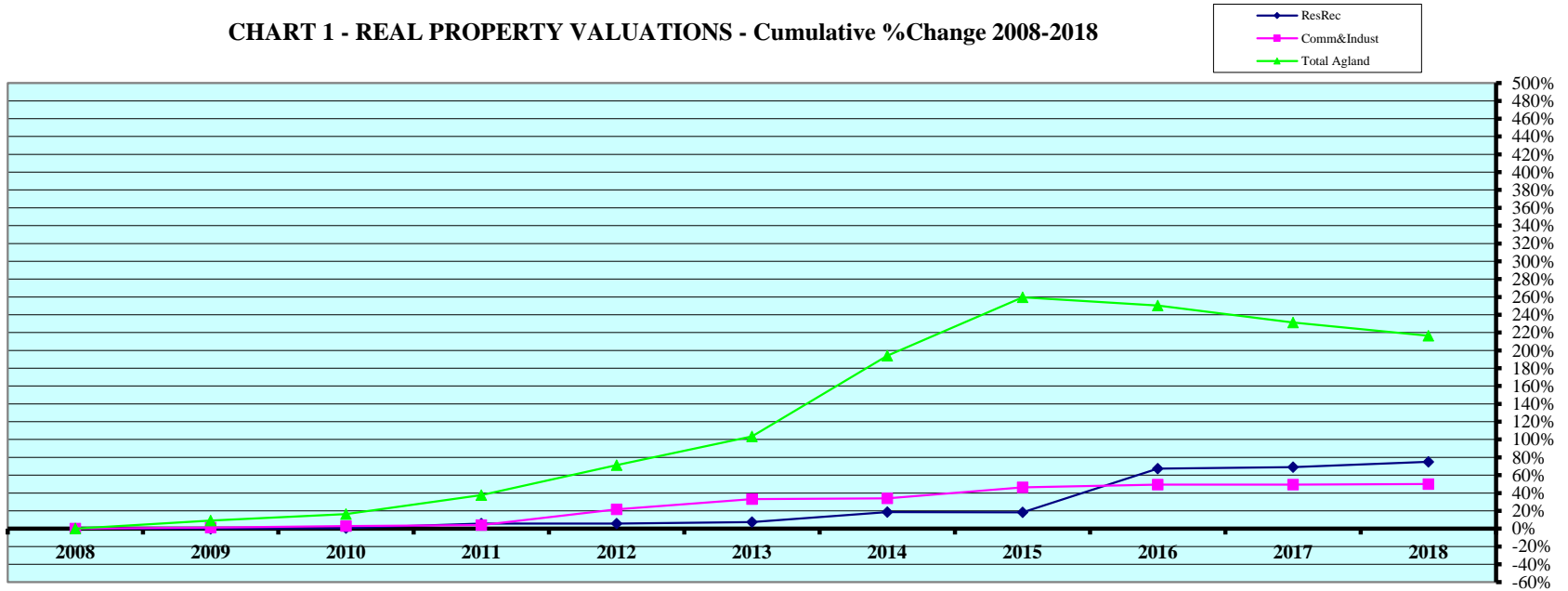


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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	37,072,880	--	--	--	13,143,415	--	--	--	249,323,620	--	--	--
2009	37,020,310	-52,570	-0.14%	-0.14%	13,314,675	171,260	1.30%	1.30%	271,989,055	22,665,435	9.09%	9.09%
2010	37,270,405	250,095	0.68%	0.53%	13,504,560	189,885	1.43%	2.75%	289,912,940	17,923,885	6.59%	16.28%
2011	39,212,690	1,942,285	5.21%	5.77%	13,683,155	178,595	1.32%	4.11%	343,097,320	53,184,380	18.34%	37.61%
2012	39,180,145	-32,545	-0.08%	5.68%	15,988,360	2,305,205	16.85%	21.65%	426,862,515	83,765,195	24.41%	71.21%
2013	39,831,640	651,495	1.66%	7.44%	17,482,125	1,493,765	9.34%	33.01%	507,340,900	80,478,385	18.85%	103.49%
2014	43,968,290	4,136,650	10.39%	18.60%	17,603,100	120,975	0.69%	33.93%	732,985,460	225,644,560	44.48%	193.99%
2015	43,846,377	-121,913	-0.28%	18.27%	19,218,620	1,615,520	9.18%	46.22%	896,519,015	163,533,555	22.31%	259.58%
2016	61,990,125	18,143,748	41.38%	67.21%	19,618,760	400,140	2.08%	49.27%	873,286,325	-23,232,690	-2.59%	250.26%
2017	62,648,579	658,454	1.06%	68.99%	19,641,150	22,390	0.11%	49.44%	825,974,040	-47,312,285	-5.42%	231.29%
2018	64,878,980	2,230,401	3.56%	75.00%	19,723,780	82,630	0.42%	50.07%	788,648,160	-37,325,880	-4.52%	216.32%

Rate Annual %chg: Residential & Recreational **5.76%**

Commercial & Industrial **4.14%**

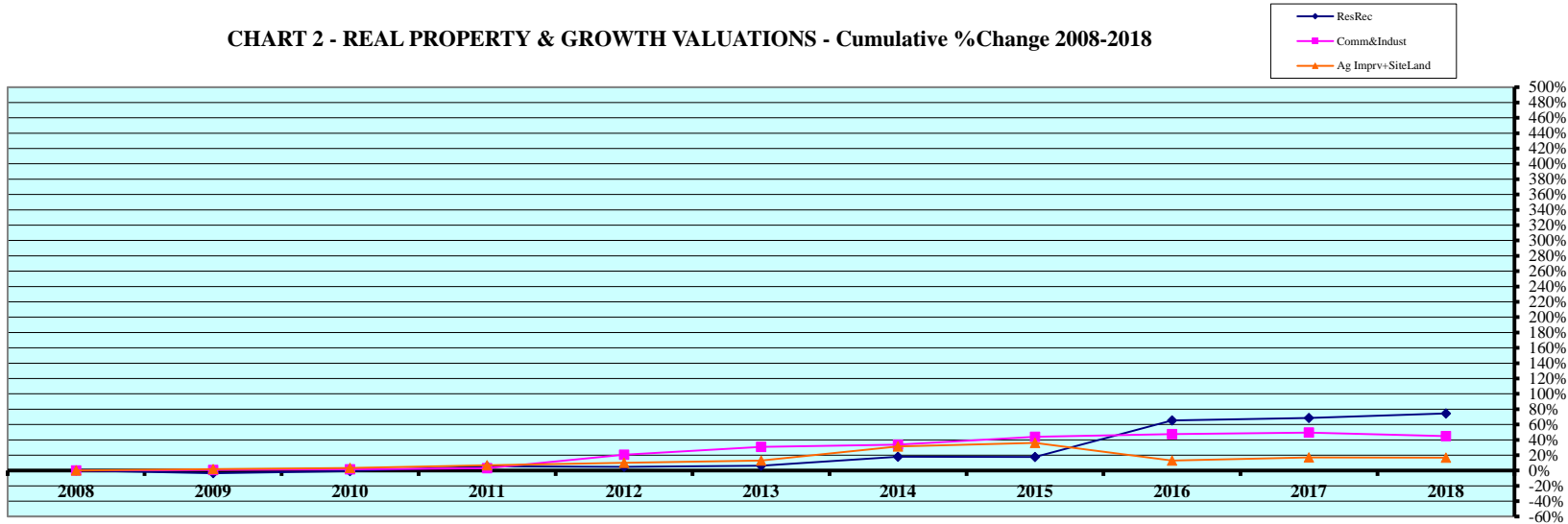
Agricultural Land **12.20%**

Cnty# **31**
County **FRANKLIN**

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	37,072,880	837,555	2.26%	36,235,325	--	--	13,143,415	0	0.00%	13,143,415	--	--
2009	37,020,310	1,257,370	3.40%	35,762,940	-3.53%	-3.53%	13,314,675	97,165	0.73%	13,217,510	0.56%	0.56%
2010	37,270,405	519,645	1.39%	36,750,760	-0.73%	-0.87%	13,504,560	140,275	1.04%	13,364,285	0.37%	1.68%
2011	39,212,690	108,425	0.28%	39,104,265	4.92%	5.48%	13,683,155	126,915	0.93%	13,556,240	0.38%	3.14%
2012	39,180,145	318,290	0.81%	38,861,855	-0.89%	4.83%	15,988,360	133,920	0.84%	15,854,440	15.87%	20.63%
2013	39,831,640	451,695	1.13%	39,379,945	0.51%	6.22%	17,482,125	286,985	1.64%	17,195,140	7.55%	30.83%
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	18.03%	17,603,100	34,935	0.20%	17,568,165	0.49%	33.67%
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	17.75%	19,218,620	304,735	1.59%	18,913,885	7.45%	43.90%
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	65.26%	19,618,760	237,565	1.21%	19,381,195	0.85%	47.46%
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	68.49%	19,641,150	250	0.00%	19,640,900	0.11%	49.44%
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	74.44%	19,723,780	703,460	3.57%	19,020,320	-3.16%	44.71%
Rate Ann%chg	5.76%						4.14%					
							C & I w/o growth					
							3.05%					

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	31,547,445	12,600,705	44,148,150	43,690	0.10%	44,104,460	--	--
2009	32,384,115	12,823,375	45,207,490	221,025	0.49%	44,986,465	1.90%	1.90%
2010	32,797,750	14,045,890	46,843,640	1,172,440	2.50%	45,671,200	1.03%	3.45%
2011	33,439,725	14,923,880	48,363,605	1,150,765	2.38%	47,212,840	0.79%	6.94%
2012	34,376,610	15,643,150	50,019,760	1,377,440	2.75%	48,642,320	0.58%	10.18%
2013	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-0.32%	12.94%
2014	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	31.26%
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	36.03%
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	12.88%
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	17.14%
2018	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	16.68%
Rate Ann%chg	-0.81%	7.29%	2.14%	Ag Imprv+Site w/o growth			-0.91%	

(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.

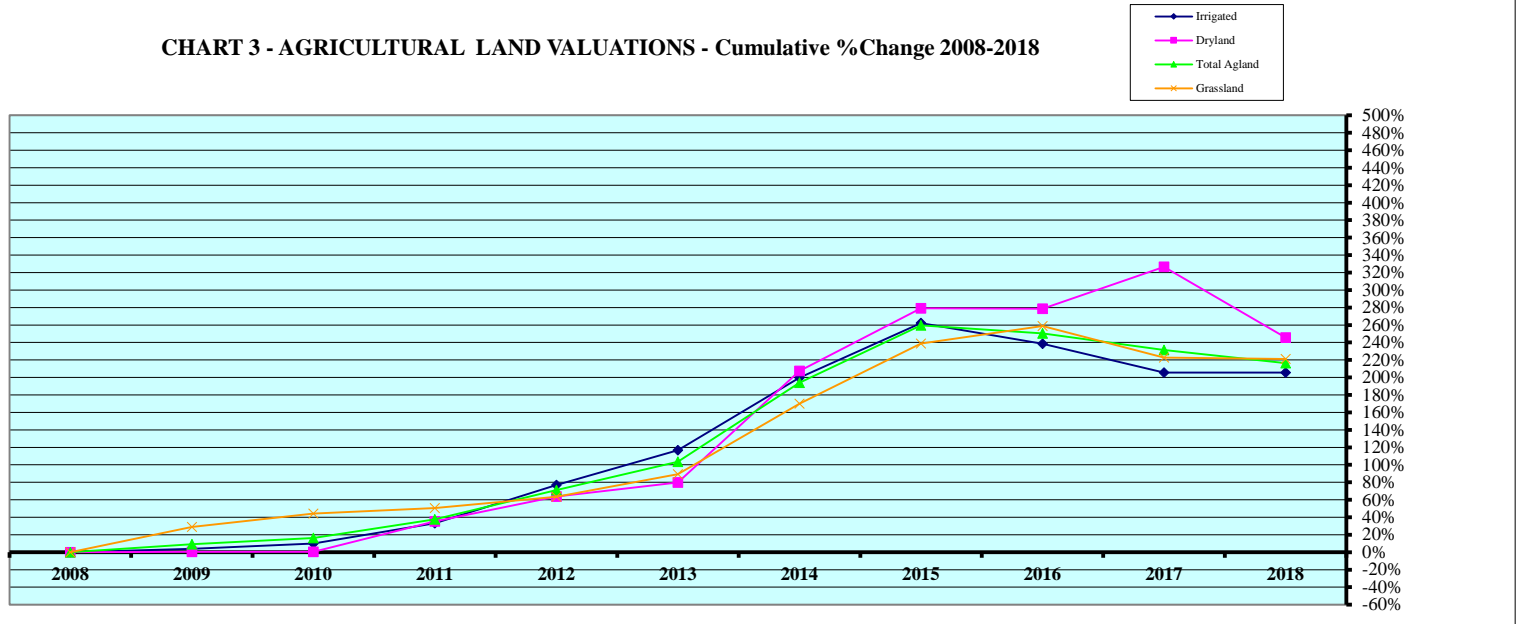
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	31
County	FRANKLIN

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	144,849,580	--	--	--	44,976,700	--	--	--	59,252,665	--	--	--
2009	150,258,515	5,408,935	3.73%	3.73%	45,142,680	165,980	0.37%	0.37%	76,342,955	17,090,290	28.84%	28.84%
2010	159,078,600	8,820,085	5.87%	9.82%	45,186,195	43,515	0.10%	0.47%	85,399,885	9,056,930	11.86%	44.13%
2011	192,699,125	33,620,525	21.13%	33.03%	60,775,435	15,589,240	34.50%	35.13%	89,242,970	3,843,085	4.50%	50.61%
2012	256,054,215	63,355,090	32.88%	76.77%	73,598,740	12,823,305	21.10%	63.64%	96,833,785	7,590,815	8.51%	63.43%
2013	313,730,735	57,676,520	22.53%	116.59%	80,897,200	7,298,460	9.92%	79.86%	112,225,765	15,391,980	15.90%	89.40%
2014	434,065,875	120,335,140	38.36%	199.67%	138,288,495	57,391,295	70.94%	207.47%	159,906,905	47,681,140	42.49%	169.87%
2015	524,573,115	90,507,240	20.85%	262.15%	170,490,940	32,202,445	23.29%	279.07%	200,733,660	40,826,755	25.53%	238.78%
2016	490,186,920	-34,386,195	-6.56%	238.41%	170,251,940	-239,000	-0.14%	278.53%	212,612,880	11,879,220	5.92%	258.82%
2017	442,708,590	-47,478,330	-9.69%	205.63%	191,828,645	21,576,705	12.67%	326.51%	191,202,805	-21,410,075	-10.07%	222.69%
2018	442,661,885	-46,705	-0.01%	205.60%	155,430,575	-36,398,070	-18.97%	245.58%	190,328,280	-874,525	-0.46%	221.21%

Rate Ann.%chg: Irrigated **11.82%** Dryland **13.20%** Grassland **12.38%**

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	244,675	--	--	--	0	--	--	--	249,323,620	--	--	--
2009	244,905	230	0.09%	0.09%	0	0			271,989,055	22,665,435	9.09%	9.09%
2010	244,885	-20	-0.01%	0.09%	3,375	3,375			289,912,940	17,923,885	6.59%	16.28%
2011	373,915	129,030	52.69%	52.82%	5,875	2,500	74.07%		343,097,320	53,184,380	18.34%	37.61%
2012	373,275	-640	-0.17%	52.56%	2,500	-3,375	-57.45%		426,862,515	83,765,195	24.41%	71.21%
2013	484,700	111,425	29.85%	98.10%	2,500	0	0.00%		507,340,900	80,478,385	18.85%	103.49%
2014	721,685	236,985	48.89%	194.96%	2,500	0	0.00%		732,985,460	225,644,560	44.48%	193.99%
2015	721,300	-385	-0.05%	194.80%	0	-2,500	-100.00%		896,519,015	163,533,555	22.31%	259.58%
2016	234,585	-486,715	-67.48%	-4.12%	0	0			873,286,325	-23,232,690	-2.59%	250.26%
2017	234,000	-585	-0.25%	-4.36%	0	0			825,974,040	-47,312,285	-5.42%	231.29%
2018	227,420	-6,580	-2.81%	-7.05%	0	0			788,648,160	-37,325,880	-4.52%	216.32%

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Rate Ann.%chg: Total Agric Land **12.20%**

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	142,571,860	109,220	1,305			46,088,505	63,901	721			59,282,530	172,728	343		
2009	150,429,180	111,174	1,353	3.66%	3.66%	44,957,920	62,570	719	-0.38%	-0.38%	76,476,860	172,223	444	29.38%	29.38%
2010	159,206,550	111,063	1,433	5.94%	9.81%	45,124,775	62,842	718	-0.06%	-0.44%	85,440,895	171,952	497	11.90%	44.78%
2011	192,885,105	110,929	1,739	21.30%	33.21%	60,724,465	63,105	962	34.01%	33.42%	89,206,790	171,740	519	4.54%	51.34%
2012	255,196,000	111,019	2,299	32.20%	76.09%	73,620,360	63,216	1,165	21.02%	61.47%	97,908,555	171,462	571	9.93%	66.38%
2013	312,725,140	112,383	2,783	21.06%	113.17%	77,783,530	63,094	1,233	5.86%	70.93%	114,406,625	170,188	672	17.72%	95.87%
2014	433,988,640	112,853	3,846	38.20%	194.60%	138,297,505	66,270	2,087	69.28%	189.34%	159,910,935	166,741	959	42.66%	179.43%
2015	524,546,395	112,874	4,647	20.84%	256.01%	170,539,705	66,817	2,552	22.30%	253.88%	200,705,030	166,191	1,208	25.93%	251.87%
2016	491,300,175	112,811	4,355	-6.29%	233.63%	170,027,695	66,513	2,556	0.16%	254.43%	212,664,805	170,250	1,249	3.43%	263.95%
2017	442,837,790	112,313	3,943	-9.46%	202.05%	191,718,235	66,563	2,880	12.67%	299.34%	191,196,010	170,220	1,123	-10.08%	227.27%
2018	441,481,245	112,019	3,941	-0.04%	201.92%	155,517,415	66,669	2,333	-19.01%	223.42%	191,080,405	170,166	1,123	-0.03%	227.17%

Rate Annual %chg Average Value/Acre: 11.68%

12.45%

12.58%

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	246,080	4,919	50			0	0				248,188,975	350,769	708		
2009	244,680	4,891	50	0.00%	0.00%	0	0				272,108,640	350,858	776	9.61%	9.61%
2010	244,910	4,896	50	0.00%	-0.01%	0	0				290,017,130	350,753	827	6.61%	16.86%
2011	367,200	4,895	75	49.95%	49.94%	0	0				343,183,560	350,670	979	18.36%	38.31%
2012	373,865	4,930	76	1.09%	51.58%	0	0				427,098,780	350,627	1,218	24.47%	72.16%
2013	494,415	4,916	101	32.63%	101.03%	0	0				505,409,710	350,581	1,442	18.35%	103.75%
2014	722,165	4,814	150	49.17%	199.87%	0	0				732,919,245	350,679	2,090	44.97%	195.38%
2015	721,010	4,802	150	0.08%	200.10%	0	0				896,512,140	350,684	2,556	22.32%	261.31%
2016	230,660	1,532	151	0.27%	200.91%	0	0				874,223,335	351,107	2,490	-2.60%	251.90%
2017	233,975	1,555	151	-0.03%	200.83%	0	0				825,986,010	350,650	2,356	-5.39%	232.92%
2018	230,880	1,539	150	-0.31%	199.88%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	218.10%

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FRANKLIN

Rate Annual %chg Average Value/Acre: 12.27%

(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
3,225	FRANKLIN	29,039,772	18,695,697	2,098,974	64,878,980	19,550,285	173,495	0	788,648,160	29,091,445	25,459,640	2,540,640	980,177,088
	cnty sectorvalue % of total value:	2.96%	1.91%	0.21%	6.62%	1.99%	0.02%		80.46%	2.97%	2.60%	0.26%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BLOOMINGTON	72,462	129,487	24,570	2,476,505	174,940	0	0	386,340	84,520	34,560	0	3,383,384
3.19%	%sector of county sector	0.25%	0.69%	1.17%	3.82%	0.69%			0.05%	0.29%	0.14%		0.35%
	%sector of municipality	2.14%	3.83%	0.73%	73.20%	5.17%			11.42%	2.50%	1.02%		100.00%
347	CAMPBELL	516,803	180,963	44,432	6,653,790	5,290,365	0	0	2,275	60,645	31,145	0	12,780,418
10.76%	%sector of county sector	1.78%	0.97%	2.12%	10.26%	27.06%			0.00%	0.21%	0.12%		1.30%
	%sector of municipality	4.04%	1.42%	0.35%	52.06%	41.39%			0.02%	0.47%	0.24%		100.00%
1,000	FRANKLIN	925,178	762,524	106,031	23,837,275	8,069,810	173,495	0	6,520	0	0	0	33,880,833
31.01%	%sector of county sector	3.19%	4.08%	5.05%	36.74%	41.28%	100.00%		0.00%				3.46%
	%sector of municipality	2.73%	2.25%	0.31%	70.36%	23.82%	0.51%		0.02%				100.00%
378	HILDRETH	154,371	158,805	22,770	11,344,495	2,887,350	0	0	539,670	276,690	98,135	0	15,482,286
11.72%	%sector of county sector	0.53%	0.85%	1.08%	17.49%	14.77%			0.07%	0.95%	0.39%		1.58%
	%sector of municipality	1.00%	1.03%	0.15%	73.27%	18.65%			3.49%	1.79%	0.63%		100.00%
106	NAPONEE	8,791	144,133	34,574	1,678,690	225,500	0	0	0	0	0	0	2,091,688
3.29%	%sector of county sector	0.03%	0.77%	1.65%	2.59%	1.15%							0.21%
	%sector of municipality	0.42%	6.89%	1.65%	80.26%	10.78%							100.00%
89	RIVERTON	109,890	168,830	15,968	723,630	61,515	0	0	76,780	0	0	0	1,156,613
2.76%	%sector of county sector	0.38%	0.90%	0.76%	1.12%	0.31%			0.01%				0.12%
	%sector of municipality	9.50%	14.60%	1.38%	62.56%	5.32%			6.64%				100.00%
143	UPLAND	125,927	173,006	47,339	2,408,545	1,383,305	0	0	45,270	173,215	108,540	0	4,465,147
4.43%	%sector of county sector	0.43%	0.93%	2.26%	3.71%	7.08%			0.01%	0.60%	0.43%		0.46%
	%sector of municipality	2.82%	3.87%	1.06%	53.94%	30.98%			1.01%	3.88%	2.43%		100.00%
2,166	Total Municipalities	1,913,422	1,717,748	295,684	49,122,930	18,092,785	173,495	0	1,056,855	595,070	272,380	0	73,240,369
67.16%	%all municip.sectors of cnty	6.59%	9.19%	14.09%	75.71%	92.54%	100.00%		0.13%	2.05%	1.07%		7.47%

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