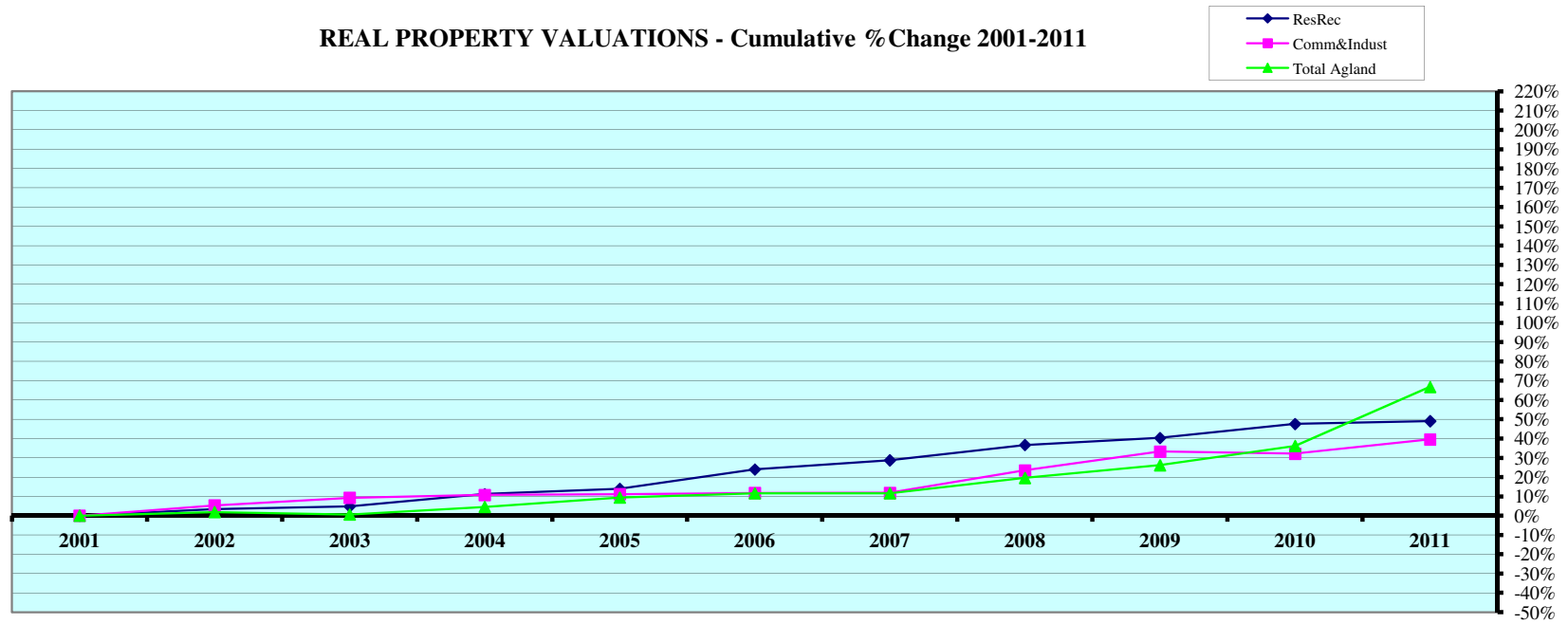


REAL PROPERTY VALUATIONS - Cumulative % Change 2001-2011



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	193,555,096	--	--	--	50,987,654	--	--	--	360,470,045	--	--	--
2002	200,203,442	6,648,346	3.43%	3.43%	53,726,241	2,738,587	5.37%	5.37%	367,373,655	6,903,610	1.92%	1.92%
2003	202,846,270	2,642,828	1.32%	4.80%	55,721,902	1,995,661	3.71%	9.29%	362,667,724	-4,705,931	-1.28%	0.61%
2004	215,303,619	12,457,349	6.14%	11.24%	56,467,338	745,436	1.34%	10.75%	376,846,525	14,178,801	3.91%	4.54%
2005	220,607,335	5,303,716	2.46%	13.98%	56,667,849	200,511	0.36%	11.14%	394,256,043	17,409,518	4.62%	9.37%
2006	240,011,871	19,404,536	8.80%	24.00%	57,014,538	346,689	0.61%	11.82%	402,273,137	8,017,094	2.03%	11.60%
2007	249,188,529	9,176,658	3.82%	28.74%	57,043,497	28,959	0.05%	11.88%	402,362,330	89,193	0.02%	11.62%
2008	264,537,057	15,348,528	6.16%	36.67%	62,971,798	5,928,301	10.39%	23.50%	431,047,223	28,684,893	7.13%	19.58%
2009	271,586,664	7,049,607	2.66%	40.31%	67,930,383	4,958,585	7.87%	33.23%	454,803,759	23,756,536	5.51%	26.17%
2010	285,678,907	14,092,243	5.19%	47.60%	67,384,023	-546,360	-0.80%	32.16%	490,925,620	36,121,861	7.94%	36.19%
2011	288,482,170	2,803,263	0.98%	49.04%	71,154,462	3,770,439	5.60%	39.55%	601,148,199	110,222,579	22.45%	66.77%

Rate Annual %chg: Residential & Recreational **4.07%** Commercial & Industrial **3.39%** Agricultural Land **5.25%**

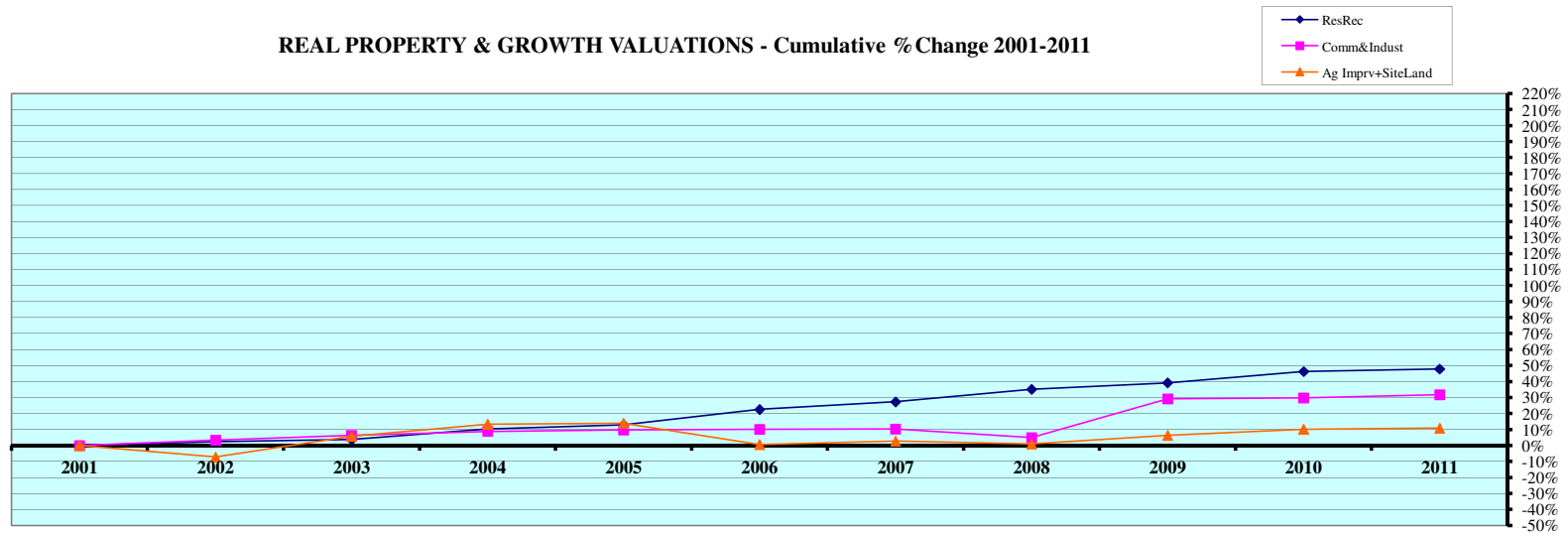
Cnty# **69**
County **PHELPS**

FL area **10**

CHART 1 EXHIBIT 69B 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.

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	193,555,096	1,492,188	0.77%	192,062,908	--	--	50,987,654	1,798,606	3.53%	49,189,048	--	--	
2002	200,203,442	2,125,647	1.06%	198,077,795	2.34%	2.34%	53,726,241	1,025,553	1.91%	52,700,688	3.36%	3.36%	
2003	202,846,270	2,152,177	1.06%	200,694,093	0.25%	3.69%	55,721,902	1,448,903	2.60%	54,272,999	1.02%	6.44%	
2004	215,303,619	1,829,809	0.85%	213,473,810	5.24%	10.29%	56,467,338	975,279	1.73%	55,492,059	-0.41%	8.83%	
2005	220,607,335	1,968,249	0.89%	218,639,086	1.55%	12.96%	56,667,849	681,587	1.20%	55,986,262	-0.85%	9.80%	
2006	240,011,871	2,784,740	1.16%	237,227,131	7.53%	22.56%	57,014,538	840,840	1.47%	56,173,698	-0.87%	10.17%	
2007	249,188,529	2,718,154	1.09%	246,470,375	2.69%	27.34%	57,043,497	765,772	1.34%	56,277,725	-1.29%	10.38%	
2008	264,537,057	2,985,903	1.13%	261,551,154	4.96%	35.13%	62,971,798	9,490,367	15.07%	53,481,431	-6.24%	4.89%	
2009	271,586,664	2,155,539	0.79%	269,431,125	1.85%	39.20%	67,930,383	2,015,487	2.97%	65,914,896	4.67%	29.28%	
2010	285,678,907	2,581,909	0.90%	283,096,998	4.24%	46.26%	67,384,023	1,166,855	1.73%	66,217,168	-2.52%	29.87%	
2011	288,482,170	2,317,925	0.80%	286,164,245	0.17%	47.85%	71,154,462	3,978,845	5.59%	67,175,617	-0.31%	31.75%	
Rate Ann%chg	4.07%			Resid & Rec. w/o growth			3.08%			C & I w/o growth			-0.35%

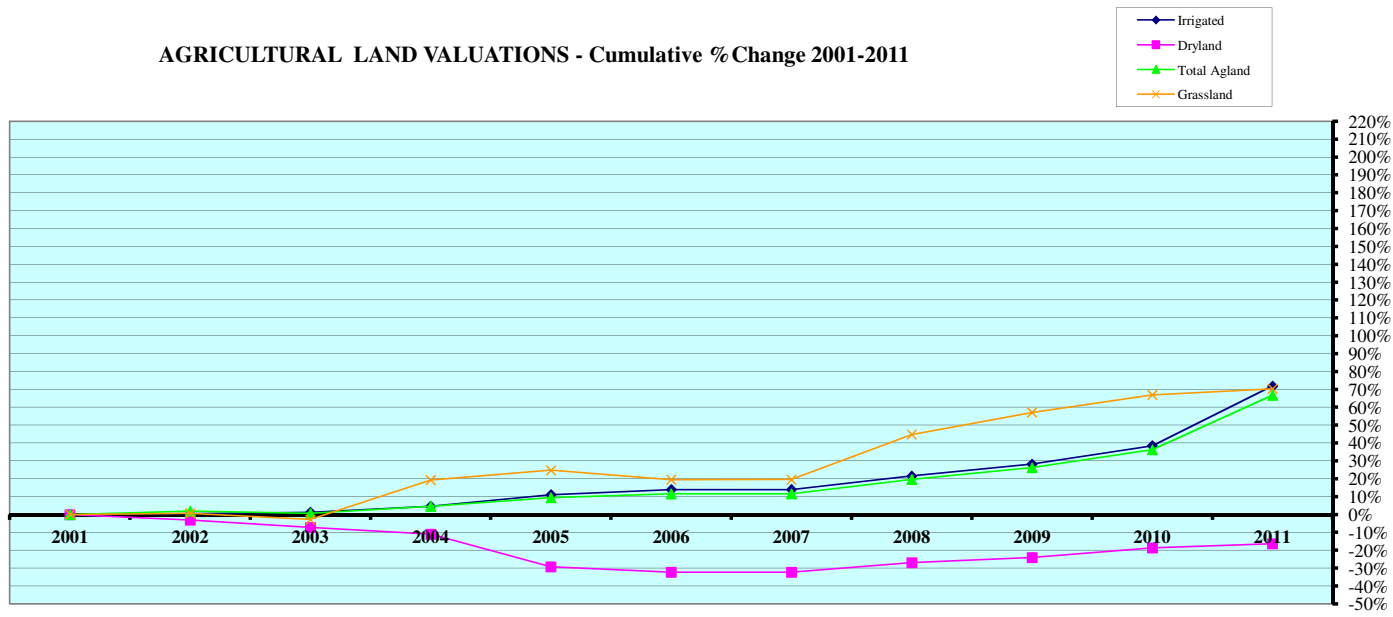
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutblgd & Farmsite Value	Ag Imprv&Site Total Value					
2001	33,989,073	26,893,654	60,882,727	1,010,746	1.66%	59,871,981	--	--
2002	35,770,204	21,309,475	57,079,679	597,891	1.05%	56,481,788	-7.23%	-7.23%
2003	36,672,965	28,438,315	65,111,280	748,297	1.15%	64,362,983	12.76%	5.72%
2004	40,439,745	29,378,282	69,818,027	859,905	1.23%	68,958,122	5.91%	13.26%
2005	40,509,241	29,451,091	69,960,332	627,533	0.90%	69,332,799	-0.69%	13.88%
2006	33,229,320	28,642,835	61,872,155	630,815	1.02%	61,241,340	-12.46%	0.59%
2007	34,156,317	28,822,198	62,978,515	406,306	0.65%	62,572,209	1.13%	2.77%
2008	37,077,531	26,096,198	63,173,729	1,742,495	2.76%	61,431,234	-2.46%	0.90%
2009	38,976,027	27,078,533	66,054,560	1,280,246	1.94%	64,774,314	2.53%	6.39%
2010	42,566,890	25,993,473	68,560,363	1,474,885	2.15%	67,085,478	1.56%	10.19%
2011	42,013,250	26,951,871	68,965,121	1,474,885	2.14%	67,490,236	-1.56%	10.85%
Rate Ann%chg	2.14%	0.02%	1.25%	Ag Imprv+Site w/o growth			-0.05%	

(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

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	326,411,596	--	--	--	22,910,047	--	--	--	10,482,629	--	--	--
2002	327,801,898	1,390,302	0.43%	0.43%	22,184,352	-725,695	-3.17%	-3.17%	10,555,197	72,568	0.69%	0.69%
2003	330,541,249	2,739,351	0.84%	1.27%	21,250,961	-933,391	-4.21%	-7.24%	10,184,694	-370,503	-3.51%	-2.84%
2004	341,583,757	11,042,508	3.34%	4.65%	20,409,388	-841,573	-3.96%	-10.92%	12,504,518	2,319,824	22.78%	19.29%
2005	362,581,419	20,997,662	6.15%	11.08%	16,211,768	-4,197,620	-20.57%	-29.24%	13,076,781	572,263	4.58%	24.75%
2006	371,955,349	9,373,930	2.59%	13.95%	15,523,165	-688,603	-4.25%	-32.24%	12,530,231	-546,550	-4.18%	19.53%
2007	372,055,133	99,784	0.03%	13.98%	15,512,677	-10,488	-0.07%	-32.29%	12,532,380	2,149	0.02%	19.55%
2008	396,734,400	24,679,267	6.63%	21.54%	16,733,376	1,220,699	7.87%	-26.96%	15,173,744	2,641,364	21.08%	44.75%
2009	418,519,259	21,784,859	5.49%	28.22%	17,391,171	657,795	3.93%	-24.09%	16,467,211	1,293,467	8.52%	57.09%
2010	452,008,500	33,489,241	8.00%	38.48%	18,620,888	1,229,717	7.07%	-18.72%	17,499,082	1,031,871	6.27%	66.93%
2011	560,857,189	108,848,689	24.08%	71.83%	19,149,837	528,949	2.84%	-16.41%	17,857,500	358,418	2.05%	70.35%

Rate Ann.%chg: Irrigated **5.56%** Dryland **-1.78%** Grassland **5.47%**

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					665,773	--	--	--	360,470,045	--	--	--
2002					6,832,208	6,166,435	926.21%	926.21%	367,373,655	6,903,610	1.92%	1.92%
2003	6,667	--	--	--	684,153	-6,148,055	-89.99%	2.76%	362,667,724	-4,705,931	-1.28%	0.61%
2004	6,634	-33	-0.49%	-0.49%	2,342,228	1,658,075	242.35%	251.81%	376,846,525	14,178,801	3.91%	4.54%
2005	6,928	294	4.43%	3.91%	2,379,147	36,919	1.58%	257.35%	394,256,043	17,409,518	4.62%	9.37%
2006	6,562	-366	-5.28%	-1.57%	2,257,830	-121,317	-5.10%	239.13%	402,273,137	8,017,094	2.03%	11.60%
2007	6,560	-2	-0.03%	-1.60%	2,255,580	-2,250	-0.10%	-0.10%	402,362,330	89,193	0.02%	11.62%
2008	6,560	0	0.00%	-1.60%	2,399,143	143,563	6.36%	6.26%	431,047,223	28,684,893	7.13%	19.58%
2009	6,483	-77	-1.17%	-2.76%	2,419,635	20,492	0.85%	7.17%	454,803,759	23,756,536	5.51%	26.17%
2010	7,726	1,243	19.17%	15.88%	2,789,424	369,789	15.28%	23.54%	490,925,620	36,121,861	7.94%	36.19%
2011	7,726	0	0.00%	15.88%	3,275,947	486,523	17.44%	45.09%	601,148,199	110,222,579	22.45%	66.77%

Cnty# **69** FL area **10** Rate Ann.%chg: Total Agric Land **5.25%**
 County **PHELPS**

(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	326,741,612	239,008	1,367		0.00%	23,119,349	28,927	799		0.00%	10,482,245	43,067	243		0.00%
2002	327,818,344	243,668	1,345	-1.61%	-1.61%	22,339,562	27,676	807	1.00%	1.00%	10,634,668	43,092	247	1.65%	1.65%
2003	329,995,557	245,329	1,345	0.00%	-1.61%	21,546,026	27,090	795	-1.49%	-0.50%	10,288,062	41,954	245	-0.81%	0.82%
2004	341,167,333	246,265	1,385	3.00%	1.34%	20,760,674	25,721	807	1.53%	1.02%	12,551,806	41,420	303	23.69%	24.71%
2005	362,387,878	252,801	1,433	3.47%	4.86%	16,316,730	20,423	799	-1.02%	-0.01%	13,085,880	39,901	328	8.23%	34.96%
2006	371,473,082	254,030	1,462	2.01%	6.97%	15,773,028	19,674	802	0.35%	0.34%	12,566,795	39,449	319	-2.87%	31.09%
2007	372,088,651	254,462	1,462	0.00%	6.97%	15,508,851	19,391	800	-0.24%	0.10%	12,543,373	39,363	319	0.03%	31.14%
2008	396,743,165	254,015	1,562	6.81%	14.26%	16,731,771	19,398	863	7.85%	7.95%	15,174,121	39,281	386	21.22%	58.97%
2009	422,037,797	254,083	1,661	6.35%	21.51%	17,426,323	19,427	897	3.99%	12.26%	16,606,090	39,395	422	9.12%	73.47%
2010	451,997,029	253,992	1,780	7.14%	30.18%	18,620,377	19,413	959	6.93%	20.05%	17,500,285	40,055	437	3.65%	79.80%
2011	560,684,875	254,250	2,205	23.92%	61.32%	19,232,685	19,454	989	3.07%	23.73%	17,851,572	39,651	450	3.05%	85.28%

Rate Annual %chg Average Value/Acre: 4.90%

2.15%

6.36%

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						665,773	3,515	189			361,008,979	314,517	1,148		0.00%
2002						691,267	3,679	188	-0.53%		361,483,841	318,115	1,136	-1.05%	-1.05%
2003						6,451	218	30	-84.04%		362,520,249	318,058	1,140	0.35%	-0.70%
2004	6,634	221	30	n/a	n/a	2,495,311	3,348	745	n/a	n/a	376,981,758	316,975	1,189	4.33%	3.60%
2005	38,700	284	136	354.07%	n/a	2,353,430	3,138	750	0.63%	n/a	394,182,618	316,547	1,245	4.70%	8.47%
2006	7,114	237	30	-77.97%	n/a	2,264,830	3,041	745	-0.69%	n/a	402,084,849	316,431	1,271	2.04%	10.69%
2007	6,896	230	30	0.00%	n/a	2,247,580	3,018	745	-0.01%	n/a	402,395,351	316,462	1,272	0.07%	10.76%
2008	7,042	235	30	0.00%	n/a	2,247,580	3,018	745	0.00%	n/a	430,903,679	315,946	1,364	7.26%	18.80%
2009	6,860	229	30	0.00%	n/a	2,247,580	3,018	745	0.00%	n/a	458,324,650	316,152	1,450	6.29%	26.28%
2010	8,279	237	35	16.59%	n/a	2,543,269	3,191	797	7.02%	n/a	490,669,239	316,887	1,548	6.81%	34.88%
2011	8,279	237	35	0.00%	n/a	3,026,192	3,199	797	0.00%	n/a	600,803,603	316,791	1,897	22.48%	65.20%

69
PHELPS

FL area 10

Rate Annual %chg Average Value/Acre: 5.15%

(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

