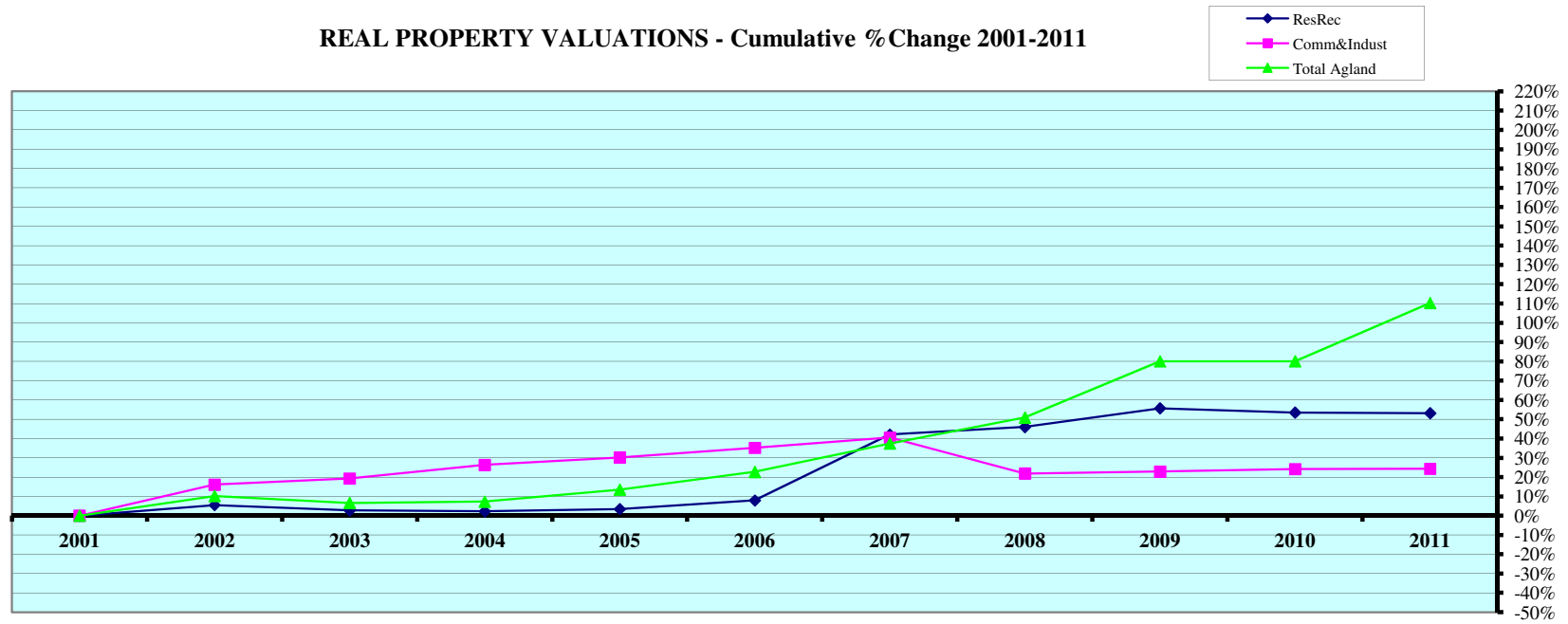


REAL PROPERTY VALUATIONS - Cumulative % Change 2001-2011



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	38,924,815	--	--	--	13,245,935	--	--	--	159,318,660	--	--	--
2002	41,074,835	2,150,020	5.52%	5.52%	15,380,075	2,134,140	16.11%	16.11%	175,653,085	16,334,425	10.25%	10.25%
2003	40,008,870	-1,065,965	-2.60%	2.78%	15,804,075	424,000	2.76%	19.31%	169,798,225	-5,854,860	-3.33%	6.58%
2004	39,816,930	-191,940	-0.48%	2.29%	16,733,590	929,515	5.88%	26.33%	170,908,105	1,109,880	0.65%	7.27%
2005	40,269,865	452,935	1.14%	3.46%	17,248,705	515,115	3.08%	30.22%	180,872,560	9,964,455	5.83%	13.53%
2006	42,008,950	1,739,085	4.32%	7.92%	17,906,950	658,245	3.82%	35.19%	195,513,075	14,640,515	8.09%	22.72%
2007	55,291,665	13,282,715	31.62%	42.05%	18,606,710	699,760	3.91%	40.47%	218,901,920	23,388,845	11.96%	37.40%
2008	56,828,675	1,537,010	2.78%	46.00%	16,141,625	-2,465,085	-13.25%	21.86%	240,375,585	21,473,665	9.81%	50.88%
2009	60,607,315	3,778,640	6.65%	55.70%	16,276,060	134,435	0.83%	22.88%	286,805,925	46,430,340	19.32%	80.02%
2010	59,744,295	-863,020	-1.42%	53.49%	16,447,400	171,340	1.05%	24.17%	286,913,600	107,675	0.04%	80.09%
2011	59,610,725	-133,570	-0.22%	53.14%	16,469,725	22,325	0.14%	24.34%	335,032,430	48,118,830	16.77%	110.29%

Rate Annual %chg: Residential & Recreational **4.35%** Commercial & Industrial **2.20%** Agricultural Land **7.72%**

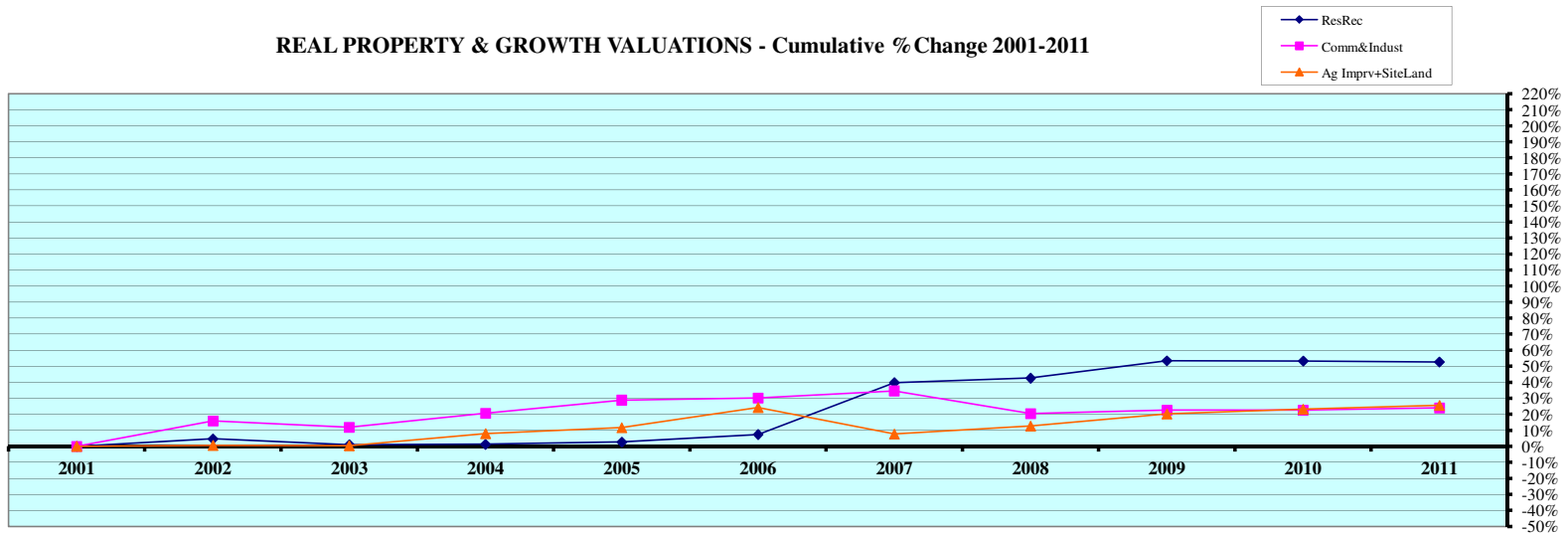
Cnty# **91**
County **WEBSTER**

FL area **7**

CHART 1 EXHIBIT 91B 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.
Source: 2001 - 2011 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2012

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	38,924,815	794,395	2.04%	38,130,420	--	--	13,245,935	68,890	0.52%	13,177,045	--	--
2002	41,074,835	331,950	0.81%	40,742,885	4.67%	4.67%	15,380,075	31,280	0.20%	15,348,795	15.88%	15.88%
2003	40,008,870	680,840	1.70%	39,328,030	-4.25%	1.04%	15,804,075	977,090	6.18%	14,826,985	-3.60%	11.94%
2004	39,816,930	388,840	0.98%	39,428,090	-1.45%	1.29%	16,733,590	759,160	4.54%	15,974,430	1.08%	20.60%
2005	40,269,865	298,635	0.74%	39,971,230	0.39%	2.69%	17,248,705	176,830	1.03%	17,071,875	2.02%	28.88%
2006	42,008,950	201,515	0.48%	41,807,435	3.82%	7.41%	17,906,950	651,850	3.64%	17,255,100	0.04%	30.27%
2007	55,291,665	887,649	1.61%	54,404,016	29.51%	39.77%	18,606,710	772,595	4.15%	17,834,115	-0.41%	34.64%
2008	56,828,675	1,315,615	2.32%	55,513,060	0.40%	42.62%	16,141,625	185,625	1.15%	15,956,000	-14.25%	20.46%
2009	60,607,315	885,975	1.46%	59,721,340	5.09%	53.43%	16,276,060	38,170	0.23%	16,237,890	0.60%	22.59%
2010	59,744,295	97,661	0.16%	59,646,634	-1.59%	53.24%	16,447,400	198,575	1.21%	16,248,825	-0.17%	22.67%
2011	59,610,725	188,465	0.32%	59,422,260	-0.54%	52.66%	16,469,725	50,705	0.31%	16,419,020	-0.17%	23.96%
Rate Ann%chg	4.35%			Resid & Rec. w/o growth		3.60%	2.20%			C & I w/o growth		0.10%

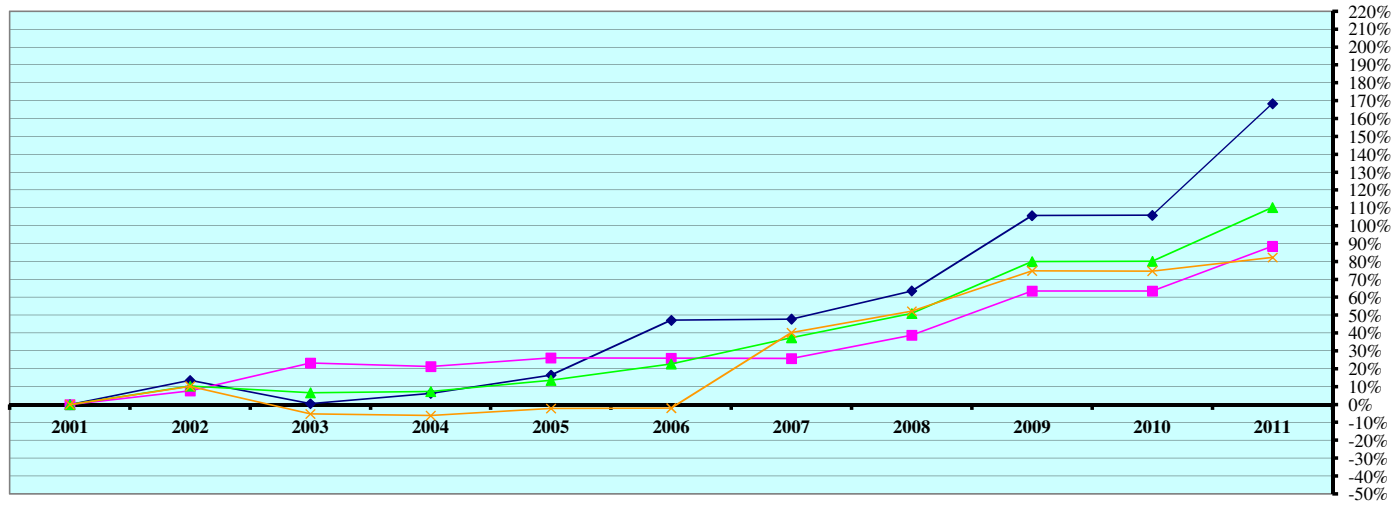
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2001	25,315,715	5,034,655	30,350,370	551,777	1.82%	29,798,593	--	--
2002	25,484,180	5,106,050	30,590,230	42,805	0.14%	30,547,425	0.65%	0.65%
2003	26,158,500	5,033,300	31,191,800	707,015	2.27%	30,484,785	-0.34%	0.44%
2004	26,516,075	6,492,275	33,008,350	261,935	0.79%	32,746,415	4.98%	7.89%
2005	28,028,870	6,573,145	34,602,015	726,065	2.10%	33,875,950	2.63%	11.62%
2006	32,019,205	6,644,245	38,663,450	965,200	2.50%	37,698,250	8.95%	24.21%
2007	25,986,935	7,268,970	33,255,905	557,187	1.68%	32,698,718	-15.43%	7.74%
2008	27,210,195	7,325,770	34,535,965	351,055	1.02%	34,184,910	2.79%	12.63%
2009	29,806,085	7,523,425	37,329,510	832,430	2.23%	36,497,080	5.68%	20.25%
2010	30,056,250	7,685,700	37,741,950	369,230	0.98%	37,372,720	0.12%	23.14%
2011	30,323,495	8,143,470	38,466,965	369,230	0.96%	38,097,735	0.94%	25.53%
Rate Ann%chg	1.82%	4.93%	2.40%	Ag Imprv+Site w/o growth		1.10%		

(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	47,747,015	--	--	--	56,516,235	--	--	--	54,781,825	--	--	--
2002	54,199,355	6,452,340	13.51%	13.51%	60,812,860	4,296,625	7.60%	7.60%	60,367,670	5,585,845	10.20%	10.20%
2003	47,976,815	-6,222,540	-11.48%	0.48%	69,638,965	8,826,105	14.51%	23.22%	51,908,610	-8,459,060	-14.01%	-5.24%
2004	50,743,970	2,767,155	5.77%	6.28%	68,522,410	-1,116,555	-1.60%	21.24%	51,365,695	-542,915	-1.05%	-6.24%
2005	55,598,175	4,854,205	9.57%	16.44%	71,227,065	2,704,655	3.95%	26.03%	53,574,125	2,208,430	4.30%	-2.20%
2006	70,249,795	14,651,620	26.35%	47.13%	71,105,150	-121,915	-0.17%	25.81%	53,676,465	102,340	0.19%	-2.02%
2007	70,570,660	320,865	0.46%	47.80%	71,065,110	-40,040	-0.06%	25.74%	76,783,820	23,107,355	43.05%	40.16%
2008	78,094,035	7,523,375	10.66%	63.56%	78,429,360	7,364,250	10.36%	38.77%	83,367,875	6,584,055	8.57%	52.18%
2009	98,211,265	20,117,230	25.76%	105.69%	92,366,090	13,936,730	17.77%	63.43%	95,746,315	12,378,440	14.85%	74.78%
2010	98,305,810	94,545	0.10%	105.89%	92,428,610	62,520	0.07%	63.54%	95,682,865	-63,450	-0.07%	74.66%
2011	128,123,000	29,817,190	30.33%	168.34%	106,524,935	14,096,325	15.25%	88.49%	99,867,025	4,184,160	4.37%	82.30%

Rate Ann.%chg: Irrigated **10.37%** Dryland **6.54%** Grassland **6.19%**

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					273,585		--	--	159,318,660	--	--	--
2002					273,200	-385	-0.14%	-0.14%	175,653,085	16,334,425	10.25%	10.25%
2003	273,690	--	--	--	145	-273,055	-99.95%	-99.95%	169,798,225	-5,854,860	-3.33%	6.58%
2004	275,885	2,195	0.80%	0.80%	145	0	0.00%	-99.95%	170,908,105	1,109,880	0.65%	7.27%
2005	473,015	197,130	71.45%	72.83%	180	35	24.14%	-99.93%	180,872,560	9,964,455	5.83%	13.53%
2006	474,955	1,940	0.41%	73.54%	6,710	6,530	3627.78%	-97.55%	195,513,075	14,640,515	8.09%	22.72%
2007	482,260	7,305	1.54%	76.21%	70	-6,640	-98.96%	-98.96%	218,901,920	23,388,845	11.96%	37.40%
2008	484,245	1,985	0.41%	76.93%	70	0	0.00%	-98.96%	240,375,585	21,473,665	9.81%	50.88%
2009	482,185	-2,060	-0.43%	76.18%	70	0	0.00%	-98.96%	286,805,925	46,430,340	19.32%	80.02%
2010	496,245	14,060	2.92%	81.32%	70	0	0.00%	-98.96%	286,913,600	107,675	0.04%	80.09%
2011	515,280	19,035	3.84%	88.27%	2,190	2,120	3028.57%	-67.36%	335,032,430	48,118,830	16.77%	110.29%

Cnty# **91**
County **WEBSTER**

FL area **7**

Rate Ann.%chg: Total Agric Land **7.72%**

(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	47,963,795	52,881	907		0.00%	56,432,980	118,323	477		0.00%	54,760,575	171,784	319		0.00%
2002	54,366,780	53,975	1,007	11.03%	11.03%	60,797,495	118,265	514	7.76%	7.76%	60,264,905	170,788	353	10.66%	10.66%
2003	48,569,630	56,738	856	-15.00%	-5.62%	69,684,205	117,545	593	15.37%	24.32%	51,456,925	168,710	305	-13.60%	-4.39%
2004	50,925,950	59,360	858	0.22%	-5.41%	68,536,105	115,664	593	-0.08%	24.22%	51,136,975	167,659	305	0.00%	-4.39%
2005	55,911,220	62,100	900	4.94%	-0.73%	71,217,415	114,126	624	5.31%	30.82%	53,267,255	166,460	320	4.92%	0.31%
2006	70,874,125	62,752	1,129	25.45%	24.52%	71,103,710	114,056	623	-0.10%	30.69%	53,051,230	165,785	320	0.00%	0.31%
2007	71,226,825	63,072	1,129	-0.01%	24.51%	71,236,325	113,314	629	0.84%	31.80%	76,015,785	165,252	460	43.75%	44.20%
2008	78,816,845	63,885	1,234	9.25%	36.02%	78,533,930	112,962	695	10.59%	45.75%	82,406,445	164,813	500	8.70%	56.74%
2009	99,539,640	66,279	1,502	21.73%	65.58%	92,637,405	112,264	825	18.69%	72.99%	94,035,250	163,537	575	15.00%	80.25%
2010	99,899,685	66,535	1,501	-0.02%	65.54%	92,497,395	112,043	826	0.05%	73.07%	94,034,165	163,534	575	0.00%	80.26%
2011	130,336,895	66,045	1,973	31.44%	117.58%	106,370,085	113,157	940	13.87%	97.07%	97,756,725	162,928	600	4.35%	88.09%

Rate Annual %chg Average Value/Acre: 8.08%

7.02%

6.52%

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						273,240	8,031	34			159,430,590	351,019	454		0.00%
2002						273,145	8,118	34	0.00%		175,702,325	351,146	500	10.13%	10.13%
2003						273,285	7,720	35	2.94%		169,984,580	351,174	484	-3.20%	6.61%
2004	276,285	7,820	35	n/a	n/a	535	105	5	n/a	n/a	170,875,850	350,608	487	0.70%	7.35%
2005	473,015	7,760	61	72.53%	n/a	1,370	110	12	144.41%	n/a	180,870,275	350,557	516	5.86%	13.65%
2006	474,555	7,879	60	-1.18%	n/a	6,640	89	75	497.94%	n/a	195,510,260	350,561	558	8.09%	22.84%
2007	483,190	7,924	61	1.24%	n/a	315	88	4	-95.18%	n/a	218,962,440	349,649	626	12.29%	37.94%
2008	483,820	7,944	61	-0.13%	n/a	340	110	3	-13.79%	n/a	240,241,380	349,714	687	9.70%	51.31%
2009	481,875	7,948	61	-0.45%	n/a	300	95	3	2.39%	n/a	286,694,470	350,122	819	19.20%	80.36%
2010	494,810	8,106	61	0.68%	n/a	300	95	3	-0.42%	n/a	286,926,355	350,313	819	0.03%	80.41%
2011	514,035	8,128	63	3.61%	n/a	300	95	3	0.00%	n/a	334,978,040	350,353	956	16.73%	110.60%

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WEBSTER

FL area 7

Rate Annual %chg Average Value/Acre: 7.73%

(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	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,812	WEBSTER	34,369,788	50,650,038	10,893,938	59,513,710	16,469,725	0	97,015	335,032,430	30,323,495	8,143,470	0	545,493,609
cnty sector		value	% of total value:										
		6.30%	9.29%	2.00%	10.91%	3.02%		0.02%	61.42%	5.56%	1.49%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
237	BLADEN	636,263	53,416	2,113	2,778,840	468,260	0	0	52,305	27,610	2,700	0	4,021,507
6.22%	%sector of county sector	1.85%	0.11%	0.02%	4.67%	2.84%			0.02%	0.09%	0.03%		0.74%
	%sector of municipality	15.82%	1.33%	0.05%	69.10%	11.64%			1.30%	0.69%	0.07%		100.00%
936	BLUE HILL	2,295,881	548,830	275,815	21,866,620	3,066,185	0	0	19,655	5,155	8,100	0	28,086,241
24.55%	%sector of county sector	6.68%	1.08%	2.53%	36.74%	18.62%			0.01%	0.02%	0.10%		5.15%
	%sector of municipality	8.17%	1.95%	0.98%	77.86%	10.92%			0.07%	0.02%	0.03%		100.00%
30	COWLES	157,663	35,586	230,665	315,000	80,295	0	0	163,325	0	34,435	0	1,016,969
0.79%	%sector of county sector	0.46%	0.07%	2.12%	0.53%	0.49%			0.05%		0.42%		0.19%
	%sector of municipality	15.50%	3.50%	22.68%	30.97%	7.90%			16.06%		3.39%		100.00%
225	GUIDE ROCK	350,541	194,530	235,594	2,189,560	547,480	0	0	76,635	0	0	0	3,594,340
5.90%	%sector of county sector	1.02%	0.38%	2.16%	3.88%	3.32%			0.02%				0.66%
	%sector of municipality	9.75%	5.41%	6.55%	60.92%	15.23%			2.13%				100.00%
1,020	RED CLOUD	2,390,721	1,015,405	491,678	18,778,555	3,669,030	0	0	68,820	18,765	8,695	0	26,441,669
26.76%	%sector of county sector	6.96%	2.00%	4.51%	31.55%	22.28%			0.02%	0.06%	0.11%		4.85%
	%sector of municipality	9.04%	3.84%	1.86%	71.02%	13.88%			0.26%	0.07%	0.03%		100.00%
2,448	Total Municipalities	5,831,069	1,847,767	1,235,865	45,928,575	7,831,250	0	0	380,740	51,530	53,930	0	63,160,726
64.22%	%all municip.sect of cnty	16.97%	3.65%	11.34%	77.17%	47.55%			0.11%	0.17%	0.66%		11.58%

Cnty# 91 County WEBSTER

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

FL area 7

CHART 5

EXHIBIT

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