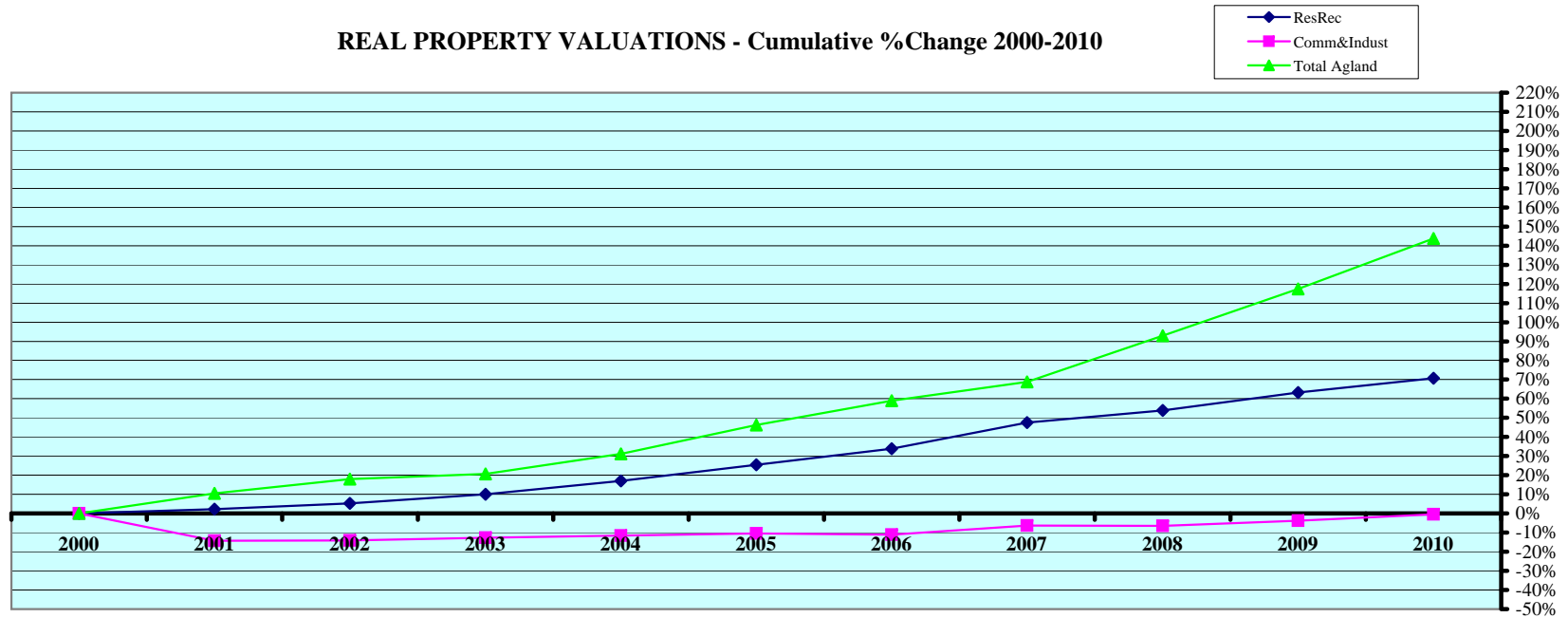


REAL PROPERTY VALUATIONS - Cumulative %Change 2000-2010



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	107,792,399	--	--	--	29,589,595	--	--	--	249,312,035	--	--	--
2001	110,235,894	2,443,495	2.27%	2.27%	25,387,346	-4,202,249	-14.20%	-14.20%	275,565,305	26,253,270	10.53%	10.53%
2002	113,416,036	3,180,142	2.88%	5.22%	25,397,316	9,970	0.04%	-14.17%	294,191,240	18,625,935	6.76%	18.00%
2003	118,530,617	5,114,581	4.51%	9.96%	25,822,372	425,056	1.67%	-12.73%	300,732,995	6,541,755	2.22%	20.63%
2004	126,071,830	7,541,213	6.36%	16.96%	26,163,760	341,388	1.32%	-11.58%	327,109,300	26,376,305	8.77%	31.20%
2005	135,205,455	9,133,625	7.24%	25.43%	26,487,175	323,415	1.24%	-10.48%	364,614,700	37,505,400	11.47%	46.25%
2006	144,330,970	9,125,515	6.75%	33.90%	26,321,590	-165,585	-0.63%	-11.04%	396,151,075	31,536,375	8.65%	58.90%
2007	159,065,470	14,734,500	10.21%	47.57%	27,698,615	1,377,025	5.23%	-6.39%	420,905,175	24,754,100	6.25%	68.83%
2008	165,877,515	6,812,045	4.28%	53.89%	27,681,610	-17,005	-0.06%	-6.45%	480,898,490	59,993,315	14.25%	92.89%
2009	175,917,410	10,039,895	6.05%	63.20%	28,468,440	786,830	2.84%	-3.79%	542,155,015	61,256,525	12.74%	117.46%
2010	184,040,390	8,122,980	4.62%	70.74%	29,434,845	966,405	3.39%	-0.52%	607,744,530	65,589,515	12.10%	143.77%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

Agricultural Land

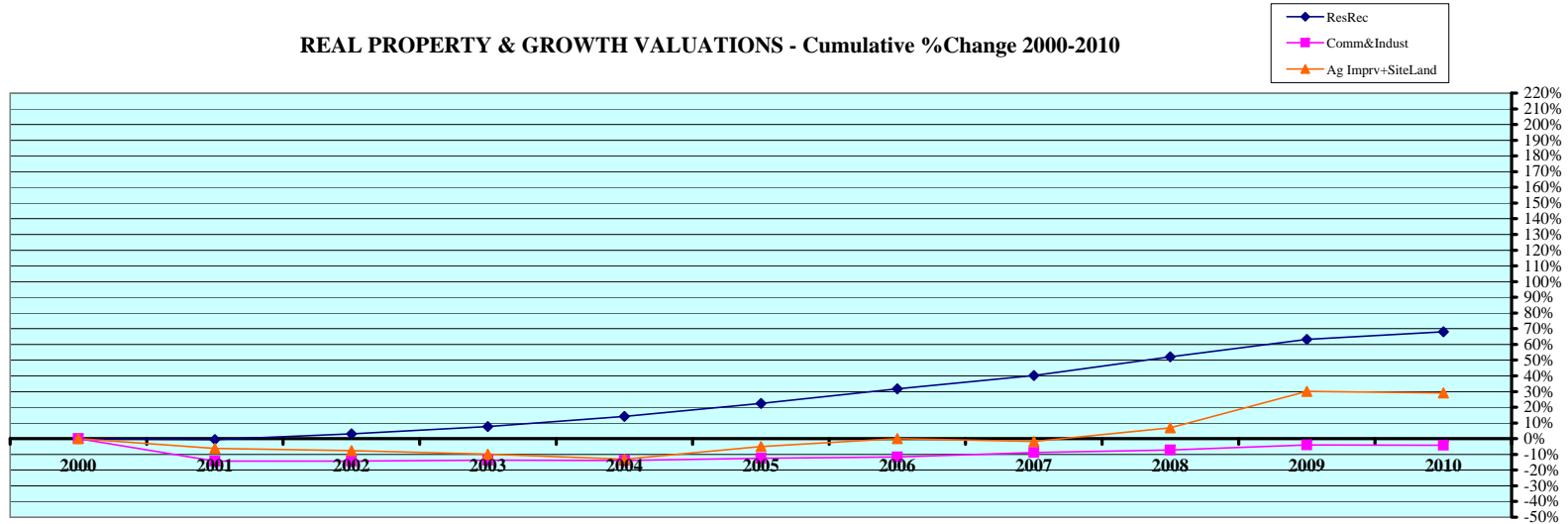
Cnty#
County

FL area

CHART 1 EXHIBIT 54B 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

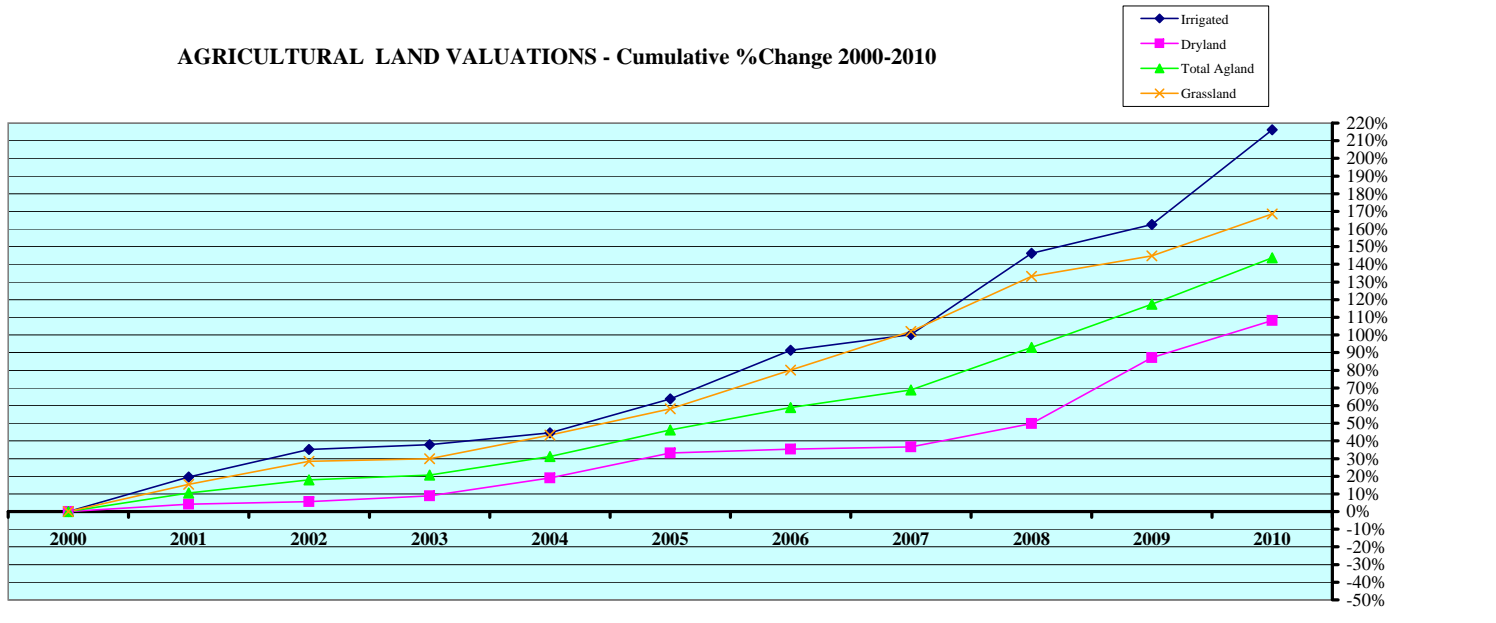


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2000	107,792,399	1,524,936	1.41%	106,267,463	--	--	29,589,595	0	0.00%	29,589,595	--	--
2001	110,235,894	3,113,300	2.82%	107,122,594	-0.62%	-0.62%	25,387,346	0	0.00%	25,387,346	-14.20%	-14.20%
2002	113,416,036	2,389,365	2.11%	111,026,671	0.72%	3.00%	25,397,316	20,100	0.08%	25,377,216	-0.04%	-14.24%
2003	118,530,617	2,486,246	2.10%	116,044,371	2.32%	7.66%	25,822,372	257,824	1.00%	25,564,548	0.66%	-13.60%
2004	126,071,830	3,030,432	2.40%	123,041,398	3.81%	14.15%	26,163,760	692,162	2.65%	25,471,598	-1.36%	-13.92%
2005	135,205,455	3,297,583	2.44%	131,907,872	4.63%	22.37%	26,487,175	590,740	2.23%	25,896,435	-1.02%	-12.48%
2006	144,330,970	2,432,512	1.69%	141,898,458	4.95%	31.64%	26,321,590	202,890	0.77%	26,118,700	-1.39%	-11.73%
2007	159,065,470	7,880,381	4.95%	151,185,089	4.75%	40.26%	27,698,615	714,905	2.58%	26,983,710	2.52%	-8.81%
2008	165,877,515	1,983,232	1.20%	163,894,283	3.04%	52.05%	27,681,610	240,065	0.87%	27,441,545	-0.93%	-7.26%
2009	175,917,410	0	0.00%	175,917,410	6.05%	63.20%	28,468,440	70,700	0.25%	28,397,740	2.59%	-4.03%
2010	184,040,390	2,940,883	1.60%	181,099,507	2.95%	68.01%	29,434,845	1,072,005	3.64%	28,362,840	-0.37%	-4.15%
Rate Ann%chg	5.50%			Resid & Rec. w/o growth		3.26%	-0.05%			C & I w/o growth		-1.36%

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	35,628,878	19,931,825	55,560,703	428,440	0.77%	55,132,263	--	--
2001	33,123,090	20,115,080	53,238,170	1,075,250	2.02%	52,162,920	-6.12%	-6.12%
2002	33,491,435	18,849,715	52,341,150	1,052,610	2.01%	51,288,540	-3.66%	-7.69%
2003	33,071,832	17,608,930	50,680,762	609,752	1.20%	50,071,010	-4.34%	-9.88%
2004	32,232,340	17,781,875	50,014,215	1,681,335	3.36%	48,332,880	-4.63%	-13.01%
2005	33,842,075	18,992,365	52,834,440	0	0.00%	52,834,440	5.64%	-4.91%
2006	40,229,635	18,262,650	58,492,285	2,920,234	4.99%	55,572,051	5.18%	0.02%
2007	40,382,420	18,891,025	59,273,445	4,700,371	7.93%	54,573,074	-6.70%	-1.78%
2008	41,047,235	19,875,000	60,922,235	1,574,810	2.58%	59,347,425	0.12%	6.82%
2009	49,131,480	23,187,785	72,319,265	0	0.00%	72,319,265	18.71%	30.16%
2010	49,543,610	23,901,230	73,444,840	1,748,665	2.38%	71,696,175	-0.86%	29.04%
Rate Ann%chg	3.35%	1.83%	2.83%	Ag Imprv+Site w/o growth			0.33%	

(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

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	31,296,795	--	--	--	122,883,580	--	--	--	93,606,945	--	--	--
2001	37,447,480	6,150,685	19.65%	19.65%	128,090,050	5,206,470	4.24%	4.24%	108,034,235	14,427,290	15.41%	15.41%
2002	42,275,895	4,828,415	12.89%	35.08%	129,708,005	1,617,955	1.26%	5.55%	120,166,425	12,132,190	11.23%	28.37%
2003	43,174,905	899,010	2.13%	37.95%	133,745,085	4,037,080	3.11%	8.84%	121,571,375	1,404,950	1.17%	29.87%
2004	45,225,390	2,050,485	4.75%	44.50%	146,173,200	12,428,115	9.29%	18.95%	134,087,235	12,515,860	10.30%	43.24%
2005	51,249,280	6,023,890	13.32%	63.75%	163,624,845	17,451,645	11.94%	33.15%	148,141,735	14,054,500	10.48%	58.26%
2006	59,898,925	8,649,645	16.88%	91.39%	166,279,165	2,654,320	1.62%	35.31%	168,536,850	20,395,115	13.77%	80.05%
2007	62,652,420	2,753,495	4.60%	100.19%	167,841,820	1,562,655	0.94%	36.59%	189,106,520	20,569,670	12.20%	102.02%
2008	77,044,445	14,392,025	22.97%	146.17%	184,184,420	16,342,600	9.74%	49.89%	218,249,695	29,143,175	15.41%	133.16%
2009	82,180,670	5,136,225	6.67%	162.58%	230,109,885	45,925,465	24.93%	87.26%	229,077,340	10,827,645	4.96%	144.72%
2010	98,986,065	16,805,395	20.45%	216.28%	255,894,345	25,784,460	11.21%	108.24%	251,386,255	22,308,915	9.74%	168.56%

Rate Ann.%chg: Irrigated **12.20%** Dryland **7.61%** Grassland **10.38%**

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	--	--	--	--	1,524,715	--	--	--	249,312,035	--	--	--
2001	--	--	--	--	1,993,540	468,825	30.75%	30.75%	275,565,305	26,253,270	10.53%	10.53%
2002	--	--	--	--	2,040,915	47,375	2.38%	33.86%	294,191,240	18,625,935	6.76%	18.00%
2003	--	--	--	--	655,825	n/a	n/a	-56.99%	300,732,995	6,541,755	2.22%	20.63%
2004	1,535,875	n/a	n/a	--	87,600	-568,225	-86.64%	-94.25%	327,109,300	26,376,305	8.77%	31.20%
2005	1,511,240	-24,635	-1.60%	n/a	87,600	0	0.00%	n/a	364,614,700	37,505,400	11.47%	46.25%
2006	1,348,535	-162,705	-10.77%	-10.77%	87,600	0	0.00%	0.00%	396,151,075	31,536,375	8.65%	58.90%
2007	1,304,415	-44,120	-3.27%	-13.69%	0	-87,600	-100.00%	-100.00%	420,905,175	24,754,100	6.25%	68.83%
2008	1,419,930	115,515	8.86%	-6.04%	0	0	-100.00%	-100.00%	480,898,490	59,993,315	14.25%	92.89%
2009	446,920	-973,010	-68.53%	-70.43%	340,200	340,200		288.36%	542,155,015	61,256,525	12.74%	117.46%
2010	1,126,465	679,545	152.05%	-25.46%	351,400	11,200	3.29%	301.14%	607,744,530	65,589,515	12.10%	143.77%

Cnty# **54** FL area **11** Rate Ann.%chg: Total Agric Land **9.32%**
 County **KNOX**

(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	31,562,115	45,409	695	--	--	123,893,865	238,084	520	--	--	92,541,960	323,336	286	--	--
2001	37,286,985	47,232	789	13.53%	13.53%	129,111,550	236,752	545	4.81%	4.81%	107,356,370	339,784	316	10.49%	10.49%
2002	42,195,215	47,773	883	11.91%	27.05%	130,487,200	234,134	557	2.20%	7.12%	119,387,760	341,929	349	10.44%	22.03%
2003	43,172,985	48,394	892	1.02%	28.35%	134,372,340	232,301	578	3.77%	11.15%	121,180,810	344,430	352	0.86%	23.08%
2004	45,249,315	48,810	927	3.93%	33.39%	148,505,090	233,455	636	10.06%	22.33%	137,771,370	357,293	386	9.54%	34.82%
2005	51,156,940	50,656	1,010	8.94%	45.31%	163,890,185	226,946	722	13.53%	38.88%	147,665,965	346,493	426	10.52%	49.01%
2006	59,605,740	53,913	1,106	9.48%	59.08%	166,343,095	217,338	765	5.98%	47.19%	168,364,255	355,279	474	11.20%	65.70%
2007	61,974,195	54,442	1,138	2.96%	63.79%	167,159,835	213,212	784	2.44%	50.77%	189,541,975	359,074	528	11.39%	84.57%
2008	77,010,105	57,935	1,329	16.77%	91.26%	183,683,780	212,494	864	10.26%	66.23%	218,047,285	356,261	612	15.95%	114.00%
2009	82,280,800	60,233	1,366	2.77%	96.55%	230,364,585	212,408	1,085	25.46%	108.57%	229,557,695	366,342	627	2.38%	119.10%
2010	99,141,030	62,824	1,578	15.52%	127.06%	255,530,760	209,617	1,219	12.40%	134.43%	252,191,345	361,654	697	11.28%	143.82%

Rate Ann.%chg Average Value/Acre: 8.55%

9.93%

10.41%

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						1,534,700	35,199	44			249,532,640	642,028	389	--	--
2001						2,012,630	35,100	57	29.55%		275,767,535	658,868	419	7.71%	7.71%
2002						1,987,090	34,582	57	0.00%		294,057,265	658,418	447	6.68%	14.91%
2003						1,597,330	31,947	50	-12.28%		300,837,770	657,686	457	2.24%	17.48%
2004	1,706,085	34,123	50	n/a	n/a	450,760	2,350	192	n/a	n/a	333,682,620	676,031	494	8.01%	26.89%
2005	1,524,185	30,481	50	0.01%	n/a	468,870	1,627	288	50.27%	n/a	364,706,145	656,203	556	12.60%	42.87%
2006	1,359,880	27,194	50	0.01%	n/a	477,520	2,337	204	-29.10%	n/a	396,150,490	656,060	604	8.65%	55.23%
2007	1,305,615	26,107	50	0.00%	n/a	657,055	2,607	252	23.32%	n/a	420,638,675	655,442	642	6.28%	64.98%
2008	1,300,420	25,952	50	0.20%	n/a	511,965	2,425	211	-16.22%	n/a	480,553,555	655,068	734	14.31%	88.58%
2009	358,215	7,161	50	-0.18%	n/a	882,935	8,898	99	-53.00%	n/a	543,444,230	655,043	830	13.09%	113.27%
2010	461,280	9,101	51	1.33%	n/a	1,084,780	12,885	84	-15.15%	n/a	608,409,195	656,082	927	11.78%	138.39%

54
KNOX

FL area 11

Rate Ann. %chg Average Value/Acre: 9.08%

(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	Agdwel&HS	Aglmprv&FS	Minerals	Total Value
9,374	KNOX	48,937,902	5,858,497	1,511,101	114,132,150	29,434,845	0	69,908,240	607,744,530	49,543,610	23,901,230	0	950,972,105
cnty sector\value % of total value:		5.15%	0.62%	0.16%	12.00%	3.10%		7.35%	63.91%	5.21%	2.51%		100.00%

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	Aglmprv&FS	Minerals	Total Value
26	BAZILE MILLS	184,043	1,837	217	597,015	0	0	0	0	0	0	0	783,112
0.28%	%sector of county sector	0.38%	0.03%	0.01%	0.52%								0.08%
	%sector of municipality	23.50%	0.23%	0.03%	76.24%								100.00%
1,126	BLOOMFIELD	1,522,986	899,768	88,025	17,004,620	5,911,770	0	0	0	0	0	0	25,427,169
12.01%	%sector of county sector	3.11%	15.36%	5.83%	14.90%	20.08%							2.67%
	%sector of municipality	5.99%	3.54%	0.35%	66.88%	23.25%							100.00%
90	CENTER	29,131	56,826	6,702	1,011,610	286,595	0	0	0	0	0	0	1,390,864
0.96%	%sector of county sector	0.06%	0.97%	0.44%	0.89%	0.97%							0.15%
	%sector of municipality	2.09%	4.09%	0.48%	72.73%	20.61%							100.00%
1,270	CREIGHTON	1,514,498	320,521	23,462	22,628,500	3,774,195	0	0	0	0	0	0	28,261,176
13.55%	%sector of county sector	3.09%	5.47%	1.55%	19.83%	12.82%							2.97%
	%sector of municipality	5.36%	1.13%	0.08%	80.07%	13.35%							100.00%
754	CROFTON	1,007,040	267,911	22,061	19,562,290	3,344,280	0	0	0	0	0	0	24,203,582
8.04%	%sector of county sector	2.06%	4.57%	1.46%	17.14%	11.36%							2.55%
	%sector of municipality	4.16%	1.11%	0.09%	80.82%	13.82%							100.00%
379	NIOBRARA	162,034	135,201	15,945	7,394,970	2,314,130	0	0	0	0	0	0	10,022,280
4.04%	%sector of county sector	0.33%	2.31%	1.06%	6.48%	7.86%							1.05%
	%sector of municipality	1.62%	1.35%	0.16%	73.79%	23.09%							100.00%
302	SANTEE	10,523	7,715	910	207,105	0	0	0	0	0	0	0	226,253
3.22%	%sector of county sector	0.02%	0.13%	0.06%	0.18%								0.02%
	%sector of municipality	4.65%	3.41%	0.40%	91.54%								100.00%
58	VERDEL	21,260	0	0	445,740	54,505	0	0	0	0	0	0	521,505
0.62%	%sector of county sector	0.04%			0.39%	0.19%							0.05%
	%sector of municipality	4.08%			85.47%	10.45%							100.00%
519	VERDIGRE	383,132	133,538	15,749	7,642,185	1,512,065	0	0	0	0	0	0	9,686,669
5.54%	%sector of county sector	0.78%	2.28%	1.04%	6.70%	5.14%							1.02%
	%sector of municipality	3.96%	1.38%	0.16%	78.89%	15.61%							100.00%
636	WAUSA	1,058,893	329,681	30,361	10,003,535	1,884,840	0	0	0	0	0	0	13,307,310
6.78%	%sector of county sector	2.16%	5.63%	2.01%	8.76%	6.40%							1.40%
	%sector of municipality	7.96%	2.48%	0.23%	75.17%	14.16%							100.00%
70	WINNETOON	53,977	52,518	6,194	751,185	219,090	0	0	0	0	0	0	1,082,964
0.75%	%sector of county sector	0.11%	0.90%	0.41%	0.66%	0.74%							0.11%
	%sector of municipality	4.98%	4.85%	0.57%	69.36%	20.23%							100.00%
5,230	Total Municipalities	5,947,517	2,205,516	209,626	87,248,755	19,301,470	0	0	0	0	0	0	114,912,884
55.79%	%all municip.sect of cnty	12.15%	37.65%	13.87%	76.45%	65.57%							12.08%

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

FL area

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CHART 5 EXHIBIT

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