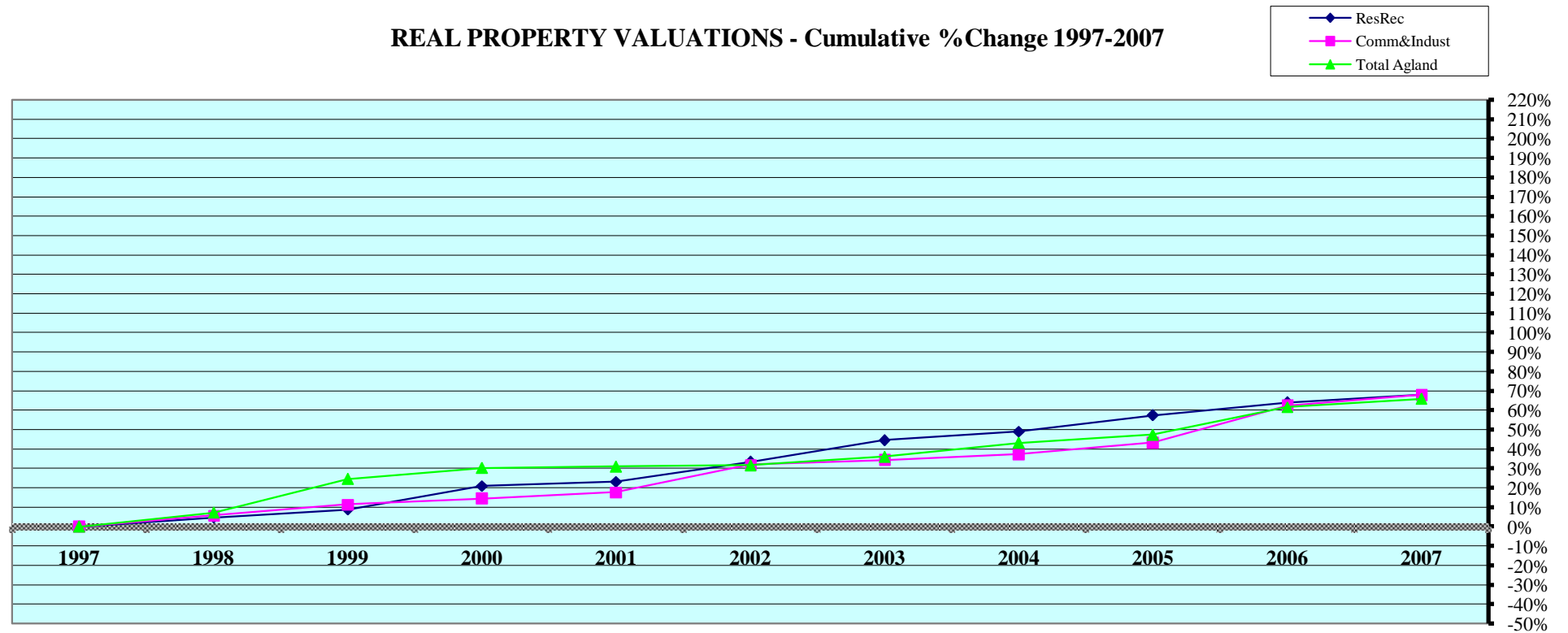


### REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



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	597,705,950	--	--	--	266,503,910	--	--	--	378,853,640	--	--	--
1998	626,119,145	28,413,195	4.75%	4.75%	282,149,335	15,645,425	5.87%	5.87%	406,593,195	27,739,555	7.32%	7.32%
1999	650,683,345	24,564,200	3.92%	8.86%	297,407,165	15,257,830	5.41%	11.60%	472,114,850	65,521,655	16.11%	24.62%
2000	723,422,095	72,738,750	11.18%	21.03%	305,263,535	7,856,370	2.64%	14.54%	493,295,110	21,180,260	4.49%	30.21%
2001	736,274,975	12,852,880	1.78%	23.18%	314,086,795	8,823,260	2.89%	17.85%	496,280,285	2,985,175	0.61%	31.00%
2002	797,997,710	61,722,735	8.38%	33.51%	351,994,650	37,907,855	12.07%	32.08%	498,842,465	2,562,180	0.52%	31.67%
2003	863,995,725	65,998,015	8.27%	44.55%	358,335,250	6,340,600	1.80%	34.46%	515,544,590	16,702,125	3.35%	36.08%
2004	890,956,730	26,961,005	3.12%	49.06%	366,267,140	7,931,890	2.21%	37.43%	542,519,160	26,974,570	5.23%	43.20%
2005	940,645,650	49,688,920	5.58%	57.38%	381,947,140	15,680,000	4.28%	43.32%	558,454,790	15,935,630	2.94%	47.41%
2006	980,578,395	39,932,745	4.25%	64.06%	433,066,125	51,118,985	13.38%	62.50%	612,591,640	54,136,850	9.69%	61.70%
2007	1,003,868,485	23,290,090	2.38%	67.95%	447,488,405	14,422,280	3.33%	67.91%	628,329,670	15,738,030	2.57%	65.85%

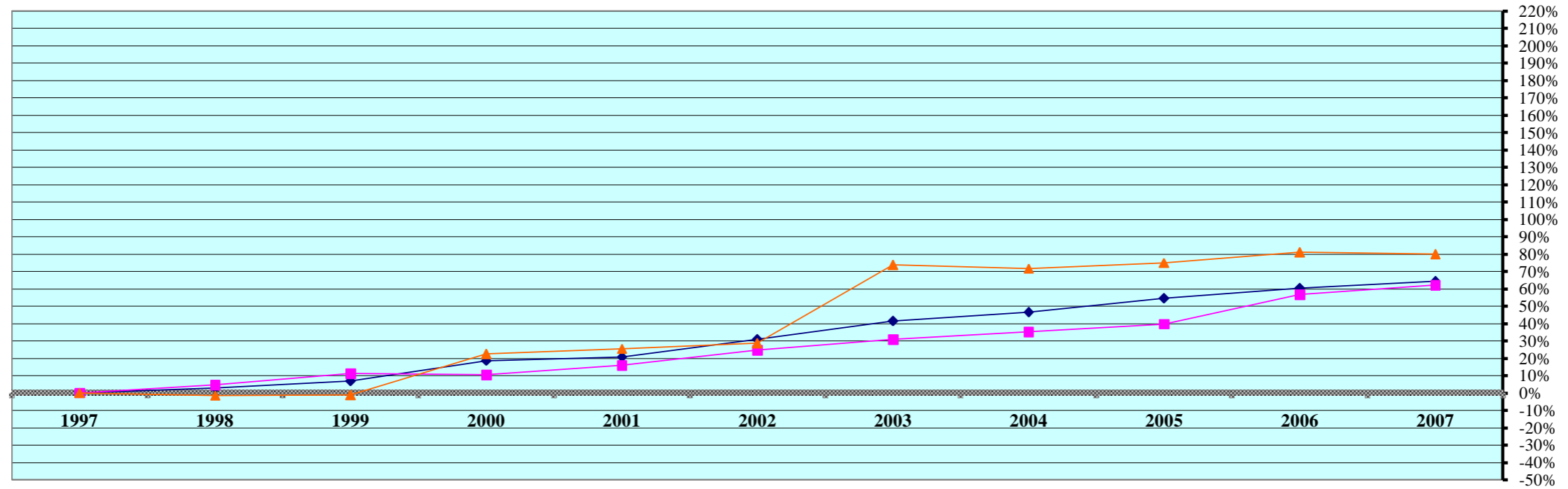
Rate Ann. %chg:      Resid & Rec. 5.32%      Comm & Indust 5.32%      Agric. Land 5.19%

Cnty# 71  
 County PLATTE

FL area 3

(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



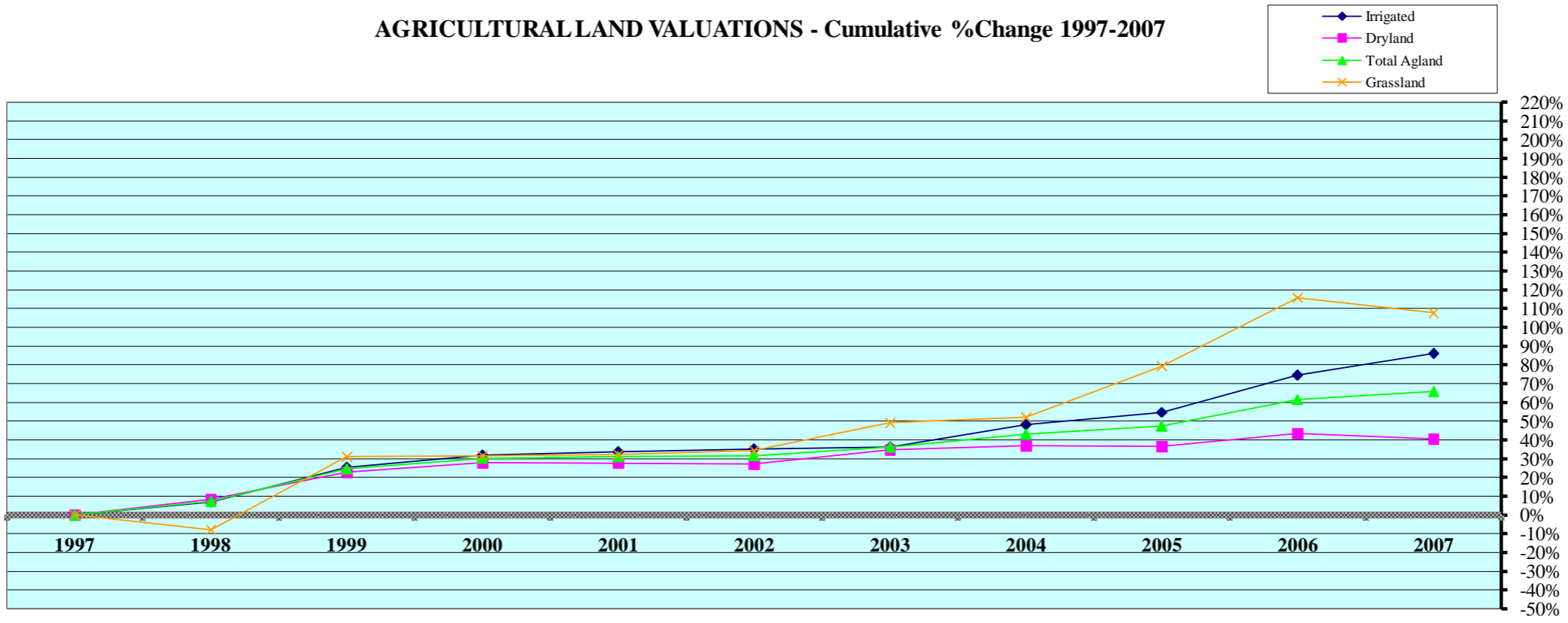
Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	597,705,950	11,575,765	1.94%	586,130,185	--	--	266,503,910	2,537,175	0.95%	263,966,735	--	--
1998	626,119,145	11,582,290	1.85%	614,536,855	2.82%	2.82%	282,149,335	3,637,370	1.29%	278,511,965	4.51%	4.51%
1999	650,683,345	11,831,430	1.82%	638,851,915	2.03%	6.88%	297,407,165	1,303,130	0.44%	296,104,035	4.95%	11.11%
2000	723,422,095	14,579,815	2.02%	708,842,280	8.94%	18.59%	305,263,535	10,964,355	3.59%	294,299,180	-1.05%	10.43%
2001	736,274,975	15,364,700	2.09%	720,910,275	-0.35%	20.61%	314,086,795	5,143,035	1.64%	308,943,760	1.21%	15.92%
2002	797,997,710	15,490,910	1.94%	782,506,800	6.28%	30.92%	351,994,650	20,004,260	5.68%	331,990,390	5.70%	24.57%
2003	863,995,725	18,631,573	2.16%	845,364,152	5.94%	41.43%	358,335,250	9,789,795	2.73%	348,545,455	-0.98%	30.78%
2004	890,956,730	16,341,103	1.83%	874,615,627	1.23%	46.33%	366,267,140	5,885,660	1.61%	360,381,480	0.57%	35.23%
2005	940,645,650	17,246,925	1.83%	923,398,725	3.64%	54.49%	381,947,140	9,650,540	2.53%	372,296,600	1.65%	39.70%
2006	980,578,395	22,273,928	2.27%	958,304,467	1.88%	60.33%	433,066,125	15,878,230	3.67%	417,187,895	9.23%	56.54%
2007	1,003,868,485	21,766,661	2.17%	982,101,824	0.16%	64.31%	447,488,405	15,508,970	3.47%	431,979,435	-0.25%	62.09%
Rate Ann%chg	5.32%		Resid & Rec. w/o growth			3.26%	5.32%		C & I w/o growth			2.55%

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	37,187,622	49,388,173	86,575,795	1,189,210	1.37%	--	--
1998	49,177,043	38,475,032	87,652,075	2,297,475	2.62%	-1.41%	-1.41%
1999	37,121,180	52,670,490	89,791,670	4,332,050	4.82%	-2.50%	-1.29%
2000	55,100,020	53,342,045	108,442,065	2,360,971	2.18%	18.14%	22.53%
2001	67,179,900	44,252,405	111,432,305	2,795,576	2.51%	0.18%	25.48%
2002	68,057,200	47,636,675	115,693,875	4,256,510	3.68%	0.00%	28.72%
2003	90,997,080	68,048,590	159,045,670	8,675,430	5.45%	29.97%	73.69%
2004	90,938,670	63,009,890	153,948,560	5,295,880	3.44%	-6.53%	71.70%
2005	90,703,670	64,836,570	155,540,240	4,016,065	2.58%	-1.57%	75.02%
2006	93,047,540	68,380,535	161,428,075	4,772,425	2.96%	0.72%	80.95%
2007	95,035,085	72,287,970	167,323,055	11,672,494	6.98%	-3.58%	79.79%
Rate Ann%chg	9.84%	3.88%	6.81%	Ag Imprv+Site w/o growth		3.34%	

(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	187,842,120	--	--	--	175,295,040	--	--	--	15,387,240	--	--	--
1998	201,032,105	13,189,985	7.02%	7.02%	190,288,745	14,993,705	8.55%	8.55%	14,200,680	-1,186,560	-7.71%	-7.71%
1999	235,319,725	34,287,620	17.06%	25.28%	215,118,865	24,830,120	13.05%	22.72%	20,196,885	5,996,205	42.22%	31.26%
2000	247,573,895	12,254,170	5.21%	31.80%	223,983,115	8,864,250	4.12%	27.77%	20,254,500	57,615	0.29%	31.63%
2001	250,888,420	3,314,525	1.34%	33.56%	223,791,090	-192,025	-0.09%	27.67%	20,345,625	91,125	0.45%	32.22%
2002	253,736,730	2,848,310	1.14%	35.08%	223,090,635	-700,455	-0.31%	27.27%	20,667,515	321,890	1.58%	34.32%
2003	255,654,365	1,917,635	0.76%	36.10%	236,398,925	13,308,290	5.97%	34.86%	22,975,855	2,308,340	11.17%	49.32%
2004	278,363,775	22,709,410	8.88%	48.19%	240,219,845	3,820,920	1.62%	37.04%	23,414,310	438,455	1.91%	52.17%
2005	290,777,680	12,413,905	4.46%	54.80%	239,453,930	-765,915	-0.32%	36.60%	27,610,350	4,196,040	17.92%	79.44%
2006	327,570,395	36,792,715	12.65%	74.39%	251,181,175	11,727,245	4.90%	43.29%	33,220,925	5,610,575	20.32%	115.90%
2007	349,556,210	21,985,815	6.71%	86.09%	246,232,950	-4,948,225	-1.97%	40.47%	31,951,895	-1,269,030	-3.82%	107.65%

Rate Ann.%chg: Irrigated **6.41%** Dryland **3.46%** Grassland **7.58%**

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	--	--	--	--	329,240	--	--	--	378,853,640	--	--	--
1998	--	--	--	--	1,071,665	742,425	225.50%	225.50%	406,593,195	27,739,555	7.32%	7.32%
1999	--	--	--	--	1,479,375	407,710	38.04%	349.33%	472,114,850	65,521,655	16.11%	24.62%
2000	--	--	--	--	1,483,600	4,225	0.29%	350.61%	493,295,110	21,180,260	4.49%	30.21%
2001	--	--	--	--	1,255,150	-228,450	-15.40%	281.23%	496,280,285	2,985,175	0.61%	31.00%
2002	--	--	--	--	1,347,585	92,435	7.36%	309.30%	498,842,465	2,562,180	0.52%	31.67%
2003	454,585	n/a	n/a	n/a	60,860	n/a	n/a	n/a	515,544,590	16,702,125	3.35%	36.08%
2004	456,030	1,445	0.32%	0.32%	65,200	4,340	7.13%	7.13%	542,519,160	26,974,570	5.23%	43.20%
2005	451,515	-4,515	-0.99%	-0.68%	161,315	96,115	147.42%	165.06%	558,454,790	15,935,630	2.94%	47.41%
2006	446,925	-4,590	-1.02%	-1.69%	172,220	10,905	6.76%	182.98%	612,591,640	54,136,850	9.69%	61.70%
2007	400,995	-45,930	-10.28%	-11.79%	187,620	15,400	8.94%	208.28%	628,329,670	15,738,030	2.57%	65.85%

Cnty# **71** County **PLATTE** FL area **3** Rate Ann.%chg: Total Agric Land **5.19%**

(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)<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	186,678,330	152,749	1,222	--	--	176,362,745	180,920	975	--	--	14,678,875	46,932	313	--	--
1998	200,947,025	154,722	1,299	6.30%	6.30%	191,091,835	179,133	1,067	9.44%	9.44%	15,152,785	53,332	284	-9.27%	-9.27%
1999	235,948,275	155,546	1,517	16.78%	24.14%	215,670,770	177,908	1,212	13.59%	24.31%	21,388,945	52,539	407	43.31%	30.03%
2000	247,734,210	157,864	1,569	3.43%	28.40%	224,467,930	175,345	1,280	5.61%	31.28%	21,457,425	52,093	412	1.23%	31.63%
2001	250,374,390	158,532	1,579	0.64%	29.21%	224,810,115	174,737	1,287	0.55%	32.00%	21,333,005	51,232	416	0.97%	32.91%
2002	253,375,375	159,997	1,584	0.32%	29.62%	222,923,590	172,504	1,292	0.39%	32.51%	21,607,295	51,067	423	1.68%	35.14%
2003	255,610,640	160,794	1,590	0.38%	30.11%	236,303,915	171,685	1,376	6.50%	41.13%	22,841,075	50,991	448	5.91%	43.13%
2004	278,438,520	163,161	1,707	7.33%	39.65%	240,105,030	169,014	1,421	3.24%	45.70%	23,396,830	51,579	454	1.25%	44.92%
2005	286,230,465	166,491	1,719	0.74%	40.69%	243,387,405	165,513	1,471	3.51%	50.82%	27,550,035	51,383	536	18.20%	71.30%
2006	324,607,090	173,556	1,870	8.79%	53.05%	253,732,220	158,495	1,601	8.87%	64.19%	33,336,840	51,157	652	21.54%	108.20%
2007	347,076,995	185,923	1,867	-0.19%	52.76%	248,586,705	149,190	1,666	4.08%	70.90%	32,179,085	49,113	655	0.54%	109.33%

Rate Ann.%chg AvgVal/Acre:

**4.33%**

**5.51%**

**7.67%**

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						1,023,285	13,304	77	--		378,743,235	393,905	962	--	--
1998						328,965	6,564	50	-35.06%		407,520,610	393,750	1,035	7.59%	7.59%
1999						339,985	6,783	50	0.00%		473,347,975	392,776	1,205	16.43%	25.26%
2000						359,055	7,044	51	2.00%		494,018,620	392,345	1,259	4.48%	30.87%
2001						353,935	7,019	50	-1.96%		496,871,445	391,520	1,269	0.79%	31.91%
2002						346,775	6,876	50	0.00%		498,253,035	390,444	1,276	0.55%	32.64%
2003	452,665	6,034	75	n/a	n/a	64,005	822	78	n/a	n/a	515,272,300	390,327	1,320	3.45%	37.21%
2004	454,970	6,065	75	0.02%	n/a	69,255	892	78	-0.51%	n/a	542,464,605	390,712	1,388	5.18%	44.32%
2005	452,770	6,035	75	0.00%	n/a	150,070	1,293	116	49.60%	n/a	557,770,745	390,714	1,428	2.82%	48.40%
2006	447,045	5,959	75	0.00%	n/a	162,515	1,364	119	2.62%	n/a	612,285,710	390,531	1,568	9.83%	62.98%
2007	401,875	5,357	75	0.00%	n/a	187,435	1,628	115	-3.36%	n/a	628,432,095	391,210	1,606	2.46%	66.98%

**71**  
**PLATTE**

FL area **3**

Rate Ann.%chg AvgVal/Acre:

**5.26%**

(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
31,662	PLATTE	210,054,951	16,373,422	28,753,947	1,002,739,390	291,350,870	156,137,535	1,129,095	628,329,670	95,035,085	72,287,970	0	2,502,191,935
cnty sectorvalue % of total value:		8.39%	0.65%	1.15%	40.07%	11.64%	6.24%	0.05%	25.11%	3.80%	2.89%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
20,998	COLUMBUS	43,625,215	7,592,566	3,180,949	718,304,380	238,458,615	12,182,690	262,890	0	0	0	0	1,023,607,305
66.32%	%sector of county sector	20.77%	46.37%	11.06%	71.63%	81.85%	7.80%	23.28%					40.91%
	%sector of municipality	4.26%	0.74%	0.31%	70.17%	23.30%	1.19%	0.03%					100.00%
215	CRESTON	539,681	2,233	449	4,952,990	1,053,395	0	0	5,875	0	0	0	6,554,623
0.68%	%sector of county sector	0.26%	0.01%	0.00%	0.49%	0.36%			0.00%				0.26%
	%sector of municipality	8.23%	0.03%	0.01%	75.56%	16.07%			0.09%				100.00%
359	DUNCAN	31,370	230,544	668,886	10,094,205	608,475	0	0	45,355	0	0	0	11,678,835
1.13%	%sector of county sector	0.01%	1.41%	2.33%	1.01%	0.21%			0.01%				0.47%
	%sector of municipality	0.27%	1.97%	5.73%	86.43%	5.21%			0.39%				100.00%
786	HUMPHREY	371,526	272,667	340,543	33,570,645	2,924,115	0	0	0	0	0	0	37,479,496
2.48%	%sector of county sector	0.18%	1.67%	1.18%	3.35%	1.00%							1.50%
	%sector of municipality	0.99%	0.73%	0.91%	89.57%	7.80%							100.00%
276	LINDSAY	6,670,725	168,812	12,690	10,361,945	2,270,345	3,113,855	0	0	0	0	0	22,598,372
0.87%	%sector of county sector	3.18%	1.03%	0.04%	1.03%	0.78%	1.99%						0.90%
	%sector of municipality	29.52%	0.75%	0.06%	45.85%	10.05%	13.78%						100.00%
307	MONROE	474,181	149,185	186,381	7,063,220	1,123,055	0	0	0	0	0	0	8,996,022
0.97%	%sector of county sector	0.23%	0.91%	0.65%	0.70%	0.39%							0.36%
	%sector of municipality	5.27%	1.66%	2.07%	78.51%	12.48%							100.00%
797	NEWMAN GROVE *	0	5,011	106	285,170	0	0	0	0	0	0	0	290,287
2.52%	%sector of county sector		0.03%	0.00%	0.03%								0.01%
	%sector of municipality		1.73%	0.04%	98.24%								100.00%
359	PLATTE CENTER	213,445	152,463	213,621	8,912,190	1,201,920	0	0	0	0	0	0	10,693,639
1.13%	%sector of county sector	0.10%	0.93%	0.74%	0.89%	0.41%							0.43%
	%sector of municipality	2.00%	1.43%	2.00%	83.34%	11.24%							100.00%
63	TARNOV	234	9,678	58,948	1,016,795	80,575	0	0	0	0	0	0	1,166,230
0.20%	%sector of county sector	0.00%	0.06%	0.21%	0.10%	0.03%							0.05%
	%sector of municipality	0.02%	0.83%	5.05%	87.19%	6.91%							100.00%
	*Population displayed for Newman Grove is for the total municipality which is located in #59 Madison & #71 Platte Counties.												
	*Valuation displayed for Newman Grove is for the portion located within #71 Platte County.												
24,160	Total Municipalities	51,926,377	8,583,159	4,662,573	794,561,540	247,720,495	15,296,545	262,890	51,230	0	0	0	1,123,064,809
76.31%	%all municip.sect of cnty	24.72%	52.42%	16.22%	79.24%	85.02%	9.80%	23.28%	0.01%				44.88%