

**City of Kearney
Community Redevelopment Authority
Annual Estimated Assessed Valuation and Real Estate Tax Capture
MJ Development, LLC / Younes Landing, LLC
Redevelopment Area No 8
Parcels 580127030, 580127040, 580127050, and 6.39 acres of 580127060**

| Assessed value/taxes - base value year (actual) | | | | | | | | | | | |
|---|-----------------------|------------|-----------------------|----------------|-----------------|---------------------------|--------------------|------------|------------|-----------|------------------|
| Year | Assessed Value (Base) | Base Value | Kearney Public School | Buffalo County | City of Kearney | Central Community College | Central Platte NRD | ESU 10 | Ag Society | CRA | Base Value Taxes |
| | | | 1.228303 | 0.333023 | 0.14887 | 0.090272 | 0.02344 | 0.017973 | 0.014876 | 0.004715 | 1.861472 |
| 1 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 2 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 3 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 4 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 5 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 6 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 7 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 8 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 9 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 10 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 11 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 12 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 13 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 14 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| 15 | 96,415 | 96,415 | 1,184 | 321 | 144 | 87 | 23 | 17 | 14 | 5 | 1,795 |
| Total property taxes - base value year | | | 17,764 | 4,816 | 2,153 | 1,306 | 339 | 260 | 215 | 68 | 26,921 |

| Assessed value/taxes - base value year plus increment (estimated) | | | | | | | | | | | |
|---|---------------------------------|-----------------|-----------------------|----------------|-----------------|---------------------------|--------------------|---------------|---------------|--------------|-----------------------|
| Year | Assessed Value (with increment) | Increment Value | Kearney Public School | Buffalo County | City of Kearney | Central Community College | Central Platte NRD | ESU 10 | Ag Society | CRA | Increment Value Taxes |
| TIF percent abated | | 100% | 1.228303 | 0.333023 | 0.14887 | 0.090272 | 0.02344 | 0.017973 | 0.014876 | 0.004715 | 1.861472 |
| Annual valuation Increase | | 0.00% | | | | | | | | | |
| 1 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 2 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 3 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 4 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 5 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 6 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 7 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 8 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 9 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 10 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 11 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 12 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 13 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 14 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| 15 | 10,788,080 | 10,691,665 | 131,326 | 35,606 | 15,917 | 9,652 | 2,506 | 1,922 | 1,590 | 504 | 199,022 |
| Total property taxes - base & improvements | | | 1,969,891 | 534,086 | 238,750 | 144,774 | 37,592 | 28,824 | 23,857 | 7,562 | 2,985,335 |

| Assessed value/taxes - base value year plus increment (estimated) | | | | | | | | | | | |
|---|---------------------------------|-----------------|-----------------------|----------------|-----------------|---------------------------|--------------------|---------------|---------------|--------------|-----------------------|
| Year | Assessed Value (with increment) | Increment Value | Kearney Public School | Buffalo County | City of Kearney | Central Community College | Central Platte NRD | ESU 10 | Ag Society | CRA | Increment Value Taxes |
| TIF percent abated | | 95.00% | 1.228303 | 0.333023 | 0.14887 | 0.090272 | 0.02344 | 0.017973 | 0.014876 | 0.004715 | 1.861472 |
| Annual valuation Increase | | 0.00% | | | | | | | | | |
| 1 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 2 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 3 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 4 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 5 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 6 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 7 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 8 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 9 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 10 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 11 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 12 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 13 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 14 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| 15 | 10,788,080 | 10,157,082 | 124,760 | 33,825 | 15,121 | 9,169 | 2,381 | 1,826 | 1,511 | 479 | 189,071 |
| Total property taxes - base & improvements | | | 1,871,396 | 507,381 | 226,813 | 137,535 | 35,712 | 27,383 | 22,665 | 7,184 | 2,836,068 |