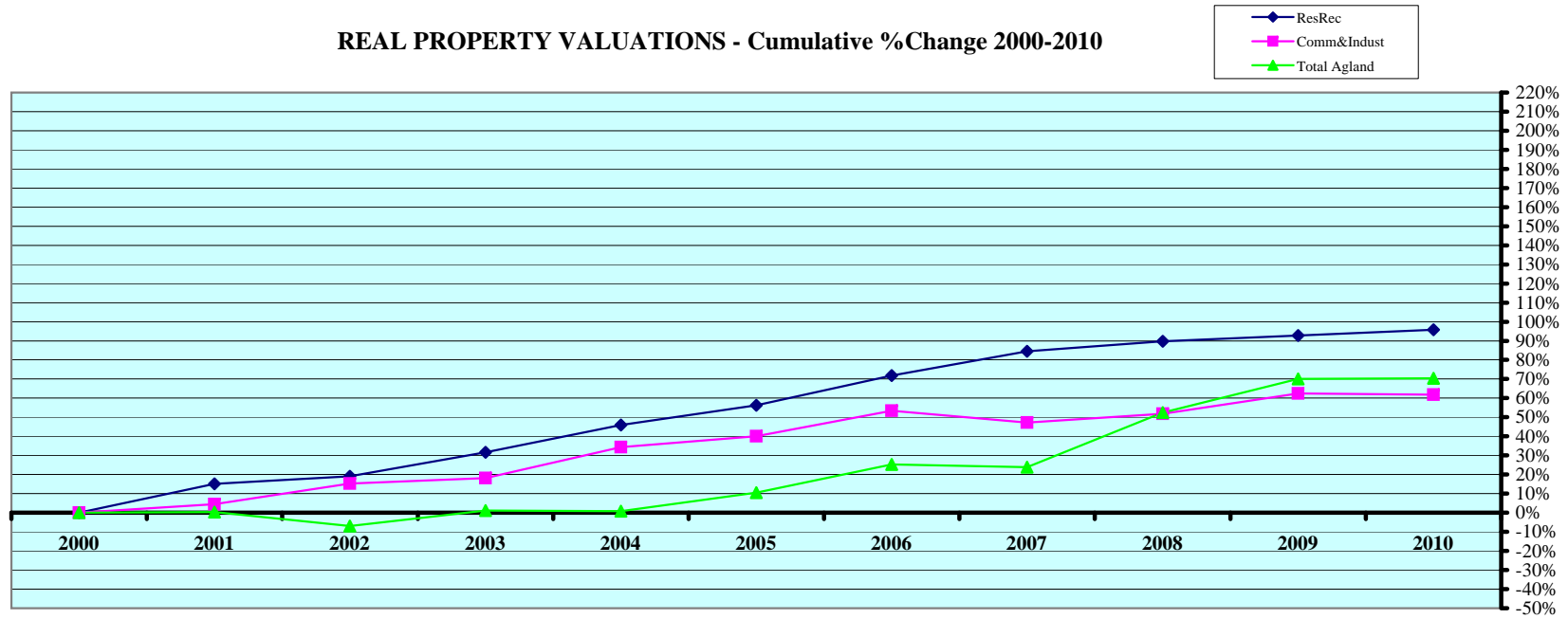


REAL PROPERTY VALUATIONS - Cumulative %Change 2000-2010



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
2000	717,760,974	--	--	--	111,563,181	--	--	--	282,433,847	--	--	--
2001	826,050,798	108,289,824	15.09%	15.09%	116,631,421	5,068,240	4.54%	4.54%	283,299,112	865,265	0.31%	0.31%
2002	854,950,488	28,899,690	3.50%	19.11%	128,574,180	11,942,759	10.24%	15.25%	262,815,009	-20,484,103	-7.23%	-6.95%
2003	944,915,798	89,965,310	10.52%	31.65%	131,779,638	3,205,458	2.49%	18.12%	285,729,688	22,914,679	8.72%	1.17%
2004	1,047,132,282	102,216,484	10.82%	45.89%	149,808,960	18,029,322	13.68%	34.28%	284,760,470	-969,218	-0.34%	0.82%
2005	1,121,663,437	74,531,155	7.12%	56.27%	156,194,369	6,385,409	4.26%	40.01%	312,230,805	27,470,335	9.65%	10.55%
2006	1,233,705,665	112,042,228	9.99%	71.88%	171,128,443	14,934,074	9.56%	53.39%	353,782,895	41,552,090	13.31%	25.26%
2007	1,324,087,270	90,381,605	7.33%	84.47%	164,236,511	-6,891,932	-4.03%	47.21%	349,975,058	-3,807,837	-1.08%	23.91%
2008	1,362,344,499	38,257,229	2.89%	89.80%	169,315,579	5,079,068	3.09%	51.77%	430,579,821	80,604,763	23.03%	52.45%
2009	1,384,014,461	21,669,962	1.59%	92.82%	181,178,588	11,863,009	7.01%	62.40%	480,411,956	49,832,135	11.57%	70.10%
2010	1,404,806,915	20,792,454	1.50%	95.72%	180,437,442	-741,146	-0.41%	61.74%	481,287,844	875,888	0.18%	70.41%

Rate Annual %chg: Residential & Recreational 6.95%

Commercial & Industrial 4.93%

Agricultural Land 5.47%

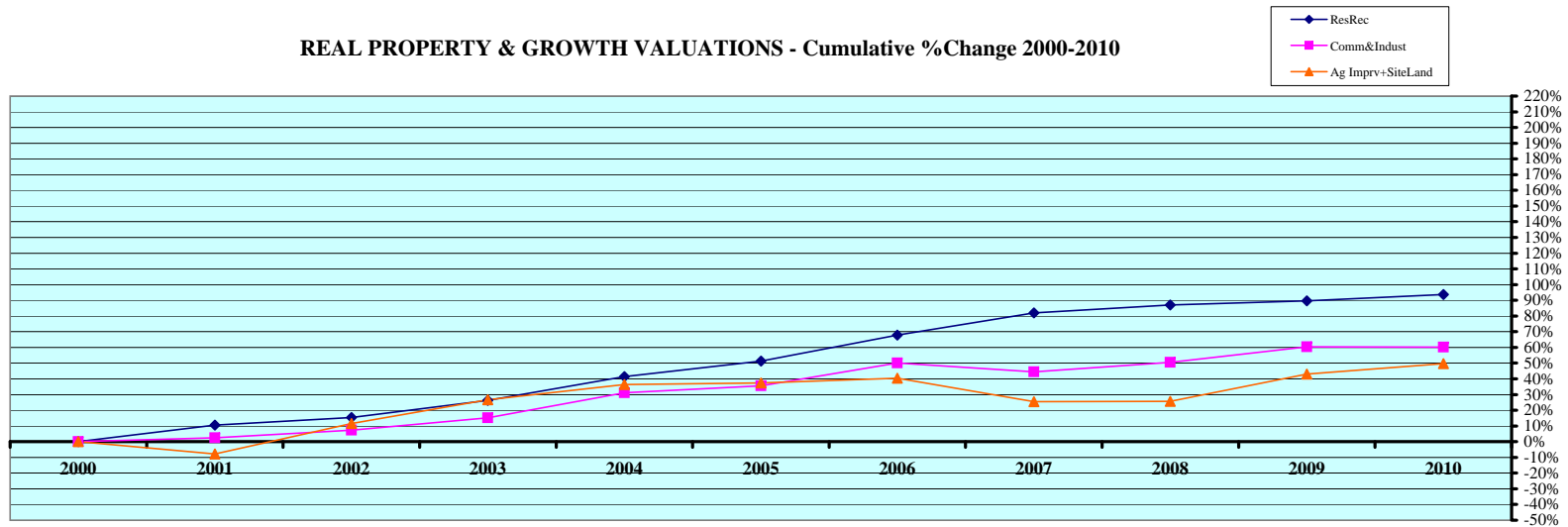
Cnty# 13
County CASS

FL area 8

CHART 1 EXHIBIT 13B 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: 2000 - 2010 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2000-2010



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
2000	717,760,974	26,616,926	3.71%	691,144,048	--	--	111,563,181	3,924,932	3.52%	107,638,249	--	--
2001	826,050,798	32,440,768	3.93%	793,610,030	10.57%	10.57%	116,631,421	2,322,030	1.99%	114,309,391	2.46%	2.46%
2002	854,950,488	27,349,977	3.20%	827,600,511	0.19%	15.30%	128,574,180	8,775,433	6.83%	119,798,747	2.72%	7.38%
2003	944,915,798	38,815,429	4.11%	906,100,369	5.98%	26.24%	131,779,638	3,226,947	2.45%	128,552,691	-0.02%	15.23%
2004	1,047,132,282	31,863,635	3.04%	1,015,268,647	7.45%	41.45%	149,808,960	3,475,527	2.32%	146,333,433	11.04%	31.17%
2005	1,121,663,437	36,242,287	3.23%	1,085,421,150	3.66%	51.22%	156,194,369	4,952,035	3.17%	151,242,334	0.96%	35.57%
2006	1,233,705,665	28,806,343	2.33%	1,204,899,322	7.42%	67.87%	171,128,443	3,604,380	2.11%	167,524,063	7.25%	50.16%
2007	1,324,087,270	18,136,271	1.37%	1,305,950,999	5.86%	81.95%	164,236,511	3,062,788	1.86%	161,173,723	-5.82%	44.47%
2008	1,362,344,499	20,514,226	1.51%	1,341,830,273	1.34%	86.95%	169,315,579	1,381,474	0.82%	167,934,105	2.25%	50.53%
2009	1,384,014,461	22,578,489	1.63%	1,361,435,972	-0.07%	89.68%	181,178,588	2,347,910	1.30%	178,830,678	5.62%	60.30%
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	0.47%	93.74%	180,437,442	1,817,525	1.01%	178,619,917	-1.41%	60.11%
Rate Ann%chg	6.95%			Resid & Rec. w/o growth		4.29%	4.93%			C & I w/o growth		2.51%

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					
2000	80,917,269	29,386,911	110,304,180	1,584,741	1.44%	108,719,439	--	--
2001	80,323,721	24,499,473	104,823,194	3,253,975	3.10%	101,569,219	-7.92%	-7.92%
2002	93,988,339	31,536,492	125,524,831	2,469,744	1.97%	123,055,087	17.39%	11.56%
2003	110,220,752	32,992,895	143,213,647	3,493,731	2.44%	139,719,916	11.31%	26.67%
2004	116,650,869	35,297,096	151,947,965	1,620,943	1.07%	150,327,022	4.97%	36.28%
2005	117,520,200	35,817,248	153,337,448	1,878,237	1.22%	151,459,211	-0.32%	37.31%
2006	119,705,776	36,694,362	156,400,138	1,510,897	0.97%	154,889,241	1.01%	40.42%
2007	106,188,779	34,154,036	140,342,815	1,983,209	1.41%	138,359,606	-11.53%	25.43%
2008	105,777,321	34,297,844	140,075,165	1,562,375	1.12%	138,512,790	-1.30%	25.57%
2009	121,047,497	39,305,088	160,352,585	2,490,194	1.55%	157,862,391	12.70%	43.12%
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	2.95%	49.66%
Rate Ann%chg	4.33%	3.99%	4.24%	Ag Imprv+Site w/o growth			2.93%	

(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 to real property which increase the value of such property.

Sources:
Value; 2000 - 2010 CTL
Growth Value; 2000-2010 Abstract of Asmnt Rpt.

NE Dept. of Revenue Property Assessment Division
Prepared as of 03/01/2011

Cnty# 13
County CASS

FL area 8

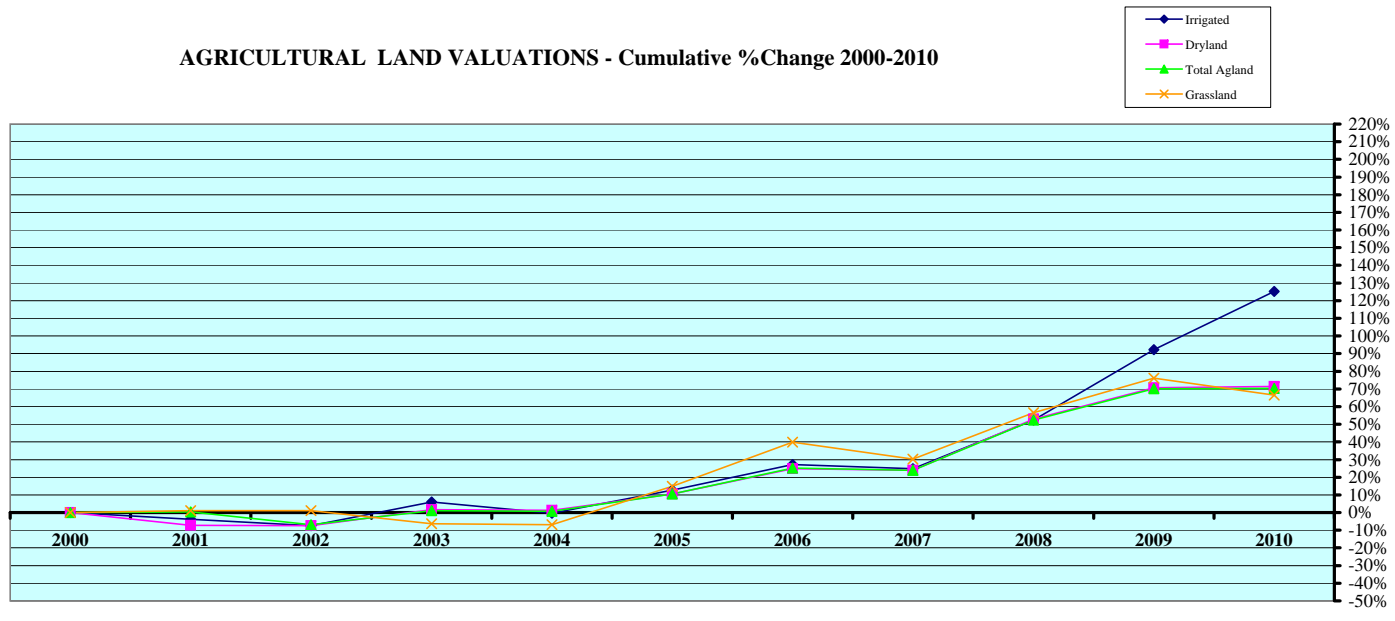
CHART 2

EXHIBIT

13B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2000-2010



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
2000	2,634,092	--	--	--	264,010,860	--	--	--	13,187,502	--	--	--
2001	2,535,782	-98,310	-3.73%	-3.73%	244,839,013	-19,171,847	-7.26%	-7.26%	13,339,258	151,756	1.15%	1.15%
2002	2,438,642	-97,140	-3.83%	-7.42%	244,603,305	-235,708	-0.10%	-7.35%	13,334,555	-4,703	-0.04%	1.12%
2003	2,793,170	354,528	14.54%	6.04%	268,320,653	23,717,348	9.70%	1.63%	12,345,266	-989,289	-7.42%	-6.39%
2004	2,623,194	-169,976	-6.09%	-0.41%	267,609,388	-711,265	-0.27%	1.36%	12,278,994	-66,272	-0.54%	-6.89%
2005	2,968,583	345,389	13.17%	12.70%	291,781,926	24,172,538	9.03%	10.52%	15,160,711	2,881,717	23.47%	14.96%
2006	3,350,453	381,870	12.86%	27.20%	329,682,860	37,900,934	12.99%	24.87%	18,439,142	3,278,431	21.62%	39.82%
2007	3,287,800	-62,653	-1.87%	24.82%	327,421,795	-2,261,065	-0.69%	24.02%	17,188,838	-1,250,304	-6.78%	30.34%
2008	4,013,210	725,410	22.06%	52.36%	403,629,983	76,208,188	23.28%	52.88%	20,641,427	3,452,589	20.09%	56.52%
2009	5,063,529	1,050,319	26.17%	92.23%	450,681,473	47,051,490	11.66%	70.71%	23,237,064	2,595,637	12.57%	76.21%
2010	5,931,094	867,565	17.13%	125.17%	452,627,321	1,945,848	0.43%	71.44%	21,953,099	-1,283,965	-5.53%	66.47%

Rate Ann.%chg: Irrigated **8.46%** Dryland **5.54%** Grassland **5.23%**

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
2000	--	--	--	--	2,601,393	--	--	--	282,433,847	--	--	--
2001	--	--	--	--	22,585,059	19,983,666	768.19%	768.19%	283,299,112	865,265	0.31%	0.31%
2002	--	--	--	--	2,438,507	-20,146,552	-89.20%	-6.26%	262,815,009	-20,484,103	-7.23%	-6.95%
2003	--	--	--	--	1,854,258	n/a	n/a	-28.72%	285,729,688	22,914,679	8.72%	1.17%
2004	390,895	n/a	n/a	--	1,857,999	3,741	0.20%	-28.58%	284,760,470	-969,218	-0.34%	0.82%
2005	383,235	-7,660	-1.96%	n/a	1,936,350	78,351	4.22%	n/a	312,230,805	27,470,335	9.65%	10.55%
2006	380,122	-3,113	-0.81%	-0.81%	1,930,318	-6,032	-0.31%	-0.31%	353,782,895	41,552,090	13.31%	25.26%
2007	352,900	-27,222	-7.16%	-7.92%	1,723,725	-206,593	-10.70%	-10.98%	349,975,058	-3,807,837	-1.08%	23.91%
2008	691,903	339,003	96.06%	80.54%	1,603,298	-120,427	-6.99%	-17.20%	430,579,821	80,604,763	23.03%	52.45%
2009	320,249	-371,654	-53.71%	-16.44%	1,109,641	-493,657	-30.79%	-42.69%	480,411,956	49,832,135	11.57%	70.10%
2010	592,572	272,323	85.03%	54.62%	183,758	-925,883	-83.44%	-90.51%	481,287,844	875,888	0.18%	70.41%

Cnty# **13** FL area **8** Rate Ann.%chg: Total Agric Land **5.47%**
 County **CASS**

(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: 2000 - 2010 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2000-2010 (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
2000	2,649,117	2,227	1,190	--	--	266,068,225	259,648	1,025	--	--	13,459,321	41,024	328	--	--
2001	2,497,527	2,263	1,104	-7.23%	-7.23%	243,463,266	257,511	945	-7.80%	-7.80%	13,185,287	39,994	330	0.61%	0.61%
2002	2,438,642	2,292	1,064	-3.62%	-10.59%	244,635,125	259,014	944	-0.11%	-7.90%	13,335,607	40,557	329	-0.30%	0.30%
2003	2,744,006	2,361	1,162	9.21%	-2.35%	268,482,919	259,301	1,035	9.64%	0.98%	12,224,672	40,514	302	-8.21%	-7.93%
2004	2,623,194	2,259	1,161	-0.08%	-2.43%	267,610,309	258,309	1,036	0.10%	1.07%	12,308,714	40,439	304	0.79%	-7.20%
2005	2,968,583	2,296	1,293	11.35%	8.65%	291,685,750	258,048	1,130	9.11%	10.28%	15,185,726	40,192	378	24.13%	15.19%
2006	3,350,453	2,177	1,539	19.04%	29.34%	330,056,989	257,387	1,282	13.45%	25.11%	18,450,613	39,931	462	22.29%	40.87%
2007	3,287,800	2,138	1,538	-0.07%	29.24%	327,266,832	255,716	1,280	-0.20%	24.86%	17,280,898	37,437	462	-0.10%	40.73%
2008	4,059,615	2,088	1,945	26.43%	63.40%	403,862,231	255,643	1,580	23.44%	54.13%	20,924,811	37,172	563	21.95%	71.62%
2009	5,132,018	2,429	2,113	8.66%	77.55%	449,731,251	257,889	1,744	10.39%	70.14%	22,803,225	37,060	615	9.31%	87.59%
2010	6,024,386	2,891	2,084	-1.37%	75.12%	453,112,632	257,455	1,760	0.92%	71.70%	21,742,233	39,161	555	-9.77%	69.27%

Rate Ann.%chg Average Value/Acre: 5.76%

6.19%

6.02%

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
2000						423,115	7,722	55			282,599,778	310,621	910	--	--
2001						426,759	7,615	56	1.82%		259,572,839	307,382	844	-7.25%	-7.25%
2002						2,433,513	10,977	222	296.43%		262,842,887	312,840	840	-0.47%	-7.69%
2003						407,048	7,671	53	-76.13%		285,712,903	313,138	912	8.57%	0.22%
2004	390,871	7,671	51	n/a	n/a	1,918,188	3,391	566	n/a	n/a	284,851,276	312,069	913	0.09%	0.31%
2005	383,307	7,664	50	-1.85%	n/a	1,915,000	3,401	563	-0.46%	n/a	312,138,366	311,601	1,002	9.74%	10.08%
2006	380,236	7,603	50	-0.01%	n/a	1,894,462	3,361	564	0.10%	n/a	354,132,753	310,460	1,141	13.87%	25.35%
2007	352,172	6,933	51	1.57%	n/a	1,709,877	3,089	553	-1.81%	n/a	349,897,579	305,313	1,146	0.47%	25.94%
2008	675,378	6,644	102	100.12%	n/a	1,536,356	2,855	538	-2.77%	n/a	431,058,391	304,402	1,416	23.56%	55.61%
2009	396,622	3,632	109	7.43%	n/a	1,238,653	2,431	510	-5.31%	n/a	479,301,769	303,441	1,580	11.54%	73.58%
2010	608,870	991	614	462.37%	n/a	216,400	1,719	126	-75.29%	n/a	481,704,521	302,216	1,594	0.91%	75.15%

13
CASS

FL area 8

Rate Ann. %chg Average Value/Acre: 5.77%

(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: 2000 - 2010 Abstracts Agland Assessment Level 1998 to 2006 = 80% ; 2007 & forward = 75% NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

2010 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
24,334	CASS	101,066,152	28,587,077	41,807,279	1,392,669,668	130,384,381	50,053,061	12,137,247	481,287,844	123,648,922	43,473,058	9,583,807	2,414,698,496
cnty sector/value % of total value:		4.19%	1.18%	1.73%	57.67%	5.40%	2.07%	0.50%	19.93%	5.12%	1.80%	0.40%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
142	ALVO	291,573	10,776	2,034	4,225,537	278,271	0	0	0	0	0	0	4,808,191
0.58%	%sector of county sector	0.29%	0.04%	0.00%	0.30%	0.21%							0.20%
	%sector of municipality	6.06%	0.22%	0.04%	87.88%	5.79%							100.00%
270	AVOCA	218,735	131,892	8,710	5,638,963	782,069	0	0	0	0	0	0	6,780,369
1.11%	%sector of county sector	0.22%	0.46%	0.02%	0.40%	0.60%							0.28%
	%sector of municipality	3.23%	1.95%	0.13%	83.17%	11.53%							100.00%
396	CEDAR CREEK	22,054	64,129	191,789	54,127,584	815,060	0	49,821	0	0	0	0	55,270,437
1.63%	%sector of county sector	0.02%	0.22%	0.46%	3.89%	0.63%		0.41%					2.29%
	%sector of municipality	0.04%	0.12%	0.35%	97.93%	1.47%		0.09%					100.00%
1,105	EAGLE	384,535	346,112	20,205	37,924,693	4,011,064	0	0	0	0	0	0	42,686,609
4.54%	%sector of county sector	0.38%	1.21%	0.05%	2.72%	3.08%							1.77%
	%sector of municipality	0.90%	0.81%	0.05%	88.84%	9.40%							100.00%
668	ELMWOOD	386,691	308,540	14,411	24,726,106	3,600,905	0	0	0	0	0	0	29,036,653
2.75%	%sector of county sector	0.38%	1.08%	0.03%	1.78%	2.76%							1.20%
	%sector of municipality	1.33%	1.06%	0.05%	85.15%	12.40%							100.00%
544	GREENWOOD	170,554	391,605	437,576	21,853,896	4,515,061	0	0	0	0	0	0	27,368,692
2.24%	%sector of county sector	0.17%	1.37%	1.05%	1.57%	3.46%							1.13%
	%sector of municipality	0.62%	1.43%	1.60%	79.85%	16.50%							100.00%
1,046	LOUISVILLE	825,040	556,468	663,786	46,461,017	6,041,526	208,748	0	500	0	0	0	54,757,085
4.30%	%sector of county sector	0.82%	1.95%	1.59%	3.34%	4.63%	0.42%		0.00%				2.27%
	%sector of municipality	1.51%	1.02%	1.21%	84.85%	11.03%	0.38%		0.00%				100.00%
191	MANLEY	107,226	71,458	66,254	6,004,438	424,210	0	0	0	0	0	0	6,673,586
0.78%	%sector of county sector	0.11%	0.25%	0.16%	0.43%	0.33%							0.28%
	%sector of municipality	1.61%	1.07%	0.99%	89.97%	6.36%							100.00%
269	MURDOCK	56,793	125,469	9,987	11,948,530	595,023	0	0	0	0	0	0	12,735,802
1.11%	%sector of county sector	0.06%	0.44%	0.02%	0.86%	0.46%							0.53%
	%sector of municipality	0.45%	0.99%	0.08%	93.82%	4.67%							100.00%
481	MURRAY	271,316	510,728	202,795	19,529,237	1,666,940	0	0	0	0	0	0	22,181,016
1.98%	%sector of county sector	0.27%	1.79%	0.49%	1.40%	1.28%							0.92%
	%sector of municipality	1.22%	2.30%	0.91%	88.04%	7.52%							100.00%
232	NEHAWKA	45,349	83,878	197,933	7,040,407	496,256	0	0	0	0	0	0	7,863,823
0.95%	%sector of county sector	0.04%	0.29%	0.47%	0.51%	0.38%							0.33%
	%sector of municipality	0.58%	1.07%	2.52%	89.53%	6.31%							100.00%
6893	PLATTSMOUTH	3,601,900	3,001,808	1,845,696	200,422,972	54,627,731	3,054,397	0	0	0	0	0	266,554,504
28.33%	%sector of county sector	3.56%	10.50%	4.41%	14.39%	41.90%	6.10%						11.04%
	%sector of municipality	1.35%	1.13%	0.69%	75.19%	20.49%	1.15%						100.00%
86	SOUTH BEND	4,980	144,198	539,505	2,976,854	676,013	0	0	0	0	0	0	4,341,550
0.35%	%sector of county sector	0.00%	0.50%	1.29%	0.21%	0.52%							0.18%
	%sector of municipality	0.11%	3.32%	12.43%	68.57%	15.57%							100.00%
260	UNION	67,162	162,186	204,513	7,190,633	700,010	0	0	0	0	0	0	8,324,504
1.07%	%sector of county sector	0.07%	0.57%	0.49%	0.52%	0.54%							0.34%
	%sector of municipality	0.81%	1.95%	2.46%	86.38%	8.41%							100.00%
1107	WEEPING WATER	503,730	540,166	176,249	45,884,594	3,534,385	447,756	0	0	0	0	0	51,086,880
4.55%	%sector of county sector	0.50%	1.89%	0.42%	3.29%	2.71%	0.89%						2.12%
	%sector of municipality	0.99%	1.06%	0.34%	89.82%	6.92%	0.88%						100.00%
13,690	Total Municipalities	6,957,638	6,449,413	4,581,443	495,955,461	82,764,524	3,710,901	49,821	500	0	0	0	600,469,701
56.26%	%all municip.sect of cnty	6.88%	22.56%	10.96%	35.61%	63.48%	7.41%	0.41%	0.00%				24.87%

Sources: 2010 Certificate of Taxes Levied CTL, 2000 US Census; Dec2010 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

Cnty#	County
13	CASS

FL area	8
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