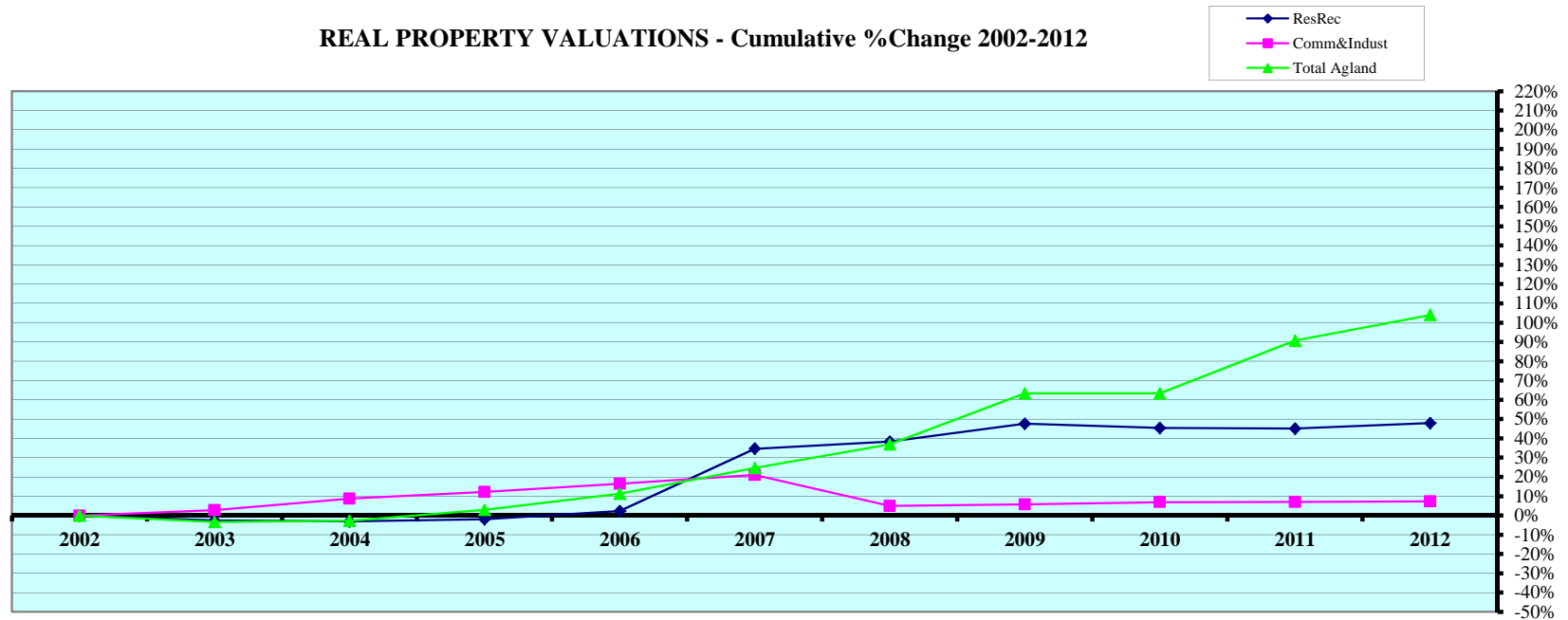


REAL PROPERTY VALUATIONS - Cumulative %Change 2002-2012



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	41,074,835	--	--	--	15,380,075	--	--	--	175,653,085	--	--	--
2003	40,008,870	-1,065,965	-2.60%	-2.60%	15,804,075	424,000	2.76%	2.76%	169,798,225	-5,854,860	-3.33%	-3.33%
2004	39,816,930	-191,940	-0.48%	-3.06%	16,733,590	929,515	5.88%	8.80%	170,908,105	1,109,880	0.65%	-2.70%
2005	40,269,865	452,935	1.14%	-1.96%	17,248,705	515,115	3.08%	12.15%	180,872,560	9,964,455	5.83%	2.97%
2006	42,008,950	1,739,085	4.32%	2.27%	17,906,950	658,245	3.82%	16.43%	195,513,075	14,640,515	8.09%	11.31%
2007	55,291,665	13,282,715	31.62%	34.61%	18,606,710	699,760	3.91%	20.98%	218,901,920	23,388,845	11.96%	24.62%
2008	56,828,675	1,537,010	2.78%	38.35%	16,141,625	-2,465,085	-13.25%	4.95%	240,375,585	21,473,665	9.81%	36.85%
2009	60,607,315	3,778,640	6.65%	47.55%	16,276,060	134,435	0.83%	5.83%	286,805,925	46,430,340	19.32%	63.28%
2010	59,744,295	-863,020	-1.42%	45.45%	16,447,400	171,340	1.05%	6.94%	286,913,600	107,675	0.04%	63.34%
2011	59,610,725	-133,570	-0.22%	45.13%	16,469,725	22,325	0.14%	7.08%	335,032,430	48,118,830	16.77%	90.74%
2012	60,756,800	1,146,075	1.92%	47.92%	16,506,605	36,880	0.22%	7.32%	358,262,775	23,230,345	6.93%	103.96%

Rate Annual %chg: Residential & Recreational **3.99%**

Commercial & Industrial **0.71%**

Agricultural Land **7.39%**

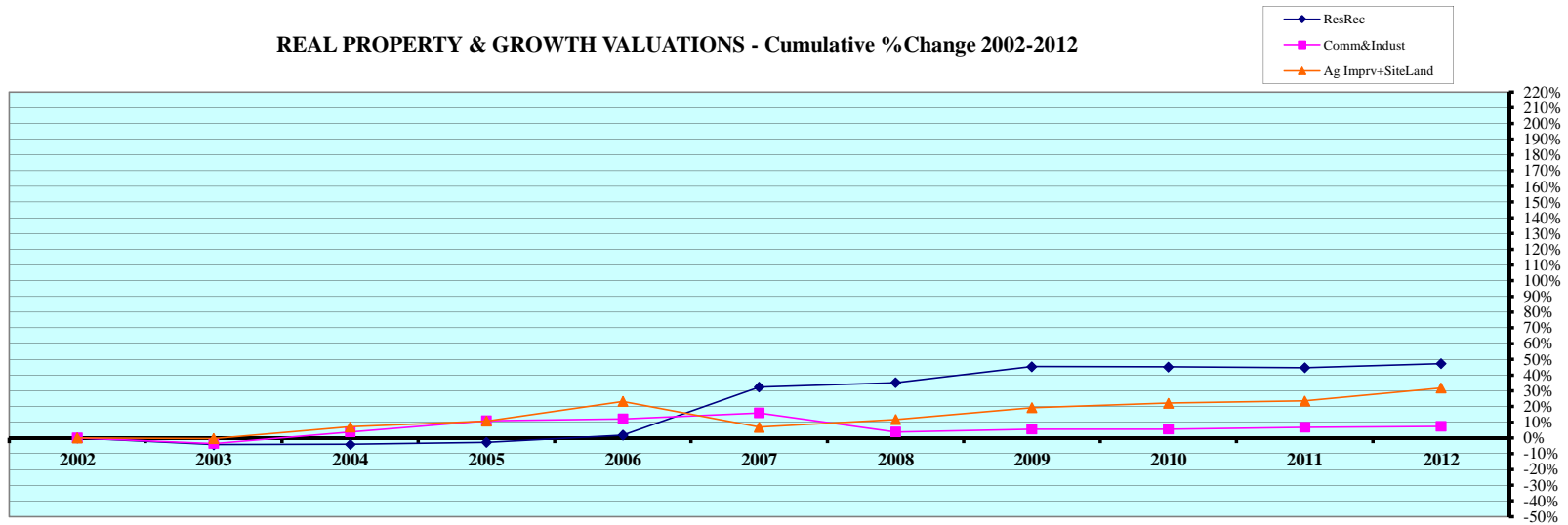
Cnty# **91**
County **WEBSTER**

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.

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

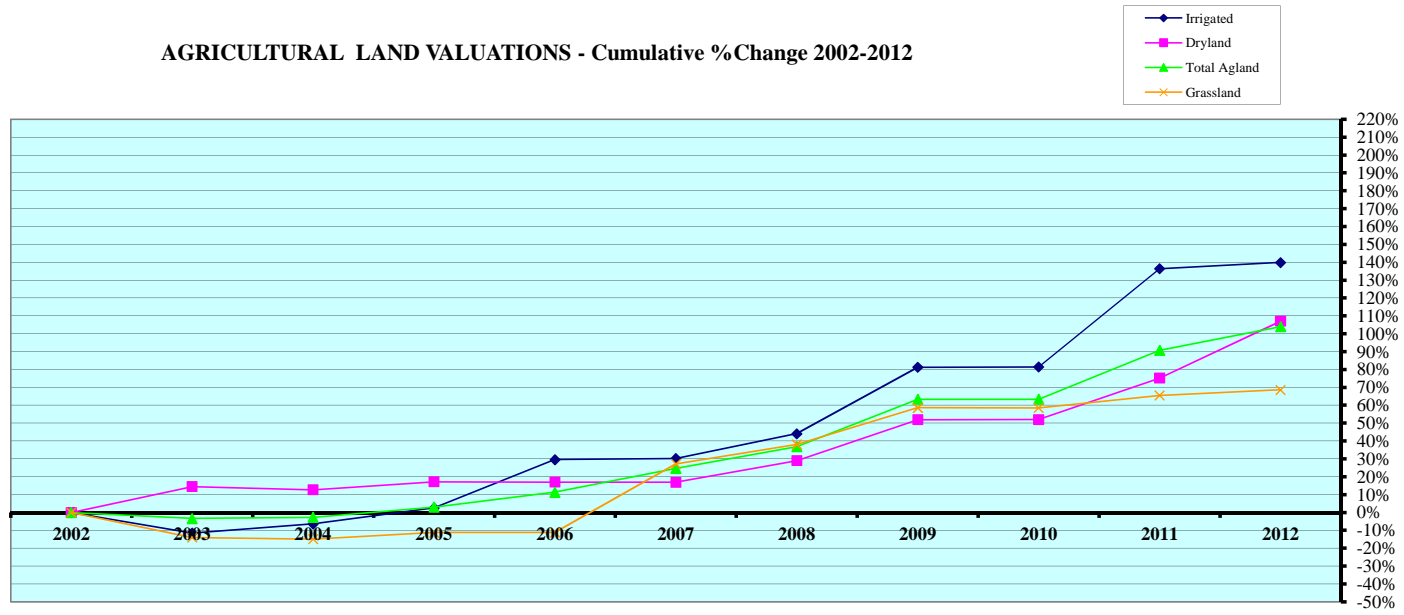


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2002	41,074,835	331,950	0.81%	40,742,885	--	--	15,380,075	31,280	0.20%	15,348,795	--	--
2003	40,008,870	680,840	1.70%	39,328,030	-4.25%	-4.25%	15,804,075	977,090	6.18%	14,826,985	-3.60%	-3.60%
2004	39,816,930	388,840	0.98%	39,428,090	-1.45%	-4.01%	16,733,590	759,160	4.54%	15,974,430	1.08%	3.86%
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%	11.00%
2006	42,008,950	201,515	0.48%	41,807,435	3.82%	1.78%	17,906,950	651,850	3.64%	17,255,100	0.04%	12.19%
2007	55,291,665	887,649	1.61%	54,404,016	29.51%	32.45%	18,606,710	772,595	4.15%	17,834,115	-0.41%	15.96%
2008	56,828,675	1,315,615	2.32%	55,513,060	0.40%	35.15%	16,141,625	185,625	1.15%	15,956,000	-14.25%	3.74%
2009	60,607,315	885,975	1.46%	59,721,340	5.09%	45.40%	16,276,060	38,170	0.23%	16,237,890	0.60%	5.58%
2010	59,744,295	97,661	0.16%	59,646,634	-1.59%	45.21%	16,447,400	198,575	1.21%	16,248,825	-0.17%	5.65%
2011	59,610,725	188,465	0.32%	59,422,260	-0.54%	44.67%	16,469,725	50,705	0.31%	16,419,020	-0.17%	6.76%
2012	60,756,800	248,405	0.41%	60,508,395	1.51%	47.31%	16,506,605	0	0.00%	16,506,605	0.22%	7.32%
Rate Ann%chg	3.99%			Resid & Rec. w/o growth		3.29%	0.71%			C & I w/o growth		-1.46%

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	25,484,180	5,106,050	30,590,230	42,805	0.14%	30,547,425	--	--
2003	26,158,500	5,033,300	31,191,800	707,015	2.27%	30,484,785	-0.34%	-0.34%
2004	26,516,075	6,492,275	33,008,350	261,935	0.79%	32,746,415	4.98%	7.05%
2005	28,028,870	6,573,145	34,602,015	726,065	2.10%	33,875,950	2.63%	10.74%
2006	32,019,205	6,644,245	38,663,450	965,200	2.50%	37,698,250	8.95%	23.24%
2007	25,986,935	7,268,970	33,255,905	557,187	1.68%	32,698,718	-15.43%	6.89%
2008	27,210,195	7,325,770	34,535,965	351,055	1.02%	34,184,910	2.79%	11.75%
2009	29,806,085	7,523,425	37,329,510	832,430	2.23%	36,497,080	5.68%	19.31%
2010	30,056,250	7,685,700	37,741,950	369,230	0.98%	37,372,720	0.12%	22.17%
2011	30,323,495	8,143,470	38,466,965	667,510	1.74%	37,799,455	0.15%	23.57%
2012	31,474,565	9,579,250	41,053,815	755,635	1.84%	40,298,180	4.76%	31.74%
Rate Ann%chg	2.13%	6.49%	2.99%	Ag Imprv+Site w/o growth		1.43%		

(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	54,199,355	--	--	--	60,812,860	--	--	--	60,367,670	--	--	--
2003	47,976,815	-6,222,540	-11.48%	-11.48%	69,638,965	8,826,105	14.51%	14.51%	51,908,610	-8,459,060	-14.01%	-14.01%
2004	50,743,970	2,767,155	5.77%	-6.38%	68,522,410	-1,116,555	-1.60%	12.68%	51,365,695	-542,915	-1.05%	-14.91%
2005	55,598,175	4,854,205	9.57%	2.58%	71,227,065	2,704,655	3.95%	17.13%	53,574,125	2,208,430	4.30%	-11.25%
2006	70,249,795	14,651,620	26.35%	29.61%	71,105,150	-121,915	-0.17%	16.92%	53,676,465	102,340	0.19%	-11.08%
2007	70,570,660	320,865	0.46%	30.21%	71,065,110	-40,040	-0.06%	16.86%	76,783,820	23,107,355	43.05%	27.19%
2008	78,094,035	7,523,375	10.66%	44.09%	78,429,360	7,364,250	10.36%	28.97%	83,367,875	6,584,055	8.57%	38.10%
2009	98,211,265	20,117,230	25.76%	81.20%	92,366,090	13,936,730	17.77%	51.89%	95,746,315	12,378,440	14.85%	58.61%
2010	98,305,810	94,545	0.10%	81.38%	92,428,610	62,520	0.07%	51.99%	95,682,865	-63,450	-0.07%	58.50%
2011	128,123,000	29,817,190	30.33%	136.39%	106,524,935	14,096,325	15.25%	75.17%	99,867,025	4,184,160	4.37%	65.43%
2012	130,010,935	1,887,935	1.47%	139.88%	125,932,345	19,407,410	18.22%	107.08%	101,800,640	1,933,615	1.94%	68.63%

Rate Ann.%chg: Irrigated **9.14%** Dryland **7.55%** Grassland **5.36%**

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					273,200	--	--	--	175,653,085	--	--	--
2003	273,690	--	--	--	145	-273,055	-99.95%	-99.95%	169,798,225	-5,854,860	-3.33%	-3.33%
2004	275,885	2,195	0.80%	0.80%	145	0	0.00%	-99.95%	170,908,105	1,109,880	0.65%	-2.70%
2005	473,015	197,130	71.45%	72.83%	180	35	24.14%	-99.93%	180,872,560	9,964,455	5.83%	2.97%
2006	474,955	1,940	0.41%	73.54%	6,710	6,530	3627.78%	-97.54%	195,513,075	14,640,515	8.09%	11.31%
2007	482,260	7,305	1.54%	76.21%	70	-6,640	-98.96%	-99.97%	218,901,920	23,388,845	11.96%	24.62%
2008	484,245	1,985	0.41%	76.93%	70	0	0.00%	-99.97%	240,375,585	21,473,665	9.81%	36.85%
2009	482,185	-2,060	-0.43%	76.18%	70	0	0.00%	-99.97%	286,805,925	46,430,340	19.32%	63.28%
2010	496,245	14,060	2.92%	81.32%	70	0	0.00%	-99.97%	286,913,600	107,675	0.04%	63.34%
2011	515,280	19,035	3.84%	88.27%	2,190	2,120	3028.57%	-99.20%	335,032,430	48,118,830	16.77%	90.74%
2012	516,665	1,385	0.27%	88.78%	2,190	0	0.00%	-99.20%	358,262,775	23,230,345	6.93%	103.96%

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

FL area **7**

Rate Ann.%chg: Total Agric Land **7.39%**

(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	54,366,780	53,975	1,007			60,797,495	118,265	514			60,264,905	170,788	353		
2003	48,569,630	56,738	856	-15.00%	-15.00%	69,684,205	117,545	593	15.37%	15.37%	51,456,925	168,710	305	-13.60%	-13.60%
2004	50,925,950	59,360	858	0.22%	-14.80%	68,536,105	115,664	593	-0.08%	15.28%	51,136,975	167,659	305	0.00%	-13.60%
2005	55,911,220	62,100	900	4.94%	-10.59%	71,217,415	114,126	624	5.31%	21.41%	53,267,255	166,460	320	4.92%	-9.35%
2006	70,874,125	62,752	1,129	25.45%	12.16%	71,103,710	114,056	623	-0.10%	21.29%	53,051,230	165,785	320	0.00%	-9.35%
2007	71,226,825	63,072	1,129	-0.01%	12.15%	71,236,325	113,314	629	0.84%	22.31%	76,015,785	165,252	460	43.75%	30.31%
2008	78,816,845	63,885	1,234	9.25%	22.51%	78,533,930	112,962	695	10.59%	35.26%	82,406,445	164,813	500	8.70%	41.64%
2009	99,539,640	66,279	1,502	21.73%	49.14%	92,637,405	112,264	825	18.69%	60.54%	94,035,250	163,537	575	15.00%	62.89%
2010	99,899,685	66,535	1,501	-0.02%	49.10%	92,497,395	112,043	826	0.05%	60.61%	94,034,165	163,534	575	0.00%	62.89%
2011	130,336,895	66,045	1,973	31.44%	95.97%	106,370,085	113,157	940	13.87%	82.88%	97,756,725	162,928	600	4.35%	69.97%
2012	132,011,615	65,900	2,003	1.51%	98.93%	125,334,465	113,589	1,103	17.38%	114.67%	99,978,925	162,566	615	2.50%	74.22%

Rate Annual %chg Average Value/Acre: 7.12%

7.94%

5.71%

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						273,145	8,118	34			175,702,325	351,146	500		
2003						273,285	7,720	35	2.94%		169,984,580	351,174	484	-3.20%	-3.20%
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%	-2.53%
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%	3.19%
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%	11.54%
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%	25.25%
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%	37.39%
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%	63.77%
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%	63.81%
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%	91.22%
2012	517,865	8,192	63	-0.04%	n/a	300	95	3	0.00%	n/a	357,843,170	350,342	1,021	6.83%	104.28%

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WEBSTER

FL area 7

Rate Annual %chg Average Value/Acre: 7.40%

(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
3,812	WEBSTER	39,829,627	47,532,032	11,655,803	60,654,445	16,506,605	0	102,355	358,262,775	31,474,565	9,579,250	0	575,597,457
cnty sectorvalue % of total value:		6.92%	8.26%	2.02%	10.54%	2.87%		0.02%	62.24%	5.47%	1.66%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
237	BLADEN	876,837	51,716	4,213	3,169,155	468,260	0	0	60,535	27,610	3,780	0	4,662,106
6.22%	%sector of county sector	2.20%	0.11%	0.04%	5.22%	2.84%			0.02%	0.09%	0.04%		0.81%
	%sector of municipality	18.81%	1.11%	0.09%	67.98%	10.04%			1.30%	0.59%	0.08%		100.00%
936	BLUE HILL	1,794,869	528,744	316,225	22,685,270	3,066,185	0	0	20,165	5,155	11,340	0	28,427,953
24.55%	%sector of county sector	4.51%	1.11%	2.71%	37.40%	18.58%			0.01%	0.02%	0.12%		4.94%
	%sector of municipality	6.31%	1.86%	1.11%	79.80%	10.79%			0.07%	0.02%	0.04%		100.00%
30	COWLES	142,273	47,901	239,971	314,555	80,295	0	0	179,480	0	39,555	0	1,044,030
0.79%	%sector of county sector	0.36%	0.10%	2.06%	0.52%	0.49%			0.05%		0.41%		0.18%
	%sector of municipality	13.63%	4.59%	22.99%	30.13%	7.69%			17.19%		3.79%		100.00%
225	GUIDE ROCK	366,163	208,252	249,648	2,148,145	547,770	0	0	87,475	0	0	0	3,607,453
5.90%	%sector of county sector	0.92%	0.44%	2.14%	3.54%	3.32%			0.02%				0.63%
	%sector of municipality	10.15%	5.77%	6.92%	59.55%	15.18%			2.42%				100.00%
1,020	RED CLOUD	2,097,323	955,610	531,184	18,339,855	3,709,965	0	0	86,605	19,320	7,560	0	25,747,422
26.76%	%sector of county sector	5.27%	2.01%	4.56%	30.24%	22.48%			0.02%	0.06%	0.08%		4.47%
	%sector of municipality	8.15%	3.71%	2.06%	71.23%	14.41%			0.34%	0.08%	0.03%		100.00%
2,448	Total Municipalities	5,277,465	1,792,223	1,341,241	46,656,980	7,872,475	0	0	434,260	52,085	62,235	0	63,488,964
64.22%	%all municip.sect of cnty	13.25%	3.77%	11.51%	76.92%	47.69%			0.12%	0.17%	0.65%		11.03%

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
91	WEBSTER

FL area	7
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