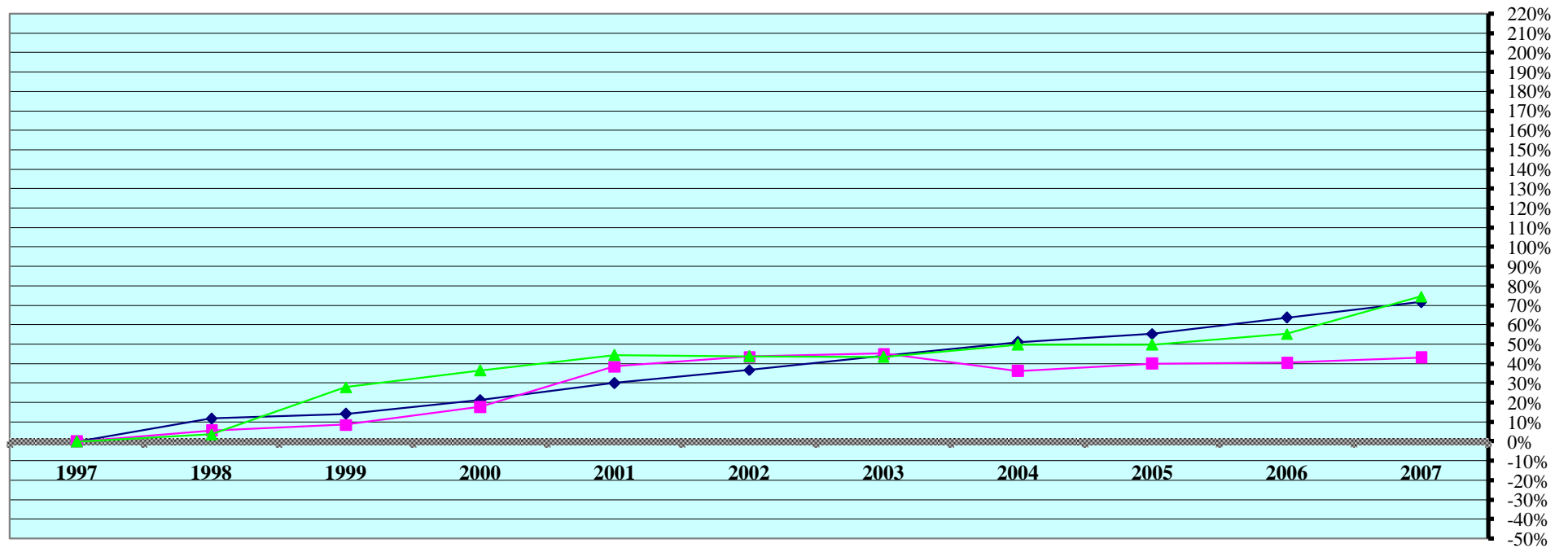


### REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	86,399,087	--	--	--	18,707,601	--	--	--	151,385,155	--	--	--
1998	96,567,750	10,168,663	11.77%	11.77%	19,785,606	1,078,005	5.76%	5.76%	156,941,560	5,556,405	3.67%	3.67%
1999	98,714,635	2,146,885	2.22%	14.25%	20,344,095	558,489	2.82%	8.75%	193,683,500	36,741,940	23.41%	27.94%
2000	104,745,680	6,031,045	6.11%	21.23%	22,035,185	1,691,090	8.31%	17.79%	206,789,500	13,106,000	6.77%	36.60%
2001	112,396,565	7,650,885	7.30%	30.09%	25,940,465	3,905,280	17.72%	38.66%	218,801,785	12,012,285	5.81%	44.53%
2002	118,182,585	5,786,020	5.15%	36.79%	26,891,485	951,020	3.67%	43.75%	217,680,435	-1,121,350	-0.51%	43.79%
2003	124,346,020	6,163,435	5.22%	43.92%	27,180,205	288,720	1.07%	45.29%	217,371,960	-308,475	-0.14%	43.59%
2004	130,490,685	6,144,665	4.94%	51.03%	25,505,795	-1,674,410	-6.16%	36.34%	226,812,780	9,440,820	4.34%	49.82%
2005	134,274,250	3,783,565	2.90%	55.41%	26,190,395	684,600	2.68%	40.00%	226,925,045	112,265	0.05%	49.90%
2006	141,386,685	7,112,435	5.30%	63.64%	26,280,985	90,590	0.35%	40.48%	235,140,205	8,215,160	3.62%	55.33%
2007	148,331,515	6,944,830	4.91%	71.68%	26,779,665	498,680	1.90%	43.15%	264,259,930	29,119,725	12.38%	74.56%

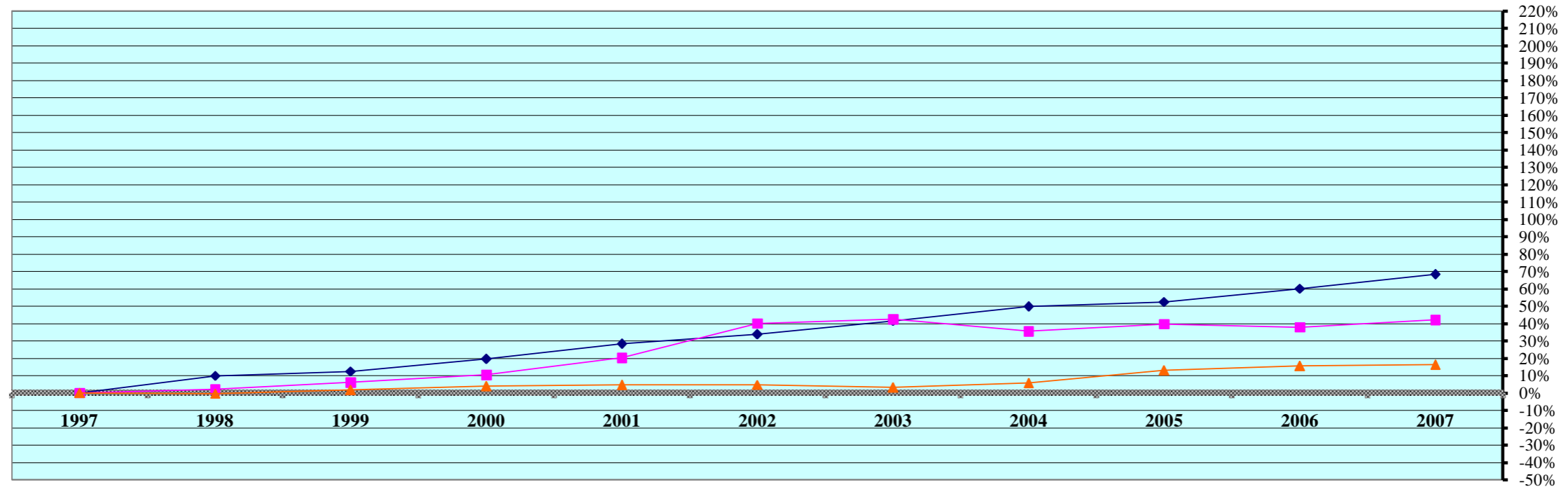
Rate Ann. %chg:      Resid & Rec. 5.55%      Comm & Indust 3.65%      Agric. Land 5.73%

Cnty# 64  
 County NEMAHA

FL area 8

(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**



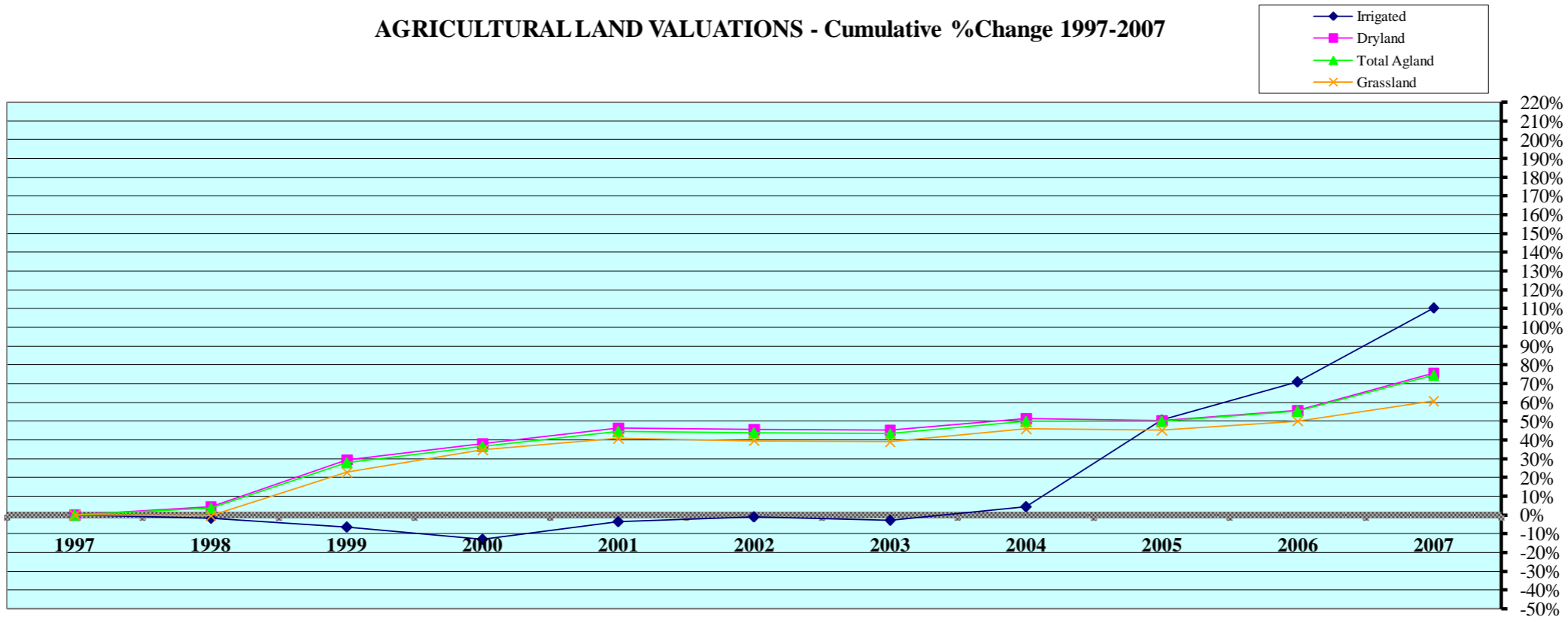
Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	86,399,087	1,723,360	1.99%	84,675,727	--	--	18,707,601	546,695	2.92%	18,160,906	--	--
1998	96,567,750	1,660,745	1.72%	94,907,005	9.85%	9.85%	19,785,606	718,885	3.63%	19,066,721	1.92%	1.92%
1999	98,714,635	1,605,265	1.63%	97,109,370	0.56%	12.40%	20,344,095	527,880	2.59%	19,816,215	0.15%	5.93%
2000	104,745,680	1,572,015	1.50%	103,173,665	4.52%	19.42%	22,035,185	1,370,250	6.22%	20,664,935	1.58%	10.46%
2001	112,396,565	1,634,050	1.45%	110,762,515	5.74%	28.20%	25,940,465	3,467,925	13.37%	22,472,540	1.98%	20.13%
2002	118,182,585	2,780,795	2.35%	115,401,790	2.67%	33.57%	26,891,485	687,810	2.56%	26,203,675	1.01%	40.07%
2003	124,346,020	2,065,035	1.66%	122,280,985	3.47%	41.53%	27,180,205	525,845	1.93%	26,654,360	-0.88%	42.48%
2004	130,490,685	1,074,250	0.82%	129,416,435	4.08%	49.79%	25,505,795	164,715	0.65%	25,341,080	-6.77%	35.46%
2005	134,274,250	2,540,100	1.89%	131,734,150	0.95%	52.47%	26,190,395	60,820	0.23%	26,129,575	2.45%	39.67%
2006	141,386,685	3,048,690	2.16%	138,337,995	3.03%	60.12%	26,280,985	490,210	1.87%	25,790,775	-1.53%	37.86%
2007	148,331,515	2,904,005	1.96%	145,427,510	2.86%	68.32%	26,779,665	222,275	0.83%	26,557,390	1.05%	41.96%
Rate Ann%chg	5.55%		Resid & Rec. w/o growth			3.77%	3.65%		C & I w/o growth			0.10%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					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	17,344,840	10,073,878	27,418,718	13,335	0.05%	27,405,383	--
1998	17,424,445	10,096,971	27,521,416	193,095	0.70%	27,328,321	-0.33%
1999	17,494,970	11,148,115	28,643,085	779,400	2.72%	27,863,685	1.62%
2000	17,511,000	11,353,650	28,864,650	419,305	1.45%	28,445,345	3.74%
2001	17,576,155	11,386,145	28,962,300	318,850	1.10%	28,643,450	4.47%
2002	17,619,370	11,413,735	29,033,105	315,145	1.09%	28,717,960	4.74%
2003	17,752,565	11,418,090	29,170,655	934,545	3.20%	28,236,110	2.98%
2004	17,924,695	11,429,815	29,354,510	417,695	1.42%	28,936,815	5.54%
2005	23,007,355	8,770,740	31,778,095	832,895	2.62%	30,945,200	12.86%
2006	23,137,370	9,086,850	32,224,220	548,975	1.70%	31,675,245	15.52%
2007	23,191,560	9,233,395	32,424,955	551,500	1.70%	31,873,455	16.25%
Rate Ann%chg	2.95%	-0.87%	1.69%	Ag Imprv+Site w/o growth		-0.09%	

(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	3,298,870	--	--	--	131,913,270	--	--	--	16,009,000	--	--	--
1998	3,244,960	-53,910	-1.63%	-1.63%	137,639,930	5,726,660	4.34%	4.34%	15,938,570	-70,430	-0.44%	-0.44%
1999	3,082,145	-162,815	-5.02%	-6.57%	170,809,360	33,169,430	24.10%	29.49%	19,671,965	3,733,395	23.42%	22.88%
2000	2,873,610	-208,535	-6.77%	-12.89%	182,211,525	11,402,165	6.68%	38.13%	21,585,700	1,913,735	9.73%	34.83%
2001	3,179,665	306,055	10.65%	-3.61%	192,956,120	10,744,595	5.90%	46.27%	22,545,780	960,080	4.45%	40.83%
2002	3,263,520	83,855	2.64%	-1.07%	191,942,545	-1,013,575	-0.53%	45.51%	22,354,620	-191,160	-0.85%	39.64%
2003	3,205,260	-58,260	-1.79%	-2.84%	191,759,730	-182,815	-0.10%	45.37%	22,286,970	-67,650	-0.30%	39.22%
2004	3,446,305	241,045	7.52%	4.47%	199,809,185	8,049,455	4.20%	51.47%	23,384,975	1,098,005	4.93%	46.07%
2005	4,975,465	1,529,160	44.37%	50.82%	198,506,785	-1,302,400	-0.65%	50.48%	23,269,670	-115,305	-0.49%	45.35%
2006	5,641,145	665,680	13.38%	71.00%	205,339,670	6,832,885	3.44%	55.66%	24,033,055	763,385	3.28%	50.12%
2007	6,940,645	1,299,500	23.04%	110.39%	231,457,025	26,117,355	12.72%	75.46%	25,743,855	1,710,800	7.12%	60.81%

Rate Ann.%chg: Irrigated **7.72%** Dryland **5.78%** Grassland **4.87%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1997	--	--	--	--	164,015	--	--	--	151,385,155	--	--	--
1998	--	--	--	--	118,100	-45,915	-27.99%	-27.99%	156,941,560	5,556,405	3.67%	3.67%
1999	--	--	--	--	120,030	1,930	1.63%	-26.82%	193,683,500	36,741,940	23.41%	27.94%
2000	--	--	--	--	118,665	-1,365	-1.14%	-27.65%	206,789,500	13,106,000	6.77%	36.60%
2001	--	--	--	--	120,220	1,555	1.31%	-26.70%	218,801,785	12,012,285	5.81%	44.53%
2002	--	--	--	--	119,750	-470	-0.39%	-26.99%	217,680,435	-1,121,350	-0.51%	43.79%
2003	102,235	n/a	n/a	n/a	17,765	n/a	n/a	n/a	217,371,960	-308,475	-0.14%	43.59%
2004	104,865	2,630	2.57%	2.57%	67,450	49,685	279.68%	279.68%	226,812,780	9,440,820	4.34%	49.82%
2005	105,675	810	0.77%	3.36%	67,450	0	0.00%	279.68%	226,925,045	112,265	0.05%	49.90%
2006	105,735	60	0.06%	3.42%	20,600	-46,850	-69.46%	15.96%	235,140,205	8,215,160	3.62%	55.33%
2007	102,030	-3,705	-3.50%	-0.20%	16,375	-4,225	-20.51%	-7.82%	264,259,930	29,119,725	12.38%	74.56%

Cnty# **64** County **NEMAHA** FL area **8** Rate Ann.%chg: Total Agric Land **5.73%**

(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)<sup>(1)</sup>**

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	3,441,270	3,436	1,002	--	--	133,783,820	185,198	722	--	--	16,007,520	50,547	317	--	--
1998	3,298,870	3,556	928	-7.39%	-7.39%	137,705,670	184,831	745	3.19%	3.19%	15,985,780	50,326	318	0.32%	0.32%
1999	3,530,000	3,484	1,013	9.16%	1.10%	171,870,545	184,697	931	24.97%	28.95%	19,721,290	49,882	395	24.21%	24.61%
2000	2,873,610	2,722	1,056	4.24%	5.39%	183,493,905	184,458	995	6.87%	37.81%	21,428,990	49,805	430	8.86%	35.65%
2001	3,234,455	2,722	1,188	12.50%	18.56%	198,715,330	185,199	1,073	7.84%	48.61%	23,044,115	49,975	461	7.21%	45.43%
2002	3,263,520	2,804	1,164	-2.02%	16.17%	192,294,110	184,732	1,041	-2.98%	44.18%	22,388,830	49,991	448	-2.82%	41.32%
2003	3,263,520	2,804	1,164	0.00%	16.17%	191,819,705	183,980	1,043	0.19%	44.46%	22,334,040	49,863	448	0.00%	41.32%
2004	3,549,775	2,801	1,267	8.88%	26.49%	200,469,555	184,167	1,089	4.36%	50.76%	23,523,545	49,643	474	5.77%	49.48%
2005	4,542,645	3,720	1,221	-3.65%	21.87%	198,997,810	183,119	1,087	-0.17%	50.51%	23,275,740	49,154	474	-0.07%	49.38%
2006	5,624,615	4,383	1,283	5.09%	28.07%	205,364,430	182,209	1,127	3.71%	56.11%	24,073,220	49,054	491	3.64%	54.81%
2007	7,094,615	5,064	1,401	9.17%	39.82%	231,582,980	180,225	1,285	14.01%	77.97%	25,768,690	48,619	530	8.00%	67.20%

Rate Ann.%chg AvgVal/Acre:

**3.41%**

**5.93%**

**5.27%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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						116,545	3,953	29	--		153,349,155	243,134	631	--	--
1998						119,105	4,050	29	0.00%		157,109,425	242,762	647	2.54%	2.54%
1999						118,635	3,994	30	3.45%		195,240,470	242,057	807	24.73%	27.89%
2000						119,820	3,964	30	0.00%		207,916,325	240,949	863	6.94%	36.77%
2001						118,465	3,912	30	0.00%		225,112,365	241,808	931	7.88%	47.54%
2002						120,175	3,955	30	0.00%		218,066,635	241,481	903	-3.01%	43.11%
2003	101,910	3,397	30	n/a	n/a	17,765	537	33	n/a	n/a	217,536,940	240,581	904	0.11%	43.26%
2004	104,140	3,404	31	1.98%	n/a	17,765	533	33	0.96%	n/a	227,664,780	240,548	946	4.70%	49.99%
2005	105,585	3,423	31	0.82%	n/a	19,145	553	35	3.97%	n/a	226,940,925	239,968	946	-0.08%	49.88%
2006	105,675	3,426	31	0.00%	n/a	19,260	551	35	0.87%	n/a	235,187,200	239,624	981	3.78%	55.54%
2007	101,990	3,400	30	-2.74%	n/a	22,140	518	43	22.29%	n/a	264,570,415	237,826	1,112	13.34%	76.30%

**64**  
**NEMAHA**

FL area **8**

Rate Ann.%chg AvgVal/Acre:

**5.83%**

(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

