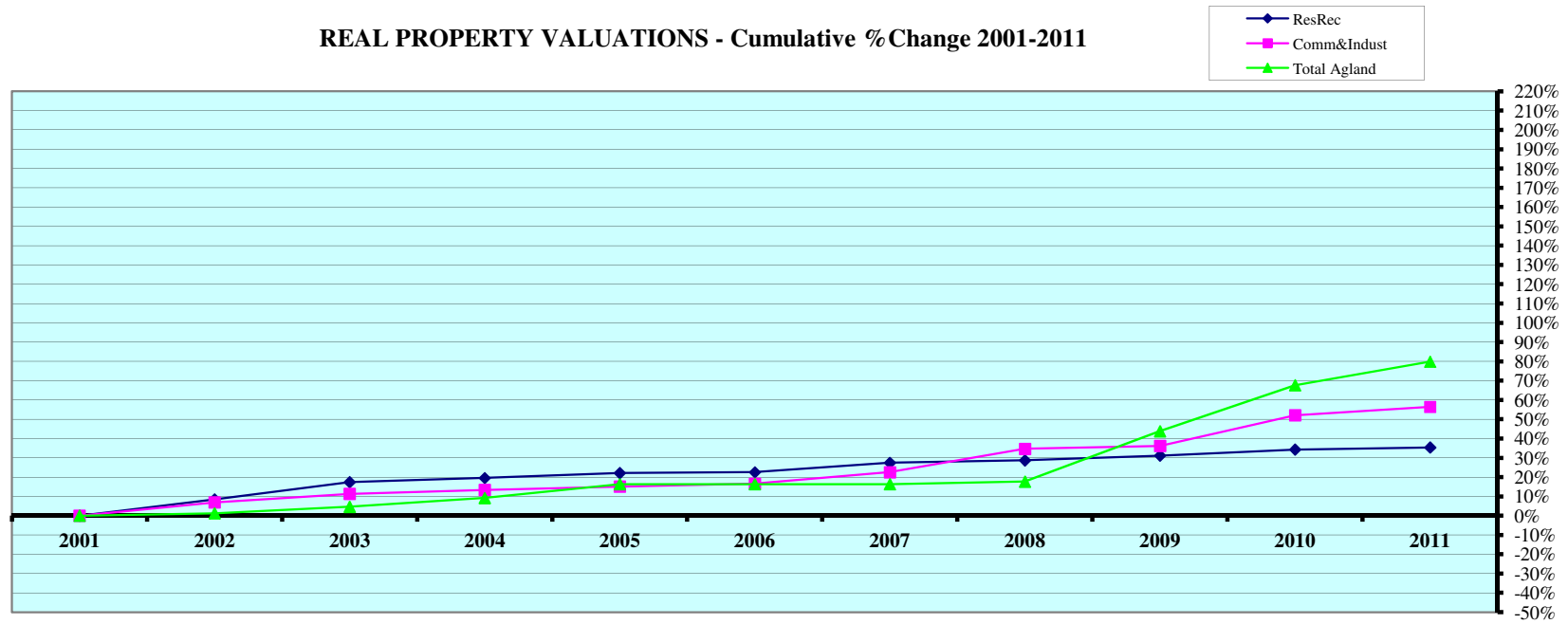


REAL PROPERTY VALUATIONS - Cumulative % Change 2001-2011



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
2001	65,185,425	--	--	--	13,991,695	--	--	--	161,533,220	--	--	--
2002	70,720,535	5,535,110	8.49%	8.49%	14,958,040	966,345	6.91%	6.91%	163,580,280	2,047,060	1.27%	1.27%
2003	76,540,430	5,819,895	8.23%	17.42%	15,575,225	617,185	4.13%	11.32%	168,972,940	5,392,660	3.30%	4.61%
2004	77,930,430	1,390,000	1.82%	19.55%	15,864,185	288,960	1.86%	13.38%	176,330,640	7,357,700	4.35%	9.16%
2005	79,613,890	1,683,460	2.16%	22.13%	16,106,020	241,835	1.52%	15.11%	187,884,300	11,553,660	6.55%	16.31%
2006	79,878,115	264,225	0.33%	22.54%	16,320,170	214,150	1.33%	16.64%	187,886,735	2,435	0.00%	16.31%
2007	83,071,995	3,193,880	4.00%	27.44%	17,145,290	825,120	5.06%	22.54%	187,915,980	29,245	0.02%	16.33%
2008	83,899,115	827,120	1.00%	28.71%	18,841,290	1,696,000	9.89%	34.66%	190,077,155	2,161,175	1.15%	17.67%
2009	85,511,110	1,611,995	1.92%	31.18%	19,054,960	213,670	1.13%	36.19%	232,273,345	42,196,190	22.20%	43.79%
2010	87,552,235	2,041,125	2.39%	34.31%	21,281,570	2,226,610	11.69%	52.10%	270,845,505	38,572,160	16.61%	67.67%
2011	88,246,945	694,710	0.79%	35.38%	21,884,095	602,525	2.83%	56.41%	290,517,045	19,671,540	7.26%	79.85%

Rate Annual %chg: Residential & Recreational 3.08%

Commercial & Industrial 4.57%

Agricultural Land 6.05%

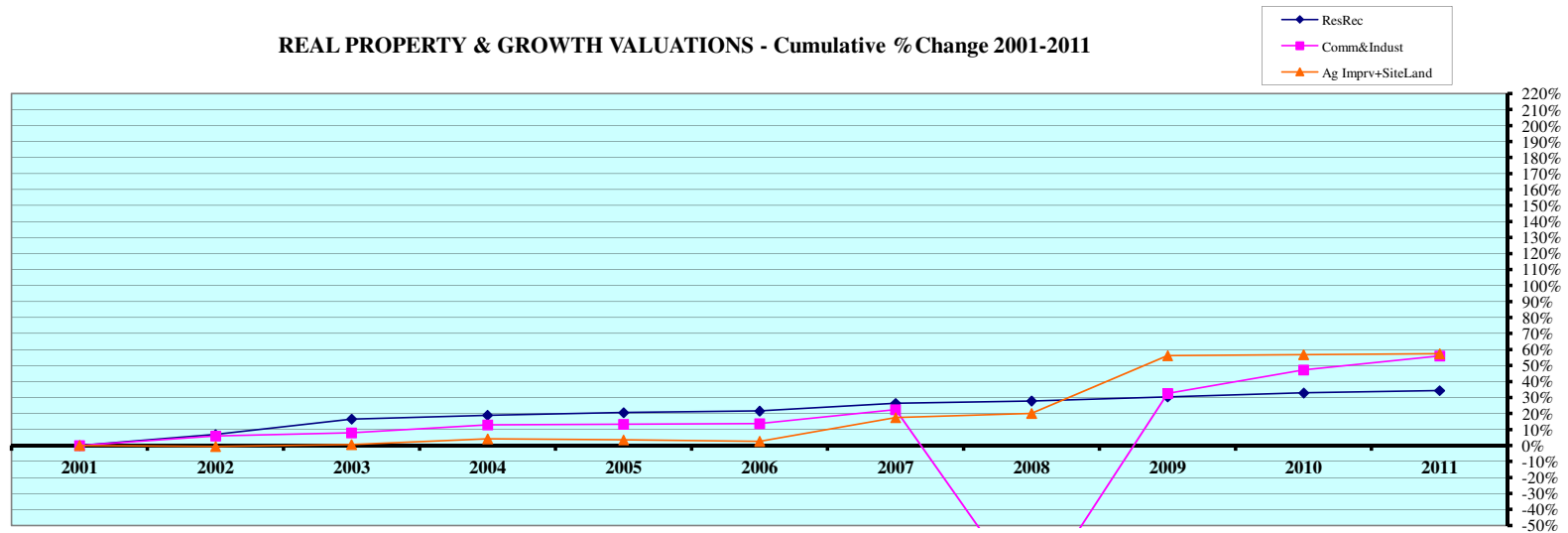
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(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

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



Tax Year	Residential & Recreational ⁽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
2001	65,185,425	568,320	0.87%	64,617,105	--	--	13,991,695	267,835	1.91%	13,723,860	--	--
2002	70,720,535	1,022,240	1.45%	69,698,295	6.92%	6.92%	14,958,040	125,551	0.84%	14,832,489	6.01%	6.01%
2003	76,540,430	588,025	0.77%	75,952,405	7.40%	16.52%	15,575,225	473,095	3.04%	15,102,130	0.96%	7.94%
2004	77,930,430	399,570	0.51%	77,530,860	1.29%	18.94%	15,864,185	61,190	0.39%	15,802,995	1.46%	12.95%
2005	79,613,890	999,575	1.26%	78,614,315	0.88%	20.60%	16,106,020	252,025	1.56%	15,853,995	-0.06%	13.31%
2006	79,878,115	618,325	0.77%	79,259,790	-0.44%	21.59%	16,320,170	401,215	2.46%	15,918,955	-1.16%	13.77%
2007	83,071,995	684,780	0.82%	82,387,215	3.14%	26.39%	17,145,290	18,145	0.11%	17,127,145	4.94%	22.41%
2008	83,899,115	567,985	0.68%	83,331,130	0.31%	27.84%	18,841,290	18,568,730	98.55%	272,560	-98.41%	-98.05%
2009	85,511,110	524,430	0.61%	84,986,680	1.30%	30.38%	19,054,960	497,559	2.61%	18,557,401	-1.51%	32.63%
2010	87,552,235	928,699	1.06%	86,623,536	1.30%	32.89%	21,281,570	668,755	3.14%	20,612,815	8.18%	47.32%
2011	88,246,945	670,045	0.76%	87,576,900	0.03%	34.35%	21,884,090	67,485	0.31%	21,816,610	2.51%	55.93%
Rate Ann%chg	3.08%			Resid & Rec. w/o growth		2.21%	4.57%			C & I w/o growth		-7.71%

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	Agoutblgd & Farmsite Value	Ag Imprv&Site Total Value					
2001	6,722,605	18,863,960	25,586,565	2,730,130	10.67%	22,856,435	--	--
2002	6,922,915	19,245,125	26,168,040	727,945	2.78%	25,440,095	-0.57%	-0.57%
2003	8,104,580	18,131,210	26,235,790	509,780	1.94%	25,726,010	-1.69%	0.54%
2004	8,715,235	18,041,405	26,756,640	109,425	0.41%	26,647,215	1.57%	4.15%
2005	8,715,675	17,831,665	26,547,340	65,650	0.25%	26,481,690	-1.03%	3.50%
2006	8,755,960	17,787,290	26,543,250	271,650	1.02%	26,271,600	-1.04%	2.68%
2007	10,298,490	19,938,805	30,237,295	198,385	0.66%	30,038,910	13.17%	17.40%
2008	11,241,980	19,841,460	31,083,440	355,375	1.14%	30,728,065	1.62%	20.09%
2009	20,618,670	20,147,190	40,765,860	794,980	1.95%	39,970,880	28.59%	56.22%
2010	20,744,490	20,430,300	41,174,790	1,055,405	2.56%	40,119,385	-1.59%	56.80%
2011	20,553,450	20,770,045	41,323,495	1,055,405	2.55%	40,268,090	-2.20%	57.38%
Rate Ann%chg	11.82%	0.97%	4.91%	Ag Imprv+Site w/o growth		3.68%		

(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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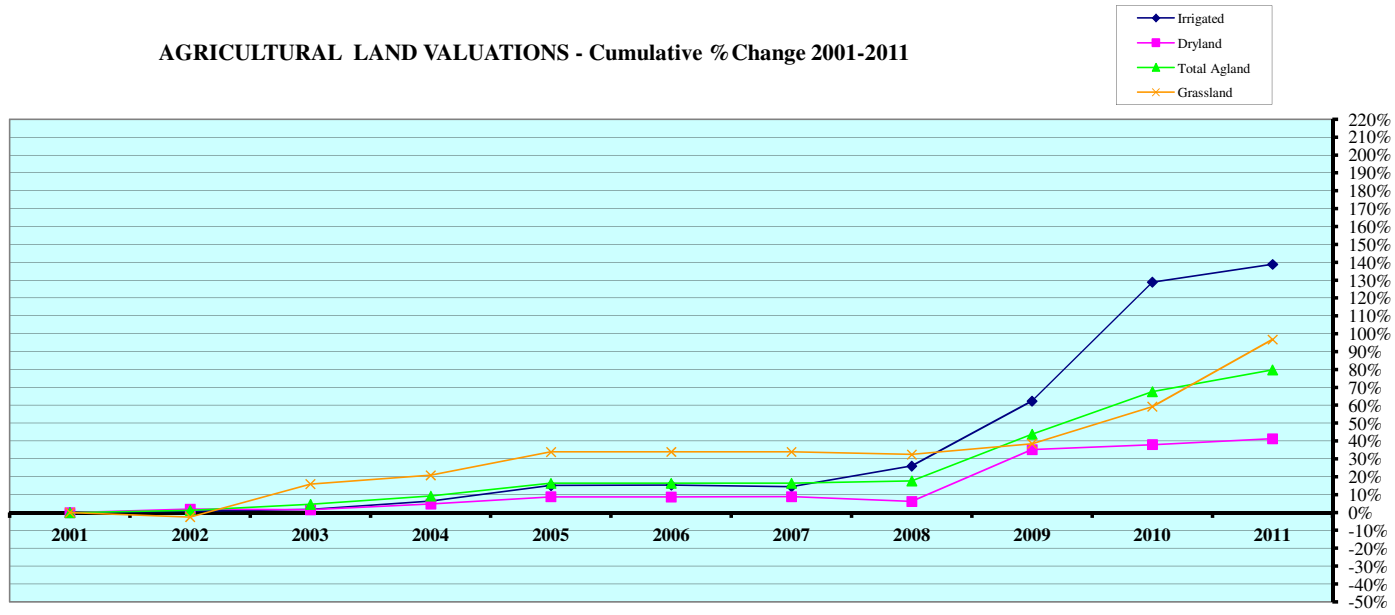
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AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2001-2011



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	43,108,165	--	--	--	84,653,925	--	--	--	33,333,980	--	--	--
2002	43,375,690	267,525	0.62%	0.62%	86,325,075	1,671,150	1.97%	1.97%	32,496,440	-837,540	-2.51%	-2.51%
2003	43,862,120	486,430	1.12%	1.75%	86,019,350	-305,725	-0.35%	1.61%	38,643,205	6,146,765	18.92%	15.93%
2004	45,856,920	1,994,800	4.55%	6.38%	88,655,850	2,636,500	3.07%	4.73%	40,276,870	1,633,665	4.23%	20.83%
2005	49,617,280	3,760,360	8.20%	15.10%	92,094,480	3,438,630	3.88%	8.79%	44,631,595	4,354,725	10.81%	33.89%
2006	49,715,810	98,530	0.20%	15.33%	91,979,110	-115,370	-0.13%	8.65%	44,651,765	20,170	0.05%	33.95%
2007	49,354,460	-361,350	-0.73%	14.49%	92,225,675	246,565	0.27%	8.94%	44,641,005	-10,760	-0.02%	33.92%
2008	54,319,675	4,965,215	10.06%	26.01%	89,936,235	-2,289,440	-2.48%	6.24%	44,148,095	-492,910	-1.10%	32.44%
2009	69,999,350	15,679,675	28.87%	62.38%	114,457,535	24,521,300	27.27%	35.21%	46,158,800	2,010,705	4.55%	38.47%
2010	98,681,490	28,682,140	40.97%	128.92%	116,801,165	2,343,630	2.05%	37.97%	53,082,950	6,924,150	15.00%	59.25%
2011	102,962,435	4,280,945	4.34%	138.85%	119,665,615	2,864,450	2.45%	41.36%	65,599,850	12,516,900	23.58%	96.80%

Rate Ann.%chg: Irrigated **9.10%** Dryland **3.52%** Grassland **7.00%**

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
2001					437,150	--	--	--	161,533,220	--	--	--
2002					1,383,075	945,925	216.38%	216.38%	163,580,280	2,047,060	1.27%	1.27%
2003	448,265	--	--	--	0	-1,383,075	-100.00%	-100.00%	168,972,940	5,392,660	3.30%	4.61%
2004	556,230	107,965	24.09%	24.09%	984,770	984,770	125.27%	125.27%	176,330,640	7,357,700	4.35%	9.16%
2005	554,430	-1,800	-0.32%	23.68%	986,515	1,745	0.18%	125.67%	187,884,300	11,553,660	6.55%	16.31%
2006	554,360	-70	-0.01%	23.67%	985,690	-825	-0.08%	125.48%	187,886,735	2,435	0.00%	16.31%
2007	553,735	-625	-0.11%	23.53%	1,141,105	155,415	15.77%	15.77%	187,915,980	29,245	0.02%	16.33%
2008	562,935	9,200	1.66%	25.58%	1,110,215	-30,890	-2.71%	12.63%	190,077,155	2,161,175	1.15%	17.67%
2009	562,115	-820	-0.15%	25.40%	1,095,545	-14,670	-1.32%	11.14%	232,273,345	42,196,190	22.20%	43.79%
2010	482,025	-80,090	-14.25%	7.53%	1,797,875	702,330	64.11%	82.40%	270,845,505	38,572,160	16.61%	67.67%
2011	487,725	5,700	1.18%	8.80%	1,801,420	3,545	0.20%	82.76%	290,517,045	19,671,540	7.26%	79.85%

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Rate Ann.%chg: Total Agric Land **6.05%**

(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)⁽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
2001	43,122,365	55,979	770		0.00%	84,656,750	195,128	434		0.00%	32,551,045	176,394	185		0.00%
2002	43,400,190	56,519	768	-0.26%	-0.26%	86,318,650	194,901	443	2.07%	2.07%	32,498,390	176,106	185	0.00%	0.00%
2003	43,894,000	56,252	780	1.56%	1.30%	86,001,880	195,321	440	-0.68%	1.38%	37,702,310	175,910	214	15.68%	15.68%
2004	45,318,725	56,263	805	3.27%	4.61%	88,908,260	195,303	455	3.46%	4.89%	40,334,755	175,887	229	7.16%	23.96%
2005	49,752,590	60,347	824	2.35%	7.07%	92,051,425	191,645	480	5.51%	10.67%	44,600,620	175,417	254	10.87%	37.44%
2006	49,606,955	60,216	824	-0.08%	6.99%	92,049,710	191,583	480	0.03%	10.71%	44,651,765	175,567	254	0.03%	37.48%
2007	49,594,645	60,181	824	0.03%	7.02%	92,072,775	191,648	480	-0.01%	10.70%	44,648,650	175,557	254	0.00%	37.47%
2008	50,907,675	61,946	822	-0.28%	6.73%	91,493,520	190,462	480	-0.01%	10.69%	44,521,830	175,068	254	-0.01%	37.47%
2009	70,078,755	68,442	1,024	24.59%	32.98%	114,418,400	185,968	615	28.08%	41.76%	46,159,935	173,278	266	4.75%	44.00%
2010	98,636,055	68,701	1,436	40.22%	86.46%	116,823,865	187,730	622	1.14%	43.39%	53,074,610	171,676	309	16.05%	67.11%
2011	103,522,355	68,573	1,510	5.15%	96.06%	119,494,525	187,855	636	2.22%	46.57%	65,566,195	171,700	382	23.52%	106.41%

Rate Annual %chg Average Value/Acre: 6.96%

3.90%

7.52%

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
2001						1,222,765	13,540	90			161,552,925	441,041	366		0.00%
2002						1,212,955	13,482	90	0.00%		163,430,185	441,007	371	1.37%	1.37%
2003						448,330	7,278	62	-31.11%		168,986,365	440,995	383	3.23%	4.64%
2004	556,380	7,266	77	n/a	n/a	984,770	6,227	158	n/a	n/a	176,102,890	440,946	399	4.28%	9.12%
2005	555,705	7,259	77	-0.03%	n/a	1,055,750	6,146	172	8.62%	n/a	188,016,090	440,814	427	6.80%	16.54%
2006	554,435	7,252	76	-0.13%	n/a	985,690	6,145	160	-6.62%	n/a	187,848,555	440,764	426	-0.08%	16.44%
2007	553,735	7,252	76	-0.13%	n/a	1,141,105	6,138	186	15.90%	n/a	188,010,910	440,777	427	0.08%	16.54%
2008	549,760	7,199	76	0.01%	n/a	1,121,665	6,030	186	0.06%	n/a	188,594,450	440,705	428	0.33%	16.92%
2009	561,965	7,091	79	3.78%	n/a	1,106,255	5,940	186	0.12%	n/a	232,325,310	440,719	527	23.18%	44.03%
2010	482,025	6,427	75	-5.36%	n/a	1,797,875	6,202	290	55.66%	n/a	270,814,430	440,735	614	16.56%	67.89%
2011	482,025	6,427	75	0.00%	n/a	1,801,420	6,207	290	0.00%	n/a	290,866,520	440,762	660	7.40%	80.31%

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Rate Annual %chg Average Value/Acre: 6.07%

(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
4,959	FURNAS	44,371,325	14,480,007	14,977,482	88,246,945	20,169,035	1,715,060	0	290,517,045	20,553,450	20,770,045	1,071,990	516,872,384
cnty sector/value % of total value:		8.58%	2.80%	2.90%	17.07%	3.90%	0.33%		56.21%	3.98%	4.02%	0.21%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,026	ARAPAHOE	397,676	1,539,277	445,144	20,487,875	4,915,415	0	0	8,555	0	0	0	27,793,942
20.69%	%sector of county sector	0.90%	10.63%	2.97%	23.22%	24.37%			0.00%				5.38%
	%sector of municipality	1.43%	5.54%	1.60%	73.71%	17.69%			0.03%				100.00%
609	BEAVER CITY	132,774	612,042	66,970	9,421,135	1,359,130	567,550	0	0	0	0	0	12,159,601
12.28%	%sector of county sector	0.30%	4.23%	0.45%	10.68%	6.74%	33.09%						2.35%
	%sector of municipality	1.09%	5.03%	0.55%	77.48%	11.18%	4.67%						100.00%
1,063	CAMBRIDGE	17,091,067	474,525	577,171	22,557,790	3,153,945	151,255	0	51,905	0	0	0	44,057,658
21.44%	%sector of county sector	38.52%	3.28%	3.85%	25.56%	15.64%	8.82%		0.02%				8.52%
	%sector of municipality	38.79%	1.08%	1.31%	51.20%	7.16%	0.34%		0.12%				100.00%
133	EDISON	25,282	591,584	445,545	1,325,835	4,672,520	0	0	6,740	0	5,685	0	7,073,191
2.68%	%sector of county sector	0.06%	4.09%	2.97%	1.50%	23.17%			0.00%		0.03%		1.37%
	%sector of municipality	0.36%	8.36%	6.30%	18.74%	66.06%			0.10%		0.08%		100.00%
24	HENDLEY	23,423	49,687	18,939	431,395	253,215	0	0	0	0	0	0	776,659
0.48%	%sector of county sector	0.05%	0.34%	0.13%	0.49%	1.26%							0.15%
	%sector of municipality	3.02%	6.40%	2.44%	55.54%	32.60%							100.00%
207	HOLBROOK	207,748	209,099	231,926	2,496,705	817,790	0	0	0	0	0	0	3,963,268
4.17%	%sector of county sector	0.47%	1.44%	1.55%	2.83%	4.05%							0.77%
	%sector of municipality	5.24%	5.28%	5.85%	63.00%	20.63%							100.00%
779	OXFORD	195,161	373,858	688,571	10,764,225	2,508,855	0	0	0	0	0	0	14,530,670
15.71%	%sector of county sector	0.44%	2.58%	4.60%	12.20%	12.44%							2.81%
	%sector of municipality	1.34%	2.57%	4.74%	74.08%	17.27%							100.00%
93	WILSONVILLE	14,527	256,692	48,630	1,323,770	204,870	0	0	0	0	0	0	1,848,489
1.88%	%sector of county sector	0.03%	1.77%	0.32%	1.50%	1.02%							0.36%
	%sector of municipality	0.79%	13.89%	2.63%	71.61%	11.08%							100.00%
3,934	Total Municipalities	18,087,658	4,106,764	2,522,896	68,808,730	17,885,740	718,805	0	67,200	0	5,685	0	112,203,478
79.33%	%all municip.sect of cnty	40.76%	28.36%	16.84%	77.97%	88.68%	41.91%		0.02%		0.03%		21.71%

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

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