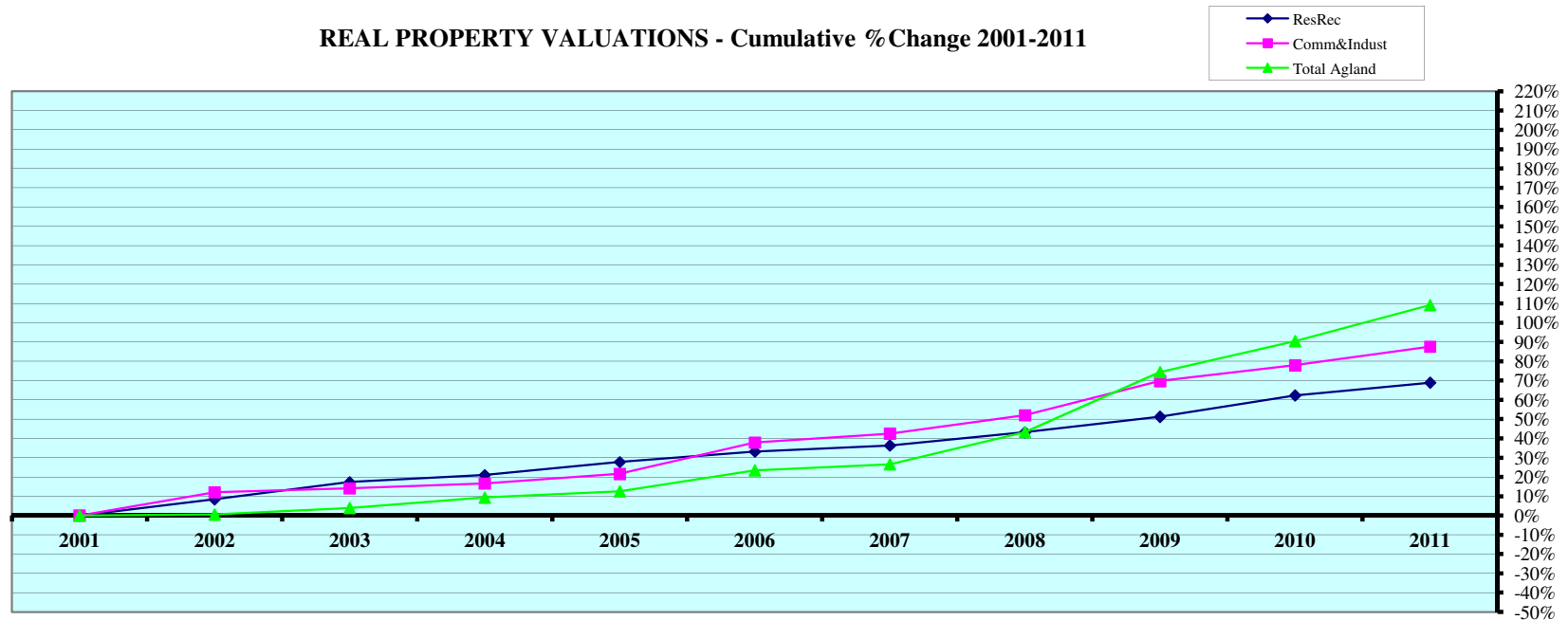


REAL PROPERTY VALUATIONS - Cumulative % Change 2001-2011



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	736,274,975	--	--	--	314,086,795	--	--	--	496,280,285	--	--	--
2002	797,997,710	61,722,735	8.38%	8.38%	351,994,650	37,907,855	12.07%	12.07%	498,842,465	2,562,180	0.52%	0.52%
2003	863,995,725	65,998,015	8.27%	17.35%	358,335,250	6,340,600	1.80%	14.09%	515,544,590	16,702,125	3.35%	3.88%
2004	890,956,730	26,961,005	3.12%	21.01%	366,267,140	7,931,890	2.21%	16.61%	542,519,160	26,974,570	5.23%	9.32%
2005	940,645,650	49,688,920	5.58%	27.76%	381,947,140	15,680,000	4.28%	21.61%	558,454,790	15,935,630	2.94%	12.53%
2006	980,578,395	39,932,745	4.25%	33.18%	433,066,125	51,118,985	13.38%	37.88%	612,591,640	54,136,850	9.69%	23.44%
2007	1,003,868,485	23,290,090	2.38%	36.34%	447,488,405	14,422,280	3.33%	42.47%	628,329,670	15,738,030	2.57%	26.61%
2008	1,054,094,060	50,225,575	5.00%	43.17%	477,504,940	30,016,535	6.71%	52.03%	710,769,320	82,439,650	13.12%	43.22%
2009	1,113,604,465	59,510,405	5.65%	51.25%	533,205,710	55,700,770	11.66%	69.76%	865,654,220	154,884,900	21.79%	74.43%
2010	1,195,030,640	81,426,175	7.31%	62.31%	558,803,460	25,597,750	4.80%	77.91%	945,197,590	79,543,370	9.19%	90.46%
2011	1,243,780,870	48,750,230	4.08%	68.93%	589,172,330	30,368,870	5.43%	87.58%	1,038,243,795	93,046,205	9.84%	109.21%

Rate Annual %chg: Residential & Recreational 5.38%

Commercial & Industrial 6.49%

Agricultural Land 7.66%

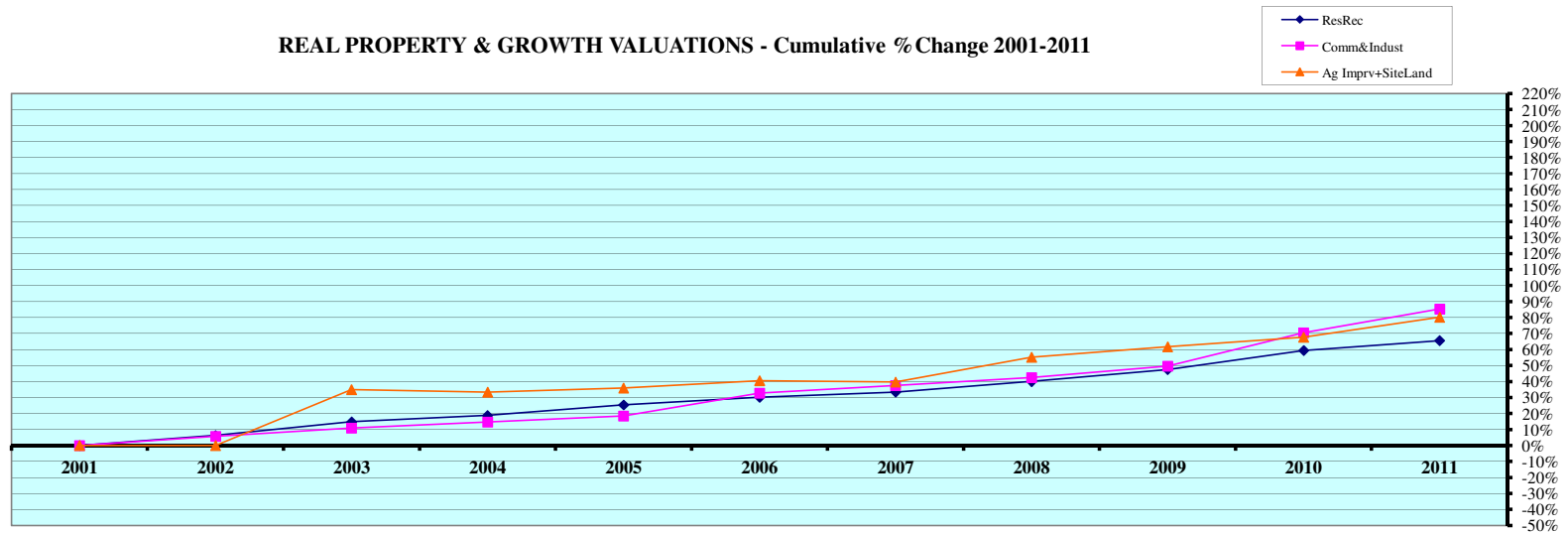
Cnty# 71
County PLATTE

FL area 3

CHART 1 EXHIBIT 71B 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	736,274,975	15,364,700	2.09%	720,910,275	--	--	314,086,795	5,143,035	1.64%	308,943,760	--	--
2002	797,997,710	15,490,910	1.94%	782,506,800	6.28%	6.28%	351,994,650	20,004,260	5.68%	331,990,390	5.70%	5.70%
2003	863,995,725	18,631,573	2.16%	845,364,152	5.94%	14.82%	358,335,250	9,789,795	2.73%	348,545,455	-0.98%	10.97%
2004	890,956,730	16,341,103	1.83%	874,615,627	1.23%	18.79%	366,267,140	5,885,660	1.61%	360,381,480	0.57%	14.74%
2005	940,645,650	17,246,925	1.83%	923,398,725	3.64%	25.41%	381,947,140	9,650,540	2.53%	372,296,600	1.65%	18.53%
2006	980,578,395	22,273,928	2.27%	958,304,467	1.88%	30.16%	433,066,125	15,878,230	3.67%	417,187,895	9.23%	32.83%
2007	1,003,868,485	21,766,661	2.17%	982,101,824	0.16%	33.39%	447,488,405	15,508,970	3.47%	431,979,435	-0.25%	37.54%
2008	1,054,094,060	23,104,069	2.19%	1,030,989,991	2.70%	40.03%	477,504,940	30,167,350	6.32%	447,337,590	-0.03%	42.42%
2009	1,113,604,465	27,710,278	2.49%	1,085,894,187	3.02%	47.48%	533,205,710	62,955,430	11.81%	470,250,280	-1.52%	49.72%
2010	1,195,030,640	21,353,390	1.79%	1,173,677,250	5.39%	59.41%	558,803,460	23,173,125	4.15%	535,630,335	0.45%	70.54%
2011	1,243,780,870	24,440,780	1.97%	1,219,340,090	2.03%	65.61%	589,172,330	7,213,890	1.22%	581,958,440	4.14%	85.29%
Rate Ann%chg	5.38%			Resid & Rec. w/o growth		3.23%	6.49%			C & I w/o growth		1.90%

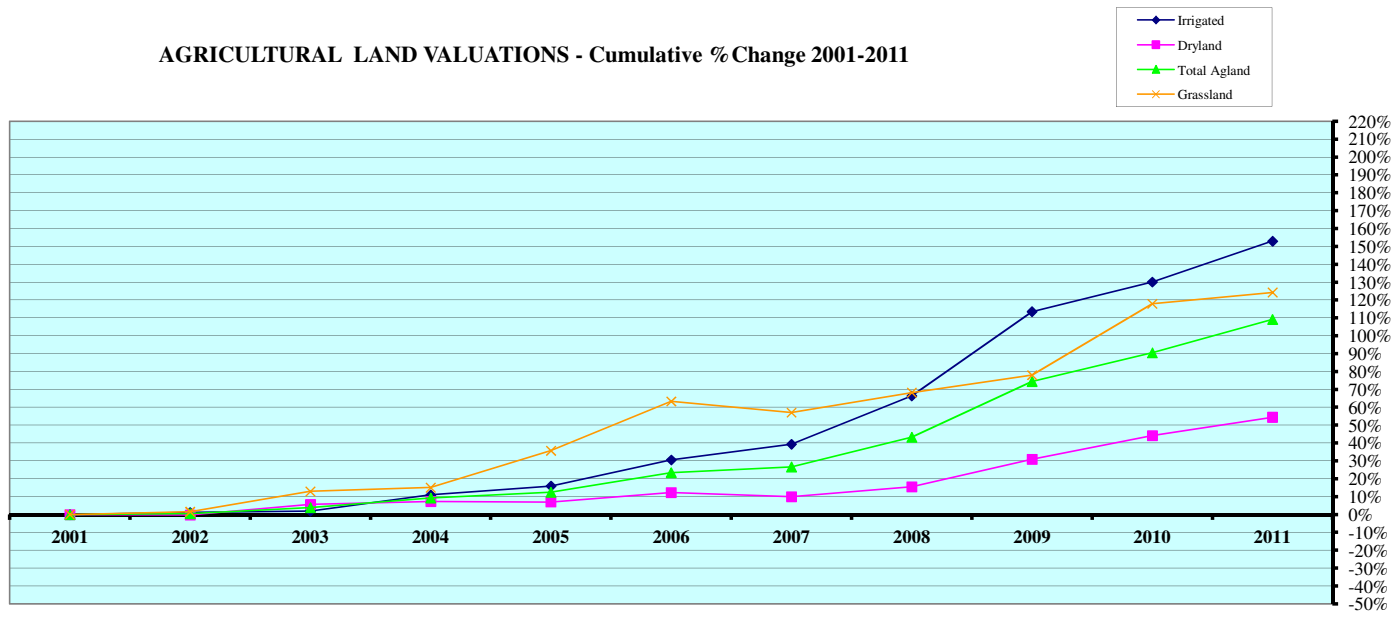
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutblgd & Farmsite Value	Ag Imprv&Site Total Value					
2001	67,179,900	44,252,405	111,432,305	2,795,576	2.51%	108,636,729	--	--
2002	68,057,200	47,636,675	115,693,875	4,256,510	3.68%	111,437,365	0.00%	0.00%
2003	90,997,080	68,048,590	159,045,670	8,675,430	5.45%	150,370,240	29.97%	34.94%
2004	90,938,670	63,009,890	153,948,560	5,295,880	3.44%	148,652,680	-6.53%	33.40%
2005	90,703,670	64,836,570	155,540,240	4,016,065	2.58%	151,524,175	-1.57%	35.98%
2006	93,047,540	68,380,535	161,428,075	4,772,425	2.96%	156,655,650	0.72%	40.58%
2007	95,035,085	72,287,970	167,323,055	11,672,494	6.98%	155,650,561	-3.58%	39.68%
2008	99,963,370	76,649,195	176,612,565	3,724,765	2.11%	172,887,800	3.33%	55.15%
2009	104,795,651	80,122,414	184,918,065	4,699,174	2.54%	180,218,891	2.04%	61.73%
2010	108,892,135	81,435,320	190,327,455	3,442,860	1.81%	186,884,595	1.06%	67.71%
2011	120,300,842	83,936,398	204,237,240	3,442,860	1.69%	200,794,380	5.50%	80.19%
Rate Ann%chg	6.00%	6.61%	6.25%	Ag Imprv+Site w/o growth			3.09%	

(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	250,888,420	--	--	--	223,791,090	--	--	--	20,345,625	--	--	--
2002	253,736,730	2,848,310	1.14%	1.14%	223,090,635	-700,455	-0.31%	-0.31%	20,667,515	321,890	1.58%	1.58%
2003	255,654,365	1,917,635	0.76%	1.90%	236,398,925	13,308,290	5.97%	5.63%	22,975,855	2,308,340	11.17%	12.93%
2004	278,363,775	22,709,410	8.88%	10.95%	240,219,845	3,820,920	1.62%	7.34%	23,414,310	438,455	1.91%	15.08%
2005	290,777,680	12,413,905	4.46%	15.90%	239,453,930	-765,915	-0.32%	7.00%	27,610,350	4,196,040	17.92%	35.71%
2006	327,570,395	36,792,715	12.65%	30.56%	251,181,175	11,727,245	4.90%	12.24%	33,220,925	5,610,575	20.32%	63.28%
2007	349,556,210	21,985,815	6.71%	39.33%	246,232,950	-4,948,225	-1.97%	10.03%	31,951,895	-1,269,030	-3.82%	57.05%
2008	417,351,250	67,795,040	19.39%	66.35%	258,488,070	12,255,120	4.98%	15.50%	34,227,905	2,276,010	7.12%	68.23%
2009	535,697,635	118,346,385	28.36%	113.52%	292,979,080	34,491,010	13.34%	30.92%	36,210,010	1,982,105	5.79%	77.97%
2010	577,288,895	41,591,260	7.76%	130.10%	322,418,465	29,439,385	10.05%	44.07%	44,335,165	8,125,155	22.44%	117.91%
2011	634,634,455	57,345,560	9.93%	152.95%	345,627,210	23,208,745	7.20%	54.44%	45,620,605	1,285,440	2.90%	124.23%

Rate Ann.%chg: Irrigated **9.72%** Dryland **4.44%** Grassland **8.41%**

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					1,255,150	--	--	--	496,280,285	--	--	--
2002					1,347,585	92,435	7.36%	7.36%	498,842,465	2,562,180	0.52%	0.52%
2003	454,585	--	--	--	60,860	-1,286,725	-95.48%	-95.15%	515,544,590	16,702,125	3.35%	3.88%
2004	456,030	1,445	0.32%	0.32%	65,200	4,340	7.13%	-94.81%	542,519,160	26,974,570	5.23%	9.32%
2005	451,515	-4,515	-0.99%	-0.68%	161,315	96,115	147.42%	-87.15%	558,454,790	15,935,630	2.94%	12.53%
2006	446,925	-4,590	-1.02%	-1.69%	172,220	10,905	6.76%	-86.28%	612,591,640	54,136,850	9.69%	23.44%
2007	400,995	-45,930	-10.28%	-11.79%	187,620	15,400	8.94%	8.94%	628,329,670	15,738,030	2.57%	26.61%
2008	369,005	-31,990	-7.98%	-18.83%	333,090	145,470	77.53%	93.41%	710,769,320	82,439,650	13.12%	43.22%
2009	416,700	47,695	12.93%	-8.33%	350,795	17,705	5.32%	103.69%	865,654,220	154,884,900	21.79%	74.43%
2010	196,015	-220,685	-52.96%	-56.88%	959,050	608,255	173.39%	456.87%	945,197,590	79,543,370	9.19%	90.46%
2011	227,970	31,955	16.30%	-49.85%	12,133,555	11,174,505	1165.16%	6945.38%	1,038,243,795	93,046,205	9.84%	109.21%

Rate Ann.%chg: Total Agric Land **7.66%**
 Cnty# **71** FL area **3**
 County **PLATTE**

(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	250,374,390	158,532	1,579		0.00%	224,810,115	174,737	1,287		0.00%	21,333,005	51,232	416		0.00%
2002	253,375,375	159,997	1,584	0.32%	0.32%	222,923,590	172,504	1,292	0.39%	0.39%	21,607,295	51,067	423	1.68%	1.68%
2003	255,610,640	160,794	1,590	0.38%	0.70%	236,303,915	171,685	1,376	6.50%	6.92%	22,841,075	50,991	448	5.91%	7.69%
2004	278,438,520	163,161	1,707	7.33%	8.08%	240,105,030	169,014	1,421	3.24%	10.38%	23,396,830	51,579	454	1.25%	9.04%
2005	286,230,465	166,491	1,719	0.74%	8.88%	243,387,405	165,513	1,471	3.51%	14.26%	27,550,035	51,383	536	18.20%	28.89%
2006	324,607,090	173,556	1,870	8.79%	18.45%	253,732,220	158,495	1,601	8.87%	24.39%	33,336,840	51,157	652	21.54%	56.65%
2007	347,076,995	185,923	1,867	-0.19%	18.23%	248,586,705	149,190	1,666	4.08%	29.47%	32,179,085	49,113	655	0.54%	57.50%
2008	415,602,410	198,865	2,090	11.95%	32.35%	260,130,455	137,153	1,897	13.83%	47.37%	34,219,800	47,920	714	8.99%	71.66%
2009	535,728,225	202,087	2,651	26.85%	67.89%	293,320,655	133,919	2,190	15.48%	70.18%	40,327,605	47,336	852	19.30%	104.79%
2010	577,556,345	203,768	2,834	6.92%	79.50%	322,542,150	131,080	2,461	12.34%	91.19%	45,177,490	50,362	897	5.29%	115.64%
2011	634,516,885	208,248	3,047	7.50%	92.97%	345,210,050	126,986	2,718	10.48%	111.23%	45,857,950	49,501	926	3.27%	122.69%

Rate Annual %chg Average Value/Acre: 6.79%

7.76%

8.34%

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						353,935	7,019	50			496,871,445	391,520	1,269		0.00%
2002						346,775	6,876	50	0.00%		498,253,035	390,444	1,276	0.55%	0.55%
2003						452,665	6,034	75	50.00%		515,272,300	390,327	1,320	3.45%	4.02%
2004	454,970	6,065	75	n/a	n/a	69,255	892	78	n/a	n/a	542,464,605	390,712	1,388	5.18%	9.41%
2005	452,770	6,035	75	0.00%	n/a	150,070	1,293	116	49.60%	n/a	557,770,745	390,714	1,428	2.82%	12.50%
2006	447,045	5,959	75	0.00%	n/a	162,515	1,364	119	2.62%	n/a	612,285,710	390,531	1,568	9.83%	23.55%
2007	401,875	5,357	75	0.00%	n/a	187,435	1,628	115	-3.36%	n/a	628,432,095	391,210	1,606	2.46%	26.59%
2008	363,765	4,849	75	0.00%	n/a	334,245	1,580	212	83.77%	n/a	710,650,675	390,366	1,820	13.33%	43.46%
2009	415,205	4,615	90	19.94%	n/a	411,870	1,323	311	47.13%	n/a	870,203,560	389,280	2,235	22.79%	76.16%
2010	189,400	2,106	90	-0.03%	n/a	494,055	1,680	294	-5.51%	n/a	945,959,440	388,996	2,432	8.78%	91.63%
2011	224,445	2,495	90	0.02%	n/a	479,090	1,458	294	0.00%	n/a	1,026,288,420	388,689	2,640	8.58%	108.07%

71
PLATTE

FL area 3

Rate Annual %chg Average Value/Acre: 7.60%

(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
32,237	PLATTE	246,819,373	24,348,586	49,897,822	1,239,539,895	347,148,430	242,023,900	4,240,975	1,038,243,795	120,300,842	83,936,398	0	3,396,500,016
cnty sector/value % of total value:		7.27%	0.72%	1.47%	36.49%	10.22%	7.13%	0.12%	30.57%	3.54%	2.47%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
22,111	COLUMBUS	45,851,080	8,861,573	4,949,161	887,745,385	278,802,765	13,223,290	262,890	0	0	0	0	1,239,696,144
68.59%	%sector of county sector	18.58%	36.39%	9.92%	71.62%	80.31%	5.46%	6.20%					36.50%
	%sector of municipality	3.70%	0.71%	0.40%	71.61%	22.49%	1.07%	0.02%					100.00%
203	CRESTON	647,139	1,974	486	5,149,085	1,219,245	0	0	8,930	0	0	0	7,026,859
0.63%	%sector of county sector	0.26%	0.01%	0.00%	0.42%	0.35%			0.00%				0.21%
	%sector of municipality	9.21%	0.03%	0.01%	73.28%	17.35%			0.13%				100.00%
351	DUNCAN	71,344	384,483	1,143,149	12,857,280	722,700	0	0	82,420	0	0	0	15,261,376
1.09%	%sector of county sector	0.03%	1.58%	2.29%	1.04%	0.21%			0.01%				0.45%
	%sector of municipality	0.47%	2.52%	7.49%	84.25%	4.74%			0.54%				100.00%
760	HUMPHREY	540,327	238,085	586,001	36,203,835	3,127,625	0	0	0	0	0	0	40,695,873
2.36%	%sector of county sector	0.22%	0.98%	1.17%	2.92%	0.90%							1.20%
	%sector of municipality	1.33%	0.59%	1.44%	88.96%	7.69%							100.00%
255	LINDSAY	7,217,139	221,944	13,266	10,433,755	2,270,345	3,114,075	0	0	0	0	0	23,270,524
0.79%	%sector of county sector	2.92%	0.91%	0.03%	0.84%	0.65%	1.29%						0.69%
	%sector of municipality	31.01%	0.95%	0.06%	44.84%	9.76%	13.38%						100.00%
284	MONROE	1,467,374	254,485	322,234	8,203,505	1,342,470	0	0	0	0	0	0	11,590,068
0.88%	%sector of county sector	0.59%	1.05%	0.65%	0.66%	0.39%							0.34%
	%sector of municipality	12.66%	2.20%	2.78%	70.78%	11.58%							100.00%
721	NEWMAN GROVE	841	2,344	184	285,170	0	0	0	0	0	0	0	288,539
2.24%	%sector of county sector	0.00%	0.01%	0.00%	0.02%								0.01%
	%sector of municipality	0.29%	0.81%	0.06%	98.83%								100.00%
336	PLATTE CENTER	310,758	264,414	367,589	10,483,830	1,640,320	0	0	0	0	0	0	13,066,911
1.04%	%sector of county sector	0.13%	1.09%	0.74%	0.85%	0.47%							0.38%
	%sector of municipality	2.38%	2.02%	2.81%	80.23%	12.55%							100.00%
46	TARNOV	0	17,444	104,048	1,004,100	85,425	0	0	0	0	0	0	1,211,017
0.14%	%sector of county sector		0.07%	0.21%	0.08%	0.02%							0.04%
	%sector of municipality		1.44%	8.59%	82.91%	7.05%							100.00%
25,067	Total Municipalities	56,106,002	10,246,746	7,486,118	972,365,945	289,210,895	16,337,365	262,890	91,350	0	0	0	1,352,107,311
	%all municip.sect of cnty	22.73%	42.08%	15.00%	78.45%	83.31%	6.75%	6.20%	0.01%				39.81%

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	3
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CHART 5

EXHIBIT

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