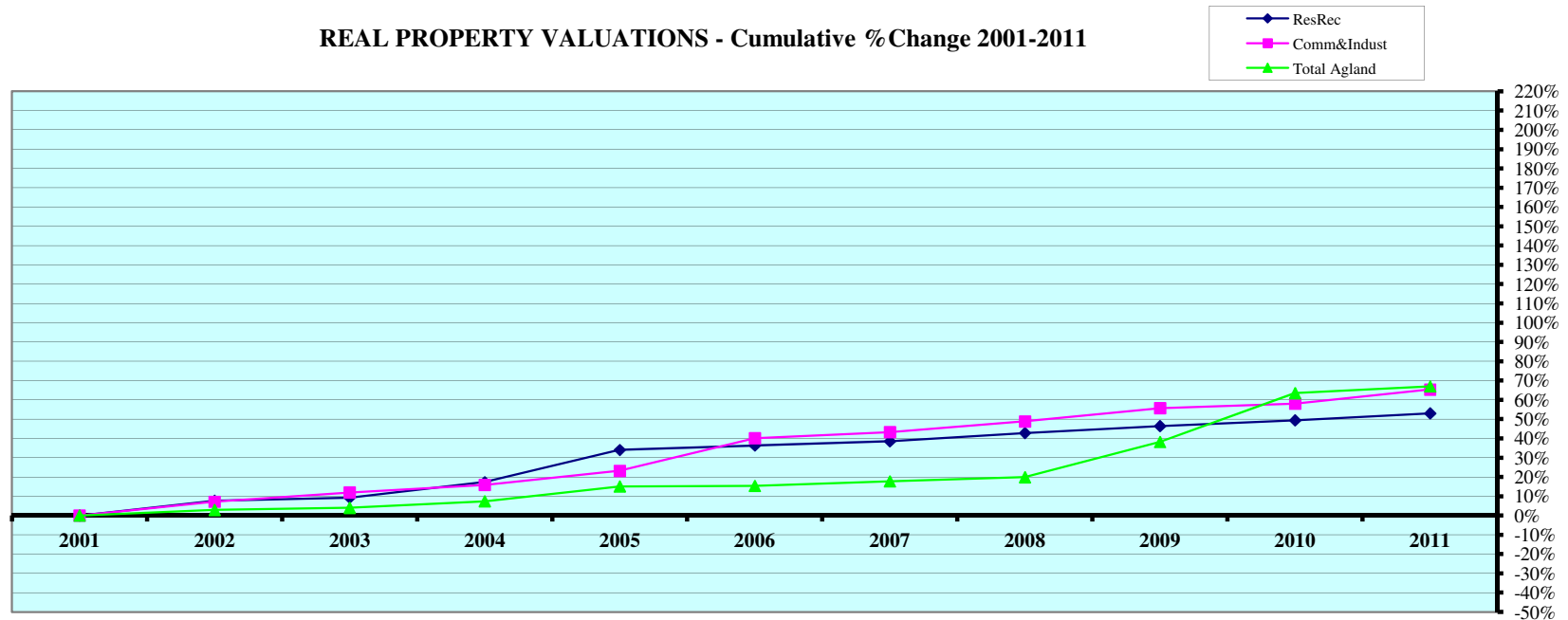


REAL PROPERTY VALUATIONS - Cumulative % Change 2001-2011



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	1,214,106,591	--	--	--	552,787,471	--	--	--	366,450,211	--	--	--
2002	1,307,896,967	93,790,376	7.73%	7.73%	592,446,277	39,658,806	7.17%	7.17%	377,121,506	10,671,295	2.91%	2.91%
2003	1,326,692,075	18,795,108	1.44%	9.27%	619,008,171	26,561,894	4.48%	11.98%	381,092,747	3,971,241	1.05%	4.00%
2004	1,424,947,479	98,255,404	7.41%	17.37%	640,560,336	21,552,165	3.48%	15.88%	393,545,057	12,452,310	3.27%	7.39%
2005	1,627,269,032	202,321,553	14.20%	34.03%	680,913,129	40,352,793	6.30%	23.18%	421,741,314	28,196,257	7.16%	15.09%
2006	1,655,293,513	28,024,481	1.72%	36.34%	774,430,752	93,517,623	13.73%	40.10%	422,832,541	1,091,227	0.26%	15.39%
2007	1,681,720,913	26,427,400	1.60%	38.52%	791,953,729	17,522,977	2.26%	43.27%	431,476,186	8,643,645	2.04%	17.74%
2008	1,734,003,259	52,282,346	3.11%	42.82%	822,668,383	30,714,654	3.88%	48.82%	439,389,692	7,913,506	1.83%	19.90%
2009	1,777,497,500	43,494,241	2.51%	46.40%	860,669,200	38,000,817	4.62%	55.70%	506,305,790	66,916,098	15.23%	38.16%
2010	1,813,829,352	36,331,852	2.04%	49.40%	873,581,530	12,912,330	1.50%	58.03%	599,081,797	92,776,007	18.32%	63.48%
2011	1,857,590,565	43,761,213	2.41%	53.00%	913,941,631	40,360,101	4.62%	65.33%	612,109,253	13,027,456	2.17%	67.04%

Rate Annual %chg: Residential & Recreational **4.34%** Commercial & Industrial **5.16%** Agricultural Land **5.26%**

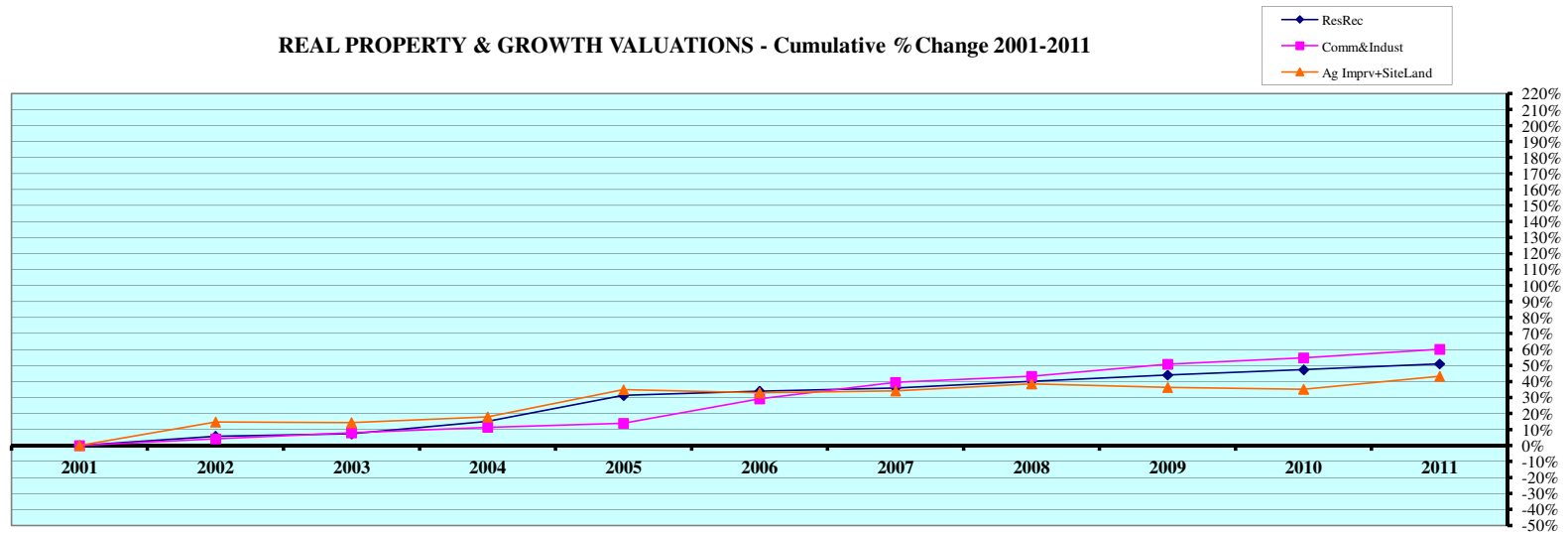
Cnty# **40**
County **HALL**

FL area **7**

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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	1,214,106,591	21,345,923	1.76%	1,192,760,668	--	--	552,787,471	27,352,215	4.95%	525,435,256	--	--
2002	1,307,896,967	22,915,050	1.75%	1,284,981,917	5.84%	5.84%	592,446,277	17,130,829	2.89%	575,315,448	4.08%	4.08%
2003	1,326,692,075	24,073,898	1.81%	1,302,618,177	-0.40%	7.29%	619,008,171	22,777,606	3.68%	596,230,565	0.64%	7.86%
2004	1,424,947,479	26,773,405	1.88%	1,398,174,074	5.39%	15.16%	640,560,336	24,681,239	3.85%	615,879,097	-0.51%	11.41%
2005	1,627,269,032	32,900,883	2.02%	1,594,368,149	11.89%	31.32%	680,913,129	51,697,281	7.59%	629,215,848	-1.77%	13.83%
2006	1,655,293,513	28,723,114	1.74%	1,626,570,399	-0.04%	33.97%	774,430,752	59,925,668	7.74%	714,505,084	4.93%	29.25%
2007	1,681,720,913	30,583,127	1.82%	1,651,137,786	-0.25%	36.00%	791,953,729	20,724,075	2.62%	771,229,654	-0.41%	39.52%
2008	1,734,003,259	32,756,496	1.89%	1,701,246,763	1.16%	40.12%	822,668,383	31,157,730	3.79%	791,510,653	-0.06%	43.19%
2009	1,777,497,500	28,472,503	1.60%	1,749,024,997	0.87%	44.06%	860,669,200	27,284,342	3.17%	833,384,858	1.30%	50.76%
2010	1,813,829,352	24,703,076	1.36%	1,789,126,276	0.65%	47.36%	873,581,530	17,431,609	2.00%	856,149,921	-0.53%	54.88%
2011	1,857,590,565	24,099,933	1.30%	1,833,490,632	1.08%	51.02%	913,941,631	29,047,066	3.18%	884,894,565	1.30%	60.08%
Rate Ann%chg	4.34%			Resid & Rec. w/o growth		2.62%	5.16%			C & I w/o growth		0.90%

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	61,161,929	22,574,695	83,736,624	1,850,597	2.21%	81,886,027	--	--
2002	77,821,694	20,405,445	98,227,139	2,191,647	2.23%	96,035,492	14.69%	14.69%
2003	76,703,647	20,593,434	97,297,081	1,573,361	1.62%	95,723,720	-2.55%	14.32%
2004	79,633,164	20,486,617	100,119,781	1,446,461	1.44%	98,673,320	1.41%	17.84%
2005	91,941,506	22,068,732	114,010,238	1,067,633	0.94%	112,942,605	12.81%	34.88%
2006	91,381,131	22,385,857	113,766,988	2,441,966	2.15%	111,325,022	-2.36%	32.95%
2007	92,121,464	23,555,259	115,676,723	3,307,923	2.86%	112,368,800	-1.23%	34.19%
2008	91,831,885	25,431,841	117,263,726	1,194,915	1.02%	116,068,811	0.34%	38.61%
2009	89,821,265	25,755,149	115,576,414	1,388,273	1.20%	114,188,141	-2.62%	36.37%
2010	88,581,435	26,066,753	114,648,188	1,437,721	1.25%	113,210,467	-2.05%	35.20%
2011	92,486,608	28,935,977	121,422,585	1,437,721	1.18%	119,984,864	4.65%	43.29%
Rate Ann%chg	4.22%	2.51%	3.79%	Ag Imprv+Site w/o growth		2.31%		

(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

Cnty# **40**
County **HALL**

FL area **7**

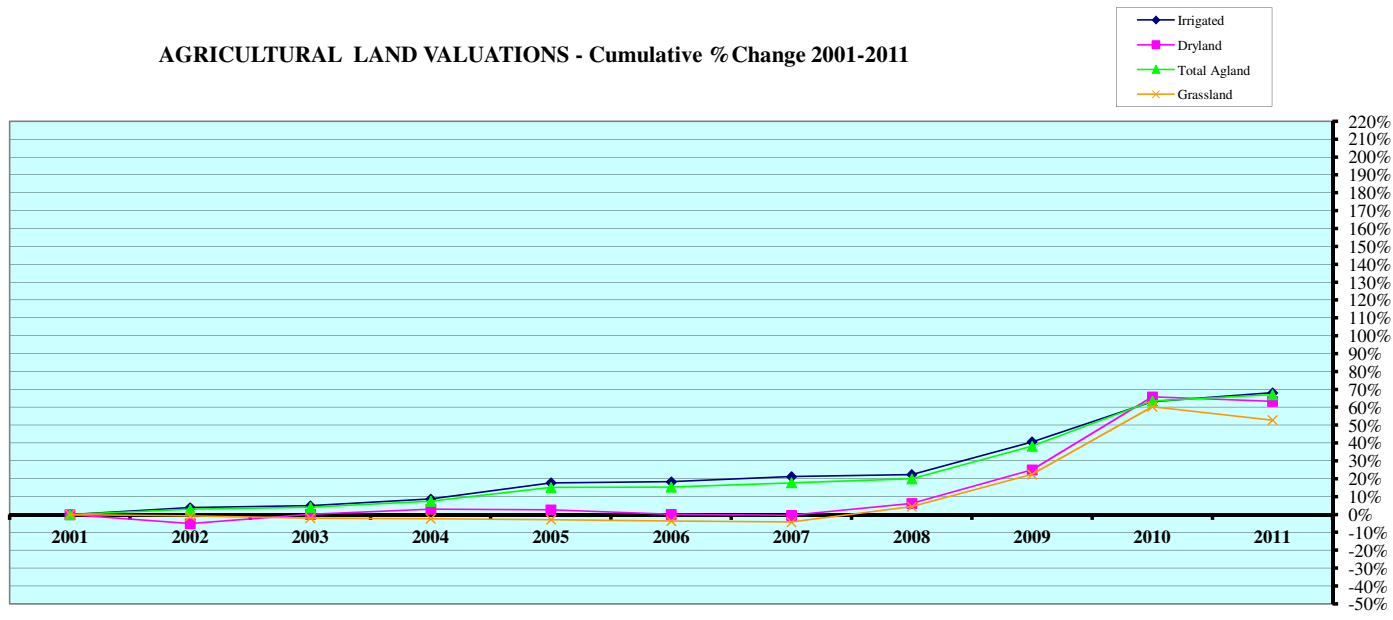
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AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2001-2011



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	313,710,102	--	--	--	22,577,279	--	--	--	28,363,306	--	--	--
2002	325,826,250	12,116,148	3.86%	3.86%	21,415,385	-1,161,894	-5.15%	-5.15%	28,141,823	-221,483	-0.78%	-0.78%
2003	328,943,320	3,117,070	0.96%	4.86%	22,599,196	1,183,811	5.53%	0.10%	27,803,878	-337,945	-1.20%	-1.97%
2004	340,866,353	11,923,033	3.62%	8.66%	23,234,959	635,763	2.81%	2.91%	27,702,515	-101,363	-0.36%	-2.33%
2005	369,277,124	28,410,771	8.33%	17.71%	23,174,482	-60,477	-0.26%	2.65%	27,539,900	-162,615	-0.59%	-2.90%
2006	371,149,229	1,872,105	0.51%	18.31%	22,611,734	-562,748	-2.43%	0.15%	27,321,207	-218,693	-0.79%	-3.67%
2007	380,101,357	8,952,128	2.41%	21.16%	22,466,338	-145,396	-0.64%	-0.49%	27,157,125	-164,082	-0.60%	-4.25%
2008	383,906,169	3,804,812	1.00%	22.38%	23,969,620	1,503,282	6.69%	6.17%	29,613,466	2,456,341	9.04%	4.41%
2009	441,230,100	57,323,931	14.93%	40.65%	28,203,153	4,233,533	17.66%	24.92%	34,732,681	5,119,215	17.29%	22.46%
2010	511,557,952	70,327,852	15.94%	63.07%	37,440,955	9,237,802	32.75%	65.83%	45,476,207	10,743,526	30.93%	60.33%
2011	527,322,455	15,764,503	3.08%	68.09%	36,882,241	-558,714	-1.49%	63.36%	43,344,582	-2,131,625	-4.69%	52.82%

Rate Ann.%chg: Irrigated **5.33%** Dryland **5.03%** Grassland **4.33%**

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					1,799,524	--	--	--	366,450,211	--	--	--
2002					1,738,048	-61,476	-3.42%	-3.42%	377,121,506	10,671,295	2.91%	2.91%
2003	85,161	--	--	--	1,661,192	-76,856	-4.42%	-7.69%	381,092,747	3,971,241	1.05%	4.00%
2004	85,731	570	0.67%	0.67%	1,655,499	-5,693	-0.34%	-8.00%	393,545,057	12,452,310	3.27%	7.39%
2005	85,267	-464	-0.54%	0.12%	1,664,541	9,042	0.55%	-7.50%	421,741,314	28,196,257	7.16%	15.09%
2006	85,918	651	0.76%	0.89%	1,664,453	-88	-0.01%	-7.51%	422,832,541	1,091,227	0.26%	15.39%
2007	85,614	-304	-0.35%	0.53%	1,665,752	1,299	0.08%	0.08%	431,476,186	8,643,645	2.04%	17.74%
2008	85,249	-365	-0.43%	0.10%	1,815,188	149,436	8.97%	9.06%	439,389,692	7,913,506	1.83%	19.90%
2009	86,331	1,082	1.27%	1.37%	2,053,525	238,337	13.13%	23.38%	506,305,790	66,916,098	15.23%	38.16%
2010	437,607	351,276	406.89%	413.86%	4,169,076	2,115,551	103.02%	150.48%	599,081,797	92,776,007	18.32%	63.48%
2011	464,831	27,224	6.22%	445.83%	4,095,144	-73,932	-1.77%	146.04%	612,109,253	13,027,456	2.17%	67.04%

Cnty# **40** FL area **7** Rate Ann.%chg: Total Agric Land **5.26%**
 County **HALL**

(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: 2001 - 2011 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2012

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	313,954,656	202,115	1,553		0.00%	22,142,367	27,564	803		0.00%	28,392,532	58,787	483		0.00%
2002	326,756,770	204,325	1,599	2.96%	2.96%	21,448,222	26,724	803	0.00%	0.00%	28,130,778	58,292	483	0.00%	0.00%
2003	328,079,822	205,404	1,597	-0.13%	2.83%	22,070,707	27,782	794	-1.12%	-1.12%	28,154,729	58,282	483	0.00%	0.00%
2004	341,139,744	205,701	1,658	3.85%	6.79%	23,270,102	28,343	821	3.40%	2.24%	27,682,333	57,349	483	-0.06%	-0.06%
2005	369,587,835	205,523	1,798	8.43%	15.79%	23,212,564	28,264	821	0.03%	2.28%	27,682,419	57,367	483	-0.03%	-0.09%
2006	371,293,997	206,697	1,796	-0.11%	15.67%	22,622,461	27,497	823	0.18%	2.46%	27,396,542	56,774	483	0.00%	-0.09%
2007	380,253,444	206,943	1,837	2.29%	18.32%	22,458,977	27,278	823	0.07%	2.53%	27,186,528	56,363	482	-0.04%	-0.14%
2008	382,827,215	208,491	1,836	-0.07%	18.23%	24,119,720	26,522	909	10.46%	13.26%	29,568,702	55,764	530	9.93%	9.78%
2009	442,059,798	209,235	2,113	15.06%	36.04%	28,163,029	26,898	1,047	15.13%	30.39%	34,327,619	56,135	612	15.33%	26.61%
2010	512,183,904	209,024	2,450	15.98%	57.78%	37,450,739	26,742	1,400	33.76%	74.40%	45,640,441	56,392	809	32.35%	67.57%
2011	532,634,127	208,895	2,550	4.06%	64.18%	38,165,832	25,522	1,495	6.78%	86.23%	43,949,045	57,516	764	-5.59%	58.20%

Rate Annual %chg Average Value/Acre: 5.08%

6.42%

4.69%

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						1,804,049	11,621	155			366,293,604	300,086	1,221		0.00%
2002						1,801,356	11,840	152	-1.94%		378,137,126	301,180	1,256	2.87%	2.87%
2003						84,072	4,228	20	-86.84%		380,041,479	303,533	1,252	-0.32%	2.54%
2004	85,626	4,306	20	n/a	n/a	1,659,276	7,835	212	n/a	n/a	393,837,081	303,534	1,298	3.63%	6.27%
2005	85,518	4,301	20	0.00%	n/a	1,662,273	7,808	213	0.53%	n/a	422,230,609	303,262	1,392	7.31%	14.03%
2006	85,822	4,316	20	0.00%	n/a	1,662,273	7,808	213	0.00%	n/a	423,061,095	303,091	1,396	0.25%	14.32%
2007	85,582	4,304	20	0.00%	n/a	1,663,459	7,803	213	0.13%	n/a	431,647,990	302,691	1,426	2.16%	16.79%
2008	84,842	4,267	20	0.00%	n/a	1,812,823	7,792	233	9.13%	n/a	438,413,302	302,836	1,448	1.52%	18.57%
2009	86,243	4,331	20	0.14%	n/a	2,064,626	7,805	265	13.70%	n/a	506,701,315	304,404	1,665	14.98%	36.33%
2010	434,583	4,346	100	402.19%	n/a	4,178,869	7,797	536	102.61%	n/a	599,888,536	304,301	1,971	18.43%	61.45%
2011	455,219	4,556	100	-0.09%	n/a	4,130,732	7,697	536	0.00%	n/a	619,334,955	304,186	2,036	3.28%	66.75%

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HALL

FL area 7

Rate Annual %chg Average Value/Acre: 5.25%

(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	Agdwel&HS	AgImprv&FS	Minerals	Total Value
58,607	HALL	224,630,930	42,315,456	92,368,355	1,857,057,805	839,020,350	74,921,281	532,760	612,109,253	92,486,608	28,935,977	0	3,864,378,775
cnty sectorvalue % of total value:		5.81%	1.10%	2.39%	48.06%	21.71%	1.94%	0.01%	15.84%	2.39%	0.75%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel&HS	AgImprv&FS	Minerals	Total Value
642	ALDA	799,152	232,542	881,414	13,487,122	3,314,201	3,557,506	0	0	0	0	0	22,271,937
1.10%	%sector of county sector	0.36%	0.55%	0.95%	0.73%	0.40%	4.75%						0.58%
	%sector of municipality	3.59%	1.04%	3.96%	60.56%	14.88%	15.97%						100.00%
785	CAIRO	602,410	439,395	1,682,746	26,793,613	3,419,809	0	0	65,312	0	237,936	0	33,241,221
1.34%	%sector of county sector	0.27%	1.04%	1.82%	1.44%	0.41%			0.01%		0.82%		0.86%
	%sector of municipality	1.81%	1.32%	5.06%	80.60%	10.29%			0.20%		0.72%		100.00%
829	DONIPHAN	2,431,012	327,481	26,378	25,943,256	6,925,210	1,868,757	0	0	0	0	0	37,522,094
1.41%	%sector of county sector	1.08%	0.77%	0.03%	1.40%	0.83%	2.49%						0.97%
	%sector of municipality	6.48%	0.87%	0.07%	69.14%	18.46%	4.98%						100.00%
48,534	GRAND ISLAND	126,032,305	22,250,368	29,862,483	1,456,602,489	756,190,551	68,331,311	0	3,068,012	539,382	32,810	0	2,462,909,711
82.81%	%sector of county sector	56.11%	52.58%	32.33%	78.44%	90.13%	91.20%		0.50%	0.58%	0.11%		63.73%
	%sector of municipality	5.12%	0.90%	1.21%	59.14%	30.70%	2.77%		0.12%	0.02%	0.00%		100.00%
1,325	WOOD RIVER	23,104,323	772,897	1,687,763	36,009,786	7,210,059	0	0	0	0	0	0	68,784,828
2.26%	%sector of county sector	10.29%	1.83%	1.83%	1.94%	0.86%							1.78%
	%sector of municipality	33.59%	1.12%	2.45%	52.35%	10.48%							100.00%
52,115	Total Municipalities	152,969,202	24,022,683	34,140,784	1,558,836,266	777,059,830	73,757,574	0	3,133,324	539,382	270,746	0	2,624,729,791
88.92%	%all municip.sect of cnty	68.10%	56.77%	36.96%	83.94%	92.62%	98.45%		0.51%	0.58%	0.94%		67.92%

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
40	HALL

FL area	7
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CHART 5

EXHIBIT

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