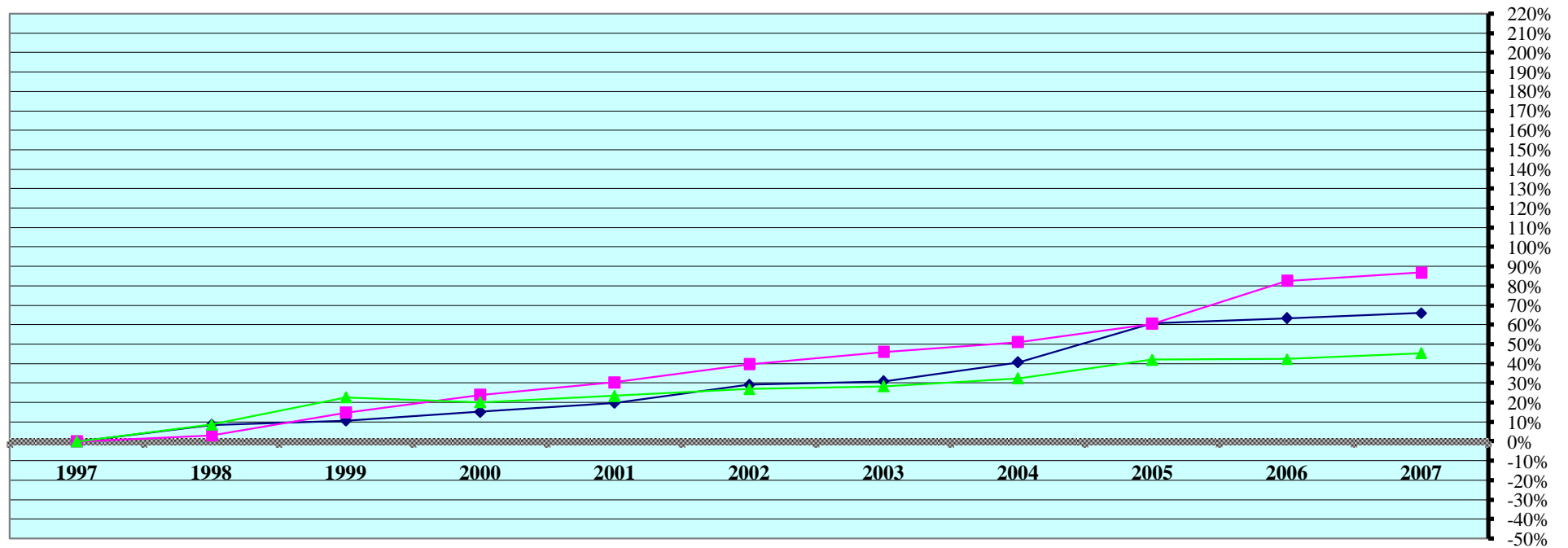


REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



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
1997	1,012,816,629	--	--	--	423,989,067	--	--	--	296,864,307	--	--	--
1998	1,099,373,261	86,556,632	8.55%	8.55%	437,200,590	13,211,523	3.12%	3.12%	322,847,915	25,983,608	8.75%	8.75%
1999	1,121,148,272	21,775,011	1.98%	10.70%	486,977,073	49,776,483	11.39%	14.86%	364,543,477	41,695,562	12.91%	22.80%
2000	1,167,480,494	46,332,222	4.13%	15.27%	525,751,730	38,774,657	7.96%	24.00%	357,056,646	-7,486,831	-2.05%	20.28%
2001	1,214,106,591	46,626,097	3.99%	19.87%	552,787,471	27,035,741	5.14%	30.38%	366,450,211	9,393,565	2.63%	23.44%
2002	1,307,896,967	93,790,376	7.73%	29.13%	592,446,277	39,658,806	7.17%	39.73%	377,121,506	10,671,295	2.91%	27.03%
2003	1,326,692,075	18,795,108	1.44%	30.99%	619,008,171	26,561,894	4.48%	46.00%	381,092,747	3,971,241	1.05%	28.37%
2004	1,424,947,479	98,255,404	7.41%	40.69%	640,560,336	21,552,165	3.48%	51.08%	393,545,057	12,452,310	3.27%	32.57%
2005	1,627,269,032	202,321,553	14.20%	60.67%	680,913,129	40,352,793	6.30%	60.60%	421,741,314	28,196,257	7.16%	42.07%
2006	1,655,293,513	28,024,481	1.72%	63.43%	774,430,752	93,517,623	13.73%	82.65%	422,832,541	1,091,227	0.26%	42.43%
2007	1,681,720,913	26,427,400	1.60%	66.04%	791,953,729	17,522,977	2.26%	86.79%	431,476,186	8,643,645	2.04%	45.34%

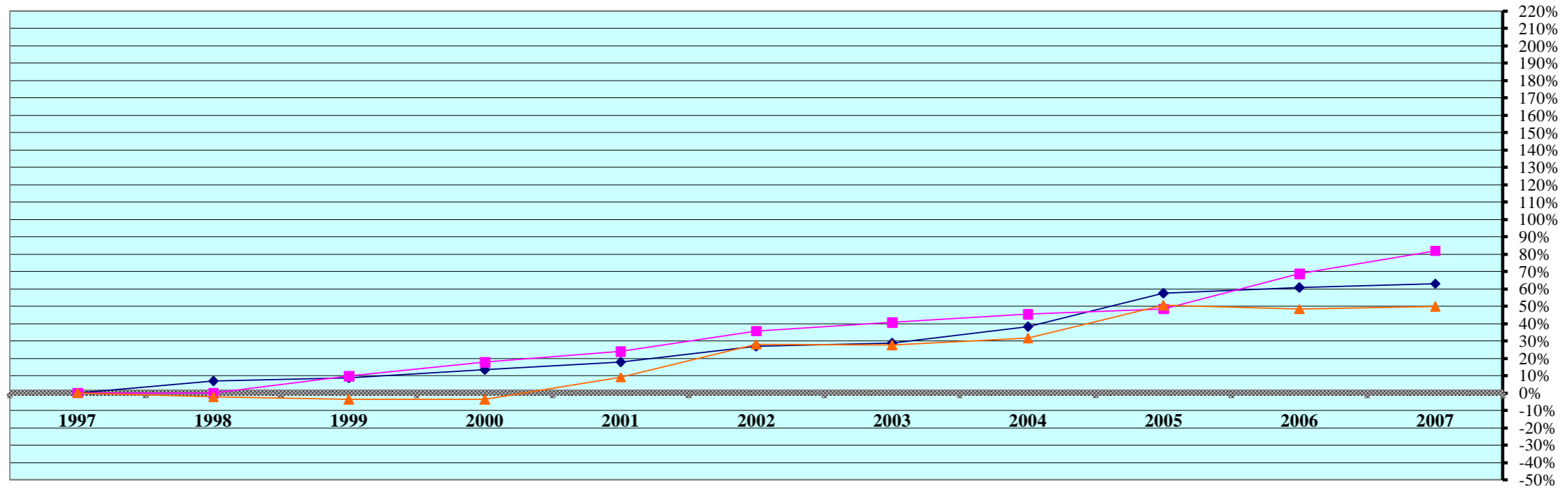
Rate Ann. %chg: Resid & Rec. 5.20% Comm & Indust 6.45% Agric. Land 3.81%

Cnty# 40
 County HALL

FL area 7

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
 Source: 1997 - 2007 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1997-2007



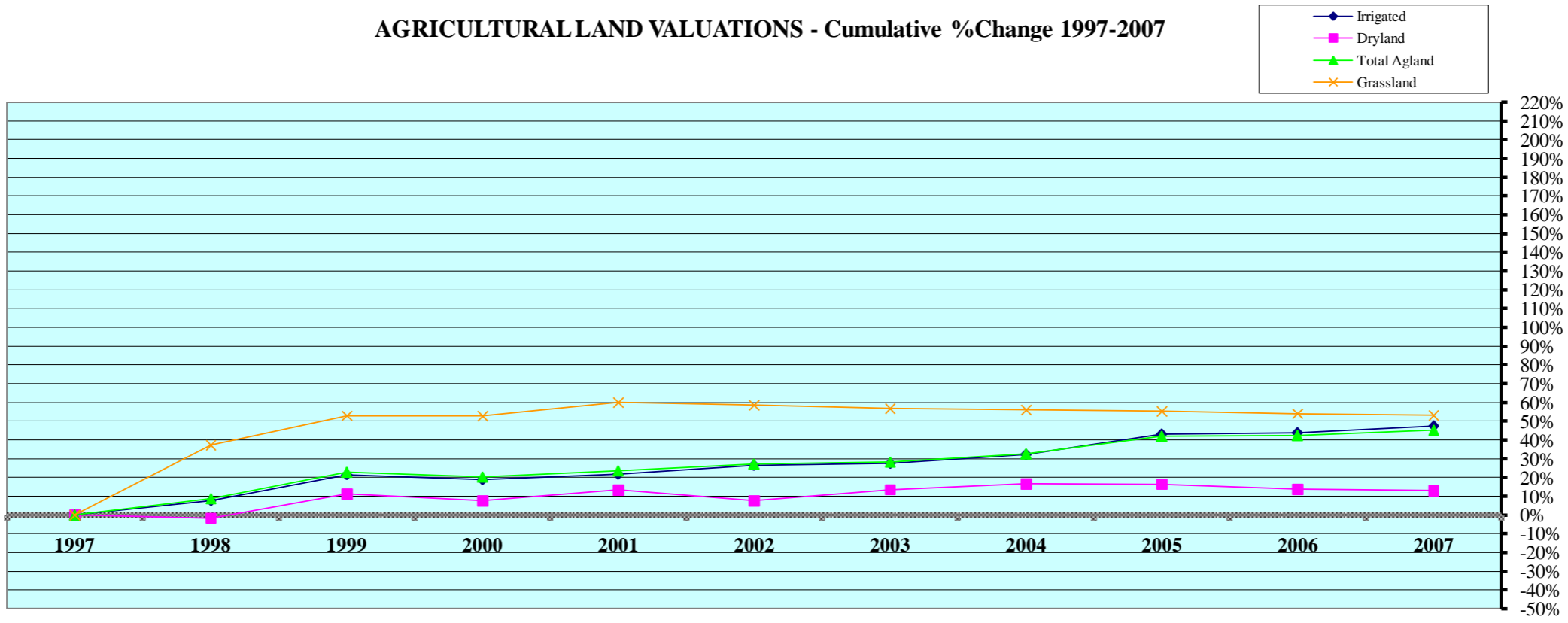
Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	1,012,816,629	20,102,212	1.98%	992,714,417	--	--	423,989,067	18,920,639	4.46%	405,068,428	--	--
1998	1,099,373,261	18,926,247	1.72%	1,080,447,014	6.68%	6.68%	437,200,590	13,694,340	3.13%	423,506,250	-0.11%	-0.11%
1999	1,121,148,272	21,495,559	1.92%	1,099,652,713	0.03%	8.57%	486,977,073	22,283,975	4.58%	464,693,098	6.29%	9.60%
2000	1,167,480,494	20,683,192	1.77%	1,146,797,302	2.29%	13.23%	525,751,730	26,755,553	5.09%	498,996,177	2.47%	17.69%
2001	1,214,106,591	21,345,923	1.76%	1,192,760,668	2.17%	17.77%	552,787,471	27,352,215	4.95%	525,435,256	-0.06%	23.93%
2002	1,307,896,967	22,915,050	1.75%	1,284,981,917	5.84%	26.87%	592,446,277	17,130,829	2.89%	575,315,448	4.08%	35.69%
2003	1,326,692,075	24,073,898	1.81%	1,302,618,177	-0.40%	28.61%	619,008,171	22,777,606	3.68%	596,230,565	0.64%	40.62%
2004	1,424,947,479	26,773,405	1.88%	1,398,174,074	5.39%	38.05%	640,560,336	24,681,239	3.85%	615,879,097	-0.51%	45.26%
2005	1,627,269,032	32,900,883	2.02%	1,594,368,149	11.89%	57.42%	680,913,129	51,697,281	7.59%	629,215,848	-1.77%	48.40%
2006	1,655,293,513	28,723,114	1.74%	1,626,570,399	-0.04%	60.60%	774,430,752	59,925,668	7.74%	714,505,084	4.93%	68.52%
2007	1,681,720,913	30,583,127	1.82%	1,651,137,786	-0.25%	63.02%	791,953,729	20,724,075	2.62%	771,229,654	-0.41%	81.90%
Rate Ann%chg	5.20%		Resid & Rec. w/o growth			3.36%	6.45%		C & I w/o growth			1.55%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwell & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
1997	47,353,388	27,662,933	75,016,321	455,912	0.61%	74,560,409	--
1998	47,199,454	27,341,321	74,540,775	1,341,284	1.80%	73,199,491	-2.42%
1999	46,128,392	26,640,965	72,769,357	588,547	0.81%	72,180,810	-3.17%
2000	46,834,759	26,969,389	73,804,148	1,647,751	2.23%	72,156,397	-3.81%
2001	61,161,929	22,574,695	83,736,624	1,850,597	2.21%	81,886,027	9.16%
2002	77,821,694	20,405,445	98,227,139	2,191,647	2.23%	96,035,492	28.02%
2003	76,703,647	20,593,434	97,297,081	1,573,361	1.62%	95,723,720	27.60%
2004	79,633,164	20,486,617	100,119,781	1,446,461	1.44%	98,673,320	31.54%
2005	91,941,506	22,068,732	114,010,238	1,067,633	0.94%	112,942,605	50.56%
2006	91,381,131	22,385,857	113,766,988	2,441,966	2.15%	111,325,022	48.40%
2007	92,121,464	23,555,259	115,676,723	3,307,923	2.86%	112,368,800	49.79%
Rate Ann%chg	6.88%	-1.59%	4.43%	Ag Imprv+Site w/o growth		2.73%	

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste & other agland, excludes farmsite land. Real Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements for real property which increase the value of such property.

Sources:
Value; 1997 - 2007 CTL
Growth Value; 1997-2007 Abstract of Asmnt Rpt.
NE Dept. of Revenue Property Assessment Division
Prepared as of 03/01/2008

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1997-2007



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
1997	258,000,473	--	--	--	19,894,240	--	--	--	17,733,576	--	--	--
1998	277,740,489	19,740,016	7.65%	7.65%	19,571,624	-322,616	-1.62%	-1.62%	24,331,309	6,597,733	37.20%	37.20%
1999	313,526,774	35,786,285	12.88%	21.52%	22,126,038	2,554,414	13.05%	11.22%	27,134,804	2,803,495	11.52%	53.01%
2000	306,832,717	-6,694,057	-2.14%	18.93%	21,397,885	-728,153	-3.29%	7.56%	27,112,710	-22,094	-0.08%	52.89%
2001	313,710,102	6,877,385	2.24%	21.59%	22,577,279	1,179,394	5.51%	13.49%	28,363,306	1,250,596	4.61%	59.94%
2002	325,826,250	12,116,148	3.86%	26.29%	21,415,385	-1,161,894	-5.15%	7.65%	28,141,823	-221,483	-0.78%	58.69%
2003	328,943,320	3,117,070	0.96%	27.50%	22,599,196	1,183,811	5.53%	13.60%	27,803,878	-337,945	-1.20%	56.79%
2004	340,866,353	11,923,033	3.62%	32.12%	23,234,959	635,763	2.81%	16.79%	27,702,515	-101,363	-0.36%	56.22%
2005	369,277,124	28,410,771	8.33%	43.13%	23,174,482	-60,477	-0.26%	16.49%	27,539,900	-162,615	-0.59%	55.30%
2006	371,149,229	1,872,105	0.51%	43.86%	22,611,734	-562,748	-2.43%	13.66%	27,321,207	-218,693	-0.79%	54.06%
2007	380,101,357	8,952,128	2.41%	47.33%	22,466,338	-145,396	-0.64%	12.93%	27,157,125	-164,082	-0.60%	53.14%

Rate Ann.%chg: Irrigated Dryland Grassland

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
1997		--	--	--	1,236,018	--	--	--	296,864,307	--	--	--
1998		--	--	--	1,204,493	-31,525	-2.55%	-2.55%	322,847,915	25,983,608	8.75%	8.75%
1999		--	--	--	1,755,861	551,368	45.78%	42.06%	364,543,477	41,695,562	12.91%	22.80%
2000		--	--	--	1,713,334	-42,527	-2.42%	38.62%	357,056,646	-7,486,831	-2.05%	20.28%
2001		--	--	--	1,799,524	86,190	5.03%	45.59%	366,450,211	9,393,565	2.63%	23.44%
2002		--	--	--	1,738,048	-61,476	-3.42%	40.62%	377,121,506	10,671,295	2.91%	27.03%
2003	85,161	n/a	n/a	n/a	1,661,192	n/a	n/a	n/a	381,092,747	3,971,241	1.05%	28.37%
2004	85,731	570	0.67%	0.67%	1,655,499	-5,693	-0.34%	-0.34%	393,545,057	12,452,310	3.27%	32.57%
2005	85,267	-464	-0.54%	0.12%	1,664,541	9,042	0.55%	0.20%	421,741,314	28,196,257	7.16%	42.07%
2006	85,918	651	0.76%	0.89%	1,664,453	-88	-0.01%	0.20%	422,832,541	1,091,227	0.26%	42.43%
2007	85,614	-304	-0.35%	0.53%	1,665,752	1,299	0.08%	0.27%	431,476,186	8,643,645	2.04%	45.34%

Cnty# County FL area Rate Ann.%chg: Total Agric Land

(1) Prior to 2003, waste land data was reported with other agland due to CTL reporting form structure; Beginning 2003 waste land isolated from other agland.

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1997-2007 (from Abstracts)⁽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
1997	261,255,431	202,932	1,287	--	--	19,174,877	26,748	717	--	--	17,208,134	55,612	309	--	--
1998	278,660,479	200,328	1,391	8.08%	8.08%	19,715,853	27,459	718	0.14%	0.14%	24,149,130	57,466	420	35.92%	35.92%
1999	314,606,617	200,266	1,571	12.94%	22.07%	22,277,984	27,411	813	13.23%	13.39%	27,135,262	57,096	475	13.10%	53.72%
2000	305,247,578	200,328	1,524	-2.99%	18.41%	21,309,361	27,089	787	-3.20%	9.76%	26,901,368	56,794	474	-0.21%	53.40%
2001	313,954,656	202,115	1,553	1.90%	20.67%	22,142,367	27,564	803	2.03%	11.99%	28,392,532	58,787	483	1.90%	56.31%
2002	326,756,770	204,325	1,599	2.96%	24.24%	21,448,222	26,724	803	0.00%	11.99%	28,130,778	58,292	483	0.00%	56.31%
2003	328,079,822	205,404	1,597	-0.13%	24.09%	22,070,707	27,782	794	-1.12%	10.74%	28,154,729	58,282	483	0.00%	56.31%
2004	341,139,744	205,701	1,658	3.85%	28.86%	23,270,102	28,343	821	3.40%	14.51%	27,682,333	57,349	483	-0.06%	56.21%
2005	369,587,835	205,523	1,798	8.43%	39.73%	23,212,564	28,264	821	0.03%	14.54%	27,682,419	57,367	483	-0.03%	56.17%
2006	371,293,997	206,697	1,796	-0.11%	39.57%	22,622,461	27,497	823	0.18%	14.75%	27,396,542	56,774	483	0.00%	56.17%
2007	380,253,444	206,943	1,837	2.29%	42.77%	22,458,977	27,278	823	0.07%	14.83%	27,186,528	56,363	482	-0.04%	56.10%

Rate Ann.%chg AvgVal/Acre:

3.62%

1.39%

4.55%

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
1997						1,263,871	11,297	112	--		298,902,313	296,589	1,008	--	--
1998						1,235,389	11,340	109	-2.68%		323,760,851	296,593	1,092	8.33%	8.33%
1999						1,758,516	11,515	153	40.37%		365,778,379	296,287	1,235	13.10%	22.52%
2000						1,712,438	11,369	151	-1.31%		355,170,745	295,580	1,202	-2.67%	19.25%
2001						1,804,049	11,621	155	2.65%		366,293,604	300,086	1,221	1.58%	21.13%
2002						1,801,356	11,840	152	-1.94%		378,137,126	301,180	1,256	2.87%	24.60%
2003	84,072	4,228	20	n/a	n/a	1,652,149	7,838	211	n/a	n/a	380,041,479	303,533	1,252	-0.32%	24.21%
2004	85,626	4,306	20	-0.58%	n/a	1,659,276	7,835	212	0.37%	n/a	393,837,081	303,534	1,298	3.63%	28.72%
2005	85,518	4,301	20	0.00%	n/a	1,662,273	7,808	213	0.53%	n/a	422,230,609	303,262	1,392	7.31%	38.12%
2006	85,822	4,316	20	0.00%	n/a	1,662,273	7,808	213	0.00%	n/a	423,061,095	303,091	1,396	0.25%	38.47%
2007	85,582	4,304	20	0.00%	n/a	1,663,459	7,803	213	0.13%	n/a	431,647,990	302,691	1,426	2.16%	41.47%

40
HALL

FL area **7**

Rate Ann.%chg AvgVal/Acre:

3.53%

(1) Valuations on Abstracts vs CTL will vary due to different reporting dates (2) Prior to 2003, waste land data was reported with other agland; Beginning 2003 waste land isolated from other agland
source: 1997 - 2007 Abstracts Agland Assessment Level 80% for 1997-2006; 75% for 2007 NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

2007 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
53,534	HALL	155,793,592	56,275,250	62,029,588	1,681,389,049	735,781,920	56,171,809	331,864	431,476,186	92,121,464	23,555,259	0	3,294,925,981
<i>cnty sector value % of total value:</i>		4.73%	1.71%	1.88%	51.03%	22.33%	1.70%	0.01%	13.10%	2.80%	0.71%		100.00%

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
652	ALDA	2,265,592	173,719	512,375	13,514,869	3,125,781	4,455,167	0	0	0	0	0	24,047,503
1.22%	<i>%sector of county sector</i>	1.45%	0.31%	0.83%	0.80%	0.42%	7.93%						0.73%
	<i>%sector of municipality</i>	9.42%	0.72%	2.13%	56.20%	13.00%	18.53%						100.00%
790	CAIRO	548,424	678,608	1,113,612	26,000,522	3,387,728	0	0	18,265	0	0	0	31,747,159
1.48%	<i>%sector of county sector</i>	0.35%	1.21%	1.80%	1.55%	0.46%			0.00%				0.96%
	<i>%sector of municipality</i>	1.73%	2.14%	3.51%	81.90%	10.67%			0.06%				100.00%
763	DONIPHAN	484,869	497,076	153,129	21,027,264	6,206,799	1,428,172	0	0	6,392	0	0	29,803,701
1.43%	<i>%sector of county sector</i>	0.31%	0.88%	0.25%	1.25%	0.84%	2.54%			0.01%			0.90%
	<i>%sector of municipality</i>	1.63%	1.67%	0.51%	70.55%	20.83%	4.79%			0.02%			100.00%
42,958	GRAND ISLAND	110,947,074	34,705,159	25,670,190	1,326,296,441	665,277,967	49,777,940	0	2,460,052	540,565	40,321	0	2,215,715,709
80.24%	<i>%sector of county sector</i>	71.21%	61.67%	41.38%	78.88%	90.42%	88.62%		0.57%	0.59%	0.17%		67.25%
	<i>%sector of municipality</i>	5.01%	1.57%	1.16%	59.86%	30.03%	2.25%		0.11%	0.02%	0.00%		100.00%
1,204	WOOD RIVER	550,290	788,620	1,112,965	33,340,795	6,376,832	0	0	0	0	0	0	42,169,502
2.25%	<i>%sector of county sector</i>	0.35%	1.40%	1.79%	1.98%	0.87%							1.28%
	<i>%sector of municipality</i>	1.30%	1.87%	2.64%	79.06%	15.12%							100.00%
<hr/>													
46,367	Total Municipalities	114,796,249	36,843,182	28,562,271	1,420,179,891	684,375,107	55,661,279	0	2,478,317	546,957	40,321	0	2,343,483,574
86.61%	<i>%all municip.sect of cnty</i>	73.68%	65.47%	46.05%	84.46%	93.01%	99.09%		0.57%	0.59%	0.17%		71.12%

Cnty#	County
40	HALL

Sources: 2007 Certificate of Taxes Levied CTL, 2000 US Census; Dec2007 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008
 FL area 7