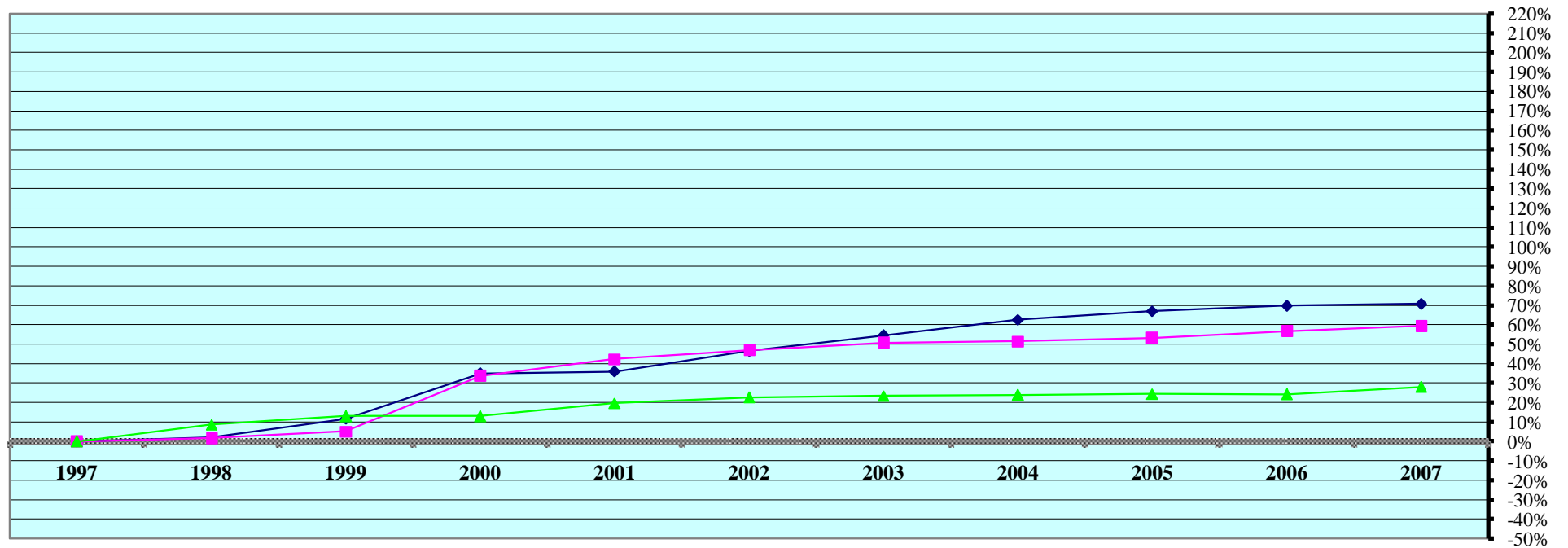


REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



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	146,908,795	--	--	--	58,512,086	--	--	--	131,792,530	--	--	--
1998	150,058,170	3,149,375	2.14%	2.14%	59,517,353	1,005,267	1.72%	1.72%	143,330,245	11,537,715	8.75%	8.75%
1999	164,134,816	14,076,646	9.38%	11.73%	61,563,685	2,046,332	3.44%	5.22%	148,967,080	5,636,835	3.93%	13.03%
2000	198,269,130	34,134,314	20.80%	34.96%	78,242,650	16,678,965	27.09%	33.72%	149,026,835	59,755	0.04%	13.08%
2001	199,765,850	1,496,720	0.75%	35.98%	83,351,479	5,108,829	6.53%	42.45%	157,798,710	8,771,875	5.89%	19.73%
2002	215,343,920	15,578,070	7.80%	46.58%	85,972,208	2,620,729	3.14%	46.93%	161,637,282	3,838,572	2.43%	22.65%
2003	227,057,684	11,713,764	5.44%	54.56%	88,209,661	2,237,453	2.60%	50.75%	162,836,072	1,198,790	0.74%	23.55%
2004	238,873,460	11,815,776	5.20%	62.60%	88,678,339	468,678	0.53%	51.56%	163,458,986	622,914	0.38%	24.03%
2005	245,388,119	6,514,659	2.73%	67.03%	89,703,530	1,025,191	1.16%	53.31%	164,099,470	640,484	0.39%	24.51%
2006	249,392,879	4,004,760	1.63%	69.76%	91,675,560	1,972,030	2.20%	56.68%	163,904,551	-194,919	-0.12%	24.37%
2007	250,840,770	1,447,891	0.58%	70.75%	93,274,882	1,599,322	1.74%	59.41%	168,844,509	4,939,958	3.01%	28.11%

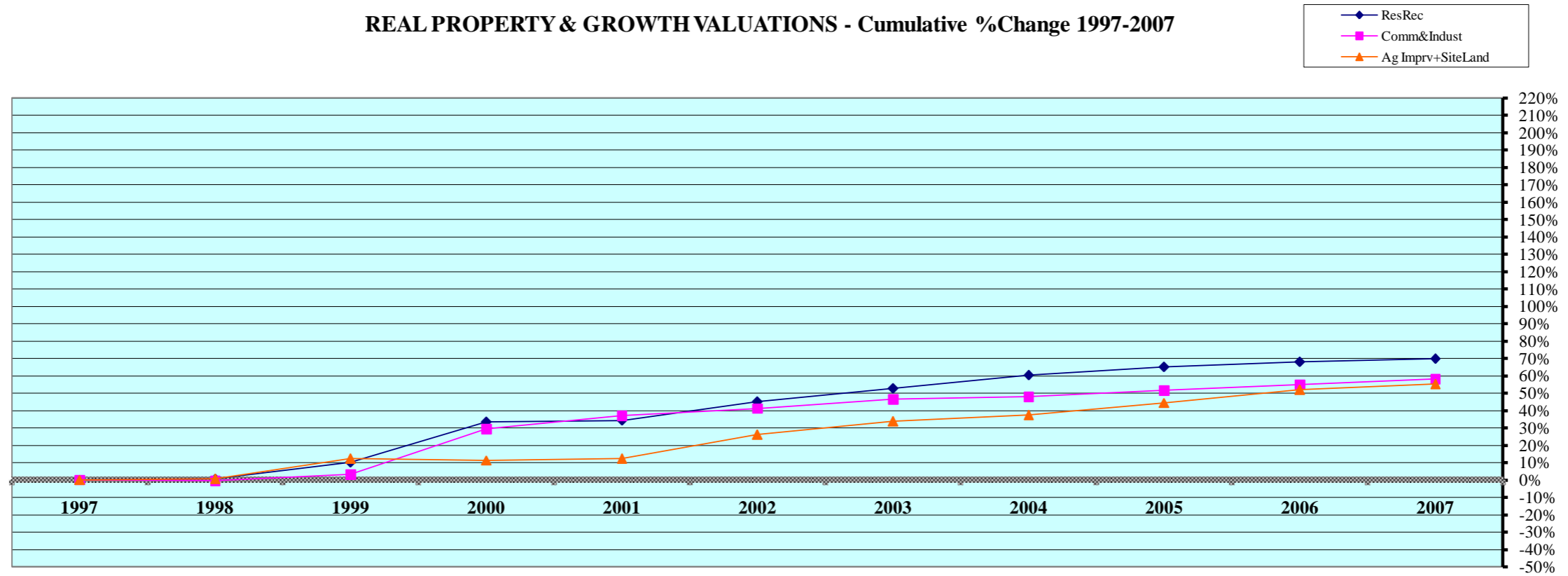
Rate Ann. %chg: Resid & Rec. 5.50% Comm & Indust 4.77% Agric. Land 2.51%

Cnty# 73
 County RED WILLOW

FL area 10

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

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



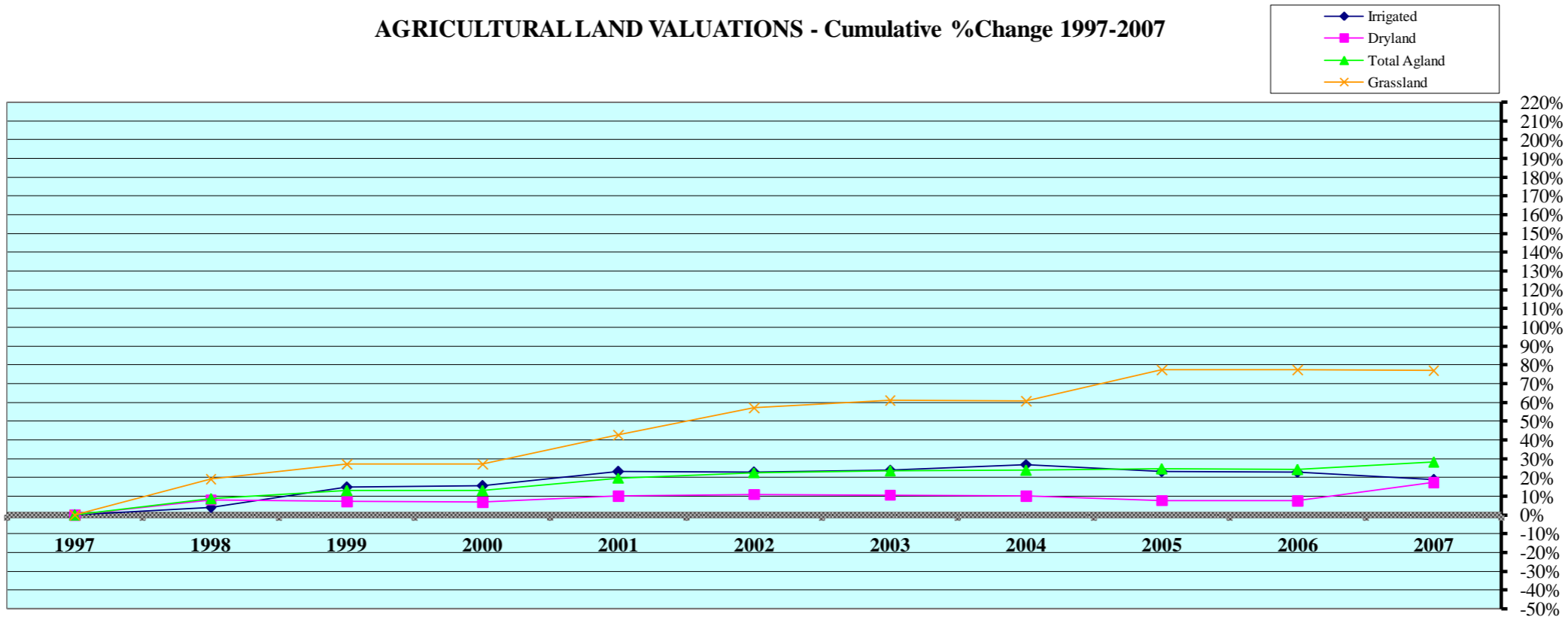
Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	146,908,795	1,585,914	1.08%	145,322,881	--	--	58,512,086	1,151,890	1.97%	57,360,196	--	--
1998	150,058,170	2,028,199	1.35%	148,029,971	0.76%	0.76%	59,517,353	1,373,334	2.31%	58,144,019	-0.63%	-0.63%
1999	164,134,816	2,619,175	1.60%	161,515,641	7.64%	9.94%	61,563,685	1,224,733	1.99%	60,338,952	1.38%	3.12%
2000	198,269,130	2,535,785	1.28%	195,733,345	19.25%	33.23%	78,242,650	2,601,222	3.32%	75,641,428	22.87%	29.27%
2001	199,765,850	2,530,808	1.27%	197,235,042	-0.52%	34.26%	83,351,479	3,206,680	3.85%	80,144,799	2.43%	36.97%
2002	215,343,920	2,399,060	1.11%	212,944,860	6.60%	44.95%	85,972,208	3,395,906	3.95%	82,576,302	-0.93%	41.13%
2003	227,057,684	2,932,581	1.29%	224,125,103	4.08%	52.56%	88,209,661	2,454,669	2.78%	85,754,992	-0.25%	46.56%
2004	238,873,460	3,439,729	1.44%	235,433,731	3.69%	60.26%	88,678,339	2,086,664	2.35%	86,591,675	-1.83%	47.99%
2005	245,388,119	3,153,552	1.29%	242,234,567	1.41%	64.89%	89,703,530	1,008,150	1.12%	88,695,380	0.02%	51.58%
2006	249,392,879	2,505,104	1.00%	246,887,775	0.61%	68.06%	91,675,560	968,297	1.06%	90,707,263	1.12%	55.02%
2007	250,840,770	1,537,446	0.61%	249,303,324	-0.04%	69.70%	93,274,882	702,330	0.75%	92,572,552	0.98%	58.21%
Rate Ann%chg	5.50%		Resid & Rec. w/o growth			4.35%	4.77%		C & I w/o growth			2.51%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agdwell & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	10,870,438	8,030,738	18,901,176	116,323	0.62%	18,784,853	--	--
1998	11,543,237	8,562,889	20,106,126	1,094,388	5.44%	19,011,738	0.58%	0.58%
1999	13,895,952	8,862,904	22,758,856	1,569,071	6.89%	21,189,785	5.39%	12.11%
2000	13,861,107	7,569,845	21,430,952	395,663	1.85%	21,035,289	-7.57%	11.29%
2001	13,681,289	8,147,845	21,829,134	597,101	2.74%	21,232,033	-0.93%	12.33%
2002	18,346,711	6,771,884	25,118,595	1,308,792	5.21%	23,809,803	9.07%	25.97%
2003	18,880,977	6,851,829	25,732,806	462,094	1.80%	25,270,712	0.61%	33.70%
2004	20,051,463	7,133,379	27,184,842	1,209,813	4.45%	25,975,029	0.94%	37.43%
2005	20,432,782	7,246,838	27,679,620	381,044	1.38%	27,298,576	0.42%	44.43%
2006	21,997,796	7,382,687	29,380,483	694,753	2.36%	28,685,730	3.63%	51.77%
2007	22,263,626	7,570,243	29,833,869	488,728	1.64%	29,345,141	-0.12%	55.26%
Rate Ann%chg	7.43%	-0.59%	4.67%	Ag Imprv+Site w/o growth		1.20%		

(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	40,578,350	--	--	--	68,304,780	--	--	--	22,772,540	--	--	--
1998	42,190,350	1,612,000	3.97%	3.97%	73,879,510	5,574,730	8.16%	8.16%	27,125,700	4,353,160	19.12%	19.12%
1999	46,557,435	4,367,085	10.35%	14.73%	73,340,765	-538,745	-0.73%	7.37%	28,934,740	1,809,040	6.67%	27.06%
2000	46,873,895	316,460	0.68%	15.51%	73,089,625	-251,140	-0.34%	7.01%	28,929,055	-5,685	-0.02%	27.03%
2001	49,929,450	3,055,555	6.52%	23.04%	75,233,785	2,144,160	2.93%	10.14%	32,501,390	3,572,335	12.35%	42.72%
2002	49,843,234	-86,216	-0.17%	22.83%	75,851,756	617,971	0.82%	11.05%	35,807,368	3,305,978	10.17%	57.24%
2003	50,362,774	519,540	1.04%	24.11%	75,636,246	-215,510	-0.28%	10.73%	36,703,256	895,888	2.50%	61.17%
2004	51,516,119	1,153,345	2.29%	26.95%	75,199,775	-436,471	-0.58%	10.09%	36,609,851	-93,405	-0.25%	60.76%
2005	49,928,847	-1,587,272	-3.08%	23.04%	73,637,300	-1,562,475	-2.08%	7.81%	40,401,732	3,791,881	10.36%	77.41%
2006	49,858,935	-69,912	-0.14%	22.87%	73,510,778	-126,522	-0.17%	7.62%	40,403,297	1,565	0.00%	77.42%
2007	48,249,475	-1,609,460	-3.23%	18.90%	80,139,830	6,629,052	9.02%	17.33%	40,322,576	-80,721	-0.20%	77.07%

Rate Ann.%chg: Irrigated **1.75%** Dryland **1.61%** Grassland **5.88%**

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		--	--	--	136,860	--	--	--	131,792,530	--	--	--
1998		--	--	--	134,685	-2,175	-1.59%	-1.59%	143,330,245	11,537,715	8.75%	8.75%
1999		--	--	--	134,140	-545	-0.40%	-1.99%	148,967,080	5,636,835	3.93%	13.03%
2000		--	--	--	134,260	120	0.09%	-1.90%	149,026,835	59,755	0.04%	13.08%
2001		--	--	--	134,085	-175	-0.13%	-2.03%	157,798,710	8,771,875	5.89%	19.73%
2002		--	--	--	134,924	839	0.63%	-1.41%	161,637,282	3,838,572	2.43%	22.65%
2003	133,796	n/a	n/a	n/a	0	n/a	n/a	n/a	162,836,072	1,198,790	0.74%	23.55%
2004	133,241	-555	-0.41%	-0.41%	0	0			163,458,986	622,914	0.38%	24.03%
2005	131,591	-1,650	-1.24%	-1.65%	0	0			164,099,470	640,484	0.39%	24.51%
2006	131,541	-50	-0.04%	-1.69%	0	0			163,904,551	-194,919	-0.12%	24.37%
2007	132,628	1,087	0.83%	-0.87%	0	0			168,844,509	4,939,958	3.01%	28.11%

Cnty# **73** Rate Ann.%chg: Total Agric Land **2.51%**
 County **RED WILLOW** FL area **10**

(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	40,631,315	54,828	741	--	--	68,284,600	177,704	384	--	--	22,768,065	187,214	122	--	--
1998	42,497,385	55,504	766	3.37%	3.37%	73,736,285	176,905	417	8.59%	8.59%	27,108,290	187,475	145	18.85%	18.85%
1999	46,620,515	55,867	834	8.88%	12.55%	73,349,030	176,028	417	0.00%	8.59%	28,915,145	187,016	155	6.90%	27.05%
2000	46,916,275	56,264	834	0.00%	12.55%	73,086,255	175,402	417	0.00%	8.59%	28,928,335	187,096	155	0.00%	27.05%
2001	49,489,005	57,166	866	3.84%	16.87%	75,610,010	180,223	420	0.72%	9.38%	32,564,440	193,773	168	8.39%	37.70%
2002	50,108,741	58,039	863	-0.35%	16.46%	75,772,470	179,114	423	0.71%	10.16%	35,762,043	193,308	185	10.12%	51.64%
2003	50,204,997	58,169	863	0.00%	16.46%	75,792,927	179,153	423	0.00%	10.16%	36,720,068	193,263	190	2.70%	55.74%
2004	50,907,143	59,071	862	-0.14%	16.30%	75,398,746	178,198	423	0.03%	10.19%	36,670,257	193,001	190	0.00%	55.74%
2005	49,879,522	61,824	807	-6.38%	8.88%	73,796,281	176,306	419	-1.08%	9.00%	40,373,498	192,255	210	10.53%	72.13%
2006	49,900,480	61,882	806	-0.05%	8.82%	73,599,404	175,778	419	0.03%	9.04%	40,435,136	192,548	210	0.00%	72.13%
2007	48,421,408	61,192	791	-1.87%	6.79%	80,010,233	176,746	453	8.11%	17.89%	40,328,490	192,040	210	0.00%	72.13%

Rate Ann.%chg AvgVal/Acre:

0.66%

1.66%

5.58%

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						136,860	5,123	27	--		131,820,840	424,869	310	--	--
1998						135,010	5,052	27	0.00%		143,476,970	424,936	338	9.03%	9.03%
1999						134,140	5,019	27	0.00%		149,018,830	423,929	352	4.14%	13.55%
2000						134,260	5,024	27	0.00%		149,065,125	423,785	352	0.00%	13.55%
2001						134,935	5,050	27	0.00%		157,798,390	436,213	362	2.84%	16.77%
2002						135,299	5,047	27	0.00%		161,778,553	435,507	371	2.49%	19.68%
2003	133,249	4,977	27	n/a	n/a	0	0		n/a	n/a	162,851,241	435,563	374	0.81%	20.65%
2004	133,681	4,990	27	-0.77%	n/a	0	0			n/a	163,109,827	435,261	375	0.20%	20.88%
2005	132,096	4,923	27	0.16%	n/a	0	4	0		n/a	164,181,397	435,312	377	0.65%	21.66%
2006	131,541	4,903	27	-0.01%	n/a	0	0			n/a	164,066,561	435,111	377	-0.02%	21.64%
2007	132,617	4,934	27	0.18%	n/a	0	0			n/a	168,892,748	434,913	388	2.99%	25.27%

73
RED WILLOW

FL area **10**

Rate Ann.%chg AvgVal/Acre:

2.28%

(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
11,448	RED WILLOW	33,817,102	9,044,147	9,747,787	250,840,770	93,274,882	0	0	168,844,509	22,263,626	7,570,243	21,440,230	616,843,296
<i>cnty sector value % of total value:</i>		5.48%	1.47%	1.58%	40.67%	15.12%			27.37%	3.61%	1.23%	3.48%	100.00%

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
355	BARTLEY	116,249	208,229	368,690	5,812,333	1,218,304	0	0	51,360	0	0	0	7,775,165
3.10%	<i>%sector of county sector</i>	0.34%	2.30%	3.78%	2.32%	1.31%			0.03%				1.26%
	<i>%sector of municipality</i>	1.50%	2.68%	4.74%	74.76%	15.67%			0.66%				100.00%
127	DANBURY	141,739	573,755	43,151	1,490,693	512,798	0	0	0	0	0	0	2,762,136
1.11%	<i>%sector of county sector</i>	0.42%	6.34%	0.44%	0.59%	0.55%							0.45%
	<i>%sector of municipality</i>	5.13%	20.77%	1.56%	53.97%	18.57%							100.00%
642	INDIANOLA	441,373	619,330	540,939	10,306,459	2,574,414	0	0	133,466	654	1,500	0	14,618,135
5.61%	<i>%sector of county sector</i>	1.31%	6.85%	5.55%	4.11%	2.76%			0.08%	0.00%	0.02%		2.37%
	<i>%sector of municipality</i>	3.02%	4.24%	3.70%	70.50%	17.61%			0.91%	0.00%	0.01%		100.00%
70	LEBANON	20,629	120,608	18,699	557,161	239,823	0	0	0	0	0	0	956,920
0.61%	<i>%sector of county sector</i>	0.06%	1.33%	0.19%	0.22%	0.26%							0.16%
	<i>%sector of municipality</i>	2.16%	12.60%	1.95%	58.22%	25.06%							100.00%
7,996	MCCOOK	15,731,736	3,512,528	2,025,790	187,165,806	77,933,641	0	0	0	0	0	0	286,369,501
69.85%	<i>%sector of county sector</i>	46.52%	38.84%	20.78%	74.62%	83.55%							46.43%
	<i>%sector of municipality</i>	5.49%	1.23%	0.71%	65.36%	27.21%							100.00%
9,190	Total Municipalities	16,451,726	5,034,450	2,997,269	205,332,452	82,478,980	0	0	184,826	654	1,500	0	312,481,857
80.28%	<i>%all municip.sect of cnty</i>	48.65%	55.67%	30.75%	81.86%	88.43%			0.11%	0.00%	0.02%		50.66%

Cnty#	County
73	RED WILLOW

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 10