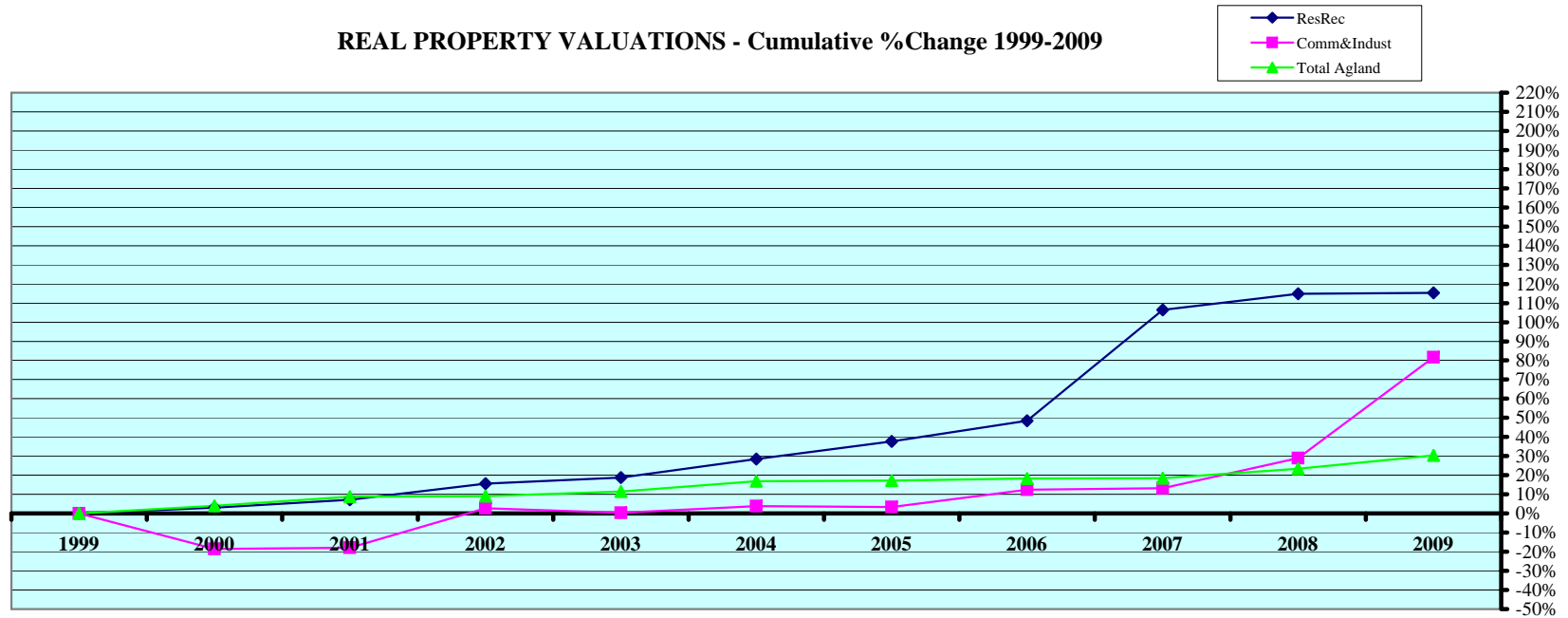


REAL PROPERTY VALUATIONS - Cumulative %Change 1999-2009



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
1999	101,755,550	--	--	--	27,344,835	--	--	--	309,383,075	--	--	--
2000	104,860,665	3,105,115	3.05%	3.05%	22,253,770	-5,091,065	-18.62%	-18.62%	321,550,616	12,167,541	3.93%	3.93%
2001	109,018,915	4,158,250	3.97%	7.14%	22,462,555	208,785	0.94%	-17.85%	336,361,885	14,811,269	4.61%	8.72%
2002	117,580,975	8,562,060	7.85%	15.55%	28,112,520	5,649,965	25.15%	2.81%	337,533,995	1,172,110	0.35%	9.10%
2003	120,846,950	3,265,975	2.78%	18.76%	27,435,360	-677,160	-2.41%	0.33%	344,885,260	7,351,265	2.18%	11.48%
2004	130,787,835	9,940,885	8.23%	28.53%	28,376,345	940,985	3.43%	3.77%	361,519,600	16,634,340	4.82%	16.85%
2005	140,108,135	9,320,300	7.13%	37.69%	28,277,720	-98,625	-0.35%	3.41%	362,531,975	1,012,375	0.28%	17.18%
2006	151,134,215	11,026,080	7.87%	48.53%	30,734,250	2,456,530	8.69%	12.40%	366,075,365	3,543,390	0.98%	18.32%
2007	210,117,920	58,983,705	39.03%	106.49%	30,952,615	218,365	0.71%	13.19%	366,574,375	499,010	0.14%	18.49%
2008	218,606,945	8,489,025	4.04%	114.84%	35,247,135	4,294,520	13.87%	28.90%	381,780,835	15,206,460	4.15%	23.40%
2009	219,192,190	585,245	0.27%	115.41%	49,658,186	14,411,051	40.89%	81.60%	403,299,335	21,518,500	5.64%	30.36%

Rate Annual %chg: Residential & Recreational 7.98%

Commercial & Industrial 6.15%

Agricultural Land 2.69%

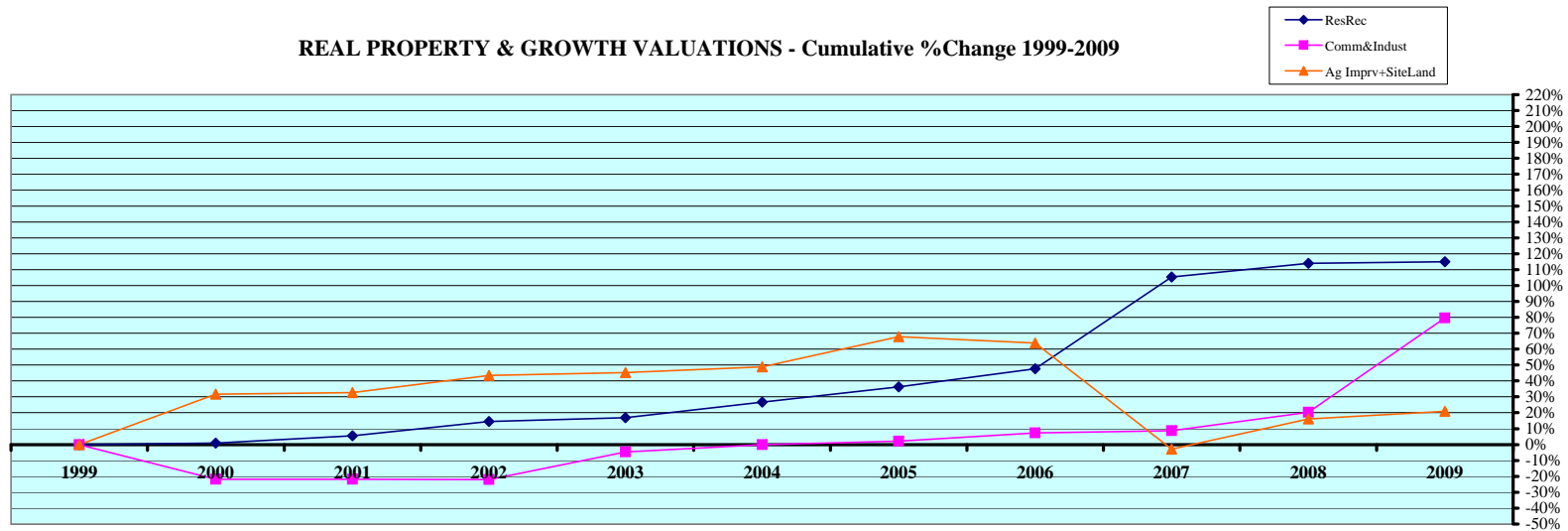
Cnty# 50
County KEARNEY

FL area 7

CHART 1 EXHIBIT 50B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land; Commercial & Industrial excludes minerals; Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 1999 - 2009 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1999-2009



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	
1999	101,755,550	1,013,059	1.00%	100,742,491	--	--	27,344,835	509,535	1.86%	26,835,300	--	--	
2000	104,860,665	2,190,445	2.09%	102,670,220	0.90%	0.90%	22,253,770	899,920	4.04%	21,353,850	-21.91%	-21.91%	
2001	109,018,915	1,576,280	1.45%	107,442,635	2.46%	5.59%	22,462,555	1,085,580	4.83%	21,376,975	-3.94%	-21.82%	
2002	117,580,975	972,020	0.83%	116,608,955	6.96%	14.60%	28,112,520	6,776,975	24.11%	21,335,545	-5.02%	-21.98%	
2003	120,846,950	1,830,621	1.51%	119,016,329	1.22%	16.96%	27,435,360	1,391,875	5.07%	26,043,485	-7.36%	-4.76%	
2004	130,787,835	1,948,930	1.49%	128,838,905	6.61%	26.62%	28,376,345	1,040,900	3.67%	27,335,445	-0.36%	-0.03%	
2005	140,108,135	1,374,630	0.98%	138,733,505	6.08%	36.34%	28,277,720	329,790	1.17%	27,947,930	-1.51%	2.21%	
2006	151,134,215	899,300	0.60%	150,234,915	7.23%	47.64%	30,734,250	1,402,255	4.56%	29,331,995	3.73%	7.27%	
2007	210,117,920	1,073,525	0.51%	209,044,395	38.32%	105.44%	30,952,615	1,203,320	3.89%	29,749,295	-3.20%	8.79%	
2008	218,606,945	963,790	0.44%	217,643,155	3.58%	113.89%	35,247,135	2,366,995	6.72%	32,880,140	6.23%	20.24%	
2009	219,192,190	465,785	0.21%	218,726,405	0.05%	114.95%	49,658,186	566,170	1.14%	49,092,016	39.28%	79.53%	
Rate Ann%chg	7.98%			Resid & Rec. w/o growth			6.15%			C & I w/o growth			0.59%

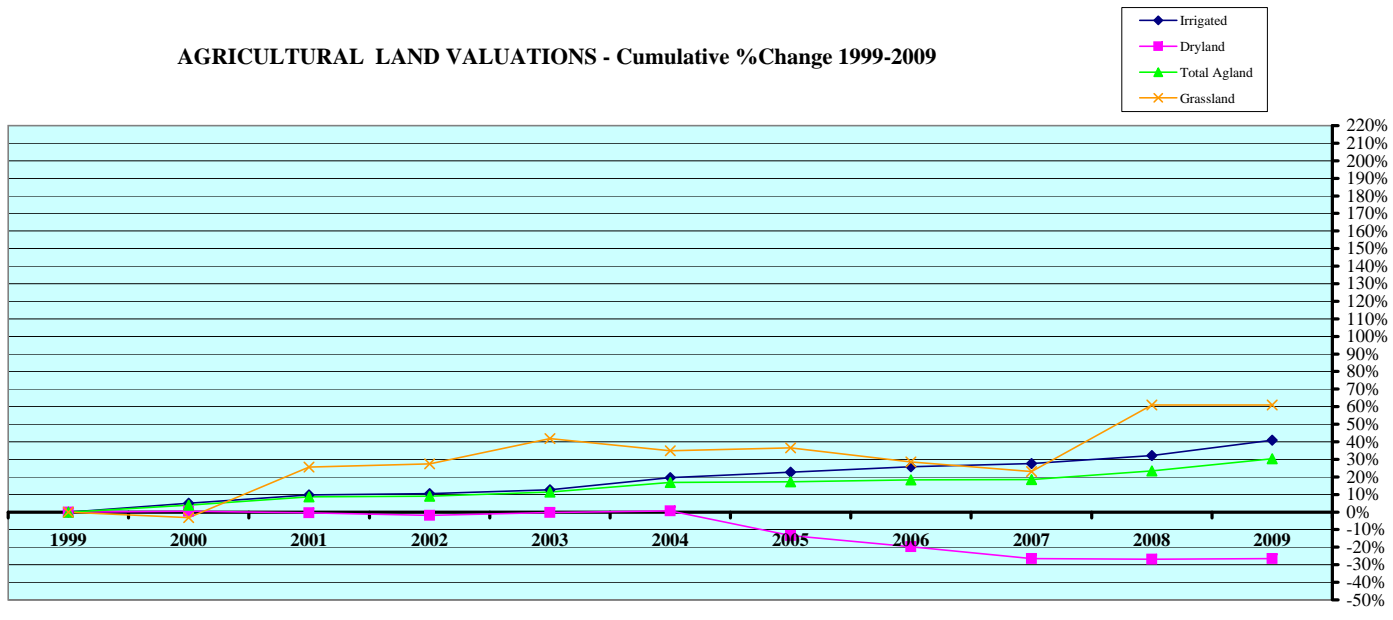
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
1999	36,390,075	13,546,520	49,936,595	1,618,020	3.24%	48,318,575	--	--
2000	49,185,555	18,056,190	67,241,745	1,470,710	2.19%	65,771,035	31.71%	31.71%
2001	48,400,240	19,310,105	67,710,345	1,452,700	2.15%	66,257,645	-1.46%	32.68%
2002	56,827,710	16,259,265	73,086,975	1,453,510	1.99%	71,633,465	5.79%	43.45%
2003	57,587,315	16,723,625	74,310,940	1,806,485	2.43%	72,504,455	-0.80%	45.19%
2004	59,477,265	16,419,945	75,897,210	1,517,855	2.00%	74,379,355	0.09%	48.95%
2005	66,384,520	19,354,070	85,738,590	1,911,020	2.23%	83,827,570	10.45%	67.87%
2006	63,978,665	19,323,495	83,302,160	1,443,335	1.73%	81,858,825	-4.53%	63.93%
2007	33,024,085	16,292,825	49,316,910	863,200	1.75%	48,453,710	-41.83%	-2.97%
2008	32,760,755	28,161,245	60,922,000	2,963,875	4.87%	57,958,125	17.52%	16.06%
2009	32,825,855	28,406,300	61,232,155	894,785	1.46%	60,337,370	-0.96%	20.83%
Rate Ann%chg	-1.03%	7.69%	2.06%	Ag Imprv+Site w/o growth			1.60%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site 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; 1999 - 2009 CTL
Growth Value; 1999-2009 Abstract of Asmnt Rpt.

NE Dept. of Revenue Property Assessment Division
Prepared as of 03/01/2010

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1999-2009



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
1999	247,152,495	--	--	--	50,062,400	--	--	--	10,737,685	--	--	--
2000	259,421,151	12,268,656	4.96%	4.96%	50,301,110	238,710	0.48%	0.48%	10,396,565	-341,120	-3.18%	-3.18%
2001	271,293,390	11,872,239	4.58%	9.77%	49,813,100	-488,010	-0.97%	-0.50%	13,486,730	3,090,165	29.72%	25.60%
2002	272,987,315	1,693,925	0.62%	10.45%	49,092,165	-720,935	-1.45%	-1.94%	13,678,365	191,635	1.42%	27.39%
2003	278,324,680	5,337,365	1.96%	12.61%	49,938,395	846,230	1.72%	-0.25%	15,228,865	1,550,500	11.34%	41.83%
2004	295,465,430	17,140,750	6.16%	19.55%	50,396,840	458,445	0.92%	0.67%	14,480,165	-748,700	-4.92%	34.85%
2005	303,321,075	7,855,645	2.66%	22.73%	43,361,020	-7,035,820	-13.96%	-13.39%	14,662,395	182,230	1.26%	36.55%
2006	310,921,040	7,599,965	2.51%	25.80%	40,167,895	-3,193,125	-7.36%	-19.76%	13,804,700	-857,695	-5.85%	28.56%
2007	315,488,380	4,567,340	1.47%	27.65%	36,773,245	-3,394,650	-8.45%	-26.55%	13,210,840	-593,860	-4.30%	23.03%
2008	326,808,385	11,320,005	3.59%	32.23%	36,589,750	-183,495	-0.50%	-26.91%	17,284,475	4,073,635	30.84%	60.97%
2009	348,055,865	21,247,480	6.50%	40.83%	36,832,025	242,275	0.66%	-26.43%	17,289,270	4,795	0.03%	61.01%

Rate Ann.%chg: Irrigated **3.48%** Dryland **-3.02%** Grassland **4.88%**

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
1999				--	1,430,495	--	--	--	309,383,075	--	--	--
2000				--	1,431,790	1,295	0.09%	0.09%	321,550,616	12,167,541	3.93%	3.93%
2001				--	1,768,665	336,875	23.53%	23.64%	336,361,885	14,811,269	4.61%	8.72%
2002				--	1,776,150	7,485	0.42%	24.16%	337,533,995	1,172,110	0.35%	9.10%
2003				--	0	-1,776,150	-100.00%	-100.00%	344,885,260	7,351,265	2.18%	11.48%
2004	77,365	n/a	n/a	n/a	1,099,800	n/a	n/a	n/a	361,519,600	16,634,340	4.82%	16.85%
2005	78,375	1,010	1.31%	1.31%	1,109,110	9,310	0.85%	0.85%	362,531,975	1,012,375	0.28%	17.18%
2006	76,510	-1,865	-2.38%	-1.11%	1,105,220	-3,890	-0.35%	0.49%	366,075,365	3,543,390	0.98%	18.32%
2007	68,670	-7,840	-10.25%	-11.24%	1,033,240	-71,980	-6.51%	-6.05%	366,574,375	499,010	0.14%	18.49%
2008	66,550	-2,120	-3.09%	-13.98%	1,031,675	-1,565	-0.15%	-6.19%	381,780,835	15,206,460	4.15%	23.40%
2009	60,065	-6,485	-9.74%	-22.36%	1,062,110	30,435	2.95%	-3.43%	403,299,335	21,518,500	5.64%	30.36%

Cnty# **50** Rate Ann.%chg: Total Agric Land **2.69%**
 County **KEARNEY** FL area **7**

(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: 1999 - 2009 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1999-2009 (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
1999	247,022,260	198,832	1,242	--	--	50,199,080	65,263	769	--	--	10,729,310	42,985	250	--	--
2000	259,679,395	199,922	1,299	4.59%	4.59%	50,359,775	64,265	784	1.95%	1.95%	10,398,220	42,828	243	-2.80%	-2.80%
2001	271,063,150	201,947	1,342	3.31%	8.05%	49,955,055	63,696	784	0.00%	1.95%	13,547,250	44,430	305	25.51%	22.00%
2002	273,018,815	203,682	1,340	-0.15%	7.89%	49,105,780	62,323	788	0.51%	2.47%	13,743,915	43,952	313	2.62%	25.20%
2003	277,961,775	204,702	1,358	1.34%	9.34%	50,222,350	61,366	818	3.81%	6.37%	15,278,785	43,697	350	11.82%	40.00%
2004	291,002,365	207,445	1,403	3.30%	12.95%	53,146,825	60,683	876	7.07%	13.89%	14,613,220	41,675	351	0.18%	40.26%
2005	301,444,245	215,266	1,400	-0.18%	12.75%	44,293,210	53,557	827	-5.57%	7.55%	14,762,705	40,794	362	3.20%	44.75%
2006	310,373,855	222,266	1,396	-0.28%	12.43%	40,312,425	48,836	825	-0.19%	7.34%	13,936,115	38,519	362	-0.02%	44.72%
2007	315,470,680	226,023	1,396	-0.05%	12.38%	36,731,810	44,694	822	-0.44%	6.87%	13,132,505	36,315	362	-0.05%	44.65%
2008	326,574,335	226,182	1,444	3.45%	16.25%	36,689,305	44,639	822	0.01%	6.88%	17,276,180	36,483	474	30.94%	89.42%
2009	347,888,445	226,364	1,537	6.44%	23.74%	36,883,860	44,458	830	0.94%	7.89%	17,321,735	36,581	474	0.00%	89.41%

Rate Ann.%chg Average Value/Acre: 2.15%

0.76%

6.60%

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
1999						1,407,150	3,208	439			309,357,800	310,288	997	--	--
2000						1,432,410	3,530	406	-7.52%		321,869,800	310,545	1,036	3.91%	3.91%
2001						1,127,215	3,110	362	-10.84%		335,692,670	313,183	1,072	3.47%	7.52%
2002						1,129,950	3,178	356	-1.66%		336,998,460	313,135	1,076	0.37%	7.92%
2003						66,660	1,347	49	-86.24%		344,847,415	312,956	1,102	2.42%	10.53%
2004	69,855	1,552	45	n/a	n/a	994,345	1,295	768	n/a	n/a	359,826,610	312,651	1,151	4.44%	15.44%
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%	15.98%
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%	17.32%
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%	18.59%
2008	67,275	1,495	45	-0.01%	n/a	1,031,640	1,334	773	1.53%	n/a	381,638,735	310,133	1,231	4.07%	23.43%
2009	58,920	1,309	45	0.00%	n/a	1,039,315	1,343	774	0.09%	n/a	403,192,275	310,055	1,300	5.67%	30.43%

50
KEARNEY

FL area 7

Rate Ann. %chg Average Value/Acre: 2.69%

(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: 1999 - 2009 Abstracts Agland Assessment Level 1998 to 2006 = 80% ; 2007 & forward = 75% NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

2009 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	72,357,982	23,753,079	9,311,362	218,873,570	49,658,186	0	318,620	403,299,335	32,825,855	28,406,300	0	838,804,289
cnty sector/value % of total value:		8.63%	2.83%	1.11%	26.09%	5.92%		0.04%	48.08%	3.91%	3.39%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
696	AXTELL	996,582	507,422	452,361	21,411,645	5,706,650	0	0	0	0	0	0	29,074,660
10.11%	%sector of county sector	1.38%	2.14%	4.86%	9.78%	11.49%							3.47%
	%sector of municipality	3.43%	1.75%	1.56%	73.64%	19.63%							100.00%
80	HEARTWELL	110,333	304,099	173,687	1,093,235	155,785	0	0	0	0	0	0	1,837,139
1.16%	%sector of county sector	0.15%	1.28%	1.87%	0.50%	0.31%							0.22%
	%sector of municipality	6.01%	16.55%	9.45%	59.51%	8.48%							100.00%
2,990	MINDEN	23,268,691	1,458,895	429,951	92,143,120	18,700,765	0	0	0	0	23,450	0	136,024,872
43.45%	%sector of county sector	32.16%	6.14%	4.62%	42.10%	37.66%					0.08%		16.22%
	%sector of municipality	17.11%	1.07%	0.32%	67.74%	13.75%					0.02%		100.00%
49	NORMAN	577,163	0	0	884,550	193,740	0	0	0	0	0	0	1,655,453
0.71%	%sector of county sector	0.80%			0.40%	0.39%							0.20%
	%sector of municipality	34.86%			53.43%	11.70%							100.00%
360	WILCOX	358,639	396,287	25,358	8,429,645	3,060,475	0	0	0	0	0	0	12,270,404
5.23%	%sector of county sector	0.50%	1.67%	0.27%	3.85%	6.16%							1.46%
	%sector of municipality	2.92%	3.23%	0.21%	68.70%	24.94%							100.00%
4,175	Total Municipalities	25,311,408	2,666,703	1,081,357	123,962,195	27,817,415	0	0	0	0	23,450	0	180,862,528
60.67%	%all municip.sect of cnty	34.98%	11.23%	11.61%	56.64%	56.02%					0.08%		21.56%

Sources: 2009 Certificate of Taxes Levied CTL, 2000 US Census; Dec2009 Municipality Pop. per Research Division

Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

Cnty#	County
50	KEARNEY

FL area	7
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