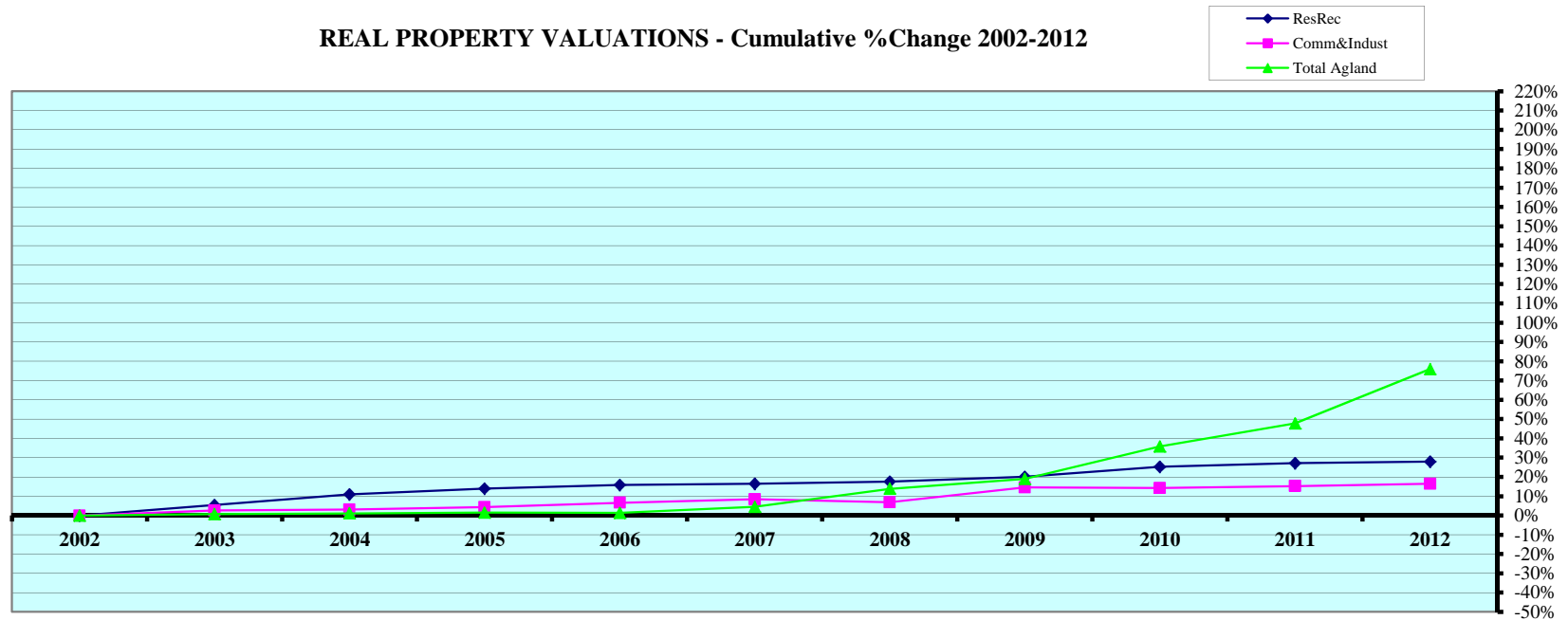


REAL PROPERTY VALUATIONS - Cumulative %Change 2002-2012



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	215,343,920	--	--	--	85,972,208	--	--	--	161,637,282	--	--	--
2003	227,057,684	11,713,764	5.44%	5.44%	88,209,661	2,237,453	2.60%	2.60%	162,836,072	1,198,790	0.74%	0.74%
2004	238,873,460	11,815,776	5.20%	10.93%	88,678,339	468,678	0.53%	3.15%	163,458,986	622,914	0.38%	1.13%
2005	245,388,119	6,514,659	2.73%	13.95%	89,703,530	1,025,191	1.16%	4.34%	164,099,470	640,484	0.39%	1.52%
2006	249,392,879	4,004,760	1.63%	15.81%	91,675,560	1,972,030	2.20%	6.63%	163,904,551	-194,919	-0.12%	1.40%
2007	250,840,770	1,447,891	0.58%	16.48%	93,274,882	1,599,322	1.74%	8.49%	168,844,509	4,939,958	3.01%	4.46%
2008	253,218,787	2,378,017	0.95%	17.59%	91,883,605	-1,391,277	-1.49%	6.88%	184,044,111	15,199,602	9.00%	13.86%
2009	258,640,954	5,422,167	2.14%	20.11%	98,469,133	6,585,528	7.17%	14.54%	192,271,817	8,227,706	4.47%	18.95%
2010	269,896,207	11,255,253	4.35%	25.33%	98,259,459	-209,674	-0.21%	14.29%	219,531,620	27,259,803	14.18%	35.82%
2011	273,841,393	3,945,186	1.46%	27.16%	99,102,027	842,568	0.86%	15.27%	238,865,796	19,334,176	8.81%	47.78%
2012	275,569,912	1,728,519	0.63%	27.97%	100,154,552	1,052,525	1.06%	16.50%	284,255,608	45,389,812	19.00%	75.86%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

Agricultural Land

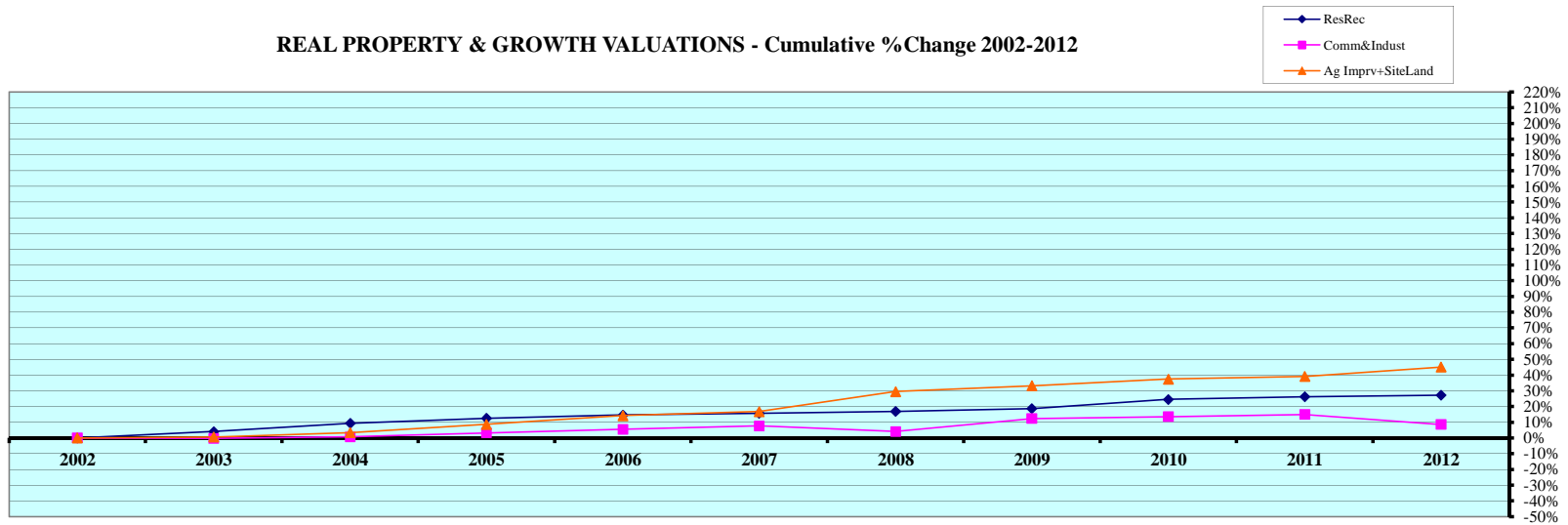
Cnty#
County

FL area

CHART 1 EXHIBIT 73B 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

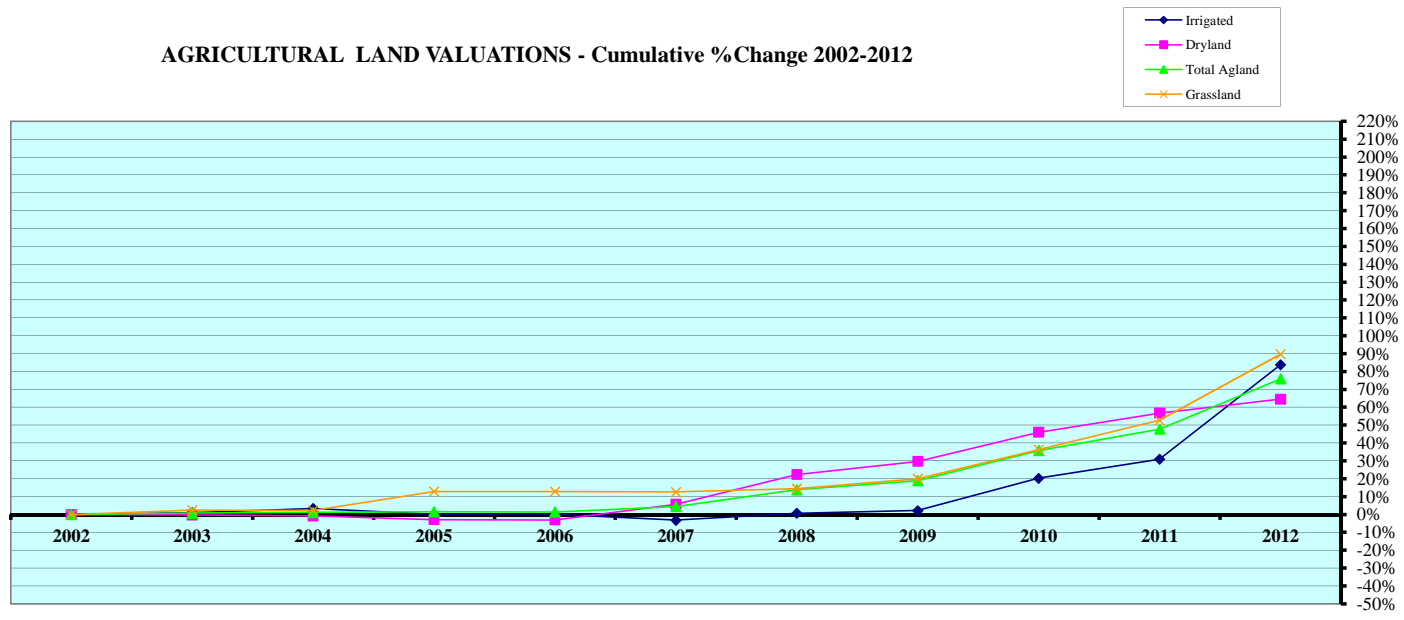


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2002	215,343,920	2,399,060	1.11%	212,944,860	--	--	85,972,208	3,395,906	3.95%	82,576,302	--	--
2003	227,057,684	2,932,581	1.29%	224,125,103	4.08%	4.08%	88,209,661	2,454,669	2.78%	85,754,992	-0.25%	-0.25%
2004	238,873,460	3,439,729	1.44%	235,433,731	3.69%	9.33%	88,678,339	2,086,664	2.35%	86,591,675	-1.83%	0.72%
2005	245,388,119	3,153,552	1.29%	242,234,567	1.41%	12.49%	89,703,530	1,008,150	1.12%	88,695,380	0.02%	3.17%
2006	249,392,879	2,505,104	1.00%	246,887,775	0.61%	14.65%	91,675,560	968,297	1.06%	90,707,263	1.12%	5.51%
2007	250,840,770	1,537,446	0.61%	249,303,324	-0.04%	15.77%	93,274,882	702,330	0.75%	92,572,552	0.98%	7.68%
2008	253,218,787	1,591,010	0.63%	251,627,777	0.31%	16.85%	91,883,605	2,406,791	2.62%	89,476,814	-4.07%	4.08%
2009	258,640,954	2,969,538	1.15%	255,671,416	0.97%	18.73%	98,469,133	1,832,124	1.86%	96,637,009	5.17%	12.40%
2010	269,896,207	1,668,107	0.62%	268,228,100	3.71%	24.56%	98,259,459	633,368	0.64%	97,626,091	-0.86%	13.56%
2011	273,841,393	1,972,622	0.72%	271,868,771	0.73%	26.25%	99,102,027	298,771	0.30%	98,803,256	0.55%	14.92%
2012	275,569,912	1,740,159	0.63%	273,829,753	0.00%	27.16%	100,154,552	6,784,018	6.77%	93,370,534	-5.78%	8.61%
Rate Ann%chg	2.50%		Resid & Rec. w/o growth			1.55%	1.54%		C & I w/o growth			-0.50%

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	18,346,711	6,771,884	25,118,595	1,308,792	5.21%	23,809,803	--	--
2003	18,880,977	6,851,829	25,732,806	462,094	1.80%	25,270,712	0.61%	0.61%
2004	20,051,463	7,133,379	27,184,842	1,209,813	4.45%	25,975,029	0.94%	3.41%
2005	20,432,782	7,246,838	27,679,620	381,044	1.38%	27,298,576	0.42%	8.68%
2006	21,997,796	7,382,687	29,380,483	694,753	2.36%	28,685,730	3.63%	14.20%
2007	22,263,626	7,570,243	29,833,869	488,728	1.64%	29,345,141	-0.12%	16.83%
2008	23,325,900	9,447,050	32,772,950	239,968	0.73%	32,532,982	9.05%	29.52%
2009	24,500,763	10,175,695	34,676,458	1,232,983	3.56%	33,443,475	2.05%	33.14%
2010	24,400,521	10,428,582	34,829,103	306,256	0.88%	34,522,847	-0.44%	37.44%
2011	24,787,485	11,921,443	36,708,928	1,771,621	4.83%	34,937,307	0.31%	39.09%
2012	25,194,128	12,333,142	37,527,270	1,087,199	2.90%	36,440,071	-0.73%	45.07%
Rate Ann%chg	3.22%	6.18%	4.10%	Ag Imprv+Site w/o growth		1.57%		

(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	49,843,234	--	--	--	75,851,756	--	--	--	35,807,368	--	--	--
2003	50,362,774	519,540	1.04%	1.04%	75,636,246	-215,510	-0.28%	-0.28%	36,703,256	895,888	2.50%	2.50%
2004	51,516,119	1,153,345	2.29%	3.36%	75,199,775	-436,471	-0.58%	-0.86%	36,609,851	-93,405	-0.25%	2.24%
2005	49,928,847	-1,587,272	-3.08%	0.17%	73,637,300	-1,562,475	-2.08%	-2.92%	40,401,732	3,791,881	10.36%	12.83%
2006	49,858,935	-69,912	-0.14%	0.03%	73,510,778	-126,522	-0.17%	-3.09%	40,403,297	1,565	0.00%	12.84%
2007	48,249,475	-1,609,460	-3.23%	-3.20%	80,139,830	6,629,052	9.02%	5.65%	40,322,576	-80,721	-0.20%	12.61%
2008	50,208,905	1,959,430	4.06%	0.73%	92,819,739	12,679,909	15.82%	22.37%	40,992,481	669,905	1.66%	14.48%
2009	50,934,720	725,815	1.45%	2.19%	98,349,206	5,529,467	5.96%	29.66%	42,965,763	1,973,282	4.81%	19.99%
2010	59,957,984	9,023,264	17.72%	20.29%	110,738,178	12,388,972	12.60%	45.99%	48,813,312	5,847,549	13.61%	36.32%
2011	65,280,925	5,322,941	8.88%	30.97%	118,898,284	8,160,106	7.37%	56.75%	54,664,579	5,851,267	11.99%	52.66%
2012	91,552,303	26,271,378	40.24%	83.68%	124,774,535	5,876,251	4.94%	64.50%	67,906,894	13,242,315	24.22%	89.65%

Rate Ann.%chg: Irrigated **6.27%** Dryland **5.10%** Grassland **6.61%**

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					134,924	--	--	--	161,637,282	--	--	--
2003	133,796	--	--	--	0	-134,924	-100.00%	-100.00%	162,836,072	1,198,790	0.74%	0.74%
2004	133,241	-555	-0.41%	-0.41%	0	0	-100.00%	-100.00%	163,458,986	622,914	0.38%	1.13%
2005	131,591	-1,650	-1.24%	-1.65%	0	0	-100.00%	-100.00%	164,099,470	640,484	0.39%	1.52%
2006	131,541	-50	-0.04%	-1.69%	0	0	-100.00%	-100.00%	163,904,551	-194,919	-0.12%	1.40%
2007	132,628	1,087	0.83%	-0.87%	0	0	-100.00%	-100.00%	168,844,509	4,939,958	3.01%	4.46%
2008	22,986	-109,642	-82.67%	-82.82%	0	0	-100.00%	-100.00%	184,044,111	15,199,602	9.00%	13.86%
2009	22,128	-858	-3.73%	-83.46%	0	0	-100.00%	-100.00%	192,271,817	8,227,706	4.47%	18.95%
2010	22,146	18	0.08%	-83.45%	0	0	-100.00%	-100.00%	219,531,620	27,259,803	14.18%	35.82%
2011	22,008	-138	-0.62%	-83.55%	0	0	-100.00%	-100.00%	238,865,796	19,334,176	8.81%	47.78%
2012	21,876	-132	-0.60%	-83.65%	0	0	-100.00%	-100.00%	284,255,608	45,389,812	19.00%	75.86%

Rate Ann.%chg: Total Agric Land **5.81%**
 Cnty# **73**
 County **RED WILLOW** FL area **5**

(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	50,108,741	58,039	863			75,772,470	179,114	423			35,762,043	193,308	185		
2003	50,204,997	58,169	863	0.00%	0.00%	75,792,927	179,153	423	0.00%	0.00%	36,720,068	193,263	190	2.70%	2.70%
2004	50,907,143	59,071	862	-0.14%	-0.14%	75,398,746	178,198	423	0.03%	0.03%	36,670,257	193,001	190	0.00%	2.70%
2005	49,879,522	61,824	807	-6.38%	-6.51%	73,796,281	176,306	419	-1.08%	-1.05%	40,373,498	192,255	210	10.53%	13.51%
2006	49,900,480	61,882	806	-0.05%	-6.56%	73,599,404	175,778	419	0.03%	-1.01%	40,435,136	192,548	210	0.00%	13.51%
2007	48,421,408	61,192	791	-1.87%	-8.31%	80,010,233	176,746	453	8.11%	7.02%	40,328,490	192,040	210	0.00%	13.51%
2008	50,188,860	63,206	794	0.35%	-7.99%	92,879,151	177,863	522	15.36%	23.45%	40,973,590	195,110	210	0.00%	13.51%
2009	50,938,020	63,164	806	1.56%	-6.55%	98,346,910	177,887	553	5.87%	30.70%	42,964,947	195,295	220	4.76%	18.92%
2010	60,472,923	63,128	958	18.79%	11.00%	110,386,533	178,004	620	12.17%	46.60%	48,807,898	195,220	250	13.64%	35.14%
2011	65,365,517	62,422	1,047	9.31%	21.34%	118,842,671	178,598	665	7.30%	57.31%	54,664,469	195,230	280	11.99%	51.35%
2012	92,373,180	62,036	1,489	42.20%	72.54%	124,383,738	180,114	691	3.78%	63.26%	67,906,364	194,010	350	25.01%	89.20%

Rate Annual %chg Average Value/Acre: 5.61%

5.02%

6.58%

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						135,299	5,047	27			161,778,553	435,507	371		
2003						133,249	4,977	27	0.00%		162,851,241	435,563	374	0.81%	0.81%
2004	133,681	4,990	27	n/a	n/a	0	0		n/a	n/a	163,109,827	435,261	375	0.20%	1.01%
2005	132,096	4,923	27	0.16%	n/a	0	4	0		n/a	164,181,397	435,312	377	0.65%	1.66%
2006	131,541	4,903	27	-0.01%	n/a	0	0			n/a	164,066,561	435,111	377	-0.02%	1.64%
2007	132,617	4,934	27	0.18%	n/a	0	0			n/a	168,892,748	434,913	388	2.99%	4.67%
2008	22,502	895	25	-6.44%	n/a	0	0			n/a	184,064,103	437,074	421	8.44%	13.51%
2009	22,186	886	25	-0.37%	n/a	0	0			n/a	192,272,063	437,231	440	4.42%	18.53%
2010	22,144	884	25	0.00%	n/a	0	0			n/a	219,689,498	437,236	502	14.26%	35.43%
2011	22,008	878	25	0.02%	n/a	0	0			n/a	238,894,665	437,129	547	8.77%	47.31%
2012	21,881	873	25	0.00%	n/a	0	0			n/a	284,685,163	437,034	651	19.19%	75.58%

73
RED WILLOW

FL area 5

Rate Annual %chg Average Value/Acre: 5.79%

(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
11,055	RED WILLOW	63,371,571	12,637,568	16,580,879	275,569,912	100,154,552	0	0	284,255,608	25,194,128	12,333,142	48,865,140	838,962,500
	cnty sector	7.55%	1.51%	1.98%	32.85%	11.94%			33.88%	3.00%	1.47%	5.82%	100.00%
283	BARTLEY	327,264	302,907	614,603	6,526,133	1,762,304	0	0	95,903	3,280	0	0	9,632,394
2.56%	%sector of county sector	0.52%	2.40%	3.71%	2.37%	1.76%			0.03%	0.01%			1.15%
	%sector of municipality	3.40%	3.14%	6.38%	67.75%	18.30%			1.00%	0.03%			100.00%
101	DANBURY	3,807	580,085	58,480	1,494,370	1,044,060	0	0	6,278	0	0	0	3,187,080
0.91%	%sector of county sector	0.01%	4.59%	0.35%	0.54%	1.04%			0.00%				0.38%
	%sector of municipality	0.12%	18.20%	1.83%	46.89%	32.76%			0.20%				100.00%
584	INDIANOLA	551,373	660,614	908,728	11,250,849	2,401,071	0	0	283,561	0	1,654	0	16,057,850
5.28%	%sector of county sector	0.87%	5.23%	5.48%	4.08%	2.40%			0.10%		0.01%		1.91%
	%sector of municipality	3.43%	4.11%	5.66%	70.06%	14.95%			1.77%		0.01%		100.00%
80	LEBANON	13,224	114,897	23,723	612,662	242,661	0	0	0	0	0	0	1,007,167
0.72%	%sector of county sector	0.02%	0.91%	0.14%	0.22%	0.24%							0.12%
	%sector of municipality	1.31%	11.41%	2.36%	60.83%	24.09%							100.00%
7,698	MCCOOK	24,022,329	4,128,693	3,711,352	199,294,163	85,188,597	0	0	2,167	0	0	0	316,347,301
69.63%	%sector of county sector	37.91%	32.67%	22.38%	72.32%	85.06%			0.00%				37.71%
	%sector of municipality	7.59%	1.31%	1.17%	63.00%	26.93%			0.00%				100.00%
8,746	Total Municipalities	24,917,997	5,787,196	5,316,886	219,178,177	90,638,693	0	0	387,909	3,280	1,654	0	346,231,792
79.11%	%all municip.sect of cnty	39.32%	45.79%	32.07%	79.54%	90.50%			0.14%	0.01%	0.01%		41.27%

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
73	RED WILLOW

FL area	5
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