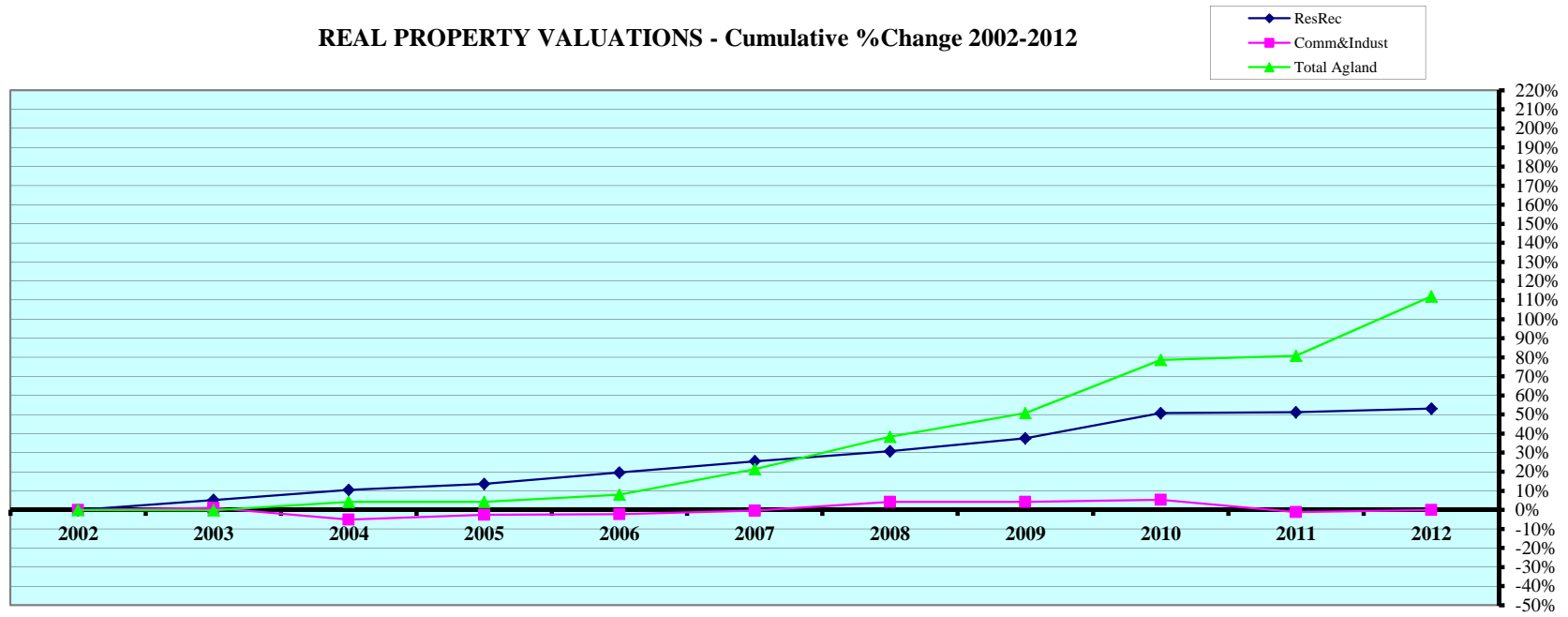


REAL PROPERTY VALUATIONS - Cumulative %Change 2002-2012



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	118,182,585	--	--	--	26,891,485	--	--	--	217,680,435	--	--	--
2003	124,346,020	6,163,435	5.22%	5.22%	27,180,205	288,720	1.07%	1.07%	217,371,960	-308,475	-0.14%	-0.14%
2004	130,490,685	6,144,665	4.94%	10.41%	25,505,795	-1,674,410	-6.16%	-5.15%	226,812,780	9,440,820	4.34%	4.20%
2005	134,274,250	3,783,565	2.90%	13.62%	26,190,395	684,600	2.68%	-2.61%	226,925,045	112,265	0.05%	4.25%
2006	141,386,685	7,112,435	5.30%	19.63%	26,280,985	90,590	0.35%	-2.27%	235,140,205	8,215,160	3.62%	8.02%
2007	148,331,515	6,944,830	4.91%	25.51%	26,779,665	498,680	1.90%	-0.42%	264,259,930	29,119,725	12.38%	21.40%
2008	154,482,150	6,150,635	4.15%	30.71%	28,018,010	1,238,345	4.62%	4.19%	301,026,100	36,766,170	13.91%	38.29%
2009	162,579,335	8,097,185	5.24%	37.57%	28,034,850	16,840	0.06%	4.25%	328,121,010	27,094,910	9.00%	50.74%
2010	178,100,445	15,521,110	9.55%	50.70%	28,313,170	278,320	0.99%	5.29%	388,748,440	60,627,430	18.48%	78.59%
2011	178,713,840	613,395	0.34%	51.22%	26,563,740	-1,749,430	-6.18%	-1.22%	393,465,705	4,717,265	1.21%	80.75%
2012	180,883,130	2,169,290	1.21%	53.05%	26,856,815	293,075	1.10%	-0.13%	461,261,700	67,795,995	17.23%	111.90%

Rate Annual %chg: Residential & Recreational **4.35%**

Commercial & Industrial **-0.01%**

Agricultural Land **7.80%**

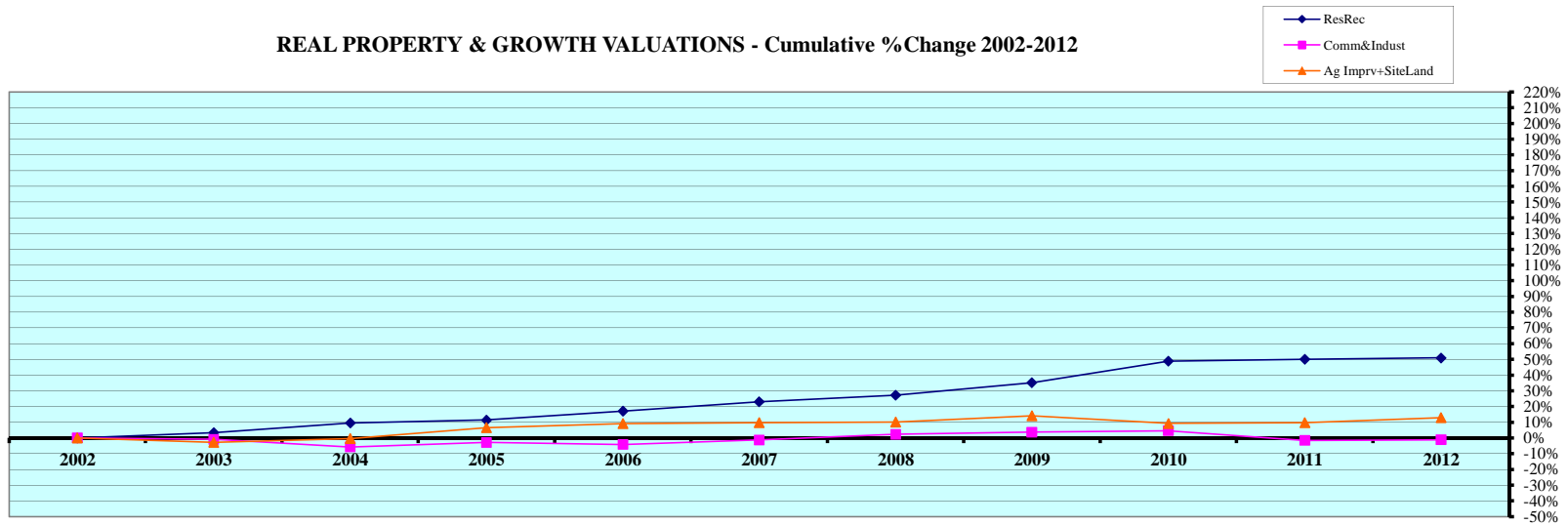
Cnty# **64**
County **NEMAHA**

FL area **8**

CHART 1 EXHIBIT 64B 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

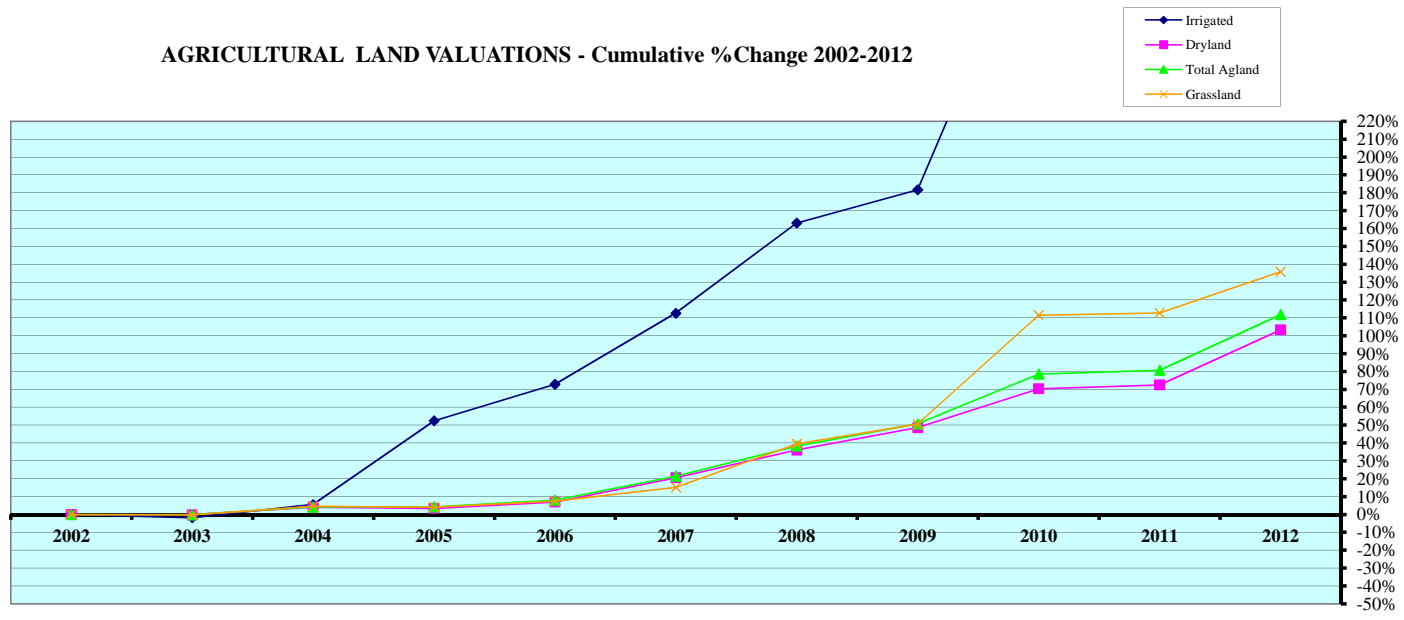


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2002	118,182,585	2,780,795	2.35%	115,401,790	--	--	26,891,485	687,810	2.56%	26,203,675	--	--
2003	124,346,020	2,065,035	1.66%	122,280,985	3.47%	3.47%	27,180,205	525,845	1.93%	26,654,360	-0.88%	-0.88%
2004	130,490,685	1,074,250	0.82%	129,416,435	4.08%	9.51%	25,505,795	164,715	0.65%	25,341,080	-6.77%	-5.77%
2005	134,274,250	2,540,100	1.89%	131,734,150	0.95%	11.47%	26,190,395	60,820	0.23%	26,129,575	2.45%	-2.83%
2006	141,386,685	3,048,690	2.16%	138,337,995	3.03%	17.05%	26,280,985	490,210	1.87%	25,790,775	-1.53%	-4.09%
2007	148,331,515	2,904,005	1.96%	145,427,510	2.86%	23.05%	26,779,665	222,275	0.83%	26,557,390	1.05%	-1.24%
2008	154,482,150	4,124,590	2.67%	150,357,560	1.37%	27.22%	28,018,010	509,215	1.82%	27,508,795	2.72%	2.30%
2009	162,579,335	2,786,920	1.71%	159,792,415	3.44%	35.21%	28,034,850	151,920	0.54%	27,882,930	-0.48%	3.69%
2010	178,100,445	2,132,690	1.20%	175,967,755	8.24%	48.89%	28,313,170	191,795	0.68%	28,121,375	0.31%	4.57%
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	50.08%	26,563,740	76,445	0.29%	26,487,295	-6.45%	-1.50%
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	50.97%	26,856,815	286,530	1.07%	26,570,285	0.02%	-1.19%
Rate Ann%chg	4.35%			Resid & Rec. w/o growth		2.68%	-0.01%			C & I w/o growth		-0.96%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% 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	Growth Value				
2002	17,619,370	11,413,735	29,033,105	315,145	1.09%	28,717,960	--	--
2003	17,752,565	11,418,090	29,170,655	934,545	3.20%	28,236,110	-2.75%	-2.75%
2004	17,924,695	11,429,815	29,354,510	417,695	1.42%	28,936,815	-0.80%	-0.33%
2005	23,007,355	8,770,740	31,778,095	832,895	2.62%	30,945,200	5.42%	6.59%
2006	23,137,370	9,086,850	32,224,220	548,975	1.70%	31,675,245	-0.32%	9.10%
2007	23,191,560	9,233,395	32,424,955	551,500	1.70%	31,873,455	-1.09%	9.78%
2008	23,801,070	9,729,215	33,530,285	1,561,080	4.66%	31,969,205	-1.41%	10.11%
2009	23,753,200	9,905,180	33,658,380	538,230	1.60%	33,120,150	-1.22%	14.08%
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	-5.76%	9.25%
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.56%	9.71%
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-0.35%	12.99%
Rate Ann%chg	2.84%	-0.97%	1.49%	Ag Imprv+Site w/o growth		-0.98%		

(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	3,263,520	--	--	--	191,942,545	--	--	--	22,354,620	--	--	--
2003	3,205,260	-58,260	-1.79%	-1.79%	191,759,730	-182,815	-0.10%	-0.10%	22,286,970	-67,650	-0.30%	-0.30%
2004	3,446,305	241,045	7.52%	5.60%	199,809,185	8,049,455	4.20%	4.10%	23,384,975	1,098,005	4.93%	4.61%
2005	4,975,465	1,529,160	44.37%	52.46%	198,506,785	-1,302,400	-0.65%	3.42%	23,269,670	-115,305	-0.49%	4.09%
2006	5,641,145	665,680	13.38%	72.85%	205,339,670	6,832,885	3.44%	6.98%	24,033,055	763,385	3.28%	7.51%
2007	6,940,645	1,299,500	23.04%	112.67%	231,457,025	26,117,355	12.72%	20.59%	25,743,855	1,710,800	7.12%	15.16%
2008	8,583,450	1,642,805	23.67%	163.01%	261,113,055	29,656,030	12.81%	36.04%	31,194,050	5,450,195	21.17%	39.54%
2009	9,192,380	608,930	7.09%	181.67%	285,141,730	24,028,675	9.20%	48.56%	33,651,115	2,457,065	7.88%	50.53%
2010	14,374,105	5,181,725	56.37%	340.45%	326,962,960	41,821,230	14.67%	70.34%	47,275,210	13,624,095	40.49%	111.48%
2011	14,818,015	443,910	3.09%	354.05%	330,944,070	3,981,110	1.22%	72.42%	47,566,685	291,475	0.62%	112.78%
2012	18,093,400	3,275,385	22.10%	454.41%	390,098,855	59,154,785	17.87%	103.24%	52,721,930	5,155,245	10.84%	135.84%

Rate Ann.%chg: Irrigated **18.68%** Dryland **7.35%** Grassland **8.96%**

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					119,750	--	--	--	217,680,435	--	--	--
2003	102,235	--	--	--	17,765	-101,985	-85.16%	-85.16%	217,371,960	-308,475	-0.14%	-0.14%
2004	104,865	2,630	2.57%	2.57%	67,450	49,685	279.68%	-43.67%	226,812,780	9,440,820	4.34%	4.20%
2005	105,675	810	0.77%	3.36%	67,450	0	0.00%	-43.67%	226,925,045	112,265	0.05%	4.25%
2006	105,735	60	0.06%	3.42%	20,600	-46,850	-69.46%	-82.80%	235,140,205	8,215,160	3.62%	8.02%
2007	102,030	-3,705	-3.50%	-0.20%	16,375	-4,225	-20.51%	-86.33%	264,259,930	29,119,725	12.38%	21.40%
2008	119,170	17,140	16.80%	16.56%	16,375	0	0.00%	-86.33%	301,026,100	36,766,170	13.91%	38.29%
2009	119,410	240	0.20%	16.80%	16,375	0	0.00%	-86.33%	328,121,010	27,094,910	9.00%	50.74%
2010	120,790	1,380	1.16%	18.15%	15,375	-1,000	-6.11%	-87.16%	388,748,440	60,627,430	18.48%	78.59%
2011	121,550	760	0.63%	18.89%	15,385	10	0.07%	-87.15%	393,465,705	4,717,265	1.21%	80.75%
2012	332,190	210,640	173.29%	224.93%	15,325	-60	-0.39%	-87.20%	461,261,700	67,795,995	17.23%	111.90%

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County **NEMAHA**

FL area **8**

Rate Ann.%chg: Total Agric Land **7.80%**

(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	3,263,520	2,804	1,164			192,294,110	184,732	1,041			22,388,830	49,991	448		
2003	3,263,520	2,804	1,164	0.00%	0.00%	191,819,705	183,980	1,043	0.19%	0.19%	22,334,040	49,863	448	0.00%	0.00%
2004	3,549,775	2,801	1,267	8.88%	8.88%	200,469,555	184,167	1,089	4.36%	4.56%	23,523,545	49,643	474	5.77%	5.77%
2005	4,542,645	3,720	1,221	-3.65%	4.91%	198,997,810	183,119	1,087	-0.17%	4.39%	23,275,740	49,154	474	-0.07%	5.70%
2006	5,624,615	4,383	1,283	5.09%	10.25%	205,364,430	182,209	1,127	3.71%	8.27%	24,073,220	49,054	491	3.64%	9.54%
2007	7,094,615	5,064	1,401	9.17%	20.36%	231,582,980	180,225	1,285	14.01%	23.44%	25,768,690	48,619	530	8.00%	18.31%
2008	8,583,450	5,198	1,651	17.86%	41.86%	260,994,395	179,539	1,454	13.13%	39.64%	31,278,365	48,471	645	21.75%	44.04%
2009	9,085,500	5,388	1,686	2.12%	44.86%	285,165,625	179,760	1,586	9.13%	52.39%	33,688,275	47,913	703	8.96%	56.94%
2010	15,497,590	7,269	2,132	26.45%	83.17%	330,444,910	178,327	1,853	16.81%	78.00%	55,373,520	48,641	1,138	61.91%	154.11%
2011	14,789,820	7,563	1,955	-8.29%	67.99%	331,067,510	181,520	1,824	-1.57%	75.20%	47,628,725	45,356	1,050	-7.76%	134.40%
2012	18,093,400	7,499	2,413	23.38%	107.27%	391,423,800	181,236	2,160	18.42%	107.47%	52,817,910	45,162	1,170	11.37%	161.05%

Rate Annual %chg Average Value/Acre:

7.56%

7.57%

10.07%

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						120,175	3,955	30			218,066,635	241,481	903		
2003						101,910	3,397	30	0.00%		217,536,940	240,581	904	0.11%	0.11%
2004	104,140	3,404	31	n/a	n/a	17,765	533	33	n/a	n/a	227,664,780	240,548	946	4.70%	4.81%
2005	105,585	3,423	31	0.82%	n/a	19,145	553	35	3.97%	n/a	226,940,925	239,968	946	-0.08%	4.73%
2006	105,675	3,426	31	0.00%	n/a	19,260	551	35	0.87%	n/a	235,187,200	239,624	981	3.78%	8.69%
2007	101,990	3,400	30	-2.74%	n/a	22,140	518	43	22.29%	n/a	264,570,415	237,826	1,112	13.34%	23.20%
2008	119,170	3,402	35	16.80%	n/a	16,375	422	39	-9.20%	n/a	300,991,755	237,032	1,270	14.15%	40.62%
2009	119,090	3,399	35	0.00%	n/a	16,375	422	39	0.00%	n/a	328,074,865	236,884	1,385	9.07%	53.37%
2010	118,380	2,363	50	43.00%	n/a	29,715	771	39	-0.66%	n/a	401,464,115	237,371	1,691	22.12%	87.30%
2011	120,775	2,411	50	0.00%	n/a	22,860	645	35	-8.00%	n/a	393,629,690	237,495	1,657	-2.00%	83.55%
2012	263,080	2,630	100	99.66%	n/a	30,320	636	48	34.54%	n/a	462,628,510	237,163	1,951	17.69%	116.02%

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NEMAHA

FL area **8**

Rate Annual %chg Average Value/Acre:

8.01%

(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
7,248	NEMAHA	34,568,608	6,845,637	9,867,813	178,468,815	22,330,285	4,526,530	2,414,315	461,261,700	23,309,110	10,356,190	0	753,949,003
	cnty sector	value	% of total value:										
		4.59%	0.91%	1.31%	23.67%	2.96%	0.60%	0.32%	61.18%	3.09%	1.37%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	3,902,388	1,012,313	436,405	98,461,445	16,671,035	1,790,365	0	458,125	237,145	27,790	0	122,997,011
47.74%	%sector of county sector	11.29%	14.79%	4.42%	55.17%	74.66%	39.55%		0.10%	1.02%	0.27%		16.31%
	%sector of municipality	3.17%	0.82%	0.35%	80.05%	13.55%	1.46%		0.37%	0.19%	0.02%		100.00%
112	BROCK	259,504	57,514	9,058	1,894,440	582,635	0	0	119,755	38,040	0	0	2,960,946
1.55%	%sector of county sector	0.75%	0.84%	0.09%	1.06%	2.61%			0.03%	0.16%			0.39%
	%sector of municipality	8.76%	1.94%	0.31%	63.98%	19.68%			4.04%	1.28%			100.00%
132	BROWNVILLE	37,745	72,767	10,841	4,370,010	970,705	0	0	0	0	0	0	5,462,068
1.82%	%sector of county sector	0.11%	1.06%	0.11%	2.45%	4.35%							0.72%
	%sector of municipality	0.69%	1.33%	0.20%	80.01%	17.77%							100.00%
328	JOHNSON	308,551	130,798	16,966	11,273,000	948,435	0	0	0	0	0	0	12,677,750
4.53%	%sector of county sector	0.89%	1.91%	0.17%	6.32%	4.25%							1.68%
	%sector of municipality	2.43%	1.03%	0.13%	88.92%	7.48%							100.00%
59	JULIAN	1,168	74,738	276,915	1,127,575	60,180	0	0	16,845	0	0	0	1,557,421
0.81%	%sector of county sector	0.00%	1.09%	2.81%	0.63%	0.27%							0.21%
	%sector of municipality	0.07%	4.80%	17.78%	72.40%	3.86%			1.08%				100.00%
149	NEMAHA	17,121	47,354	7,458	2,455,925	232,135	0	0	174,430	0	0	0	2,934,423
2.06%	%sector of county sector	0.05%	0.69%	0.08%	1.38%	1.04%							0.39%
	%sector of municipality	0.58%	1.61%	0.25%	83.69%	7.91%			5.94%				100.00%
865	PERU	361,035	204,432	22,315	7,803,565	644,850	0	0	24,775	0	0	0	9,060,972
11.93%	%sector of county sector	1.04%	2.99%	0.23%	4.37%	2.89%			0.01%				1.20%
	%sector of municipality	3.98%	2.26%	0.25%	86.12%	7.12%			0.27%				100.00%
5,105	Total Municipalities	4,887,512	1,599,916	779,958	127,385,960	20,109,975	1,790,365	0	793,930	275,185	27,790	0	157,650,591
70.43%	%all municip.sect of cnty	14.14%	23.37%	7.90%	71.38%	90.06%	39.55%		0.17%	1.18%	0.27%		20.91%

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
64	NEMAHA

FL area 8