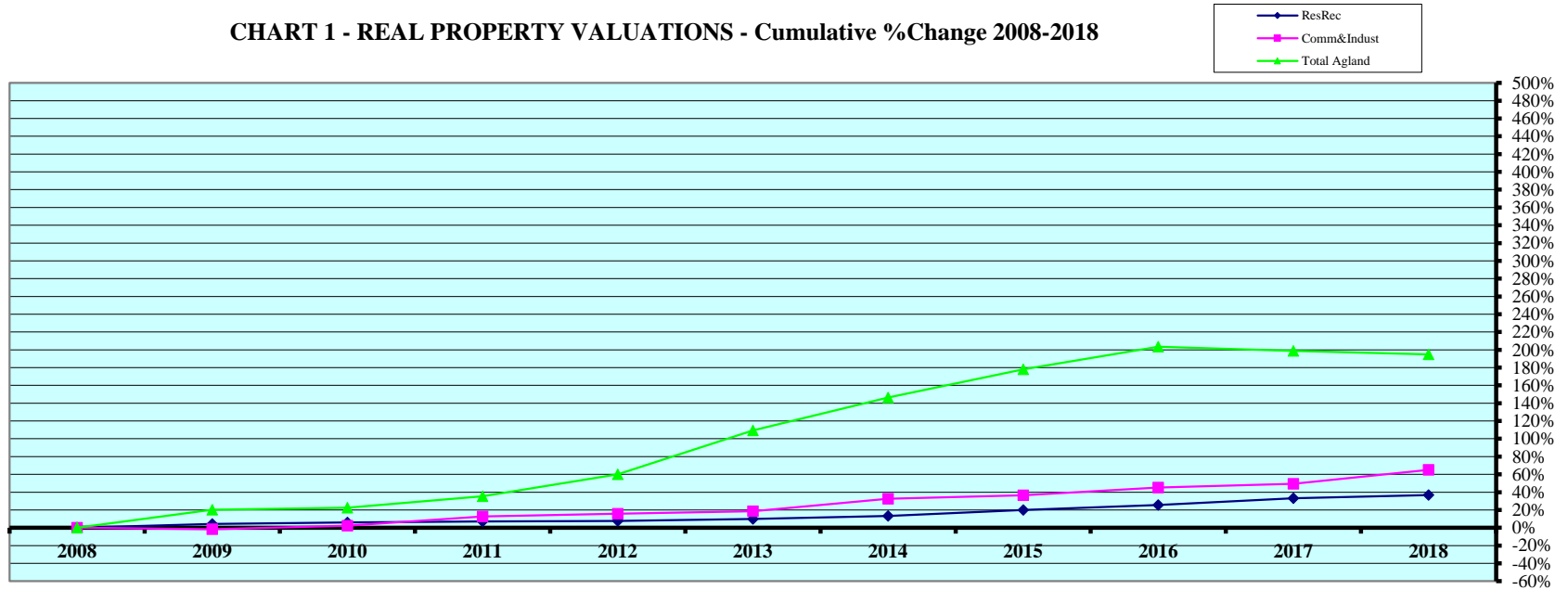


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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	157,695,174	--	--	--	50,386,301	--	--	--	408,129,671	--	--	--
2009	164,346,653	6,651,479	4.22%	4.22%	49,537,051	-849,250	-1.69%	-1.69%	490,973,630	82,843,959	20.30%	20.30%
2010	166,989,591	2,642,938	1.61%	5.89%	51,501,205	1,964,154	3.97%	2.21%	500,332,516	9,358,886	1.91%	22.59%
2011	168,710,649	1,721,058	1.03%	6.99%	56,771,251	5,270,046	10.23%	12.67%	552,933,015	52,600,499	10.51%	35.48%
2012	169,830,902	1,120,253	0.66%	7.70%	58,309,184	1,537,933	2.71%	15.72%	653,023,367	100,090,352	18.10%	60.00%
2013	173,443,914	3,613,012	2.13%	9.99%	59,740,811	1,431,627	2.46%	18.57%	854,559,587	201,536,220	30.86%	109.38%
2014	178,558,445	5,114,531	2.95%	13.23%	66,866,350	7,125,539	11.93%	32.71%	1,006,040,951	151,481,364	17.73%	146.50%
2015	188,983,728	10,425,283	5.84%	19.84%	68,726,161	1,859,811	2.78%	36.40%	1,135,150,470	129,109,519	12.83%	178.13%
2016	197,928,546	8,944,818	4.73%	25.51%	73,200,415	4,474,254	6.51%	45.28%	1,238,408,745	103,258,275	9.10%	203.44%
2017	210,009,984	12,081,438	6.10%	33.17%	75,293,928	2,093,513	2.86%	49.43%	1,219,860,408	-18,548,337	-1.50%	198.89%
2018	215,620,839	5,610,855	2.67%	36.73%	83,160,095	7,866,167	10.45%	65.05%	1,203,519,888	-16,340,520	-1.34%	194.89%

Rate Annual %chg: Residential & Recreational **3.18%**

Commercial & Industrial **5.14%**

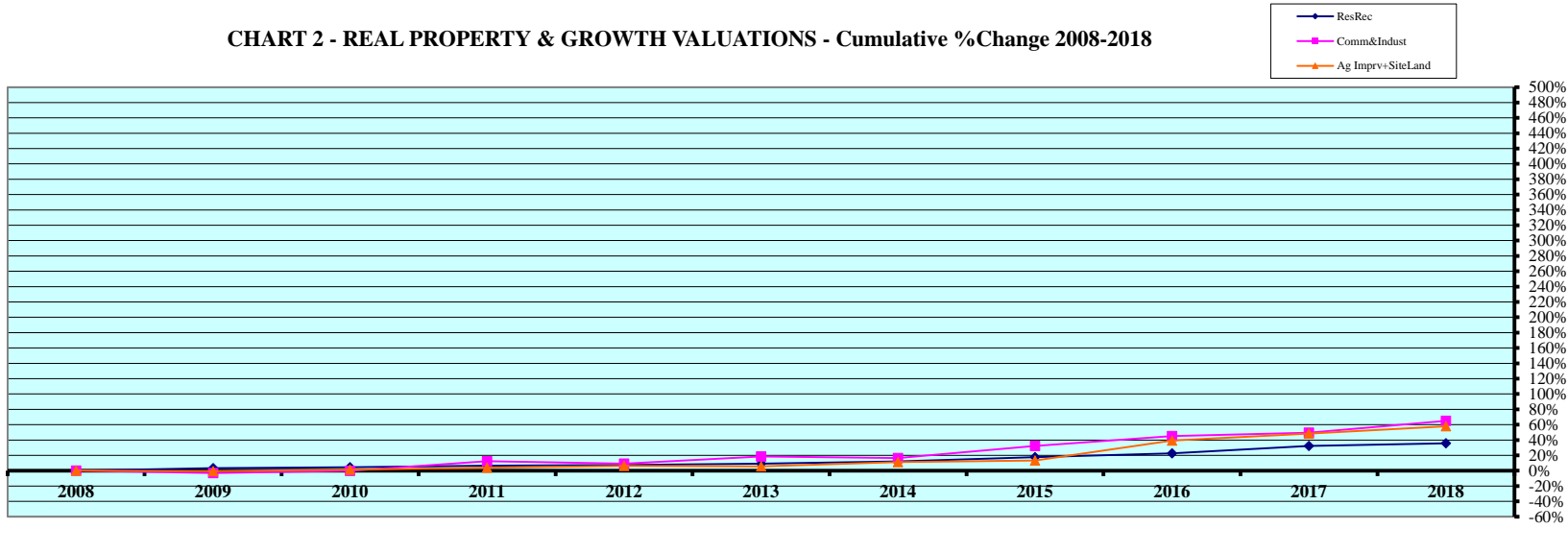
Agricultural Land **11.42%**

Cnty# **48**
County **JEFFERSON**

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	157,695,174	2,936,892	1.86%	154,758,282	--	--	50,386,301	1,256,302	2.49%	49,129,999	--	--		
2009	164,346,653	1,173,445	0.71%	163,173,208	3.47%	3.47%	49,537,051	706,529	1.43%	48,830,522	-3.09%	-3.09%		
2010	166,989,591	2,358,122	1.41%	164,631,469	0.17%	4.40%	51,501,205	1,152,657	2.24%	50,348,548	1.64%	-0.07%		
2011	168,710,649	876,784	0.52%	167,833,865	0.51%	6.43%	56,771,251	120,241	0.21%	56,651,010	10.00%	12.43%		
2012	169,830,902	622,344	0.37%	169,208,558	0.30%	7.30%	58,309,184	3,323,690	5.70%	54,985,494	-3.15%	9.13%		
2013	173,443,914	1,358,278	0.78%	172,085,636	1.33%	9.13%	59,740,811	0	0.00%	59,740,811	2.46%	18.57%		
2014	178,558,445	1,585,202	0.89%	176,973,243	2.03%	12.22%	66,866,350	8,166,039	12.21%	58,700,311	-1.74%	16.50%		
2015	188,983,728	3,437,385	1.82%	185,546,343	3.91%	17.66%	68,726,161	2,061,850	3.00%	66,664,311	-0.30%	32.31%		
2016	197,928,546	4,535,508	2.29%	193,393,038	2.33%	22.64%	73,200,415	0	0.00%	73,200,415	6.51%	45.28%		
2017	210,009,984	1,311,249	0.62%	208,698,735	5.44%	32.34%	75,293,928	0	0.00%	75,293,928	2.86%	49.43%		
2018	215,620,839	1,621,859	0.75%	213,998,980	1.90%	35.70%	83,160,095	27,278	0.03%	83,132,817	10.41%	64.99%		
Rate Ann%chg	3.18%						2.14%	5.14%						2.56%
								C & I w/o growth						

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	47,111,938	28,119,653	75,231,591	4,054,606	5.39%	71,176,985	--	--
2009	46,249,338	30,323,364	76,572,702	1,810,408	2.36%	74,762,294	-0.62%	-0.62%
2010	46,569,522	32,254,188	78,823,710	2,721,689	3.45%	76,102,021	-0.61%	1.16%
2011	46,044,174	34,172,173	80,216,347	1,989,274	2.48%	78,227,073	-0.76%	3.98%
2012	46,395,220	35,848,859	82,244,079	2,409,361	2.93%	79,834,718	-0.48%	6.12%
2013	44,911,355	38,393,897	83,305,252	3,709,049	4.45%	79,596,203	-3.22%	5.80%
2014	45,632,079	40,728,699	86,360,778	2,771,470	3.21%	83,589,308	0.34%	11.11%
2015	46,814,529	44,195,850	91,010,379	5,878,075	6.46%	85,132,304	-1.42%	13.16%
2016	49,488,899	59,213,498	108,702,397	4,001,976	3.68%	104,700,421	15.04%	39.17%
2017	52,829,543	65,362,360	118,191,903	6,489,310	5.49%	111,702,593	2.76%	48.48%
2018	53,620,475	66,406,588	120,027,063	1,255,384	1.05%	118,771,679	0.49%	57.87%
Rate Ann%chg	1.30%	8.97%	4.78%	Ag Imprv+Site w/o growth			1.15%	

(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.

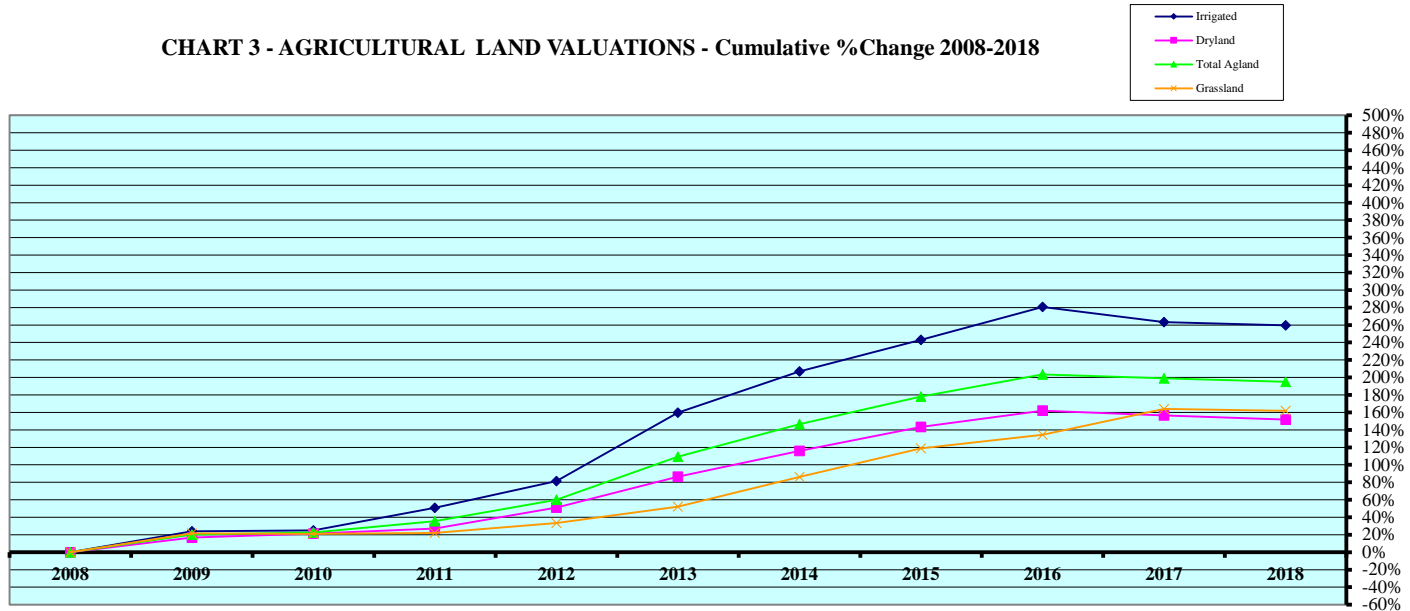
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	48
County	JEFFERSON

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	157,658,215	--	--	--	186,255,414	--	--	--	63,711,207	--	--	--
2009	195,517,650	37,859,435	24.01%	24.01%	217,309,565	31,054,151	16.67%	16.67%	77,503,812	13,792,605	21.65%	21.65%
2010	196,855,265	1,337,615	0.68%	24.86%	225,699,717	8,390,152	3.86%	21.18%	77,052,685	-451,127	-0.58%	20.94%
2011	237,723,129	40,867,864	20.76%	50.78%	236,717,605	11,017,888	4.88%	27.09%	77,691,739	639,054	0.83%	21.94%
2012	286,020,111	48,296,982	20.32%	81.42%	281,142,125	44,424,520	18.77%	50.94%	84,999,257	7,307,518	9.41%	33.41%
2013	409,345,528	123,325,417	43.12%	159.64%	347,000,973	65,858,848	23.43%	86.30%	96,875,092	11,875,835	13.97%	52.05%
2014	483,909,431	74,563,903	18.22%	206.94%	402,119,729	55,118,756	15.88%	115.90%	118,631,272	21,756,180	22.46%	86.20%
2015	540,940,862	57,031,431	11.79%	243.11%	452,998,724	50,878,995	12.65%	143.21%	139,339,377	20,708,105	17.46%	118.70%
2016	600,075,926	59,135,064	10.93%	280.62%	487,859,993	34,861,269	7.70%	161.93%	149,345,629	10,006,252	7.18%	134.41%
2017	572,832,170	-27,243,756	-4.54%	263.34%	477,742,372	-10,117,621	-2.07%	156.50%	168,175,319	18,829,690	12.61%	163.97%
2018	566,902,872	-5,929,298	-1.04%	259.58%	468,777,307	-8,965,065	-1.88%	151.69%	166,796,868	-1,378,451	-0.82%	161.80%

Rate Ann.%chg: Irrigated **13.65%** Dryland **9.67%** Grassland **10.10%**

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	504,835	--	--	--	0	--	--	--	408,129,671	--	--	--
2009	642,603	137,768	27.29%	27.29%	0	0	--	--	490,973,630	82,843,959	20.30%	20.30%
2010	724,849	82,246	12.80%	43.58%	0	0	--	--	500,332,516	9,358,886	1.91%	22.59%
2011	800,542	75,693	10.44%	58.57%	0	0	--	--	552,933,015	52,600,499	10.51%	35.48%
2012	861,874	61,332	7.66%	70.72%	0	0	--	--	653,023,367	100,090,352	18.10%	60.00%
2013	882,704	20,830	2.42%	74.85%	455,290	455,290	--	--	854,559,587	201,536,220	30.86%	109.38%
2014	930,979	48,275	5.47%	84.41%	449,540	-5,750	-1.26%	--	1,006,040,951	151,481,364	17.73%	146.50%
2015	1,126,238	195,259	20.97%	123.09%	745,269	295,729	65.78%	--	1,135,150,470	129,109,519	12.83%	178.13%
2016	1,096,747	-29,491	-2.62%	117.25%	30,450	-714,819	-95.91%	--	1,238,408,745	103,258,275	9.10%	203.44%
2017	1,080,097	-16,650	-1.52%	113.95%	30,450	0	0.00%	--	1,219,860,408	-18,548,337	-1.50%	198.89%
2018	1,012,391	-67,706	-6.27%	100.54%	30,450	0	0.00%	--	1,203,519,888	-16,340,520	-1.34%	194.89%

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County **JEFFERSON**

Rate Ann.%chg: Total Agric Land **11.42%**

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	157,663,199	77,396	2,037			186,583,365	151,126	1,235			63,654,432	105,774	602		
2009	195,507,611	78,632	2,486	22.05%	22.05%	217,337,133	149,482	1,454	17.76%	17.76%	77,469,219	105,355	735	22.19%	22.19%
2010	196,588,604	79,544	2,471	-0.60%	21.32%	225,870,075	148,681	1,519	4.49%	23.05%	77,043,719	105,038	733	-0.25%	21.88%
2011	237,396,947	80,887	2,935	18.75%	44.07%	236,959,674	147,421	1,607	5.81%	30.19%	77,665,273	104,841	741	1.00%	23.10%
2012	280,876,839	81,557	3,444	17.34%	69.06%	283,530,162	147,148	1,927	19.88%	56.07%	85,213,744	104,471	816	10.11%	35.54%
2013	399,790,932	84,602	4,726	37.21%	131.98%	352,228,156	144,846	2,432	26.20%	96.96%	97,148,379	104,076	933	14.44%	55.11%
2014	468,590,825	87,206	5,373	13.71%	163.78%	410,717,881	143,184	2,868	17.96%	132.34%	119,226,998	103,552	1,151	23.35%	91.32%
2015	541,012,316	94,751	5,710	6.26%	180.29%	452,779,590	136,384	3,320	15.74%	168.90%	139,256,475	102,875	1,354	17.57%	124.93%
2016	594,442,123	95,729	6,210	8.75%	204.83%	492,193,699	135,706	3,627	9.25%	193.77%	149,206,046	102,598	1,454	7.43%	141.65%
2017	573,913,371	97,697	5,874	-5.40%	188.37%	477,411,996	133,119	3,586	-1.12%	190.48%	166,674,324	102,987	1,618	11.29%	168.93%
2018	563,402,087	97,789	5,761	-1.92%	182.82%	471,047,016	132,231	3,562	-0.67%	188.53%	166,274,375	104,382	1,593	-1.57%	164.70%

Rate Annual %chg Average Value/Acre: **10.96%**

11.18%

10.22%

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	505,801	5,864	86			30,450	61	500			408,437,247	340,220	1,201		
2009	649,308	5,645	115	33.35%	33.35%	30,450	61	500	0.00%	0.00%	490,993,721	339,175	1,448	20.58%	20.58%
2010	720,253	5,540	130	13.02%	50.71%	30,450	61	500	0.00%	0.00%	500,253,101	338,864	1,476	1.98%	22.97%
2011	795,483	5,485	145	11.56%	68.13%	30,450	61	500	0.00%	0.00%	552,847,827	338,695	1,632	10.57%	35.97%
2012	874,194	5,464	160	10.32%	85.49%	30,450	61	500	0.00%	0.00%	650,525,389	338,701	1,921	17.67%	59.99%
2013	895,245	5,266	170	6.25%	97.08%	30,450	61	500	0.00%	0.00%	850,093,162	338,852	2,509	30.62%	108.97%
2014	944,266	5,103	185	8.84%	114.50%	30,450	61	500	0.00%	0.00%	999,510,420	339,106	2,947	17.49%	145.52%
2015	1,142,143	4,966	230	24.31%	166.64%	30,450	61	500	0.00%	0.00%	1,134,220,974	339,037	3,345	13.50%	178.67%
2016	1,094,999	4,761	230	0.00%	166.64%	30,450	61	500	0.00%	0.00%	1,236,967,317	338,856	3,650	9.12%	204.07%
2017	1,054,026	4,684	225	-2.16%	160.87%	30,450	61	500	0.00%	0.00%	1,219,084,167	338,547	3,601	-1.36%	199.95%
2018	1,017,471	4,625	220	-2.23%	155.04%	30,450	61	500	0.00%	0.00%	1,201,771,399	339,088	3,544	-1.58%	195.22%

Rate Annual %chg Average Value/Acre: **11.43%**

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JEFFERSON

(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

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
7,547	JEFFERSON	94,067,170	124,222,619	98,128,771	214,509,985	72,452,783	10,707,312	1,110,854	1,203,519,888	53,620,475	66,406,588	25,745	1,938,772,190
cnty sector/value % of total value:		4.85%	6.41%	5.06%	11.06%	3.74%	0.55%	0.06%	62.08%	2.77%	3.43%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
166	DAYKIN	350,977	213,121	49,258	4,742,768	5,553,625	0	0	0	0	0	0	10,909,749
2.20%	%sector of county sector	0.37%	0.17%	0.05%	2.21%	7.67%							0.56%
	%sector of municipality	3.22%	1.95%	0.45%	43.47%	50.91%							100.00%
260	DILLER	3,281,338	1,063,570	31,900	6,877,410	1,788,732	0	0	0	0	0	0	13,042,950
3.45%	%sector of county sector	3.49%	0.86%	0.03%	3.21%	2.47%							0.67%
	%sector of municipality	25.16%	8.15%	0.24%	52.73%	13.71%							100.00%
132	ENDICOTT	91,590	583,168	2,402,572	3,288,374	80,371	0	0	0	0	0	0	6,446,075
1.75%	%sector of county sector	0.10%	0.47%	2.45%	1.53%	0.11%							0.33%
	%sector of municipality	1.42%	9.05%	37.27%	51.01%	1.25%							100.00%
3,942	FAIRBURY	10,309,835	2,332,609	3,040,778	80,513,260	29,909,222	1,801,281	0	0	0	0	0	127,906,985
52.23%	%sector of county sector	10.96%	1.88%	3.10%	37.53%	41.28%	16.82%						6.60%
	%sector of municipality	8.06%	1.82%	2.38%	62.95%	23.38%	1.41%						100.00%
49	HARBINE	508,079	115,084	3,452	1,199,013	183,439	0	0	0	0	0	0	2,009,067
0.65%	%sector of county sector	0.54%	0.09%	0.00%	0.56%	0.25%							0.10%
	%sector of municipality	25.29%	5.73%	0.17%	59.68%	9.13%							100.00%
118	JANSEN	167,214	124,807	236,993	2,291,404	14,504,157	0	0	130,045	0	0	0	17,454,620
1.56%	%sector of county sector	0.18%	0.10%	0.24%	1.07%	20.02%			0.01%				0.90%
	%sector of municipality	0.96%	0.72%	1.36%	13.13%	83.10%			0.75%				100.00%
409	PLYMOUTH	897,706	318,140	525,281	13,182,660	10,489,363	585,907	0	0	0	0	0	25,999,057
5.42%	%sector of county sector	0.95%	0.26%	0.54%	6.15%	14.48%	5.47%						1.34%
	%sector of municipality	3.45%	1.22%	2.02%	50.70%	40.35%	2.25%						100.00%
69	REYNOLDS	172,575	55,774	3,476	1,157,928	1,335,851	0	0	0	0	0	0	2,725,604
0.91%	%sector of county sector	0.18%	0.04%	0.00%	0.54%	1.84%							0.14%
	%sector of municipality	6.33%	2.05%	0.13%	42.48%	49.01%							100.00%
61	STEELE CITY	33,983	299,120	1,097,414	1,121,718	46,360	0	0	0	0	0	198	2,598,793
0.81%	%sector of county sector	0.04%	0.24%	1.12%	0.52%	0.06%						0.77%	0.13%
	%sector of municipality	1.31%	11.51%	42.23%	43.16%	1.78%						0.01%	100.00%
5,206	Total Municipalities	15,813,297	5,105,393	7,391,124	114,374,535	63,891,120	2,387,188	0	130,045	0	0	198	209,092,900
68.98%	%all municip.sectors of cnty	16.81%	4.11%	7.53%	53.32%	88.18%	22.29%		0.01%			0.77%	10.78%