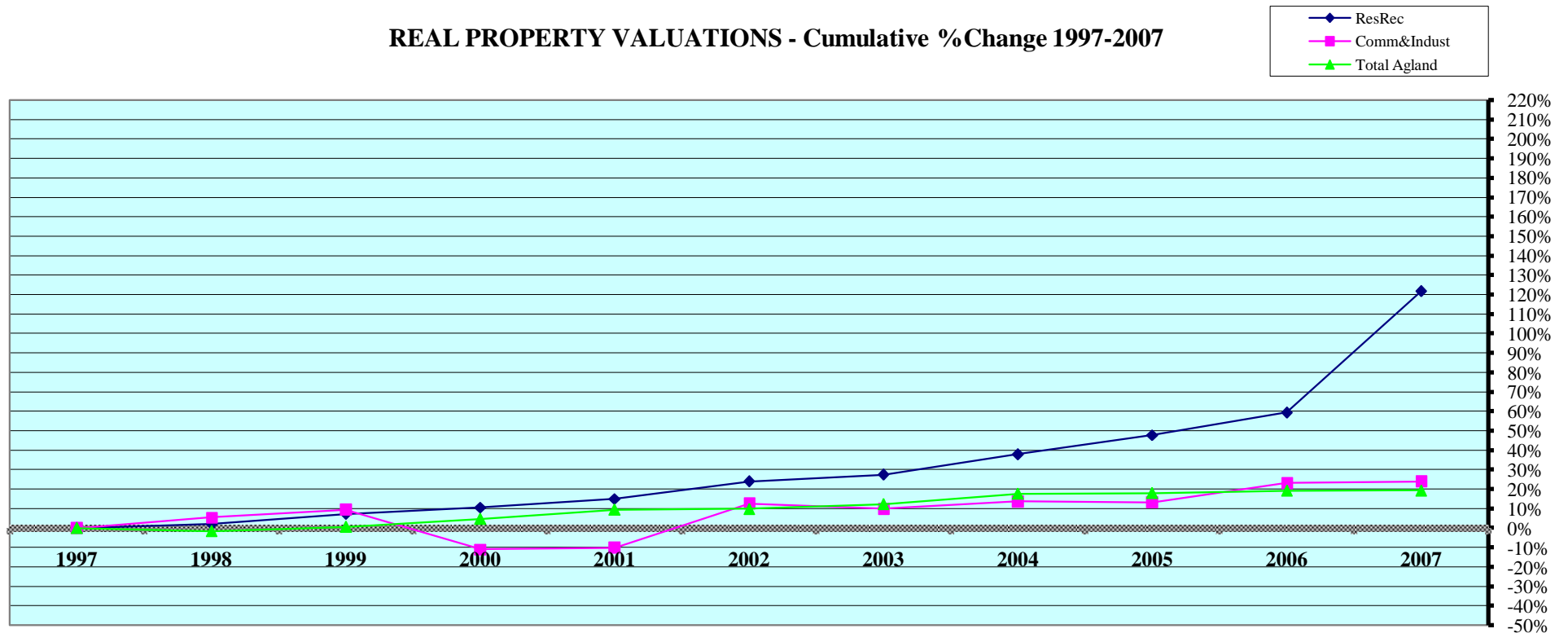


REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



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	94,807,315	--	--	--	24,964,045	--	--	--	307,149,100	--	--	--
1998	96,767,750	1,960,435	2.07%	2.07%	26,345,055	1,381,010	5.53%	5.53%	302,593,390	-4,555,710	-1.48%	-1.48%
1999	101,755,550	4,987,800	5.15%	7.33%	27,344,835	999,780	3.79%	9.54%	309,383,075	6,789,685	2.24%	0.73%
2000	104,860,665	3,105,115	3.05%	10.60%	22,253,770	-5,091,065	-18.62%	-10.86%	321,550,616	12,167,541	3.93%	4.69%
2001	109,018,915	4,158,250	3.97%	14.99%	22,462,555	208,785	0.94%	-10.02%	336,361,885	14,811,269	4.61%	9.51%
2002	117,580,975	8,562,060	7.85%	24.02%	28,112,520	5,649,965	25.15%	12.61%	337,533,995	1,172,110	0.35%	9.89%
2003	120,846,950	3,265,975	2.78%	27.47%	27,435,360	-677,160	-2.41%	9.90%	344,885,260	7,351,265	2.18%	12.29%
2004	130,787,835	9,940,885	8.23%	37.95%	28,376,345	940,985	3.43%	13.67%	361,519,600	16,634,340	4.82%	17.70%
2005	140,108,135	9,320,300	7.13%	47.78%	28,277,720	-98,625	-0.35%	13.27%	362,531,975	1,012,375	0.28%	18.03%
2006	151,134,215	11,026,080	7.87%	59.41%	30,734,250	2,456,530	8.69%	23.11%	366,075,365	3,543,390	0.98%	19.18%
2007	210,117,920	58,983,705	39.03%	121.63%	30,952,615	218,365	0.71%	23.99%	366,574,375	499,010	0.14%	19.35%

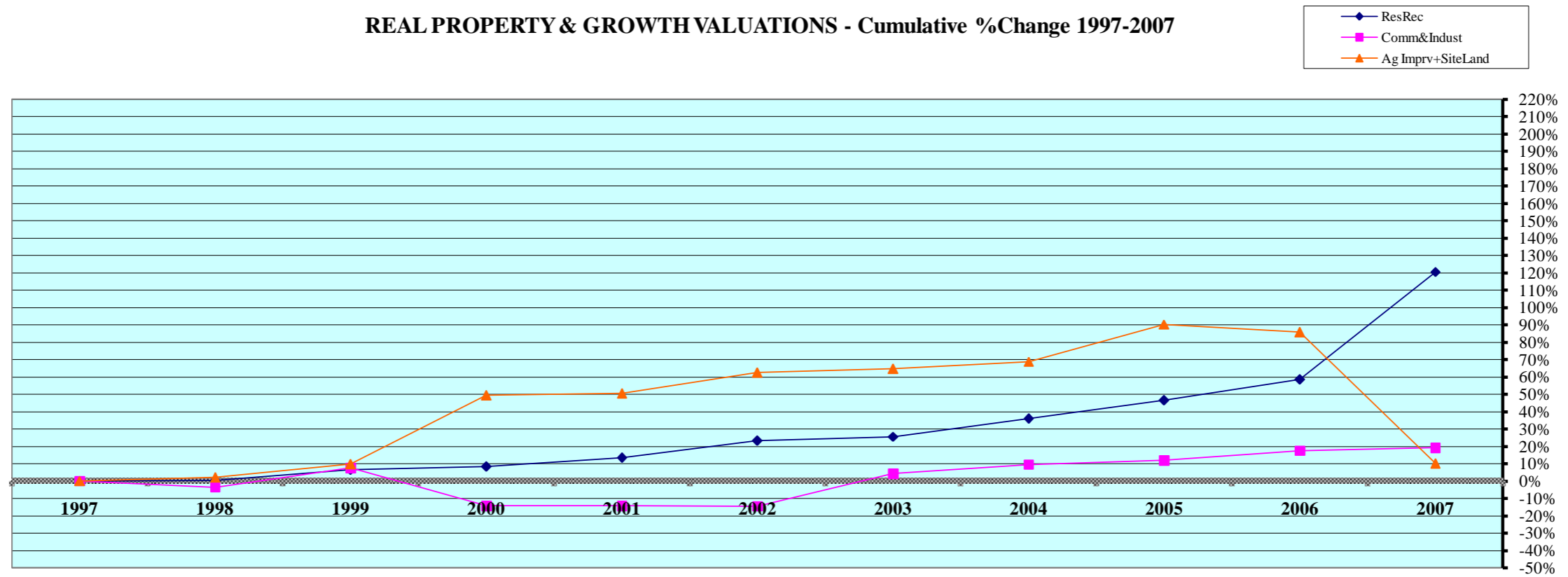
Rate Ann. %chg: Resid & Rec. 8.28% Comm & Indust 2.17% Agric. Land 1.78%

Cnty# 50
 County KEARNEY

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



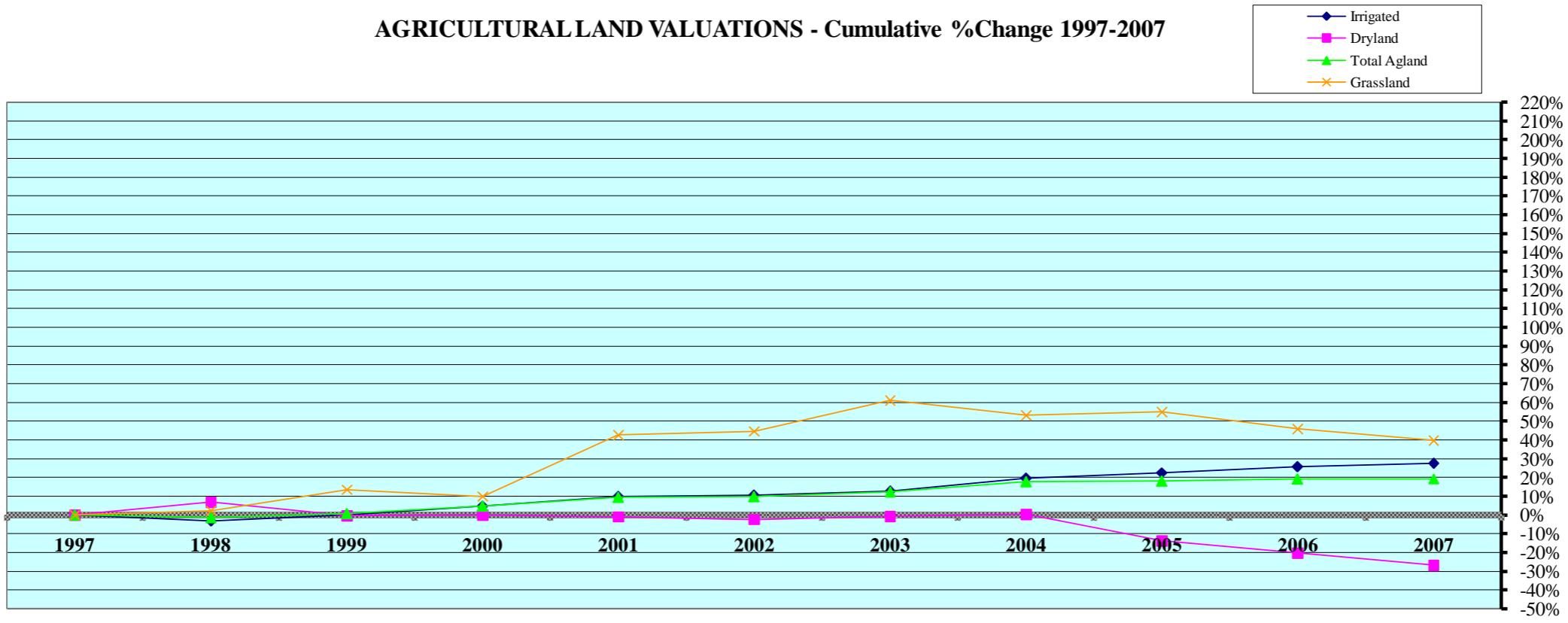
Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	94,807,315	898,395	0.95%	93,908,920	--	--	24,964,045	1,396,515	5.59%	23,567,530	--	--
1998	96,767,750	1,669,100	1.72%	95,098,650	0.31%	0.31%	26,345,055	2,279,190	8.65%	24,065,865	-3.60%	-3.60%
1999	101,755,550	1,013,059	1.00%	100,742,491	4.11%	6.26%	27,344,835	509,535	1.86%	26,835,300	1.86%	7.50%
2000	104,860,665	2,190,445	2.09%	102,670,220	0.90%	8.29%	22,253,770	899,920	4.04%	21,353,850	-21.91%	-14.46%
2001	109,018,915	1,576,280	1.45%	107,442,635	2.46%	13.33%	22,462,555	1,085,580	4.83%	21,376,975	-3.94%	-14.37%
2002	117,580,975	972,020	0.83%	116,608,955	6.96%	23.00%	28,112,520	6,776,975	24.11%	21,335,545	-5.02%	-14.53%
2003	120,846,950	1,830,621	1.51%	119,016,329	1.22%	25.53%	27,435,360	1,391,875	5.07%	26,043,485	-7.36%	4.32%
2004	130,787,835	1,948,930	1.49%	128,838,905	6.61%	35.90%	28,376,345	1,040,900	3.67%	27,335,445	-0.36%	9.50%
2005	140,108,135	1,374,630	0.98%	138,733,505	6.08%	46.33%	28,277,720	329,790	1.17%	27,947,930	-1.51%	11.95%
2006	151,134,215	899,300	0.60%	150,234,915	7.23%	58.46%	30,734,250	1,402,255	4.56%	29,331,995	3.73%	17.50%
2007	210,117,920	1,073,525	0.51%	209,044,395	38.32%	120.49%	30,952,615	1,203,320	3.89%	29,749,295	-3.20%	19.17%
Rate Ann%chg	8.28%		Resid & Rec. w/o growth			7.42%	2.17%		C & I w/o growth			-4.13%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
1997	31,797,915	12,260,340	44,058,255	637,235	--	--
1998	32,960,290	13,108,470	46,068,760	1,160,315	1.93%	1.93%
1999	36,390,075	13,546,520	49,936,595	1,618,020	4.88%	9.67%
2000	49,185,555	18,056,190	67,241,745	1,470,710	31.71%	49.28%
2001	48,400,240	19,310,105	67,710,345	1,452,700	-1.46%	50.39%
2002	56,827,710	16,259,265	73,086,975	1,453,510	5.79%	62.59%
2003	57,587,315	16,723,625	74,310,940	1,806,485	-0.80%	64.56%
2004	59,477,265	16,419,945	75,897,210	1,517,855	0.09%	68.82%
2005	66,384,520	19,354,070	85,738,590	1,911,020	10.45%	90.27%
2006	63,978,665	19,323,495	83,302,160	1,443,335	-4.53%	85.80%
2007	33,024,085	16,292,825	49,316,910	863,200	-41.83%	9.98%
Rate Ann%chg	0.38%	2.88%	1.13%	Ag Imprv+Site w/o growth		0.62%

(1) Resid. & Recreat. excludes agdwll & 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	247,270,970	--	--	--	50,259,240	--	--	--	9,455,850	--	--	--
1998	239,065,810	-8,205,160	-3.32%	-3.32%	53,698,705	3,439,465	6.84%	6.84%	9,684,165	228,315	2.41%	2.41%
1999	247,152,495	8,086,685	3.38%	-0.05%	50,062,400	-3,636,305	-6.77%	-0.39%	10,737,685	1,053,520	10.88%	13.56%
2000	259,421,151	12,268,656	4.96%	4.91%	50,301,110	238,710	0.48%	0.08%	10,396,565	-341,120	-3.18%	9.95%
2001	271,293,390	11,872,239	4.58%	9.72%	49,813,100	-488,010	-0.97%	-0.89%	13,486,730	3,090,165	29.72%	42.63%
2002	272,987,315	1,693,925	0.62%	10.40%	49,092,165	-720,935	-1.45%	-2.32%	13,678,365	191,635	1.42%	44.66%
2003	278,324,680	5,337,365	1.96%	12.56%	49,938,395	846,230	1.72%	-0.64%	15,228,865	1,550,500	11.34%	61.05%
2004	295,465,430	17,140,750	6.16%	19.49%	50,396,840	458,445	0.92%	0.27%	14,480,165	-748,700	-4.92%	53.13%
2005	303,321,075	7,855,645	2.66%	22.67%	43,361,020	-7,035,820	-13.96%	-13.73%	14,662,395	182,230	1.26%	55.06%
2006	310,921,040	7,599,965	2.51%	25.74%	40,167,895	-3,193,125	-7.36%	-20.08%	13,804,700	-857,695	-5.85%	45.99%
2007	315,488,380	4,567,340	1.47%	27.59%	36,773,245	-3,394,650	-8.45%	-26.83%	13,210,840	-593,860	-4.30%	39.71%

Rate Ann.%chg: Irrigated **2.47%** Dryland **-3.08%** Grassland **3.40%**

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	--	--	--	--	163,040	--	--	--	307,149,100	--	--	--
1998	--	--	--	--	144,710	-18,330	-11.24%	-11.24%	302,593,390	-4,555,710	-1.48%	-1.48%
1999	--	--	--	--	1,430,495	1,285,785	888.53%	777.39%	309,383,075	6,789,685	2.24%	0.73%
2000	--	--	--	--	1,431,790	1,295	0.09%	778.18%	321,550,616	12,167,541	3.93%	4.69%
2001	--	--	--	--	1,768,665	336,875	23.53%	984.80%	336,361,885	14,811,269	4.61%	9.51%
2002	--	--	--	--	1,776,150	7,485	0.42%	989.40%	337,533,995	1,172,110	0.35%	9.89%
2003	1,393,320	n/a	n/a	n/a	0	n/a	n/a	n/a	344,885,260	7,351,265	2.18%	12.29%
2004	77,365	-1,315,955	-94.45%	-94.45%	1,099,800	1,099,800			361,519,600	16,634,340	4.82%	17.70%
2005	78,375	1,010	1.31%	-94.37%	1,109,110	9,310	0.85%		362,531,975	1,012,375	0.28%	18.03%
2006	76,510	-1,865	-2.38%	-94.51%	1,105,220	-3,890	-0.35%		366,075,365	3,543,390	0.98%	19.18%
2007	68,670	-7,840	-10.25%	-95.07%	1,033,240	-71,980	-6.51%		366,574,375	499,010	0.14%	19.35%

Cnty# **50** County **KEARNEY** FL area **7** Rate Ann.%chg: Total Agric Land **1.78%**

(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.
 Source: 1997 - 2007 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

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	247,549,920	195,212	1,268	--	--	49,690,380	69,477	715	--	--	10,004,040	42,770	234	--	--
1998	239,342,655	197,805	1,210	-4.57%	-4.57%	53,804,560	66,922	804	12.45%	12.45%	9,556,495	42,497	225	-3.85%	-3.85%
1999	247,022,260	198,832	1,242	2.64%	-2.05%	50,199,080	65,263	769	-4.35%	7.55%	10,729,310	42,985	250	11.11%	6.84%
2000	259,679,395	199,922	1,299	4.59%	2.44%	50,359,775	64,265	784	1.95%	9.65%	10,398,220	42,828	243	-2.80%	3.85%
2001	271,063,150	201,947	1,342	3.31%	5.84%	49,955,055	63,696	784	0.00%	9.65%	13,547,250	44,430	305	25.51%	30.34%
2002	273,018,815	203,682	1,340	-0.15%	5.68%	49,105,780	62,323	788	0.51%	10.21%	13,743,915	43,952	313	2.62%	33.76%
2003	277,961,775	204,702	1,358	1.34%	7.10%	50,222,350	61,366	818	3.81%	14.41%	15,278,785	43,697	350	11.82%	49.57%
2004	291,002,365	207,445	1,403	3.30%	10.63%	53,146,825	60,683	876	7.07%	22.49%	14,613,220	41,675	351	0.18%	49.85%
2005	301,444,245	215,266	1,400	-0.18%	10.44%	44,293,210	53,557	827	-5.57%	15.67%	14,762,705	40,794	362	3.20%	54.65%
2006	310,373,855	222,266	1,396	-0.28%	10.13%	40,312,425	48,836	825	-0.19%	15.45%	13,936,115	38,519	362	-0.02%	54.61%
2007	315,470,680	226,023	1,396	-0.05%	10.07%	36,731,810	44,694	822	-0.44%	14.94%	13,132,505	36,315	362	-0.05%	54.54%

Rate Ann.%chg AvgVal/Acre:

0.96%

1.40%

4.45%

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						155,180	3,186	49	--		307,399,520	310,645	990	--	--
1998						144,085	3,201	45	-8.16%		302,847,795	310,424	976	-1.41%	-1.41%
1999						1,407,150	3,208	439	875.56%		309,357,800	310,288	997	2.15%	0.71%
2000						1,432,410	3,530	406	-7.52%		321,869,800	310,545	1,036	3.91%	4.65%
2001						1,127,215	3,110	362	-10.84%		335,692,670	313,183	1,072	3.47%	8.28%
2002						1,129,950	3,178	356	-1.66%		336,998,460	313,135	1,076	0.37%	8.69%
2003	66,660	1,347	49	n/a	n/a	1,317,845	1,861	708	n/a	n/a	344,847,415	312,956	1,102	2.42%	11.31%
2004	69,855	1,552	45	-8.14%	n/a	994,345	1,295	768	8.43%	n/a	359,826,610	312,651	1,151	4.44%	16.25%
2005	79,155	1,759	45	-0.01%	n/a	1,098,365	1,407	781	1.73%	n/a	361,677,680	312,783	1,156	0.47%	16.80%
2006	76,490	1,700	45	-0.02%	n/a	1,108,235	1,425	778	-0.38%	n/a	365,807,120	312,746	1,170	1.15%	18.15%
2007	68,715	1,527	45	0.01%	n/a	1,029,345	1,351	762	-2.09%	n/a	366,433,055	309,910	1,182	1.09%	19.43%

50
KEARNEY

FL area **7**

Rate Ann.%chg AvgVal/Acre:

1.79%

(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
6,882	KEARNEY	69,258,625	9,579,673	7,169,523	209,799,305	30,952,615	0	318,615	366,574,375	33,024,085	16,292,825	10,603	742,980,244
cnty sector value % of total value:		9.32%	1.29%	0.96%	28.24%	4.17%		0.04%	49.34%	4.44%	2.19%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
696	AXTELL	1,003,640	233,726	296,678	20,753,160	3,475,620	0	0	0	0	0	0	25,762,824
10.11%	%sector of county sector	1.45%	2.44%	4.14%	9.89%	11.23%							3.47%
	%sector of municipality	3.90%	0.91%	1.15%	80.55%	13.49%							100.00%
80	HEARTWELL	20,418	221,041	140,998	1,100,130	117,890	0	0	0	0	0	0	1,600,477
1.16%	%sector of county sector	0.03%	2.31%	1.97%	0.52%	0.38%							0.22%
	%sector of municipality	1.28%	13.81%	8.81%	68.74%	7.37%							100.00%
2,990	MINDEN	27,440,599	1,188,401	355,453	91,506,300	12,359,995	0	0	0	0	295	10,603	132,861,646
43.45%	%sector of county sector	39.62%	12.41%	4.96%	43.62%	39.93%					0.00%	100.00%	17.88%
	%sector of municipality	20.65%	0.89%	0.27%	68.87%	9.30%					0.00%	0.01%	100.00%
49	NORMAN	280,991	0	0	765,345	118,435	0	0	0	0	0	0	1,164,771
0.71%	%sector of county sector	0.41%			0.36%	0.38%							0.16%
	%sector of municipality	24.12%			65.71%	10.17%							100.00%
360	WILCOX	87,160	231,964	16,656	8,233,045	1,912,325	0	0	1,500	0	0	0	10,482,650
5.23%	%sector of county sector	0.13%	2.42%	0.23%	3.92%	6.18%			0.00%				1.41%
	%sector of municipality	0.83%	2.21%	0.16%	78.54%	18.24%			0.01%				100.00%
4,175	Total Municipalities	28,832,808	1,875,132	809,785	122,357,980	17,984,265	0	0	1,500	0	295	10,603	171,872,368
60.67%	%all municip.sect of cnty	41.63%	19.57%	11.29%	58.32%	58.10%			0.00%		0.00%	100.00%	23.13%

Cnty# **50** County **KEARNEY**

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**