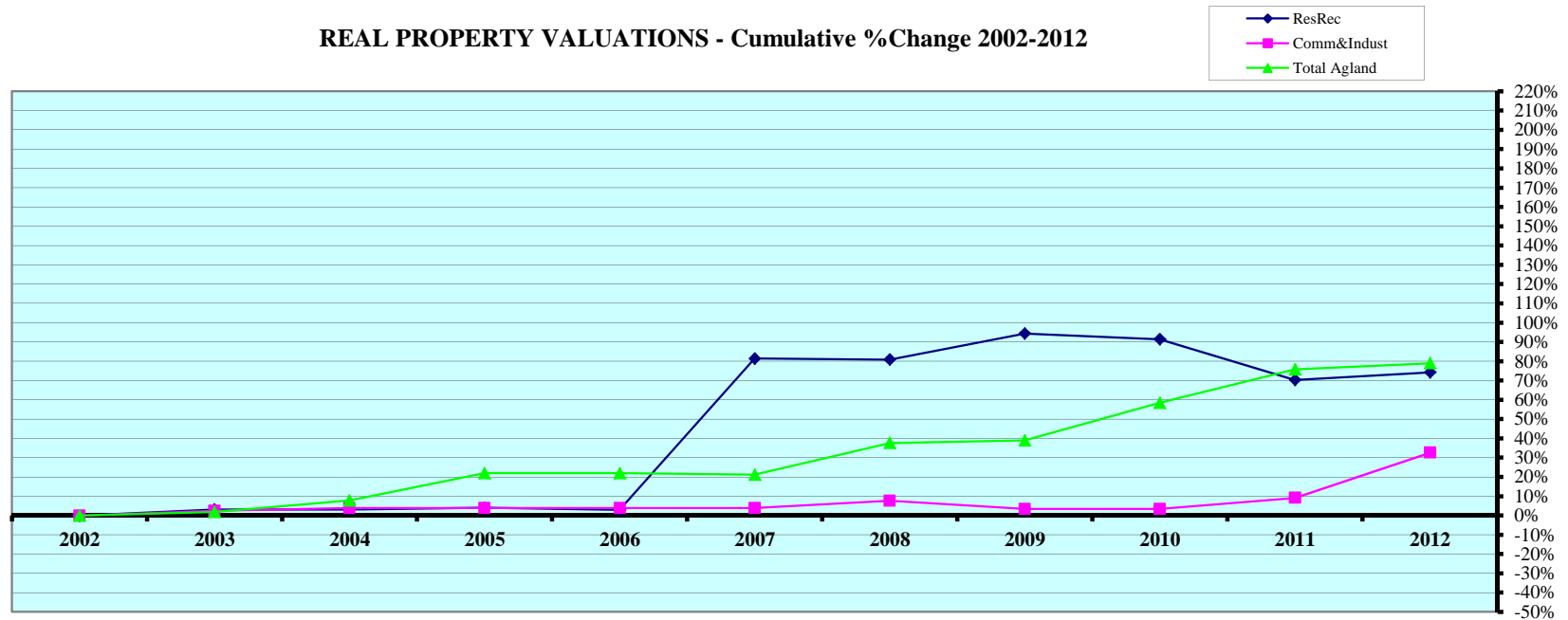


REAL PROPERTY VALUATIONS - Cumulative %Change 2002-2012



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
2002	1,538,231	--	--	--	185,855	--	--	--	73,364,895	--	--	--
2003	1,585,395	47,164	3.07%	3.07%	190,343	4,488	2.41%	2.41%	74,698,087	1,333,192	1.82%	1.82%
2004	1,586,894	1,499	0.09%	3.16%	193,042	2,699	1.42%	3.87%	79,051,723	4,353,636	5.83%	7.75%
2005	1,600,041	13,147	0.83%	4.02%	193,042	0	0.00%	3.87%	89,466,050	10,414,327	13.17%	21.95%
2006	1,584,034	-16,007	-1.00%	2.98%	193,042	0	0.00%	3.87%	89,478,072	12,022	0.01%	21.96%
2007	2,790,976	1,206,942	76.19%	81.44%	193,042	0	0.00%	3.87%	88,860,329	-617,743	-0.69%	21.12%
2008	2,782,430	-8,546	-0.31%	80.89%	200,074	7,032	3.64%	7.65%	100,963,386	12,103,057	13.62%	37.62%
2009	2,990,418	207,988	7.48%	94.41%	192,215	-7,859	-3.93%	3.42%	101,903,886	940,500	0.93%	38.90%
2010	2,944,294	-46,124	-1.54%	91.41%	192,215	0	0.00%	3.42%	116,264,850	14,360,964	14.09%	58.47%
2011	2,620,253	-324,041	-11.01%	70.34%	202,841	10,626	5.53%	9.14%	128,916,441	12,651,591	10.88%	75.72%
2012	2,680,581	60,328	2.30%	74.26%	246,399	43,558	21.47%	32.58%	131,326,929	2,410,488	1.87%	79.01%

Rate Annual %chg: Residential & Recreational 5.71%

Commercial & Industrial 2.86%

Agricultural Land 6.00%

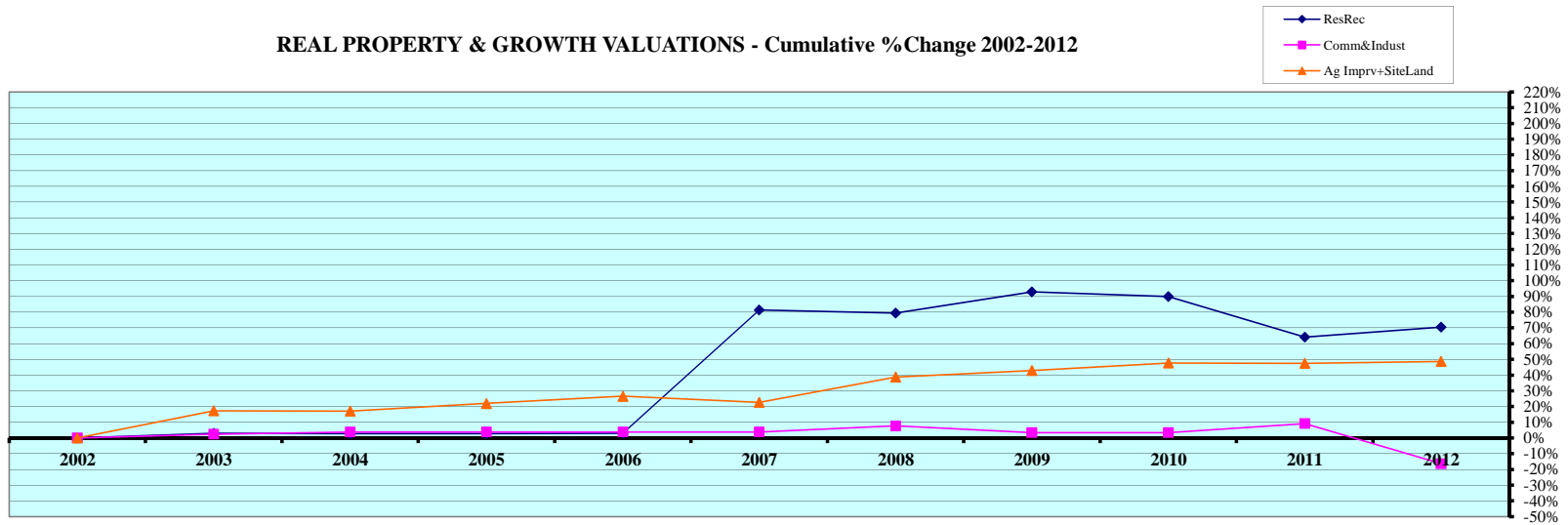
Cnty# 4
County BANNER

FL area 1

CHART 1 EXHIBIT 4B 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 2002-2012

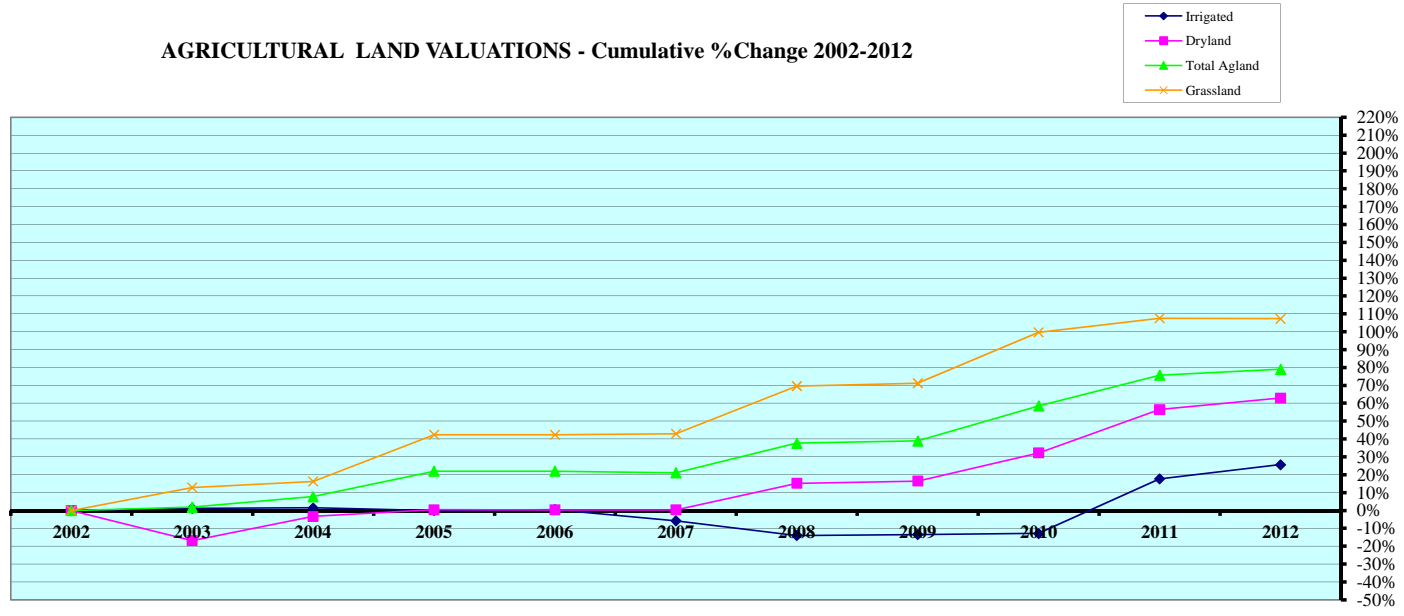


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2002	1,538,231	2,300	0.15%	1,535,931	--	--	185,855	0	0.00%	185,855	--	--
2003	1,585,395	0	0.00%	1,585,395	3.07%	3.07%	190,343	0	0.00%	190,343	2.41%	2.41%
2004	1,586,894	7,141	0.45%	1,579,753	-0.36%	2.70%	193,042	0	0.00%	193,042	1.42%	3.87%
2005	1,600,041	19,305	1.21%	1,580,736	-0.39%	2.76%	193,042	0	0.00%	193,042	0.00%	3.87%
2006	1,584,034	0	0.00%	1,584,034	-1.00%	2.98%	193,042	0	0.00%	193,042	0.00%	3.87%
2007	2,790,976	0	0.00%	2,790,976	76.19%	81.44%	193,042	0	0.00%	193,042	0.00%	3.87%
2008	2,782,430	22,190	0.80%	2,760,240	-1.10%	79.44%	200,074	0	0.00%	200,074	3.64%	7.65%
2009	2,990,418	22,190	0.74%	2,968,228	6.68%	92.96%	192,215	0	0.00%	192,215	-3.93%	3.42%
2010	2,944,294	22,190	0.75%	2,922,104	-2.28%	89.97%	192,215	0	0.00%	192,215	0.00%	3.42%
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	64.08%	202,841	0	0.00%	202,841	5.53%	9.14%
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	70.52%	246,399	90,917	36.90%	155,482	-23.35%	-16.34%
Rate Ann%chg	5.71%		Resid & Rec. w/o growth			6.66%	2.86%		C & I w/o growth			-1.43%

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					
2002	11,436,058	4,459,998	15,896,056	246,196	1.55%	15,649,860	--	--
2003	14,681,994	3,954,380	18,636,374	0	0.00%	18,636,374	17.24%	17.24%
2004	15,113,931	4,043,285	19,157,216	538,890	2.81%	18,618,326	-0.10%	17.13%
2005	15,905,929	4,177,574	20,083,503	694,165	3.46%	19,389,338	1.21%	21.98%
2006	16,058,347	4,177,082	20,235,429	119,693	0.59%	20,115,736	0.16%	26.55%
2007	15,488,937	4,161,380	19,650,317	144,657	0.74%	19,505,660	-3.61%	22.71%
2008	17,273,778	5,022,450	22,296,228	233,436	1.05%	22,062,792	12.28%	38.79%
2009	17,596,915	5,351,883	22,948,798	233,435	1.02%	22,715,363	1.88%	42.90%
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359	2.26%	47.63%
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885	-1.06%	47.52%
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	0.13%	48.65%
Rate Ann%chg	4.67%	2.66%	4.14%	Ag Imprv+Site w/o growth		3.04%		

(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 property 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; 2002 - 2012 CTL
Growth Value; 2002-2012 Abstract of Asmnt Rpt.
NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2013

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2002-2012



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
2002	13,843,200	--	--	--	22,277,615	--	--	--	37,057,070	--	--	--
2003	14,005,160	161,960	1.17%	1.17%	18,521,413	-3,756,202	-16.86%	-16.86%	41,827,701	4,770,631	12.87%	12.87%
2004	14,044,774	39,614	0.28%	1.46%	21,531,516	3,010,103	16.25%	-3.35%	43,084,070	1,256,369	3.00%	16.26%
2005	13,842,531	-202,243	-1.44%	0.00%	22,364,721	833,205	3.87%	0.39%	52,776,598	9,692,528	22.50%	42.42%
2006	13,905,937	63,406	0.46%	0.45%	22,342,930	-21,791	-0.10%	-0.29%	52,747,880	-28,718	-0.05%	42.34%
2007	13,041,444	-864,493	-6.22%	-5.79%	22,360,091	17,161	0.08%	0.37%	52,954,122	206,242	0.39%	42.90%
2008	11,908,268	-1,133,176	-8.69%	-13.98%	25,658,232	3,298,141	14.75%	15.17%	62,828,934	9,874,812	18.65%	69.55%
2009	11,979,310	71,042	0.60%	-13.46%	25,933,316	275,084	1.07%	16.41%	63,424,024	595,090	0.95%	71.15%
2010	12,064,769	85,459	0.71%	-12.85%	29,446,248	3,512,932	13.55%	32.18%	74,016,079	10,592,055	16.70%	99.74%
2011	16,298,278	4,233,509	35.09%	17.73%	34,849,007	5,402,759	18.35%	56.43%	76,931,854	2,915,775	3.94%	107.60%
2012	17,396,226	1,097,948	6.74%	25.67%	36,281,845	1,432,838	4.11%	62.86%	76,807,665	-124,189	-0.16%	107.27%

Rate Ann.%chg: Irrigated 2.31% Dryland 5.00% Grassland 7.56%

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
2002					187,010	--	--	--	73,364,895	--	--	--
2003	93,917	--	--	--	249,896	62,886	33.63%	33.63%	74,698,087	1,333,192	1.82%	1.82%
2004	93,905	-12	-0.01%	-0.01%	297,458	47,562	19.03%	59.06%	79,051,723	4,353,636	5.83%	7.75%
2005	126,197	32,292	34.39%	34.37%	356,003	58,545	19.68%	90.37%	89,466,050	10,414,327	13.17%	21.95%
2006	126,256	59	0.05%	34.43%	355,069	-934	-0.26%	89.87%	89,478,072	12,022	0.01%	21.96%
2007	126,128	-128	-0.10%	34.30%	378,544	23,475	6.61%	102.42%	88,860,329	-617,743	-0.69%	21.12%
2008	157,544	31,416	24.91%	67.75%	410,408	31,864	8.42%	119.46%	100,963,386	12,103,057	13.62%	37.62%
2009	156,557	-987	-0.63%	66.70%	410,679	271	0.07%	119.60%	101,903,886	940,500	0.93%	38.90%
2010	188,006	31,449	20.09%	100.18%	549,748	139,069	33.86%	193.97%	116,264,850	14,360,964	14.09%	58.47%
2011	223,036	35,030	18.63%	137.48%	614,266	64,518	11.74%	228.47%	128,916,441	12,651,591	10.88%	75.72%
2012	225,869	2,833	1.27%	140.50%	615,324	1,058	0.17%	229.03%	131,326,929	2,410,488	1.87%	79.01%

Cnty# 4
County BANNER

FL area 1

Rate Ann.%chg: Total Agric Land 6.00%

(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 2002-2012 (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
2002	13,434,595	25,273	532			22,277,975	121,831	183			36,892,840	313,767	118		
2003	14,007,678	26,723	524	-1.50%	-1.50%	18,521,321	121,251	153	-16.39%	-16.39%	41,831,969	313,712	133	12.71%	12.71%
2004	14,044,774	26,779	524	0.09%	-1.41%	21,531,516	121,074	178	16.23%	-2.82%	43,086,832	313,762	137	3.25%	16.38%
2005	13,964,449	26,956	518	-1.23%	-2.62%	22,371,740	119,242	188	5.50%	2.52%	52,737,173	315,276	167	21.81%	41.76%
2006	13,905,936	26,819	519	0.09%	-2.54%	22,343,493	119,054	188	0.03%	2.55%	52,658,886	314,718	167	0.03%	41.80%
2007	13,091,256	25,291	518	-0.17%	-2.70%	22,367,913	119,153	188	0.03%	2.58%	52,827,651	315,866	167	-0.04%	41.73%
2008	11,908,266	24,688	482	-6.82%	-9.33%	25,656,825	119,684	214	14.20%	17.14%	62,631,739	315,875	198	18.56%	68.03%
2009	12,893,728	25,855	499	3.39%	-6.26%	25,503,958	115,820	220	2.72%	20.33%	63,396,137	319,194	199	0.17%	68.32%
2010	12,062,063	24,187	499	0.00%	-6.26%	29,486,767	118,184	249	13.30%	36.34%	74,014,510	318,445	232	17.02%	96.97%
2011	16,170,241	23,801	679	36.24%	27.71%	34,982,918	121,547	288	15.36%	57.28%	76,804,324	313,665	245	5.35%	107.51%
2012	17,396,226	23,919	727	7.05%	36.71%	36,342,444	122,014	298	3.49%	62.76%	76,756,286	312,946	245	0.17%	107.86%

Rate Annual %chg Average Value/Acre: 3.18%

4.99%

7.59%

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
2002						97,815	6,426	15			72,703,225	467,297	156		
2003						93,222	6,180	15	0.00%		74,714,087	472,799	158	1.28%	1.28%
2004	93,191	6,207	15	n/a	n/a	297,458	1,893	157	n/a	n/a	79,053,771	469,715	168	6.52%	7.89%
2005	125,386	6,269	20	33.20%	n/a	327,088	2,189	149	-4.92%	n/a	89,525,836	469,932	191	13.19%	22.12%
2006	125,544	6,277	20	0.00%	n/a	332,138	2,199	151	1.08%	n/a	89,365,997	469,068	191	0.01%	22.13%
2007	125,791	6,290	20	0.00%	n/a	378,588	2,712	140	-7.55%	n/a	88,791,199	469,311	189	-0.69%	21.28%
2008	156,980	6,275	25	25.10%	n/a	510,058	2,737	186	33.48%	n/a	100,863,868	469,259	215	13.61%	37.78%
2009	156,510	6,256	25	0.00%	n/a	410,679	2,609	157	-15.53%	n/a	102,361,012	469,734	218	1.38%	39.69%
2010	188,190	6,272	30	19.93%	n/a	428,174	2,563	167	6.12%	n/a	116,179,704	469,651	247	13.52%	58.57%
2011	219,057	7,301	30	-0.01%	n/a	586,216	2,899	202	21.04%	n/a	128,762,756	469,213	274	10.93%	75.91%
2012	225,869	7,528	30	0.00%	n/a	577,064	2,838	203	0.56%	n/a	131,297,889	469,246	280	1.96%	79.36%

4
BANNER

FL area 1

Rate Annual %chg Average Value/Acre: 6.02%

(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: 2002 - 2012 Abstracts Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2013

