,163,452	4.91%	71.97%	1,062,142,600	79,965,060	8.14%	80.35%	1,915,969,470	-83,172,630	-4.16%	305.13%

Rate Annual %chg: Residential & Recreational **5.57%**

Commercial & Industrial **6.07%**

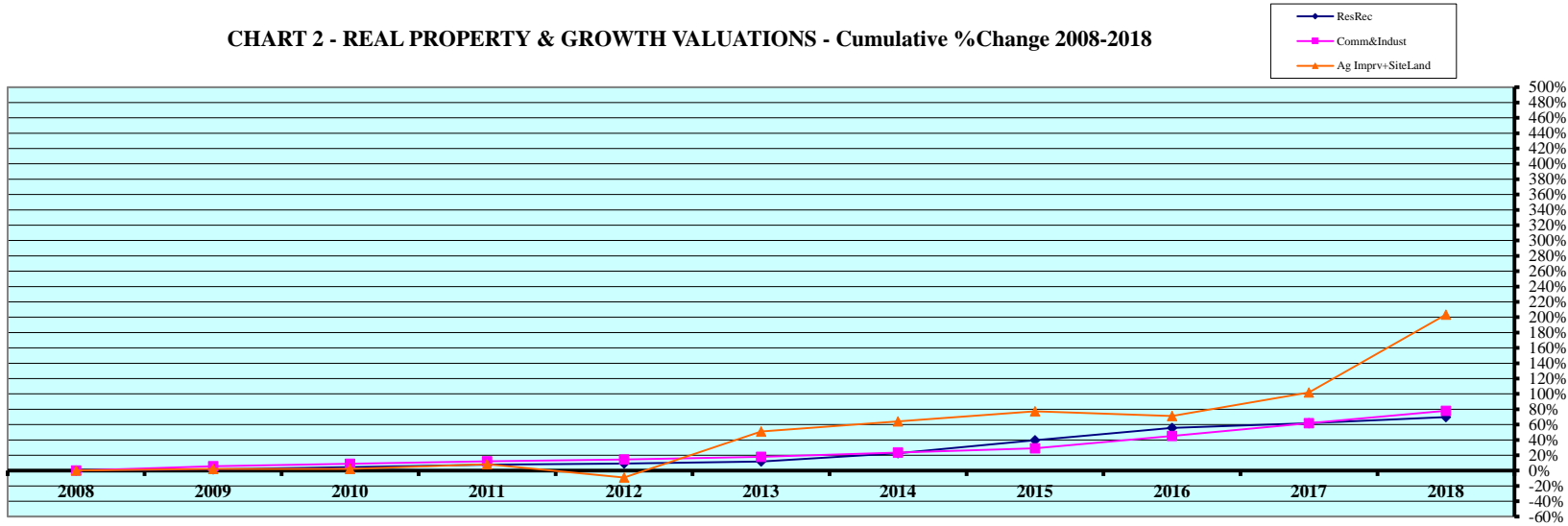
Agricultural Land **15.02%**

Cnty# **10**
County **BUFFALO**

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 ⁽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			
2008	1,481,220,815	12,140,835	0.82%	1,469,079,980	--	--	588,925,695	12,028,315	2.04%	576,897,380	--	--			
2009	1,521,227,575	17,928,590	1.18%	1,503,298,985	1.49%	1.49%	638,923,735	16,428,560	2.57%	622,495,175	5.70%	5.70%			
2010	1,558,429,530	12,348,250	0.79%	1,546,081,280	1.63%	4.38%	646,065,355	5,495,765	0.85%	640,569,590	0.26%	8.77%			
2011	1,600,924,960	7,493,270	0.47%	1,593,431,690	2.25%	7.58%	667,345,105	6,525,115	0.98%	660,819,990	2.28%	12.21%			
2012	1,622,405,895	7,181,035	0.44%	1,615,224,860	0.89%	9.05%	678,656,865	4,670,020	0.69%	673,986,845	1.00%	14.44%			
2013	1,679,939,745	25,791,115	1.54%	1,654,148,630	1.96%	11.67%	706,453,840	11,017,840	1.56%	695,436,000	2.47%	18.09%			
2014	1,844,453,584	28,721,645	1.56%	1,815,731,939	8.08%	22.58%	755,906,285	27,822,630	3.68%	728,083,655	3.06%	23.63%			
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	12.09%	39.58%	797,240,490	37,384,788	4.69%	759,855,702	0.52%	29.02%			
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	55.58%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	45.06%			
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	61.95%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	61.81%			
2018	2,547,247,280	32,216,344	1.26%	2,515,030,936	3.58%	69.79%	1,062,142,600	13,664,555	1.29%	1,048,478,045	6.75%	78.03%			
Rate Ann%chg	5.57%						4.41%	6.07%						C & I w/o growth	3.75%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			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	48,820,370	14,762,040	63,582,410	485,975	0.76%	63,096,435	--	--	
2009	50,718,280	15,403,540	66,121,820	1,120,800	1.70%	65,001,020	2.23%	2.23%	
2010	49,949,650	16,350,415	66,300,065	1,315,440	1.98%	64,984,625	-1.72%	2.21%	
2011	51,323,550	18,434,895	69,758,445	807,255	1.16%	68,951,190	4.00%	8.44%	
2012	43,785,100	15,495,175	59,280,275	1,458,520	2.46%	57,821,755	-17.11%	-9.06%	
2013	77,316,290	21,609,165	98,925,455	2,986,445	3.02%	95,939,010	61.84%	50.89%	
2014	84,204,650	21,086,420	105,291,070	959,310	0.91%	104,331,760	5.47%	64.09%	
2015	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	7.14%	77.41%	
2016	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	71.04%	
2017	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	102.01%	
2018	156,045,495	42,677,630	198,723,125	5,780,765	2.91%	192,942,360	50.04%	203.45%	
Rate Ann%chg	12.32%	11.20%	12.07%	Ag Imprv+Site w/o growth			12.19%		

(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.

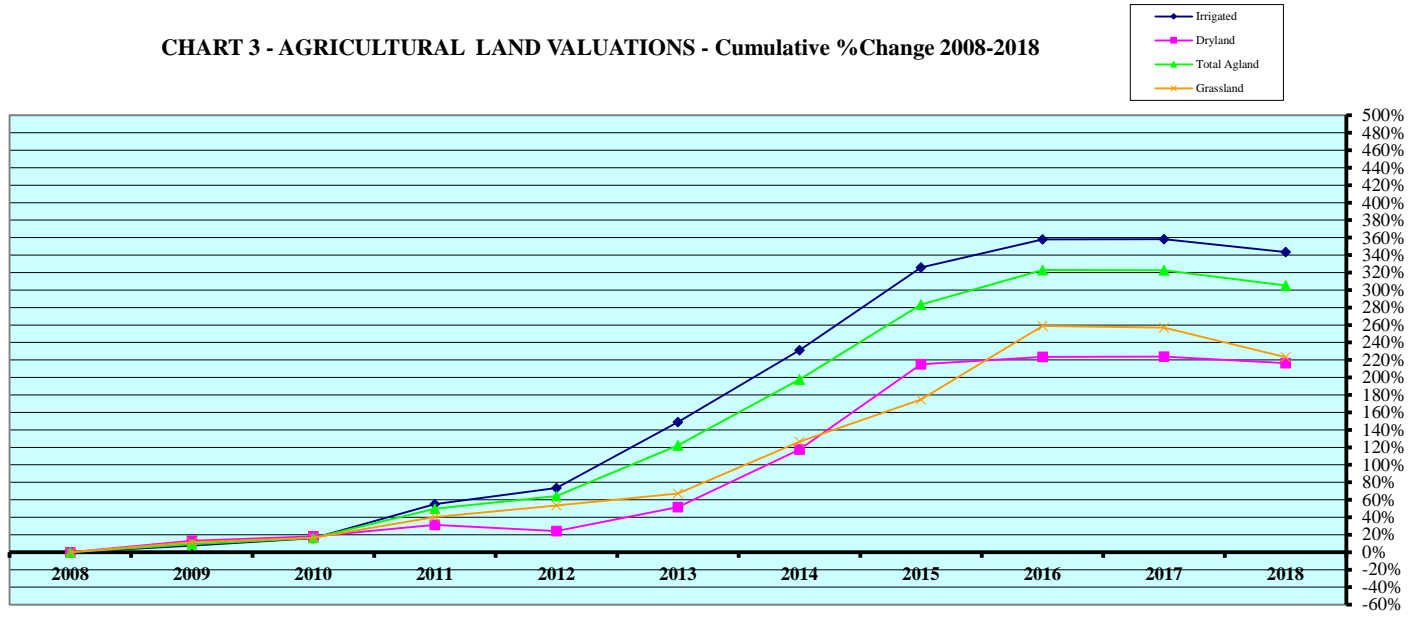
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	10
County	BUFFALO

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	326,856,715	--	--	--	47,025,080	--	--	--	95,936,825	--	--	--
2009	351,482,070	24,625,355	7.53%	7.53%	53,219,170	6,194,090	13.17%	13.17%	107,079,180	11,142,355	11.61%	11.61%
2010	379,093,440	27,611,370	7.86%	15.98%	55,499,340	2,280,170	4.28%	18.02%	111,665,875	4,586,695	4.28%	16.40%
2011	506,289,825	127,196,385	33.55%	54.90%	61,774,440	6,275,100	11.31%	31.36%	134,580,135	22,914,260	20.52%	40.28%
2012	566,976,580	60,686,755	11.99%	73.46%	58,415,750	-3,358,690	-5.44%	24.22%	147,182,645	12,602,510	9.36%	53.42%
2013	813,611,515	246,634,935	43.50%	148.92%	71,221,945	12,806,195	21.92%	51.46%	160,248,765	13,066,120	8.88%	67.04%
2014	1,082,676,515	269,065,000	33.07%	231.24%	102,302,845	31,080,900	43.64%	117.55%	217,358,255	57,109,490	35.64%	126.56%
2015	1,392,137,700	309,461,185	28.58%	325.92%	148,216,205	45,913,360	44.88%	215.19%	263,459,550	46,101,295	21.21%	174.62%
2016	1,496,611,720	104,474,020	7.50%	357.88%	152,136,130	3,919,925	2.64%	223.52%	344,326,805	80,867,255	30.69%	258.91%
2017	1,497,697,630	1,085,910	0.07%	358.21%	152,287,680	151,550	0.10%	223.84%	342,380,930	-1,945,875	-0.57%	256.88%
2018	1,449,650,420	-48,047,210	-3.21%	343.51%	148,776,145	-3,511,535	-2.31%	216.38%	310,017,215	-32,363,715	-9.45%	223.15%

Rate Ann.%chg: Irrigated **16.06%** Dryland **12.21%** Grassland **12.44%**

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
2008	3,074,960	--	--	--	33,700	--	--	--	472,927,280	--	--	--
2009	3,796,650	721,690	23.47%	23.47%	30,695	-3,005	-8.92%	-8.92%	515,607,765	42,680,485	9.02%	9.02%
2010	3,464,725	-331,925	-8.74%	12.68%	65,870	35,175	114.60%	95.46%	549,789,250	34,181,485	6.63%	16.25%
2011	4,819,880	1,355,155	39.11%	56.75%	175,730	109,860	166.78%	421.45%	707,640,010	157,850,760	28.71%	49.63%
2012	4,173,945	-645,935	-13.40%	35.74%	770	-174,960	-99.56%	-97.72%	776,749,690	69,109,680	9.77%	64.24%
2013	2,995,210	-1,178,735	-28.24%	-2.59%	3,450,460	3,449,690	448011.69%	10138.75%	1,051,527,895	274,778,205	35.38%	122.34%
2014	4,498,440	1,503,230	50.19%	46.29%	999,415	-2,451,045	-71.04%	2865.62%	1,407,835,470	356,307,575	33.88%	197.69%
2015	5,554,345	1,055,905	23.47%	80.63%	4,188,280	3,188,865	319.07%	12328.13%	1,813,556,080	405,720,610	28.82%	283.47%
2016	4,716,725	-837,620	-15.08%	53.39%	2,678,360	-1,509,920	-36.05%	7847.66%	2,000,469,740	186,913,660	10.31%	323.00%
2017	3,892,345	-824,380	-17.48%	26.58%	2,883,515	205,155	7.66%	8456.42%	1,999,142,100	-1,327,640	-0.07%	322.72%
2018	3,615,880	-276,465	-7.10%	17.59%	3,909,810	1,026,295	35.59%	11501.81%	1,915,969,470	-83,172,630	-4.16%	305.13%

Cnty# **10**
County **BUFFALO**

Rate Ann.%chg: Total Agric Land **15.02%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (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
2008	326,254,050	254,992	1,279			46,888,780	69,817	672			96,023,430	211,848	453		
2009	351,498,490	256,194	1,372	7.23%	7.23%	52,721,190	69,724	756	12.59%	12.59%	108,104,800	212,063	510	12.47%	12.47%
2010	374,577,810	256,520	1,460	6.43%	14.13%	55,862,280	67,713	825	9.10%	22.84%	111,906,395	214,160	523	2.50%	15.28%
2011	505,798,855	257,553	1,964	34.49%	53.49%	62,096,510	64,679	960	16.37%	42.95%	135,335,760	216,588	625	19.58%	37.86%
2012	566,074,790	257,604	2,197	11.90%	71.75%	58,519,560	60,773	963	0.30%	43.38%	148,538,295	219,475	677	8.31%	49.31%
2013	817,966,505	259,278	3,155	43.57%	146.57%	70,341,470	60,715	1,159	20.32%	72.51%	156,183,545	217,821	717	5.95%	58.19%
2014	1,086,224,220	260,187	4,175	32.33%	226.29%	103,121,175	62,274	1,656	42.93%	146.57%	216,783,575	225,714	960	33.95%	111.89%
2015	1,392,477,855	262,485	5,305	27.07%	314.62%	149,839,930	63,208	2,371	43.16%	252.98%	263,055,260	229,381	1,147	19.40%	153.01%
2016	1,503,495,715	262,971	5,717	7.77%	346.85%	153,524,105	62,285	2,465	3.98%	267.02%	345,863,165	224,568	1,540	34.30%	239.78%
2017	1,499,356,575	262,561	5,711	-0.12%	346.32%	152,165,400	61,894	2,458	-0.26%	266.07%	342,458,795	225,114	1,521	-1.22%	235.62%
2018	1,449,976,125	261,998	5,534	-3.09%	332.55%	148,902,670	61,602	2,417	-1.68%	259.92%	309,781,230	225,155	1,376	-9.56%	203.54%

Rate Annual %chg Average Value/Acre: 15.77%

13.66%

11.74%

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
2008	2,972,030	12,029	247			33,700	103	327			472,171,990	548,789	860		
2009	3,782,315	12,360	306	23.85%	23.85%	33,700	103	327	0.00%	0.00%	516,140,495	550,445	938	8.98%	8.98%
2010	3,383,995	12,386	273	-10.72%	10.57%	65,870	165	400	22.21%	22.21%	545,796,350	550,945	991	5.65%	15.14%
2011	4,779,550	12,463	383	40.37%	55.21%	42,170	167	253	-36.75%	-22.70%	708,052,845	551,450	1,284	29.61%	49.23%
2012	4,200,215	14,092	298	-22.28%	20.63%	1,780	13	140	-44.74%	-57.28%	777,334,640	551,957	1,408	9.68%	63.68%
2013	5,124,160	13,657	375	25.89%	51.86%	466,320	1,362	342	144.85%	4.60%	1,050,082,000	552,833	1,899	34.87%	120.77%
2014	4,424,090	11,221	394	5.08%	59.58%	221,305	649	341	-0.38%	4.20%	1,410,774,365	560,044	2,519	32.62%	192.78%
2015	5,536,235	10,879	509	29.07%	105.97%	2,750,065	5,103	539	58.02%	64.66%	1,813,659,345	571,056	3,176	26.08%	269.13%
2016	6,561,565	10,431	629	23.61%	154.60%	3,174,270	5,363	592	9.82%	80.83%	2,012,618,820	565,617	3,558	12.04%	313.57%
2017	4,365,570	11,370	384	-38.96%	55.40%	2,354,085	5,037	467	-21.04%	42.78%	2,000,700,425	565,976	3,535	-0.66%	310.86%
2018	3,549,615	9,131	389	1.24%	57.33%	3,909,175	8,481	461	-1.38%	40.82%	1,916,118,815	566,367	3,383	-4.29%	293.21%

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BUFFALO

Rate Annual %chg Average Value/Acre: 14.67%

(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 5 - 2018 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
46,102	BUFFALO	357,601,521	70,566,477	189,323,977	2,543,999,915	974,826,080	87,316,520	3,247,365	1,915,969,470	156,045,495	42,677,630	41,955	6,341,616,405
cnty sector/value % of total value:		5.64%	1.11%	2.99%	40.12%	15.37%	1.38%	0.05%	30.21%	2.46%	0.67%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
248	AMHERST	72,472	92,593	12,993	11,623,225	1,197,530	0	0	21,620	0	0	0	13,020,433
0.54%	%sector of county sector	0.02%	0.13%	0.01%	0.46%	0.12%			0.00%				0.21%
	%sector of municipality	0.56%	0.71%	0.10%	89.27%	9.20%			0.17%				100.00%
901	ELM CREEK	738,302	1,760,182	4,509,930	39,643,260	6,671,770	0	0	226,345	0	0	0	53,549,789
1.95%	%sector of county sector	0.21%	2.49%	2.38%	1.56%	0.68%			0.01%				0.84%
	%sector of municipality	1.38%	3.29%	8.42%	74.03%	12.46%			0.42%				100.00%
1,833	GIBBON	4,715,285	2,186,060	3,758,782	69,593,240	9,476,395	3,304,580	0	570	0	0	0	93,034,912
3.98%	%sector of county sector	1.32%	3.10%	1.99%	2.74%	0.97%	3.78%		0.00%				1.47%
	%sector of municipality	5.07%	2.35%	4.04%	74.80%	10.19%	3.55%		0.00%				100.00%
30,921	KEARNEY	94,026,895	22,526,373	24,335,871	1,691,208,640	873,149,445	16,687,815	39,375	166,450	19,180	203,815	2,375	2,722,366,234
67.07%	%sector of county sector	26.29%	31.92%	12.85%	66.48%	89.57%	19.11%	1.21%	0.01%	0.01%	0.48%	5.66%	42.93%
	%sector of municipality	3.45%	0.83%	0.89%	62.12%	32.07%	0.61%	0.00%	0.01%	0.00%	0.01%	0.00%	100.00%
136	MILLER	2,214,210	44,291	9,011	3,378,185	566,625	0	0	20,365	0	0	0	6,232,687
0.29%	%sector of county sector	0.62%	0.06%	0.00%	0.13%	0.06%			0.00%				0.10%
	%sector of municipality	35.53%	0.71%	0.14%	54.20%	9.09%			0.33%				100.00%
341	PLEASANTON	2,068,145	267,129	110,933	15,107,700	2,118,285	0	0	0	0	0	0	19,672,192
0.74%	%sector of county sector	0.58%	0.38%	0.06%	0.59%	0.22%							0.31%
	%sector of municipality	10.51%	1.36%	0.56%	76.80%	10.77%							100.00%
1,371	RAVENNA	103,582,299	1,447,597	4,227,227	47,864,185	9,510,340	0	0	623,060	77,110	29,385	0	167,361,203
2.97%	%sector of county sector	28.97%	2.05%	2.23%	1.88%	0.98%			0.03%	0.05%	0.07%		2.64%
	%sector of municipality	61.89%	0.86%	2.53%	28.60%	5.68%			0.37%	0.05%	0.02%		100.00%
182	RIVERDALE	297,683	116,340	18,989	11,224,935	2,599,530	0	0	512,115	170,135	117,435	5	15,057,167
0.39%	%sector of county sector	0.08%	0.16%	0.01%	0.44%	0.27%			0.03%	0.11%	0.28%	0.01%	0.24%
	%sector of municipality	1.98%	0.77%	0.13%	74.55%	17.26%			3.40%	1.13%	0.78%	0.00%	100.00%
1059	SHELTON	824,934	1,701,286	3,433,471	37,470,730	4,903,275	0	0	351,630	0	1,910	0	48,687,236
2.30%	%sector of county sector	0.23%	2.41%	1.81%	1.47%	0.50%			0.02%		0.00%		0.77%
	%sector of municipality	1.69%	3.49%	7.05%	76.96%	10.07%			0.72%		0.00%		100.00%
36,992	Total Municipalities	208,540,225	30,141,851	40,417,207	1,927,114,100	910,193,195	19,992,395	39,375	1,922,155	266,425	352,545	2,380	3,138,981,853
80.24%	%all municip.sectors of cnty	58.32%	42.71%	21.35%	75.75%	93.37%	22.90%	1.21%	0.10%	0.17%	0.83%	5.67%	49.50%

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019