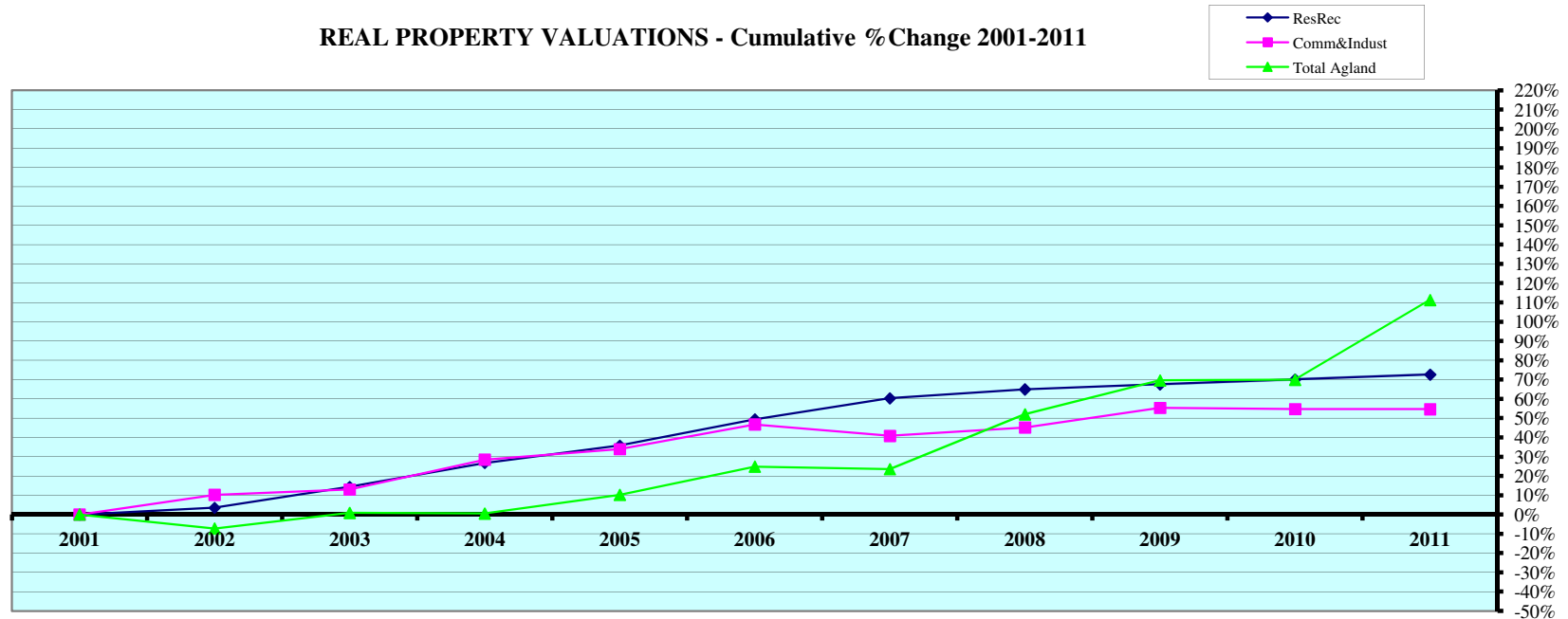


### REAL PROPERTY VALUATIONS - Cumulative % Change 2001-2011



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
2001	826,050,798	--	--	--	116,631,421	--	--	--	283,299,112	--	--	--
2002	854,950,488	28,899,690	3.50%	3.50%	128,574,180	11,942,759	10.24%	10.24%	262,815,009	-20,484,103	-7.23%	-7.23%
2003	944,915,798	89,965,310	10.52%	14.39%	131,779,638	3,205,458	2.49%	12.99%	285,729,688	22,914,679	8.72%	0.86%
2004	1,047,132,282	102,216,484	10.82%	26.76%	149,808,960	18,029,322	13.68%	28.45%	284,760,470	-969,218	-0.34%	0.52%
2005	1,121,663,437	74,531,155	7.12%	35.79%	156,194,369	6,385,409	4.26%	33.92%	312,230,805	27,470,335	9.65%	10.21%
2006	1,233,705,665	112,042,228	9.99%	49.35%	171,128,443	14,934,074	9.56%	46.73%	353,782,895	41,552,090	13.31%	24.88%
2007	1,324,087,270	90,381,605	7.33%	60.29%	164,236,511	-6,891,932	-4.03%	40.82%	349,975,058	-3,807,837	-1.08%	23.54%
2008	1,362,344,499	38,257,229	2.89%	64.92%	169,315,579	5,079,068	3.09%	45.17%	430,579,821	80,604,763	23.03%	51.99%
2009	1,384,014,461	21,669,962	1.59%	67.55%	181,178,588	11,863,009	7.01%	55.34%	480,411,956	49,832,135	11.57%	69.58%
2010	1,404,806,915	20,792,454	1.50%	70.06%	180,437,442	-741,146	-0.41%	54.71%	481,287,844	875,888	0.18%	69.89%
2011	1,425,621,221	20,814,306	1.48%	72.58%	180,370,120	-67,322	-0.04%	54.65%	598,561,530	117,273,686	24.37%	111.28%

Rate Annual %chg: Residential & Recreational 5.61%

Commercial & Industrial 4.46%

Agricultural Land 7.77%

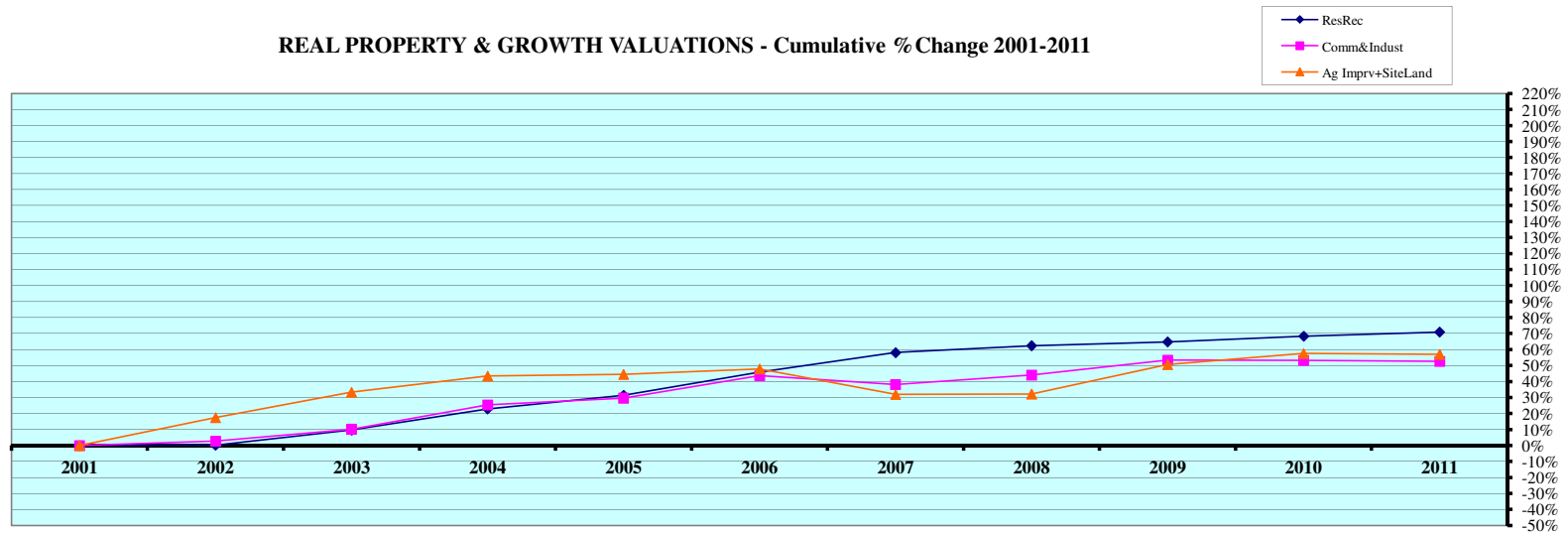
Cnty# 13  
County CASS

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(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.

**REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2001-2011**



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	Cmlt%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth
2001	826,050,798	32,440,768	3.93%	793,610,030	--	--	116,631,421	2,322,030	1.99%	114,309,391	--	--
2002	854,950,488	27,349,977	3.20%	827,600,511	0.19%	0.19%	128,574,180	8,775,433	6.83%	119,798,747	2.72%	2.72%
2003	944,915,798	38,815,429	4.11%	906,100,369	5.98%	9.69%	131,779,638	3,226,947	2.45%	128,552,691	-0.02%	10.22%
2004	1,047,132,282	31,863,635	3.04%	1,015,268,647	7.45%	22.91%	149,808,960	3,475,527	2.32%	146,333,433	11.04%	25.47%
2005	1,121,663,437	36,242,287	3.23%	1,085,421,150	3.66%	31.40%	156,194,369	4,952,035	3.17%	151,242,334	0.96%	29.68%
2006	1,233,705,665	28,806,343	2.33%	1,204,899,322	7.42%	45.86%	171,128,443	3,604,380	2.11%	167,524,063	7.25%	43.64%
2007	1,324,087,270	18,136,271	1.37%	1,305,950,999	5.86%	58.10%	164,236,511	3,062,788	1.86%	161,173,723	-5.82%	38.19%
2008	1,362,344,499	20,514,226	1.51%	1,341,830,273	1.34%	62.44%	169,315,579	1,381,474	0.82%	167,934,105	2.25%	43.99%
2009	1,384,014,461	22,578,489	1.63%	1,361,435,972	-0.07%	64.81%	181,178,588	2,347,910	1.30%	178,830,678	5.62%	53.33%
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	0.47%	68.34%	180,437,442	1,817,525	1.01%	178,619,917	-1.41%	53.15%
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	0.51%	70.93%	180,370,120	2,343,368	1.30%	178,026,752	-1.34%	52.64%
Rate Ann%chg	5.61%			Resid & Rec. w/o growth		3.28%	4.46%			C & I w/o growth		2.13%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2001	80,323,721	24,499,473	104,823,194	3,253,975	3.10%	101,569,219	--	--
2002	93,988,339	31,536,492	125,524,831	2,469,744	1.97%	123,055,087	17.39%	17.39%
2003	110,220,752	32,992,895	143,213,647	3,493,731	2.44%	139,719,916	11.31%	33.29%
2004	116,650,869	35,297,096	151,947,965	1,620,943	1.07%	150,327,022	4.97%	43.41%
2005	117,520,200	35,817,248	153,337,448	1,878,237	1.22%	151,459,211	-0.32%	44.49%
2006	119,705,776	36,694,362	156,400,138	1,510,897	0.97%	154,889,241	1.01%	47.76%
2007	106,188,779	34,154,036	140,342,815	1,983,209	1.41%	138,359,606	-11.53%	31.99%
2008	105,777,321	34,297,844	140,075,165	1,562,375	1.12%	138,512,790	-1.30%	32.14%
2009	121,047,497	39,305,088	160,352,585	2,490,194	1.55%	157,862,391	12.70%	50.60%
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	2.95%	57.49%
2011	122,268,860	44,407,217	166,676,077	2,037,510	1.22%	164,638,567	-1.49%	57.06%
Rate Ann%chg	4.29%	6.13%	4.75%	Ag Imprv+Site w/o growth		3.57%		

(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 is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

Sources:  
Value; 2001 - 2011 CTL  
Growth Value; 2001-2011 Abstract of Asmnt Rpt.

NE Dept. of Revenue Property Assessment Division  
Prepared as of 03/01/2012

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County CASS

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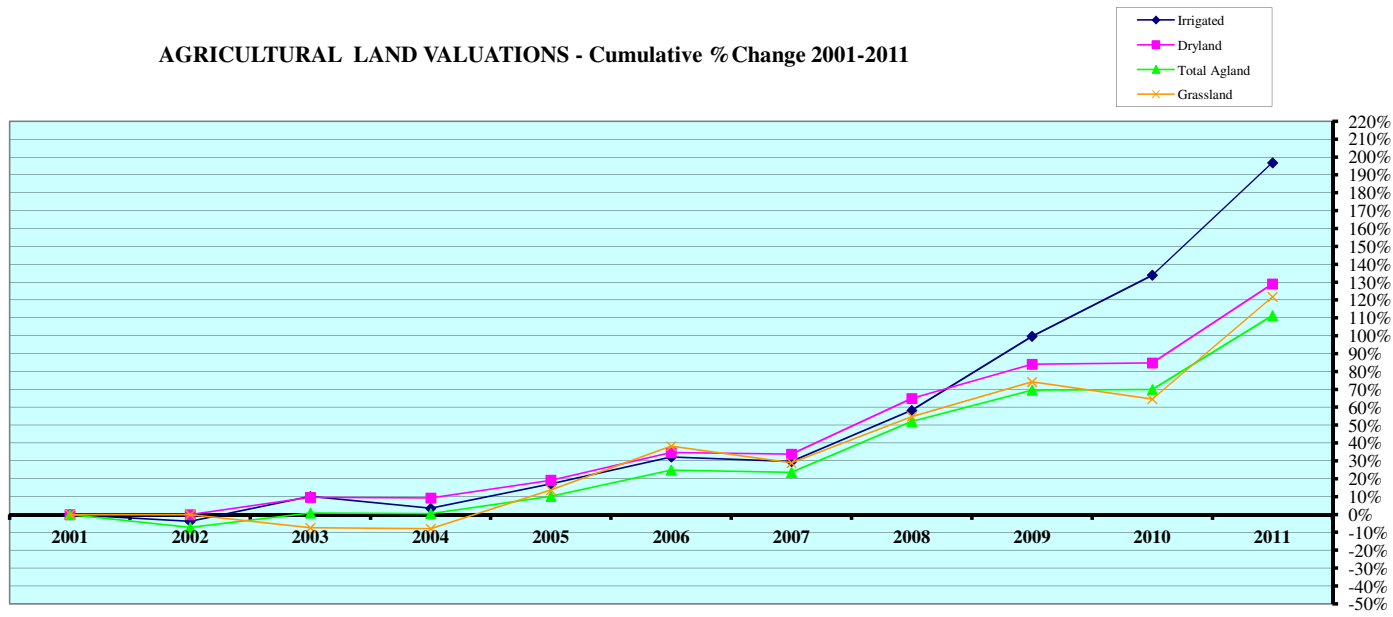
CHART 2

EXHIBIT

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AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2001-2011



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
2001	2,535,782	--	--	--	244,839,013	--	--	--	13,339,258	--	--	--
2002	2,438,642	-97,140	-3.83%	-3.83%	244,603,305	-235,708	-0.10%	-0.10%	13,334,555	-4,703	-0.04%	-0.04%
2003	2,793,170	354,528	14.54%	10.15%	268,320,653	23,717,348	9.70%	9.59%	12,345,266	-989,289	-7.42%	-7.45%
2004	2,623,194	-169,976	-6.09%	3.45%	267,609,388	-711,265	-0.27%	9.30%	12,278,994	-66,272	-0.54%	-7.95%
2005	2,968,583	345,389	13.17%	17.07%	291,781,926	24,172,538	9.03%	19.17%	15,160,711	2,881,717	23.47%	13.65%
2006	3,350,453	381,870	12.86%	32.13%	329,682,860	37,900,934	12.99%	34.65%	18,439,142	3,278,431	21.62%	38.23%
2007	3,287,800	-62,653	-1.87%	29.66%	327,421,795	-2,261,065	-0.69%	33.73%	17,188,838	-1,250,304	-6.78%	28.86%
2008	4,013,210	725,410	22.06%	58.26%	403,629,983	76,208,188	23.28%	64.86%	20,641,427	3,452,589	20.09%	54.74%
2009	5,063,529	1,050,319	26.17%	99.68%	450,681,473	47,051,490	11.66%	84.07%	23,237,064	2,595,637	12.57%	74.20%
2010	5,931,094	867,565	17.13%	133.90%	452,627,321	1,945,848	0.43%	84.87%	21,953,099	-1,283,965	-5.53%	64.58%
2011	7,525,836	1,594,742	26.89%	196.79%	560,798,175	108,170,854	23.90%	129.05%	29,579,757	7,626,658	34.74%	121.75%

Rate Ann.%chg: Irrigated **11.49%** Dryland **8.64%** Grassland **8.29%**

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
2001					22,585,059	--	--	--	283,299,112	--	--	--
2002					2,438,507	-20,146,552	-89.20%	-89.20%	262,815,009	-20,484,103	-7.23%	-7.23%
2003	416,341	--	--	--	1,854,258	-584,249	-23.96%	-91.79%	285,729,688	22,914,679	8.72%	0.86%
2004	390,895	-25,446	-6.11%	-6.11%	1,857,999	3,741	0.20%	-91.77%	284,760,470	-969,218	-0.34%	0.52%
2005	383,235	-7,660	-1.96%	-7.95%	1,936,350	78,351	4.22%	-91.43%	312,230,805	27,470,335	9.65%	10.21%
2006	380,122	-3,113	-0.81%	-8.70%	1,930,318	-6,032	-0.31%	-91.45%	353,782,895	41,552,090	13.31%	24.88%
2007	352,900	-27,222	-7.16%	-15.24%	1,723,725	-206,593	-10.70%	-10.70%	349,975,058	-3,807,837	-1.08%	23.54%
2008	691,903	339,003	96.06%	66.19%	1,603,298	-120,427	-6.99%	-16.94%	430,579,821	80,604,763	23.03%	51.99%
2009	320,249	-371,654	-53.71%	-23.08%	1,109,641	-493,657	-30.79%	-42.52%	480,411,956	49,832,135	11.57%	69.58%
2010	592,572	272,323	85.03%	42.33%	183,758	-925,883	-83.44%	-90.48%	481,287,844	875,888	0.18%	69.89%
2011	497,152	-95,420	-16.10%	19.41%	160,610	-23,148	-12.60%	-91.68%	598,561,530	117,273,686	24.37%	111.28%

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Rate Ann.%chg: Total Agric Land **7.77%**

(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 2001-2011 (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
2001	2,497,527	2,263	1,104		0.00%	243,463,266	257,511	945		0.00%	13,185,287	39,994	330		0.00%
2002	2,438,642	2,292	1,064	-3.62%	-3.62%	244,635,125	259,014	944	-0.11%	-0.11%	13,335,607	40,557	329	-0.30%	-0.30%
2003	2,744,006	2,361	1,162	9.21%	5.25%	268,482,919	259,301	1,035	9.64%	9.52%	12,224,672	40,514	302	-8.21%	-8.48%
2004	2,623,194	2,259	1,161	-0.08%	5.17%	267,610,309	258,309	1,036	0.10%	9.63%	12,308,714	40,439	304	0.79%	-7.76%
2005	2,968,583	2,296	1,293	11.35%	17.11%	291,685,750	258,048	1,130	9.11%	19.61%	15,185,726	40,192	378	24.13%	14.49%
2006	3,350,453	2,177	1,539	19.04%	39.41%	330,056,989	257,387	1,282	13.45%	35.70%	18,450,613	39,931	462	22.29%	40.02%
2007	3,287,800	2,138	1,538	-0.07%	39.31%	327,266,832	255,716	1,280	-0.20%	35.43%	17,280,898	37,437	462	-0.10%	39.88%
2008	4,059,615	2,088	1,945	26.43%	76.13%	403,862,231	255,643	1,580	23.44%	67.17%	20,924,811	37,172	563	21.95%	70.58%
2009	5,132,018	2,429	2,113	8.66%	91.38%	449,731,251	257,889	1,744	10.39%	84.54%	22,803,225	37,060	615	9.31%	86.46%
2010	6,024,386	2,891	2,084	-1.37%	88.76%	453,112,632	257,455	1,760	0.92%	86.24%	21,742,233	39,161	555	-9.77%	68.24%
2011	7,535,232	2,830	2,663	27.76%	141.17%	561,444,459	256,943	2,185	24.15%	131.23%	29,532,744	38,339	770	38.74%	133.42%

Rate Annual %chg Average Value/Acre: 9.20%

8.74%

8.85%

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
2001						426,759	7,615	56			259,572,839	307,382	844		0.00%
2002						2,433,513	10,977	222	296.43%		262,842,887	312,840	840	-0.47%	-0.47%
2003						407,048	7,671	53	-76.13%		285,712,903	313,138	912	8.57%	8.06%
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%	8.15%
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%	18.69%
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%	35.15%
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%	35.79%
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%	67.78%
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%	87.15%
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%	88.85%
2011	497,152	943	527	-14.19%	n/a	162,307	1,613	126	0.00%	n/a	599,171,894	300,669	1,993	25.03%	136.11%

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CASS

FL area 8

Rate Annual %chg Average Value/Acre: 8.97%

(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: 2001 - 2011 Abstracts Agland Assessment Level 1998 to 2006 = 80% ; 2007 & forward = 75% NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2012

2011 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
25,241	CASS	101,671,793	25,585,492	46,192,775	1,411,739,365	132,714,954	47,655,166	13,881,856	598,561,530	122,268,860	44,407,217	9,740,062	2,554,419,070
cnty sector/value % of total value:		3.98%	1.00%	1.81%	55.27%	5.20%	1.87%	0.54%	23.43%	4.79%	1.74%	0.38%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
132	ALVO	481,609	9,570	2,095	4,200,347	415,384	0	0	0	0	0	0	5,109,005
0.52%	%sector of county sector	0.47%	0.04%	0.00%	0.30%	0.31%							0.20%
	%sector of municipality	9.43%	0.19%	0.04%	82.21%	8.13%							100.00%
242	AVOCA	210,807	69,482	9,407	5,668,306	775,136	0	0	0	0	0	0	6,733,138
0.96%	%sector of county sector	0.21%	0.27%	0.02%	0.40%	0.58%							0.26%
	%sector of municipality	3.13%	1.03%	0.14%	84.19%	11.51%							100.00%
390	CEDAR CREEK	34,306	61,637	228,205	56,424,917	915,615	0	96,427	0	0	0	0	57,761,107
1.55%	%sector of county sector	0.03%	0.24%	0.49%	4.00%	0.69%		0.69%					2.26%
	%sector of municipality	0.06%	0.11%	0.40%	97.69%	1.59%		0.17%					100.00%
1,024	EAGLE	417,576	168,409	22,002	38,313,309	4,527,020	0	0	0	0	0	0	43,448,316
4.06%	%sector of county sector	0.41%	0.66%	0.05%	2.71%	3.41%							1.70%
	%sector of municipality	0.96%	0.39%	0.05%	88.18%	10.42%							100.00%
634	ELMWOOD	455,154	131,203	15,969	24,808,017	3,898,546	0	0	0	0	0	0	29,308,889
2.51%	%sector of county sector	0.45%	0.51%	0.03%	1.76%	2.94%							1.15%
	%sector of municipality	1.55%	0.45%	0.05%	84.64%	13.30%							100.00%
568	GREENWOOD	117,956	213,673	517,787	21,727,664	4,440,746	0	0	0	0	0	0	27,017,826
2.25%	%sector of county sector	0.12%	0.84%	1.12%	1.54%	3.35%							1.06%
	%sector of municipality	0.44%	0.79%	1.92%	80.42%	16.44%							100.00%
1,106	LOUISVILLE	1,040,682	332,514	803,480	44,922,756	7,207,886	208,748	0	459	0	0	0	54,516,525
4.38%	%sector of county sector	1.02%	1.30%	1.74%	3.18%	5.43%	0.44%		0.00%				2.13%
	%sector of municipality	1.91%	0.61%	1.47%	82.40%	13.22%	0.38%		0.00%				100.00%
178	MANLEY	207,896	32,250	83,940	5,998,777	491,535	0	0	0	0	0	0	6,814,398
0.71%	%sector of county sector	0.20%	0.13%	0.18%	0.42%	0.37%							0.27%
	%sector of municipality	3.05%	0.47%	1.23%	88.03%	7.21%							100.00%
236	MURDOCK	103,984	69,078	10,648	12,019,962	622,129	0	0	0	0	0	0	12,825,801
0.93%	%sector of county sector	0.10%	0.27%	0.02%	0.85%	0.47%							0.50%
	%sector of municipality	0.81%	0.54%	0.08%	93.72%	4.85%							100.00%
463	MURRAY	226,815	180,514	170,490	19,512,910	1,712,123	0	0	0	0	0	0	21,802,852
1.83%	%sector of county sector	0.22%	0.71%	0.37%	1.38%	1.29%							0.85%
	%sector of municipality	1.04%	0.83%	0.78%	89.50%	7.85%							100.00%
204	NEHAWKA	77,888	87,353	249,474	6,961,855	570,682	0	0	0	0	0	0	7,947,252
0.81%	%sector of county sector	0.08%	0.34%	0.54%	0.49%	0.43%							0.31%
	%sector of municipality	0.98%	1.10%	3.14%	87.60%	7.18%							100.00%
6502	PLATTSMOUTH	3,357,406	1,692,782	1,860,959	199,645,938	54,888,376	3,054,397	0	0	0	0	0	264,499,858
25.76%	%sector of county sector	3.30%	6.62%	4.03%	14.14%	41.36%	6.41%						10.35%
	%sector of municipality	1.27%	0.64%	0.70%	75.48%	20.75%	1.15%						100.00%
99	SOUTH BEND	5,438	138,623	642,778	2,977,584	601,341	0	0	0	0	0	0	4,365,764
0.39%	%sector of county sector	0.01%	0.54%	1.39%	0.21%	0.45%							0.17%
	%sector of municipality	0.12%	3.18%	14.72%	68.20%	13.77%							100.00%
233	UNION	83,243	159,446	255,096	7,158,511	714,165	0	0	0	0	0	0	8,370,461
0.92%	%sector of county sector	0.08%	0.62%	0.55%	0.51%	0.54%							0.33%
	%sector of municipality	0.99%	1.90%	3.05%	85.52%	8.53%							100.00%
1050	WEEPING WATER	449,009	230,931	220,743	45,864,882	4,363,345	425,490	0	0	0	0	0	51,554,400
4.16%	%sector of county sector	0.44%	0.90%	0.48%	3.25%	3.29%	0.89%						2.02%
	%sector of municipality	0.87%	0.45%	0.43%	88.96%	8.46%	0.83%						100.00%
13,061	Total Municipalities	7,269,769	3,577,465	5,093,073	496,205,735	86,144,029	3,688,635	96,427	459	0	0	0	602,075,592
51.75%	%all municip.sect of cnty	7.15%	13.98%	11.03%	35.15%	64.91%	7.74%	0.69%	0.00%				23.57%

Sources: 2011 Certificate of Taxes Levied CTL, 2010 US Census; Dec2010 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2012

Cnty#	County
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FL area	8
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