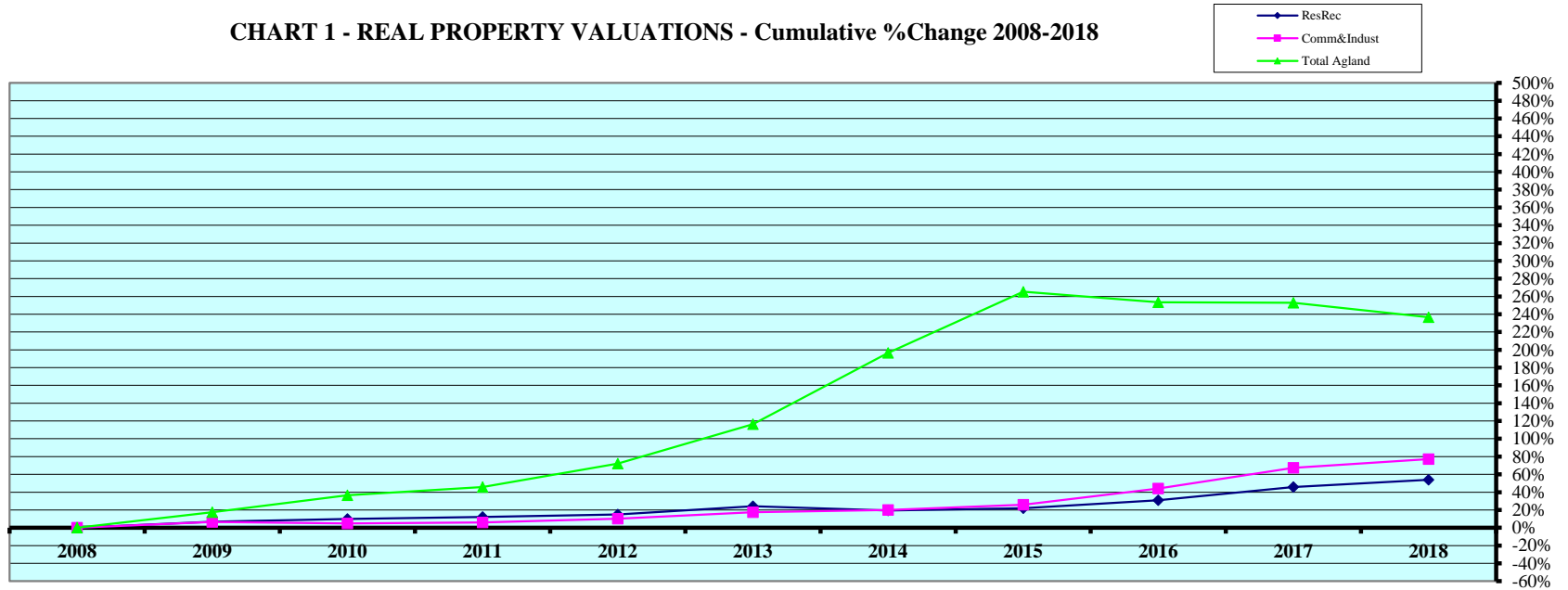


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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	59,931,080	--	--	--	11,896,930	--	--	--	237,623,115	--	--	--
2009	63,994,525	4,063,445	6.78%	6.78%	12,657,930	761,000	6.40%	6.40%	279,273,195	41,650,080	17.53%	17.53%
2010	65,903,740	1,909,215	2.98%	9.97%	12,482,320	-175,610	-1.39%	4.92%	324,590,745	45,317,550	16.23%	36.60%
2011	67,235,835	1,332,095	2.02%	12.19%	12,606,635	124,315	1.00%	5.97%	346,017,700	21,426,955	6.60%	45.62%
2012	68,870,655	1,634,820	2.43%	14.92%	13,118,340	511,705	4.06%	10.27%	409,263,635	63,245,935	18.28%	72.23%
2013	74,344,735	5,474,080	7.95%	24.05%	13,979,505	861,165	6.56%	17.51%	514,510,230	105,246,595	25.72%	116.52%
2014	71,617,930	-2,726,805	-3.67%	19.50%	14,286,235	306,730	2.19%	20.08%	704,976,725	190,466,495	37.02%	196.68%
2015	73,029,675	1,411,745	1.97%	21.86%	14,956,060	669,825	4.69%	25.71%	868,098,935	163,122,210	23.14%	265.33%
2016	78,485,176	5,455,501	7.47%	30.96%	17,141,496	2,185,436	14.61%	44.08%	839,673,135	-28,425,800	-3.27%	253.36%
2017	87,383,447	8,898,271	11.34%	45.81%	19,899,095	2,757,599	16.09%	67.26%	838,548,660	-1,124,475	-0.13%	252.89%
2018	92,247,257	4,863,810	5.57%	53.92%	21,075,180	1,176,085	5.91%	77.15%	799,994,290	-38,554,370	-4.60%	236.67%

Rate Annual %chg: Residential & Recreational **4.41%**

Commercial & Industrial **5.88%**

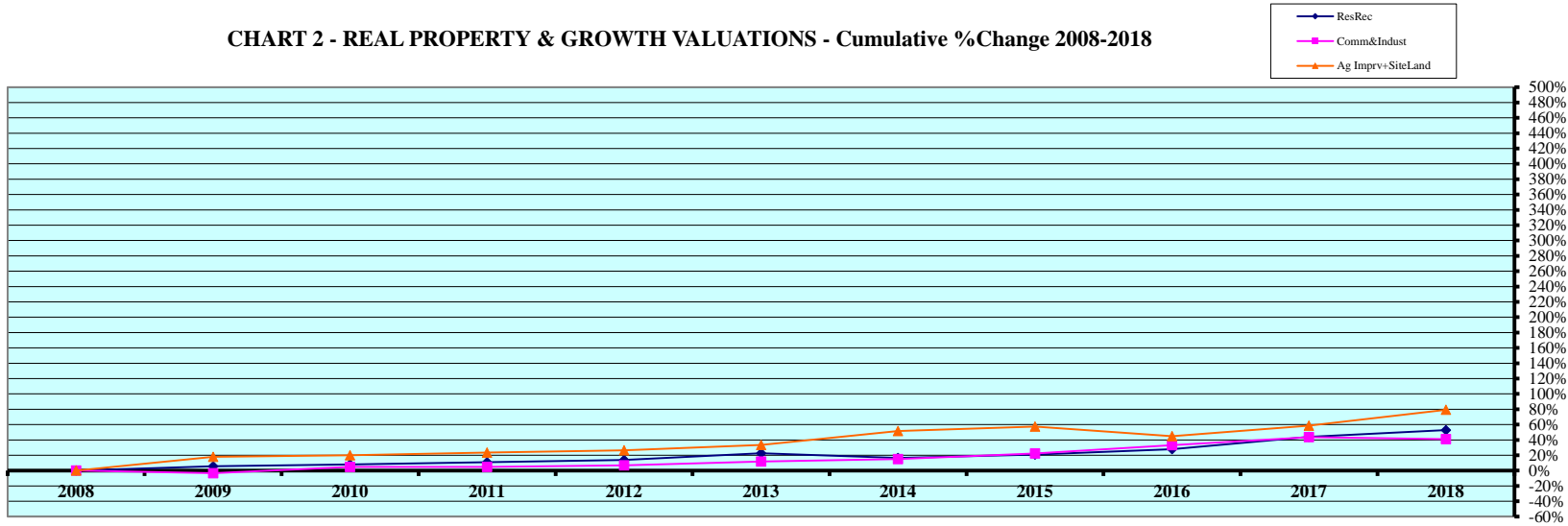
Agricultural Land **12.91%**

Cnty# **87**
County **THURSTON**

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	59,931,080	1,654,624	2.76%	58,276,456	--	--	11,896,930	101,690	0.85%	11,795,240	--	--			
2009	63,994,525	698,565	1.09%	63,295,960	5.61%	5.61%	12,657,930	1,162,450	9.18%	11,495,480	-3.37%	-3.37%			
2010	65,903,740	1,176,315	1.78%	64,727,425	1.15%	8.00%	12,482,320	25,950	0.21%	12,456,370	-1.59%	4.70%			
2011	67,235,835	790,235	1.18%	66,445,600	0.82%	10.87%	12,606,635	126,435	1.00%	12,480,200	-0.02%	4.90%			
2012	68,870,655	607,990	0.88%	68,262,665	1.53%	13.90%	13,118,340	419,260	3.20%	12,699,080	0.73%	6.74%			
2013	74,344,735	934,285	1.26%	73,410,450	6.59%	22.49%	13,979,505	664,775	4.76%	13,314,730	1.50%	11.92%			
2014	71,617,930	1,881,020	2.63%	69,736,910	-6.20%	16.36%	14,286,235	589,270	4.12%	13,696,965	-2.02%	15.13%			
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	20.85%	14,956,060	386,500	2.58%	14,569,560	1.98%	22.46%			
2016	78,485,176	1,898,570	2.42%	76,586,606	4.87%	27.79%	17,141,496	1,304,595	7.61%	15,836,901	5.89%	33.12%			
2017	87,383,447	1,085,972	1.24%	86,297,475	9.95%	43.99%	19,899,095	2,821,205	14.18%	17,077,890	-0.37%	43.55%			
2018	92,247,257	661,943	0.72%	91,585,314	4.81%	52.82%	21,075,180	4,289,355	20.35%	16,785,825	-15.65%	41.09%			
Rate Ann%chg	4.41%						3.03%	5.88%						C & I w/o growth	-1.29%

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	15,918,775	12,862,350	28,781,125	817,050	2.84%	27,964,075	--	--
2009	18,241,855	16,599,220	34,841,075	885,075	2.54%	33,956,000	17.98%	17.98%
2010	18,282,950	17,752,970	36,035,920	1,536,090	4.26%	34,499,830	-0.98%	19.87%
2011	18,341,640	18,712,565	37,054,205	1,506,380	4.07%	35,547,825	-1.35%	23.51%
2012	18,166,340	20,129,960	38,296,300	1,928,972	5.04%	36,367,328	-1.85%	26.36%
2013	18,426,655	21,343,800	39,770,455	1,332,030	3.35%	38,438,425	0.37%	33.55%
2014	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	9.68%	51.55%
2015	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	-0.15%	57.32%
2016	19,082,750	23,811,285	42,894,035	1,217,360	2.84%	41,676,675	-9.17%	44.81%
2017	20,503,014	25,984,865	46,487,879	884,285	1.90%	45,603,594	6.32%	58.45%
2018	24,591,170	27,612,215	52,203,385	614,670	1.18%	51,588,715	10.97%	79.24%
Rate Ann%chg	4.44%	7.94%	6.14%	Ag Imprv+Site w/o growth			3.18%	

(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.

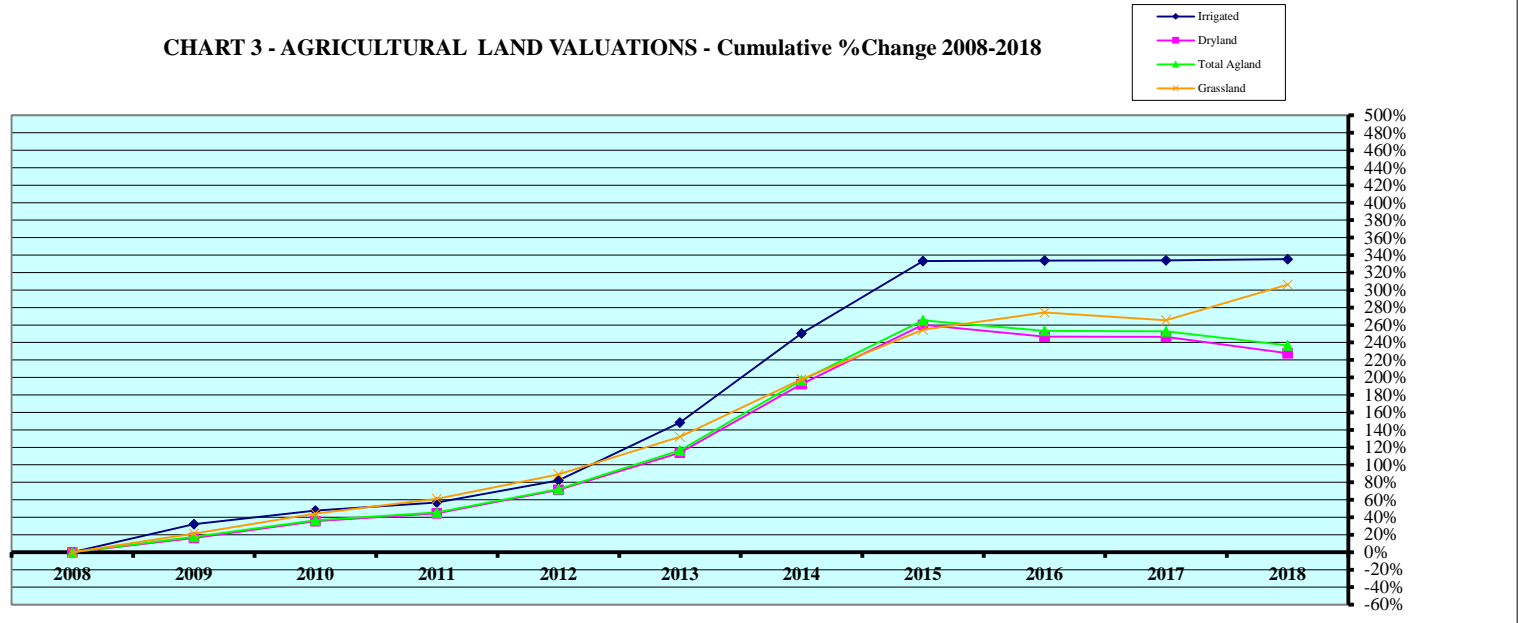
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	87
County	THURSTON

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	17,701,490	--	--	--	216,076,980	--	--	--	3,559,245	--	--	--
2009	23,356,555	5,655,065	31.95%	31.95%	251,302,470	35,225,490	16.30%	16.30%	4,318,815	759,570	21.34%	21.34%
2010	26,117,440	2,760,885	11.82%	47.54%	293,046,765	41,744,295	16.61%	35.62%	5,128,010	809,195	18.74%	44.08%
2011	27,784,770	1,667,330	6.38%	56.96%	312,202,655	19,155,890	6.54%	44.49%	5,734,800	606,790	11.83%	61.12%
2012	32,231,150	4,446,380	16.00%	82.08%	370,012,940	57,810,285	18.52%	71.24%	6,724,095	989,295	17.25%	88.92%
2013	43,945,745	11,714,595	36.35%	148.26%	461,863,025	91,850,085	24.82%	113.75%	8,254,875	1,530,780	22.77%	131.93%
2014	62,032,740	18,086,995	41.16%	250.44%	631,889,055	170,026,030	36.81%	192.44%	10,608,160	2,353,285	28.51%	198.05%
2015	76,655,740	14,623,000	23.57%	333.05%	778,417,585	146,528,530	23.19%	260.25%	12,618,605	2,010,445	18.95%	254.53%
2016	76,762,255	106,515	0.14%	333.65%	749,197,840	-29,219,745	-3.75%	246.73%	13,327,325	708,720	5.62%	274.44%
2017	76,802,195	39,940	0.05%	333.87%	748,376,100	-821,740	-0.11%	246.35%	13,009,680	-317,645	-2.38%	265.52%
2018	77,068,215	266,020	0.35%	335.38%	708,154,325	-40,221,775	-5.37%	227.73%	14,457,535	1,447,855	11.13%	306.20%

Rate Ann.%chg: Irrigated **15.85%** Dryland **12.60%** Grassland **15.05%**

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	285,400	--	--	--	0	--	--	--	237,623,115	--	--	--
2009	295,355	9,955	3.49%	3.49%	0	0	0	0	279,273,195	41,650,080	17.53%	17.53%
2010	298,530	3,175	1.07%	4.60%	0	0	0	0	324,590,745	45,317,550	16.23%	36.60%
2011	295,475	-3,055	-1.02%	3.53%	0	0	0	0	346,017,700	21,426,955	6.60%	45.62%
2012	295,450	-25	-0.01%	3.52%	0	0	0	0	409,263,635	63,245,935	18.28%	72.23%
2013	446,585	151,135	51.15%	56.48%	0	0	0	0	514,510,230	105,246,595	25.72%	116.52%
2014	446,770	185	0.04%	56.54%	0	0	0	0	704,976,725	190,466,495	37.02%	196.68%
2015	407,005	-39,765	-8.90%	42.61%	0	0	0	0	868,098,935	163,122,210	23.14%	265.33%
2016	385,715	-21,290	-5.23%	35.15%	0	0	0	0	839,673,135	-28,425,800	-3.27%	253.36%
2017	360,685	-25,030	-6.49%	26.38%	0	0	0	0	838,548,660	-1,124,475	-0.13%	252.89%
2018	314,215	-46,470	-12.88%	10.10%	0	0	0	0	799,994,290	-38,554,370	-4.60%	236.67%

Cnty# **87**
County **THURSTON**

Rate Ann.%chg: Total Agric Land **12.91%**

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	17,713,890	10,919	1,622			216,092,690	153,309	1,410			3,562,530	12,377	288		
2009	23,356,555	10,914	2,140	31.92%	31.92%	251,229,680	153,325	1,639	16.25%	16.25%	4,324,375	12,324	351	21.91%	21.91%
2010	26,117,440	11,048	2,364	10.46%	45.72%	293,038,330	153,239	1,912	16.71%	35.67%	5,123,805	12,347	415	18.26%	44.17%
2011	27,784,770	11,264	2,467	4.34%	52.05%	313,198,520	153,050	2,046	7.01%	45.18%	5,754,195	12,322	467	12.54%	62.24%
2012	32,231,150	11,531	2,795	13.32%	72.30%	370,177,320	152,481	2,428	18.63%	72.24%	6,722,670	12,164	553	18.35%	92.01%
2013	43,297,970	12,429	3,483	24.63%	114.73%	462,977,685	151,603	3,054	25.79%	116.66%	8,297,400	11,999	691	25.12%	140.24%
2014	62,042,100	12,790	4,851	39.26%	199.02%	631,820,110	151,505	4,170	36.56%	195.87%	10,625,260	12,297	864	24.95%	200.19%
2015	76,803,465	13,169	5,832	20.23%	259.51%	778,751,755	152,653	5,101	22.33%	261.93%	12,583,670	11,315	1,112	28.72%	286.39%
2016	76,766,140	13,163	5,832	0.00%	259.50%	749,365,025	152,813	4,904	-3.87%	247.90%	13,280,490	11,407	1,164	4.68%	304.49%
2017	76,899,605	13,181	5,834	0.04%	259.63%	748,415,190	152,810	4,898	-0.12%	247.47%	13,001,790	11,362	1,144	-1.71%	297.58%
2018	77,068,215	13,195	5,841	0.11%	260.02%	708,156,035	152,823	4,634	-5.39%	228.75%	14,459,490	11,895	1,216	6.22%	322.32%

Rate Annual %chg Average Value/Acre: 13.67%

12.64%

15.50%

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	296,520	5,928	50			0	0				237,665,630	182,534	1,302		
2009	295,510	5,908	50	0.00%	0.00%	0	0				279,206,120	182,471	1,530	17.52%	17.52%
2010	295,985	5,918	50	0.00%	0.00%	0	0				324,575,560	182,552	1,778	16.20%	36.55%
2011	298,745	5,973	50	0.00%	0.00%	0	0				347,036,230	182,609	1,900	6.89%	45.96%
2012	295,430	5,907	50	0.00%	0.00%	0	0				409,426,570	182,083	2,249	18.32%	72.70%
2013	442,880	5,895	75	50.21%	50.21%	0	0				515,015,935	181,926	2,831	25.90%	117.42%
2014	456,720	6,080	75	-0.01%	50.19%	0	0				704,944,190	182,672	3,859	36.32%	196.39%
2015	405,645	5,402	75	-0.03%	50.14%	0	0				868,544,535	182,538	4,758	23.30%	265.44%
2016	386,215	5,145	75	-0.04%	50.08%	0	0				839,797,870	182,528	4,601	-3.30%	253.36%
2017	360,675	4,805	75	-0.01%	50.07%	0	0				838,677,260	182,157	4,604	0.07%	253.61%
2018	314,205	4,187	75	-0.01%	50.05%	0	0				799,997,945	182,101	4,393	-4.58%	237.41%

87
THURSTON

Rate Annual %chg Average Value/Acre: 12.93%

(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
Aglnd 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
6,940	THURSTON	42,592,847	7,970,666	14,687,433	91,093,502	18,332,375	2,742,805	1,153,755	799,994,290	24,591,170	27,612,215	0	1,030,771,058
cnty sectorvalue % of total value:		4.13%	0.77%	1.42%	8.84%	1.78%	0.27%	0.11%	77.61%	2.39%	2.68%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
840	EMERSON	89,974	86,283	173,124	2,709,330	350,745	0	0	0	0	0	0	3,409,456
12.10%	%sector of county sector	0.21%	1.08%	1.18%	2.97%	1.91%							0.33%
	%sector of municipality	2.64%	2.53%	5.08%	79.47%	10.29%							100.00%
0	MACY	0	0	0	490,210	44,970	0	0	0	0	0	0	535,180
	%sector of county sector				0.54%	0.25%							0.05%
	%sector of municipality				91.60%	8.40%							100.00%
1,002	PENDER	7,174,835	295,893	230,424	41,234,955	6,938,095	1,691,965	0	47,340	0	0	0	57,613,507
14.44%	%sector of county sector	16.85%	3.71%	1.57%	45.27%	37.85%	61.69%		0.01%				5.59%
	%sector of municipality	12.45%	0.51%	0.40%	71.57%	12.04%	2.94%		0.08%				100.00%
160	ROSALIE	7,976	306,502	575,333	1,850,207	161,810	0	0	0	0	0	0	2,901,828
2.31%	%sector of county sector	0.02%	3.85%	3.92%	2.03%	0.88%							0.28%
	%sector of municipality	0.27%	10.56%	19.83%	63.76%	5.58%							100.00%
132	THURSTON	638,718	45,714	2,972	2,439,730	1,219,530	10,830	0	0	0	0	0	4,357,494
1.90%	%sector of county sector	1.50%	0.57%	0.02%	2.68%	6.65%	0.39%						0.42%
	%sector of municipality	14.66%	1.05%	0.07%	55.99%	27.99%	0.25%						100.00%
780	WALTHILL	93,178	368,985	341,213	4,153,280	1,178,735	68,595	0	0	0	0	0	6,203,986
11.24%	%sector of county sector	0.22%	4.63%	2.32%	4.56%	6.43%	2.50%						0.60%
	%sector of municipality	1.50%	5.95%	5.50%	66.95%	19.00%	1.11%						100.00%
774	WINNEBAGO	143,114	308,902	473,362	5,843,780	6,083,985	0	0	780	0	0	0	12,853,923
11.15%	%sector of county sector	0.34%	3.88%	3.22%	6.42%	33.19%			0.00%				1.25%
	%sector of municipality	1.11%	2.40%	3.68%	45.46%	47.33%			0.01%				100.00%
3,688	Total Municipalities	8,147,795	1,412,279	1,796,428	58,721,492	15,977,870	1,771,390	0	48,120	0	0	0	87,875,374
53.14%	%all municip.sectors of cnty	19.13%	17.72%	12.23%	64.46%	87.16%	64.58%		0.01%				8.53%