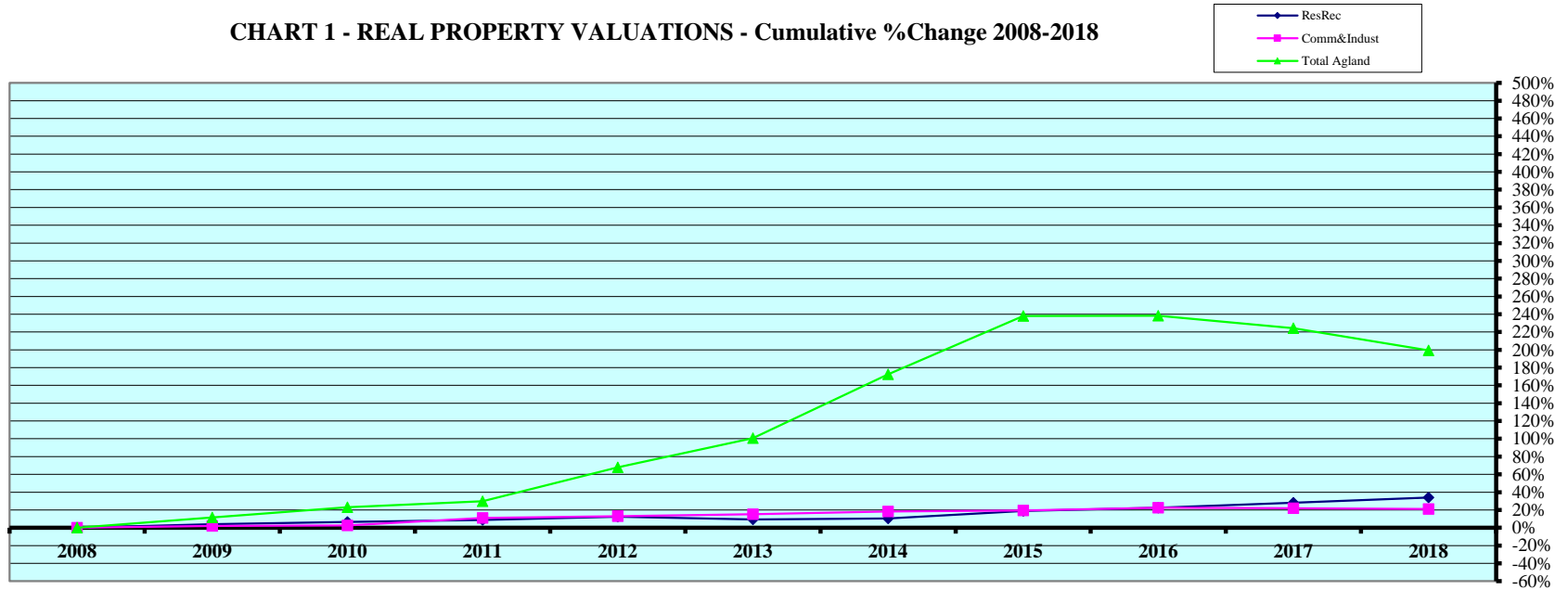


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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	106,450,525	--	--	--	38,826,040	--	--	--	353,569,490	--	--	--
2009	110,576,375	4,125,850	3.88%	3.88%	39,662,649	836,609	2.15%	2.15%	394,555,505	40,986,015	11.59%	11.59%
2010	113,421,300	2,844,925	2.57%	6.55%	39,808,760	146,111	0.37%	2.53%	435,177,090	40,621,585	10.30%	23.08%
2011	115,722,435	2,301,135	2.03%	8.71%	43,083,420	3,274,660	8.23%	10.97%	459,237,725	24,060,635	5.53%	29.89%
2012	119,684,835	3,962,400	3.42%	12.43%	43,870,190	786,770	1.83%	12.99%	593,191,475	133,953,750	29.17%	67.77%
2013	116,475,355	-3,209,480	-2.68%	9.42%	44,690,795	820,605	1.87%	15.11%	709,500,840	116,309,365	19.61%	100.67%
2014	117,627,715	1,152,360	0.99%	10.50%	45,871,540	1,180,745	2.64%	18.15%	963,644,090	254,143,250	35.82%	172.55%
2015	126,495,525	8,867,810	7.54%	18.83%	46,372,705	501,165	1.09%	19.44%	1,194,835,285	231,191,195	23.99%	237.94%
2016	130,535,295	4,039,770	3.19%	22.63%	47,561,465	1,188,760	2.56%	22.50%	1,196,158,955	1,323,670	0.11%	238.31%
2017	136,254,245	5,718,950	4.38%	28.00%	47,347,450	-214,015	-0.45%	21.95%	1,146,399,475	-49,759,480	-4.16%	224.24%
2018	142,584,635	6,330,390	4.65%	33.94%	46,976,495	-370,955	-0.78%	20.99%	1,058,662,205	-87,737,270	-7.65%	199.42%

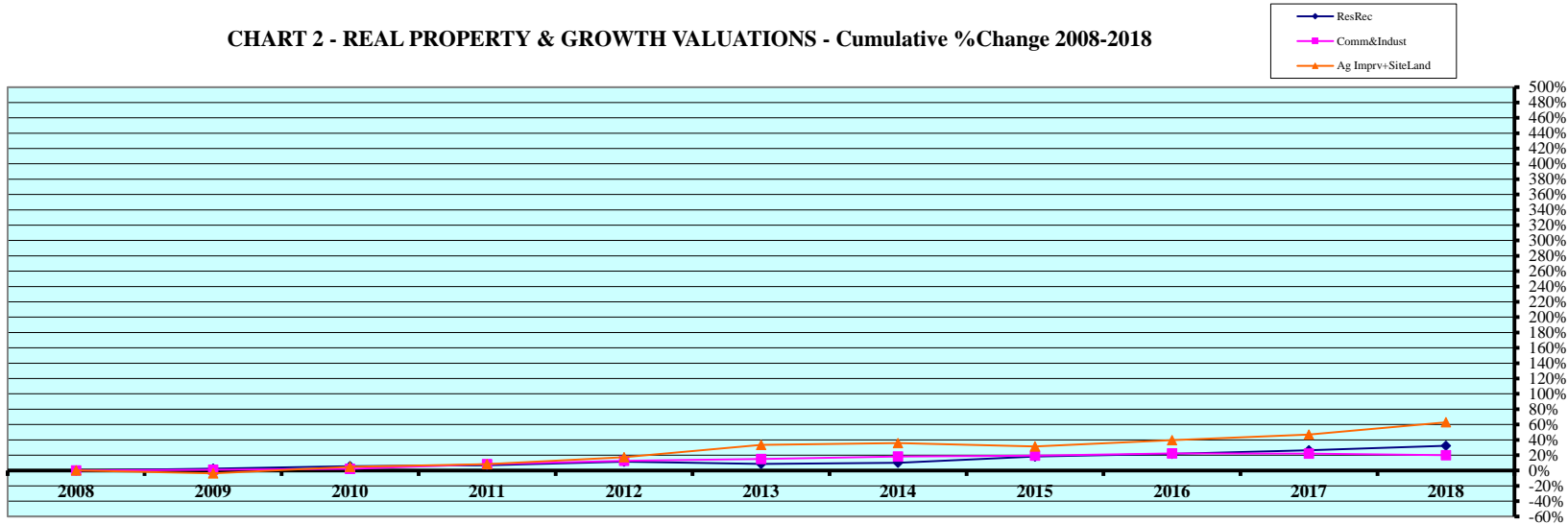
Rate Annual %chg: Residential & Recreational **2.97%** Commercial & Industrial **1.92%** Agricultural Land **11.59%**

Cnty# **26**
County **DIXON**

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	106,450,525	2,205,655	2.07%	104,244,870	--	--	38,826,040	3,072,405	7.91%	35,753,635	--	--
2009	110,576,375	1,609,187	1.46%	108,967,188	2.36%	2.36%	39,662,649	415,887	1.05%	39,246,762	1.08%	1.08%
2010	113,421,300	1,022,857	0.90%	112,398,443	1.65%	5.59%	39,808,760	133,460	0.34%	39,675,300	0.03%	2.19%
2011	115,722,435	2,045,055	1.77%	113,677,380	0.23%	6.79%	43,083,420	996,830	2.31%	42,086,590	5.72%	8.40%
2012	119,684,835	908,640	0.76%	118,776,195	2.64%	11.58%	43,870,190	97,305	0.22%	43,772,885	1.60%	12.74%
2013	116,475,355	955,465	0.82%	115,519,890	-3.48%	8.52%	44,690,795	65,610	0.15%	44,625,185	1.72%	14.94%
2014	117,627,715	471,810	0.40%	117,155,905	0.58%	10.06%	45,871,540	0	0.00%	45,871,540	2.64%	18.15%
2015	126,495,525	478,330	0.38%	126,017,195	7.13%	18.38%	46,372,705	0	0.00%	46,372,705	1.09%	19.44%
2016	130,535,295	967,480	0.74%	129,567,815	2.43%	21.72%	47,561,465	77,775	0.16%	47,483,690	2.40%	22.30%
2017	136,254,245	1,572,995	1.15%	134,681,250	3.18%	26.52%	47,347,450	17,095	0.04%	47,330,355	-0.49%	21.90%
2018	142,584,635	1,784,585	1.25%	140,800,050	3.34%	32.27%	46,976,495	380,520	0.81%	46,595,975	-1.59%	20.01%
Rate Ann%chg	2.97%						1.92%					
							C & I w/o growth					
							1.42%					

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	36,584,890	12,770,515	49,355,405	786,010	1.59%	48,569,395	--	--
2009	35,170,155	14,584,345	49,754,500	2,226,760	4.48%	47,527,740	-3.70%	-3.70%
2010	37,370,440	15,335,745	52,706,185	958,790	1.82%	51,747,395	4.01%	4.85%
2011	37,434,850	16,833,055	54,267,905	857,010	1.58%	53,410,895	1.34%	8.22%
2012	41,255,470	18,511,410	59,766,880	1,799,694	3.01%	57,967,186	6.82%	17.45%
2013	47,490,360	19,712,345	67,202,705	1,369,230	2.04%	65,833,475	10.15%	33.39%
2014	47,532,705	20,074,685	67,607,390	566,330	0.84%	67,041,060	-0.24%	35.83%
2015	43,416,765	25,648,520	69,065,285	4,253,080	6.16%	64,812,205	-4.13%	31.32%
2016	43,682,175	26,197,985	69,880,160	919,390	1.32%	68,960,770	-0.15%	39.72%
2017	45,359,210	30,314,240	75,673,450	3,108,510	4.11%	72,564,940	3.84%	47.03%
2018	48,396,165	32,987,315	81,383,480	1,012,845	1.24%	80,370,635	6.21%	62.84%
Rate Ann%chg	2.84%	9.95%	5.13%	Ag Imprv+Site w/o growth			2.41%	

(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.

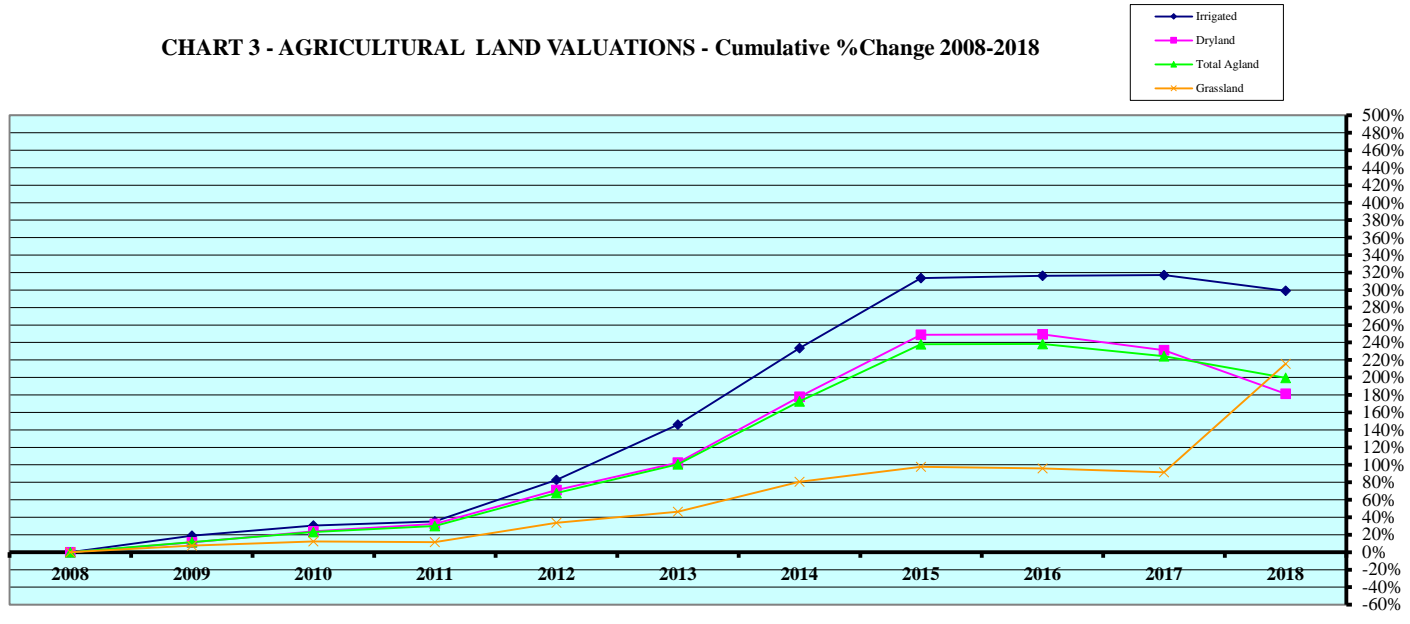
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	26
County	DIXON

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	44,154,225	--	--	--	265,979,065	--	--	--	42,188,895	--	--	--
2009	52,538,955	8,384,730	18.99%	18.99%	295,689,685	29,710,620	11.17%	11.17%	45,410,925	3,222,030	7.64%	7.64%
2010	57,566,215	5,027,260	9.57%	30.38%	329,451,210	33,761,525	11.42%	23.86%	47,387,360	1,976,435	4.35%	12.32%
2011	59,697,730	2,131,515	3.70%	35.20%	351,687,085	22,235,875	6.75%	32.22%	47,072,835	-314,525	-0.66%	11.58%
2012	80,724,930	21,027,200	35.22%	82.82%	455,209,340	103,522,255	29.44%	71.14%	56,365,010	9,292,175	19.74%	33.60%
2013	108,603,060	27,878,130	34.53%	145.96%	538,303,445	83,094,105	18.25%	102.39%	61,752,760	5,387,750	9.56%	46.37%
2014	147,248,735	38,645,675	35.58%	233.49%	739,360,310	201,056,865	37.35%	177.98%	76,195,215	14,442,455	23.39%	80.60%
2015	182,694,050	35,445,315	24.07%	313.76%	927,865,070	188,504,760	25.50%	248.85%	83,428,600	7,233,385	9.49%	97.75%
2016	183,758,080	1,064,030	0.58%	316.17%	928,982,255	1,117,185	0.12%	249.27%	82,617,720	-810,880	-0.97%	95.83%
2017	184,197,670	439,590	0.24%	317.17%	880,683,300	-48,298,955	-5.20%	231.11%	80,701,915	-1,915,805	-2.32%	91.29%
2018	176,259,095	-7,938,575	-4.31%	299.19%	748,452,575	-132,230,725	-15.01%	181.40%	133,125,145	52,423,230	64.96%	215.55%

Rate Ann.%chg: Irrigated **14.85%** Dryland **10.90%** Grassland **12.18%**

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	1,247,305	--	--	--	0	--	--	--	353,569,490	--	--	--
2009	915,940	-331,365	-26.57%	-26.57%	0	0	--	--	394,555,505	40,986,015	11.59%	11.59%
2010	772,305	-143,635	-15.68%	-38.08%	0	0	--	--	435,177,090	40,621,585	10.30%	23.08%
2011	774,075	1,770	0.23%	-37.94%	6,000	6,000	--	--	459,237,725	24,060,635	5.53%	29.89%
2012	810,825	36,750	4.75%	-34.99%	81,370	75,370	1256.17%	--	593,191,475	133,953,750	29.17%	67.77%
2013	810,095	-730	-0.09%	-35.05%	31,480	-49,890	-61.31%	--	709,500,840	116,309,365	19.61%	100.67%
2014	808,350	-1,745	-0.22%	-35.19%	31,480	0	0.00%	--	963,644,090	254,143,250	35.82%	172.55%
2015	807,065	-1,285	-0.16%	-35.30%	40,500	9,020	28.65%	--	1,194,835,285	231,191,195	23.99%	237.94%
2016	800,900	-6,165	-0.76%	-35.79%	0	-40,500	-100.00%	--	1,196,158,955	1,323,670	0.11%	238.31%
2017	816,590	15,690	1.96%	-34.53%	0	0	--	--	1,146,399,475	-49,759,480	-4.16%	224.24%
2018	825,390	8,800	1.08%	-33.83%	0	0	--	--	1,058,662,205	-87,737,270	-7.65%	199.42%

Cnty# **26**
County **DIXON**

Rate Ann.%chg: Total Agric Land **11.59%**

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	43,489,710	25,713	1,691			266,530,085	189,801	1,404			42,217,365	57,571	733		
2009	52,242,180	27,232	1,918	13.42%	13.42%	295,976,830	190,965	1,550	10.37%	10.37%	45,391,460	56,656	801	9.25%	9.25%
2010	57,121,520	27,831	2,052	6.99%	21.35%	329,921,290	190,857	1,729	11.53%	23.10%	47,388,550	56,937	832	3.89%	13.50%
2011	60,973,590	28,461	2,142	4.38%	26.66%	352,482,045	190,809	1,847	6.86%	31.55%	47,364,630	56,396	840	0.91%	14.53%
2012	80,882,350	28,309	2,857	33.36%	68.92%	455,114,065	190,037	2,395	29.64%	70.54%	56,548,635	55,569	1,018	21.17%	38.77%
2013	104,010,380	29,222	3,559	24.58%	110.44%	539,019,355	190,631	2,828	18.07%	101.36%	63,154,340	53,978	1,170	14.97%	59.55%
2014	145,847,300	30,408	4,796	34.76%	183.58%	740,856,080	191,165	3,875	37.06%	175.98%	76,244,270	52,443	1,454	24.26%	98.26%
2015	182,215,225	31,923	5,708	19.01%	237.48%	925,506,690	190,437	4,860	25.40%	246.08%	84,633,290	51,615	1,640	12.78%	123.60%
2016	182,652,800	32,006	5,707	-0.02%	237.41%	929,456,485	191,291	4,859	-0.02%	246.01%	82,792,280	50,665	1,634	-0.34%	122.84%
2017	183,254,750	32,144	5,701	-0.10%	237.06%	880,282,115	191,715	4,592	-5.50%	226.98%	81,187,970	49,803	1,630	-0.24%	122.30%
2018	176,259,095	32,556	5,414	-5.03%	220.10%	745,722,025	176,558	4,224	-8.01%	200.77%	135,413,665	64,507	2,099	28.77%	186.27%

Rate Annual %chg Average Value/Acre: **12.34%**

11.64%

11.09%

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	1,248,285	9,619	130			0	0				353,485,445	282,703	1,250		
2009	920,470	7,805	118	-9.12%	-9.12%	0	0				394,530,940	282,658	1,396	11.63%	11.63%
2010	772,780	7,150	108	-8.36%	-16.72%	0	0				435,204,140	282,775	1,539	10.26%	23.09%
2011	804,075	7,013	115	6.09%	-11.65%	0	0				461,624,340	282,678	1,633	6.11%	30.60%
2012	812,840	7,011	116	1.11%	-10.67%	0	0				593,357,890	280,926	2,112	29.34%	68.92%
2013	810,300	7,165	113	-2.45%	-12.86%	0	0				706,994,375	280,996	2,516	19.12%	101.22%
2014	808,605	7,156	113	-0.08%	-12.93%	0	0				963,756,255	281,171	3,428	36.23%	174.13%
2015	794,905	7,095	112	-0.85%	-13.67%	0	0				1,193,150,110	281,069	4,245	23.85%	239.50%
2016	801,175	7,137	112	0.19%	-13.50%	0	0				1,195,702,740	281,100	4,254	0.20%	240.19%
2017	816,485	7,165	114	1.51%	-12.20%	0	0				1,145,541,320	280,828	4,079	-4.10%	226.23%
2018	825,510	7,189	115	0.77%	-11.52%	0	0				1,058,220,295	280,810	3,768	-7.62%	201.39%

26
DIXON

Rate Annual %chg Average Value/Acre: **11.66%**

(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
Agland 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	Agmprv&FS	Minerals	Total Value
6,000	DIXON	60,536,164	4,086,320	7,933,717	141,325,810	17,600,895	29,375,600	1,258,825	1,058,662,205	48,396,165	32,987,315	0	1,402,163,016
cnty sectorvalue % of total value:		4.32%	0.29%	0.57%	10.08%	1.26%	2.10%	0.09%	75.50%	3.45%	2.35%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Agmprv&FS	Minerals	Total Value
377	ALLEN	214,276	160,550	278,045	10,172,850	908,080	0	0	0	0	19,880	0	11,753,681
6.28%	%sector of county sector	0.35%	3.93%	3.50%	7.20%	5.16%					0.06%		0.84%
	%sector of municipality	1.82%	1.37%	2.37%	86.55%	7.73%					0.17%		100.00%
166	CONCORD	6,887	0	0	3,172,530	41,565	0	0	0	0	0	0	3,220,982
2.77%	%sector of county sector	0.01%			2.24%	0.24%							0.23%
	%sector of municipality	0.21%			98.50%	1.29%							100.00%
87	DIXON	151,850	92,156	406,778	1,889,995	1,132,190	0	0	0	0	0	0	3,672,969
1.45%	%sector of county sector	0.25%	2.26%	5.13%	1.34%	6.43%							0.26%
	%sector of municipality	4.13%	2.51%	11.07%	51.46%	30.82%							100.00%
840	EMERSON	67,248	180,491	39,033	10,005,080	1,042,535	0	0	0	0	0	0	11,334,387
14.00%	%sector of county sector	0.11%	4.42%	0.49%	7.08%	5.92%							0.81%
	%sector of municipality	0.59%	1.59%	0.34%	88.27%	9.20%							100.00%
94	MARTINSBURG	161,996	384	173	1,970,980	77,030	0	0	0	0	0	0	2,210,563
1.57%	%sector of county sector	0.27%	0.01%	0.00%	1.39%	0.44%							0.16%
	%sector of municipality	7.33%	0.02%	0.01%	89.16%	3.48%							100.00%
76	MASKELL	91,157	0	0	1,539,770	186,095	0	0	128,170	93,930	3,810	0	2,042,932
1.27%	%sector of county sector	0.15%			1.09%	1.06%			0.01%	0.19%	0.01%		0.15%
	%sector of municipality	4.46%			75.37%	9.11%		6.27%	4.60%	0.19%			100.00%
325	NEWCASTLE	208,912	0	0	6,398,795	627,050	0	0	0	0	0	0	7,234,757
5.42%	%sector of county sector	0.35%			4.53%	3.56%							0.52%
	%sector of municipality	2.89%			88.45%	8.67%							100.00%
961	PONCA	682,973	225,715	14,068	29,179,330	3,395,810	0	0	25,740	0	0	0	33,523,636
16.02%	%sector of county sector	1.13%	5.52%	0.18%	20.65%	19.29%			0.00%				2.39%
	%sector of municipality	2.04%	0.67%	0.04%	87.04%	10.13%		0.08%					100.00%
1451	WAKEFIELD	17,772,274	292,065	52,120	23,108,735	3,508,900	10,183,940	0	0	0	0	0	54,918,034
24.18%	%sector of county sector	29.36%	7.15%	0.66%	16.35%	19.94%	34.67%						3.92%
	%sector of municipality	32.36%	0.53%	0.09%	42.08%	6.39%	18.54%						100.00%
73	WATERBURY	20,129	67,481	285,775	926,105	118,355	0	0	0	0	0	0	1,417,845
1.22%	%sector of county sector	0.03%	1.65%	3.60%	0.66%	0.67%							0.10%
	%sector of municipality	1.42%	4.76%	20.16%	65.32%	8.35%							100.00%
4,450	Total Municipalities	19,377,702	1,018,842	1,075,992	88,364,170	11,037,610	10,183,940	0	153,910	93,930	23,690	0	131,329,786
74.17%	%all municip.sectors of cnty	32.01%	24.93%	13.56%	62.53%	62.71%	34.67%		0.01%	0.19%	0.07%		9.37%