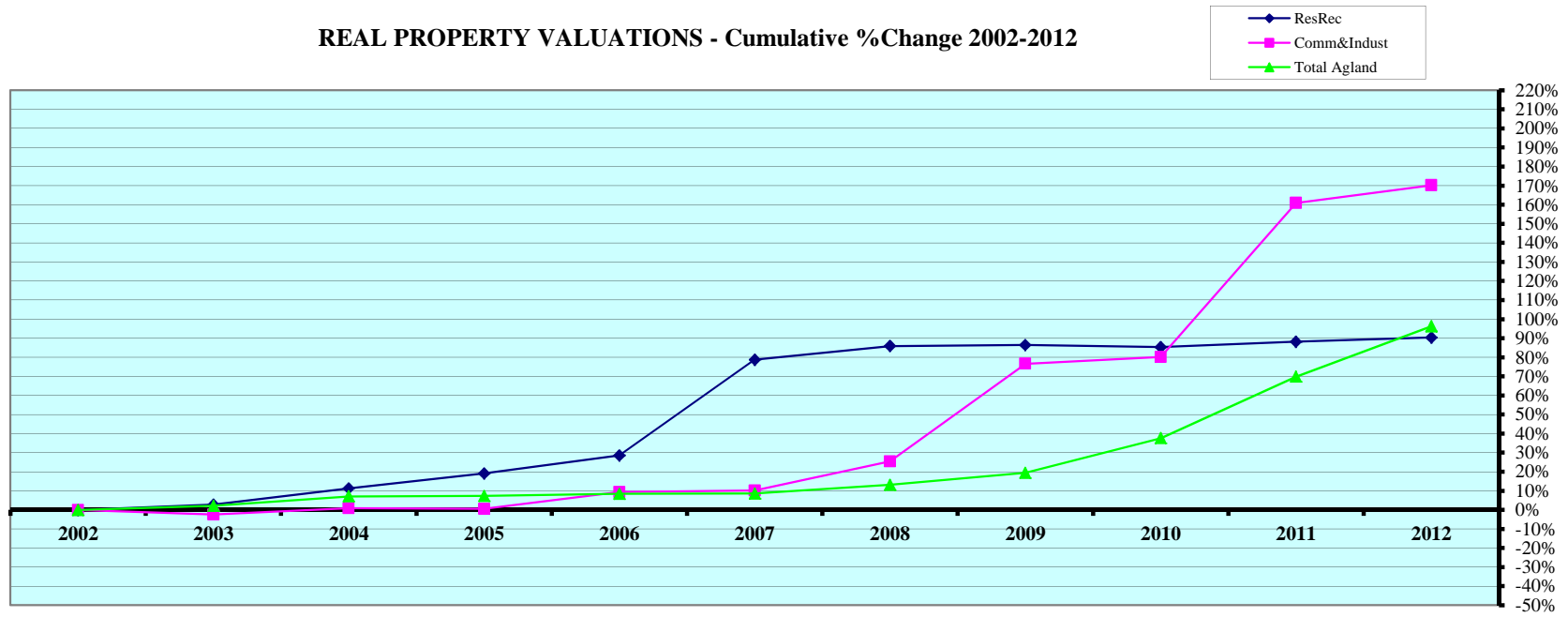


REAL PROPERTY VALUATIONS - Cumulative %Change 2002-2012



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	117,580,975	--	--	--	28,112,520	--	--	--	337,533,995	--	--	--
2003	120,846,950	3,265,975	2.78%	2.78%	27,435,360	-677,160	-2.41%	-2.41%	344,885,260	7,351,265	2.18%	2.18%
2004	130,787,835	9,940,885	8.23%	11.23%	28,376,345	940,985	3.43%	0.94%	361,519,600	16,634,340	4.82%	7.11%
2005	140,108,135	9,320,300	7.13%	19.16%	28,277,720	-98,625	-0.35%	0.59%	362,531,975	1,012,375	0.28%	7.41%
2006	151,134,215	11,026,080	7.87%	28.54%	30,734,250	2,456,530	8.69%	9.33%	366,075,365	3,543,390	0.98%	8.46%
2007	210,117,920	58,983,705	39.03%	78.70%	30,952,615	218,365	0.71%	10.10%	366,574,375	499,010	0.14%	8.60%
2008	218,606,945	8,489,025	4.04%	85.92%	35,247,135	4,294,520	13.87%	25.38%	381,780,835	15,206,460	4.15%	13.11%
2009	219,192,190	585,245	0.27%	86.42%	49,658,186	14,411,051	40.89%	76.64%	403,299,335	21,518,500	5.64%	19.48%
2010	217,875,980	-1,316,210	-0.60%	85.30%	50,644,041	985,855	1.99%	80.15%	464,482,790	61,183,455	15.17%	37.61%
2011	221,262,870	3,386,890	1.55%	88.18%	73,354,291	22,710,250	44.84%	160.93%	573,283,855	108,801,065	23.42%	69.84%
2012	223,859,860	2,596,990	1.17%	90.39%	75,952,961	2,598,670	3.54%	170.17%	662,550,145	89,266,290	15.57%	96.29%

Rate Annual %chg: Residential & Recreational **6.65%**

Commercial & Industrial **10.45%**

Agricultural Land **6.98%**

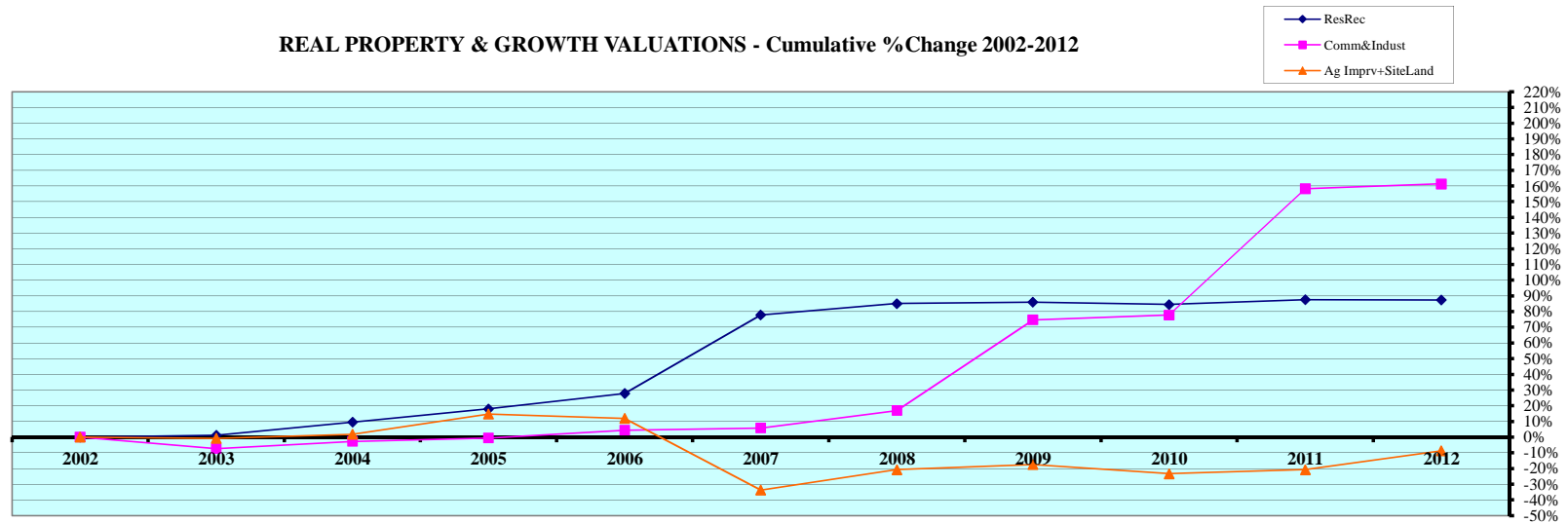
Cnty# **50**
County **KEARNEY**

FL area **10**

CHART 1 EXHIBIT 50B 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: 2002 - 2012 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2013

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2002-2012

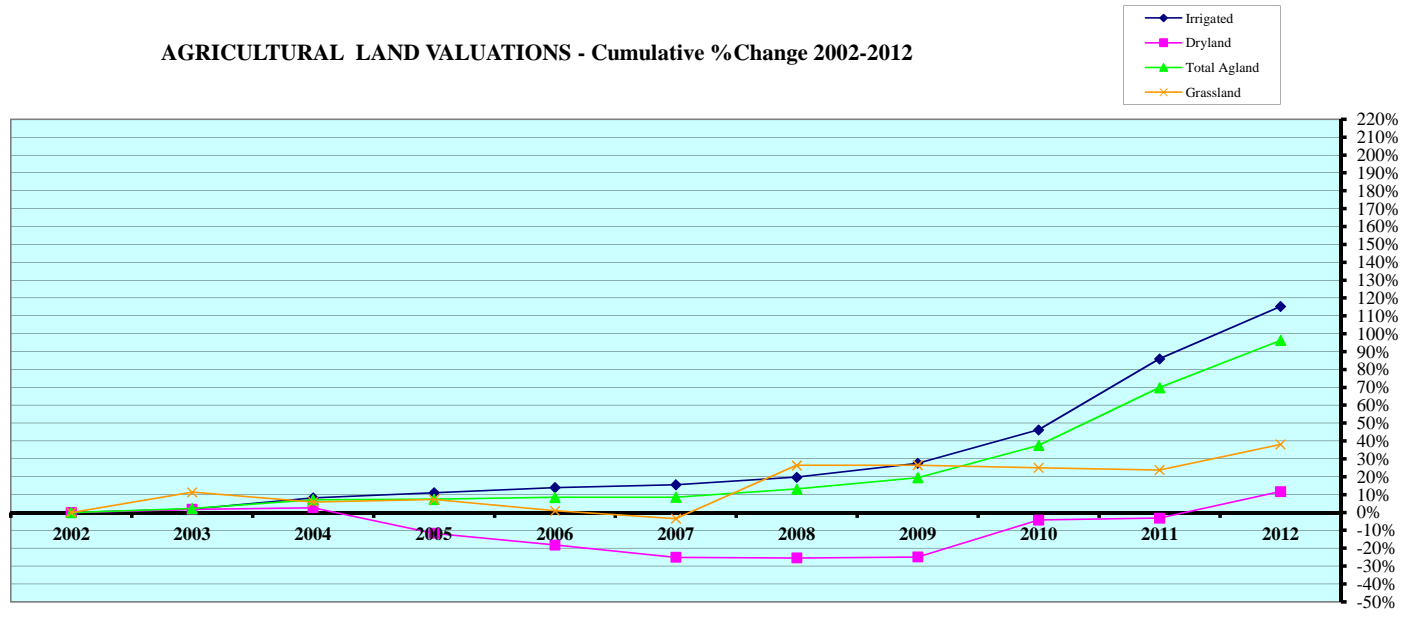


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2002	117,580,975	972,020	0.83%	116,608,955	--	--	28,112,520	6,776,975	24.11%	21,335,545	--	--
2003	120,846,950	1,830,621	1.51%	119,016,329	1.22%	1.22%	27,435,360	1,391,875	5.07%	26,043,485	-7.36%	-7.36%
2004	130,787,835	1,948,930	1.49%	128,838,905	6.61%	9.57%	28,376,345	1,040,900	3.67%	27,335,445	-0.36%	-2.76%
2005	140,108,135	1,374,630	0.98%	138,733,505	6.08%	17.99%	28,277,720	329,790	1.17%	27,947,930	-1.51%	-0.59%
2006	151,134,215	899,300	0.60%	150,234,915	7.23%	27.77%	30,734,250	1,402,255	4.56%	29,331,995	3.73%	4.34%
2007	210,117,920	1,073,525	0.51%	209,044,395	38.32%	77.79%	30,952,615	1,203,320	3.89%	29,749,295	-3.20%	5.82%
2008	218,606,945	963,790	0.44%	217,643,155	3.58%	85.10%	35,247,135	2,366,995	6.72%	32,880,140	6.23%	16.96%
2009	219,192,190	465,785	0.21%	218,726,405	0.05%	86.02%	49,658,186	566,170	1.14%	49,092,016	39.28%	74.63%
2010	217,875,980	939,625	0.43%	216,936,355	-1.03%	84.50%	50,644,041	669,680	1.32%	49,974,361	0.64%	77.77%
2011	221,262,870	702,775	0.32%	220,560,095	1.23%	87.58%	73,354,291	746,175	1.02%	72,608,116	43.37%	158.28%
2012	223,859,860	3,459,380	1.55%	220,400,480	-0.39%	87.45%	75,952,961	2,491,495	3.28%	73,461,466	0.15%	161.31%
Rate Ann%chg	6.65%		Resid & Rec. w/o growth			6.29%	10.45%		C & I w/o growth			8.09%

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	56,827,710	16,259,265	73,086,975	1,453,510	1.99%	71,633,465	--	--
2003	57,587,315	16,723,625	74,310,940	1,806,485	2.43%	72,504,455	-0.80%	-0.80%
2004	59,477,265	16,419,945	75,897,210	1,517,855	2.00%	74,379,355	0.09%	1.77%
2005	66,384,520	19,354,070	85,738,590	1,911,020	2.23%	83,827,570	10.45%	14.70%
2006	63,978,665	19,323,495	83,302,160	1,443,335	1.73%	81,858,825	-4.53%	12.00%
2007	33,024,085	16,292,825	49,316,910	863,200	1.75%	48,453,710	-41.83%	-33.70%
2008	32,760,755	28,161,245	60,922,000	2,963,875	4.87%	57,958,125	17.52%	-20.70%
2009	32,825,855	28,406,300	61,232,155	894,785	1.46%	60,337,370	-0.96%	-17.44%
2010	31,955,875	28,734,600	60,690,475	4,645,260	7.65%	56,045,215	-8.47%	-23.32%
2011	31,825,590	29,801,310	61,626,900	3,702,040	6.01%	57,924,860	-4.56%	-20.75%
2012	34,478,790	34,051,455	68,530,245	1,816,610	2.65%	66,713,635	8.25%	-8.72%
Rate Ann%chg	-4.87%	7.67%	-0.64%	Ag Imprv+Site w/o growth		-2.48%		

(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	272,987,315	--	--	--	49,092,165	--	--	--	13,678,365	--	--	--
2003	278,324,680	5,337,365	1.96%	1.96%	49,938,395	846,230	1.72%	1.72%	15,228,865	1,550,500	11.34%	11.34%
2004	295,465,430	17,140,750	6.16%	8.23%	50,396,840	458,445	0.92%	2.66%	14,480,165	-748,700	-4.92%	5.86%
2005	303,321,075	7,855,645	2.66%	11.11%	43,361,020	-7,035,820	-13.96%	-11.67%	14,662,395	182,230	1.26%	7.19%
2006	310,921,040	7,599,965	2.51%	13.90%	40,167,895	-3,193,125	-7.36%	-18.18%	13,804,700	-857,695	-5.85%	0.92%
2007	315,488,380	4,567,340	1.47%	15.57%	36,773,245	-3,394,650	-8.45%	-25.09%	13,210,840	-593,860	-4.30%	-3.42%
2008	326,808,385	11,320,005	3.59%	19.72%	36,589,750	-183,495	-0.50%	-25.47%	17,284,475	4,073,635	30.84%	26.36%
2009	348,055,865	21,247,480	6.50%	27.50%	36,832,025	242,275	0.66%	-24.97%	17,289,270	4,795	0.03%	26.40%
2010	399,176,920	51,121,055	14.69%	46.23%	47,020,925	10,188,900	27.66%	-4.22%	17,106,010	-183,260	-1.06%	25.06%
2011	507,641,815	108,464,895	27.17%	85.96%	47,525,975	505,050	1.07%	-3.19%	16,937,260	-168,750	-0.99%	23.83%
2012	587,482,590	79,840,775	15.73%	115.21%	54,816,670	7,290,695	15.34%	11.66%	18,880,805	1,943,545	11.47%	38.03%

Rate Ann.%chg: Irrigated **7.97%** Dryland **1.11%** Grassland **3.28%**

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					1,776,150	--	--	--	337,533,995	--	--	--
2003	1,393,320	--	--	--	0	-1,776,150	-100.00%	-100.00%	344,885,260	7,351,265	2.18%	2.18%
2004	77,365	-1,315,955	-94.45%	-94.45%	1,099,800	1,099,800		-38.08%	361,519,600	16,634,340	4.82%	7.11%
2005	78,375	1,010	1.31%	-94.37%	1,109,110	9,310	0.85%	-37.56%	362,531,975	1,012,375	0.28%	7.41%
2006	76,510	-1,865	-2.38%	-94.51%	1,105,220	-3,890	-0.35%	-37.77%	366,075,365	3,543,390	0.98%	8.46%
2007	68,670	-7,840	-10.25%	-95.07%	1,033,240	-71,980	-6.51%	-41.83%	366,574,375	499,010	0.14%	8.60%
2008	66,550	-2,120	-3.09%	-95.22%	1,031,675	-1,565	-0.15%	-41.92%	381,780,835	15,206,460	4.15%	13.11%
2009	60,065	-6,485	-9.74%	-95.69%	1,062,110	30,435	2.95%	-40.20%	403,299,335	21,518,500	5.64%	19.48%
2010	60,030	-35	-0.06%	-95.69%	1,118,905	56,795	5.35%	-37.00%	464,482,790	61,183,455	15.17%	37.61%
2011	59,900	-130	-0.22%	-95.70%	1,118,905	0	0.00%	-37.00%	573,283,855	108,801,065	23.42%	69.84%
2012	61,385	1,485	2.48%	-95.59%	1,308,695	189,790	16.96%	-26.32%	662,550,145	89,266,290	15.57%	96.29%

Cnty# **50**
County **KEARNEY**

FL area **10**

Rate Ann.%chg: Total Agric Land **6.98%**

(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	273,018,815	203,682	1,340			49,105,780	62,323	788			13,743,915	43,952	313		
2003	277,961,775	204,702	1,358	1.34%	1.34%	50,222,350	61,366	818	3.81%	3.81%	15,278,785	43,697	350	11.82%	11.82%
2004	291,002,365	207,445	1,403	3.30%	4.69%	53,146,825	60,683	876	7.07%	11.14%	14,613,220	41,675	351	0.18%	12.03%
2005	301,444,245	215,266	1,400	-0.18%	4.50%	44,293,210	53,557	827	-5.57%	4.95%	14,762,705	40,794	362	3.20%	15.62%
2006	310,373,855	222,266	1,396	-0.28%	4.21%	40,312,425	48,836	825	-0.19%	4.75%	13,936,115	38,519	362	-0.02%	15.59%
2007	315,470,680	226,023	1,396	-0.05%	4.16%	36,731,810	44,694	822	-0.44%	4.30%	13,132,505	36,315	362	-0.05%	15.54%
2008	326,574,335	226,182	1,444	3.45%	7.75%	36,689,305	44,639	822	0.01%	4.30%	17,276,180	36,483	474	30.94%	51.29%
2009	347,888,445	226,364	1,537	6.44%	14.69%	36,883,860	44,458	830	0.94%	5.28%	17,321,735	36,581	474	0.00%	51.28%
2010	399,032,975	226,471	1,762	14.65%	31.49%	46,980,375	44,392	1,058	27.56%	34.30%	17,242,075	36,413	474	0.00%	51.28%
2011	508,224,940	227,180	2,237	26.97%	66.95%	47,547,835	44,427	1,070	1.13%	35.82%	16,875,895	35,641	473	0.00%	51.28%
2012	587,545,745	227,375	2,584	15.51%	92.84%	54,775,470	44,741	1,224	14.39%	55.37%	18,912,350	37,289	507	7.11%	62.04%

Rate Annual %chg Average Value/Acre: 6.79%

4.50%

4.95%

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						1,129,950	3,178	356			336,998,460	313,135	1,076		
2003						66,660	1,347	49	-86.24%		344,847,415	312,956	1,102	2.42%	2.42%
2004	69,855	1,552	45	n/a	n/a	994,345	1,295	768	n/a	n/a	359,826,610	312,651	1,151	4.44%	6.96%
2005	79,155	1,759	45	-0.01%	n/a	1,098,365	1,407	781	1.73%	n/a	361,677,680	312,783	1,156	0.47%	7.46%
2006	76,490	1,700	45	-0.02%	n/a	1,108,235	1,425	778	-0.38%	n/a	365,807,120	312,746	1,170	1.15%	8.70%
2007	68,715	1,527	45	0.01%	n/a	1,029,345	1,351	762	-2.09%	n/a	366,433,055	309,910	1,182	1.09%	9.89%
2008	67,275	1,495	45	-0.01%	n/a	1,031,640	1,334	773	1.53%	n/a	381,638,735	310,133	1,231	4.07%	14.36%
2009	58,920	1,309	45	0.00%	n/a	1,039,315	1,343	774	0.09%	n/a	403,192,275	310,055	1,300	5.67%	20.85%
2010	59,985	1,333	45	0.01%	n/a	1,062,110	1,355	784	1.23%	n/a	464,377,520	309,964	1,498	15.21%	39.23%
2011	59,940	1,332	45	0.00%	n/a	1,118,905	1,420	788	0.53%	n/a	573,827,515	310,001	1,851	23.55%	72.03%
2012	60,865	1,353	45	0.00%	n/a	0	0			n/a	661,294,430	310,758	2,128	14.96%	97.77%

50
KEARNEY

FL area 10

Rate Annual %chg Average Value/Acre: 7.06%

(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

2012 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
6,489	KEARNEY	89,960,887	28,421,097	12,846,183	223,478,360	75,952,961	0	381,500	662,550,145	34,478,790	34,051,455	0	1,162,121,378
cnty sectorvalue % of total value:		7.74%	2.45%	1.11%	19.23%	6.54%		0.03%	57.01%	2.97%	2.93%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
726	AXTELL	1,541,769	526,875	598,499	21,849,345	5,787,655	0	0	0	0	0	0	30,304,143
11.19%	%sector of county sector	1.71%	1.85%	4.66%	9.78%	7.62%							2.61%
	%sector of municipality	5.09%	1.74%	1.97%	72.10%	19.10%							100.00%
71	HEARTWELL	285,033	201,224	239,095	1,145,875	160,585	0	0	0	0	0	0	2,031,812
1.09%	%sector of county sector	0.32%	0.71%	1.86%	0.51%	0.21%							0.17%
	%sector of municipality	14.03%	9.90%	11.77%	56.40%	7.90%							100.00%
2,923	MINDEN	12,839,253	1,485,126	638,247	92,356,285	41,568,750	0	0	14,080	0	490	0	148,902,231
45.05%	%sector of county sector	14.27%	5.23%	4.97%	41.33%	54.73%			0.00%		0.00%		12.81%
	%sector of municipality	8.62%	1.00%	0.43%	62.02%	27.92%			0.01%		0.00%		100.00%
43	NORMAN	771,139	0	0	889,795	194,140	0	0	0	0	0	0	1,855,074
0.66%	%sector of county sector	0.86%			0.40%	0.26%							0.16%
	%sector of municipality	41.57%			47.97%	10.47%							100.00%
358	WILCOX	169,961	326,119	30,089	8,512,840	3,042,350	0	0	0	0	0	0	12,081,359
5.52%	%sector of county sector	0.19%	1.15%	0.23%	3.81%	4.01%							1.04%
	%sector of municipality	1.41%	2.70%	0.25%	70.46%	25.18%							100.00%
4,121	Total Municipalities	15,607,155	2,539,344	1,505,930	124,754,140	50,753,480	0	0	14,080	0	490	0	195,174,619
63.51%	%all municip.sect of cnty	17.35%	8.93%	11.72%	55.82%	66.82%			0.00%		0.00%		16.79%

Sources: 2012 Certificate of Taxes Levied CTL, 2010 US Census; Dec2012 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2013

Cnty#	County
50	KEARNEY

FL area	10
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