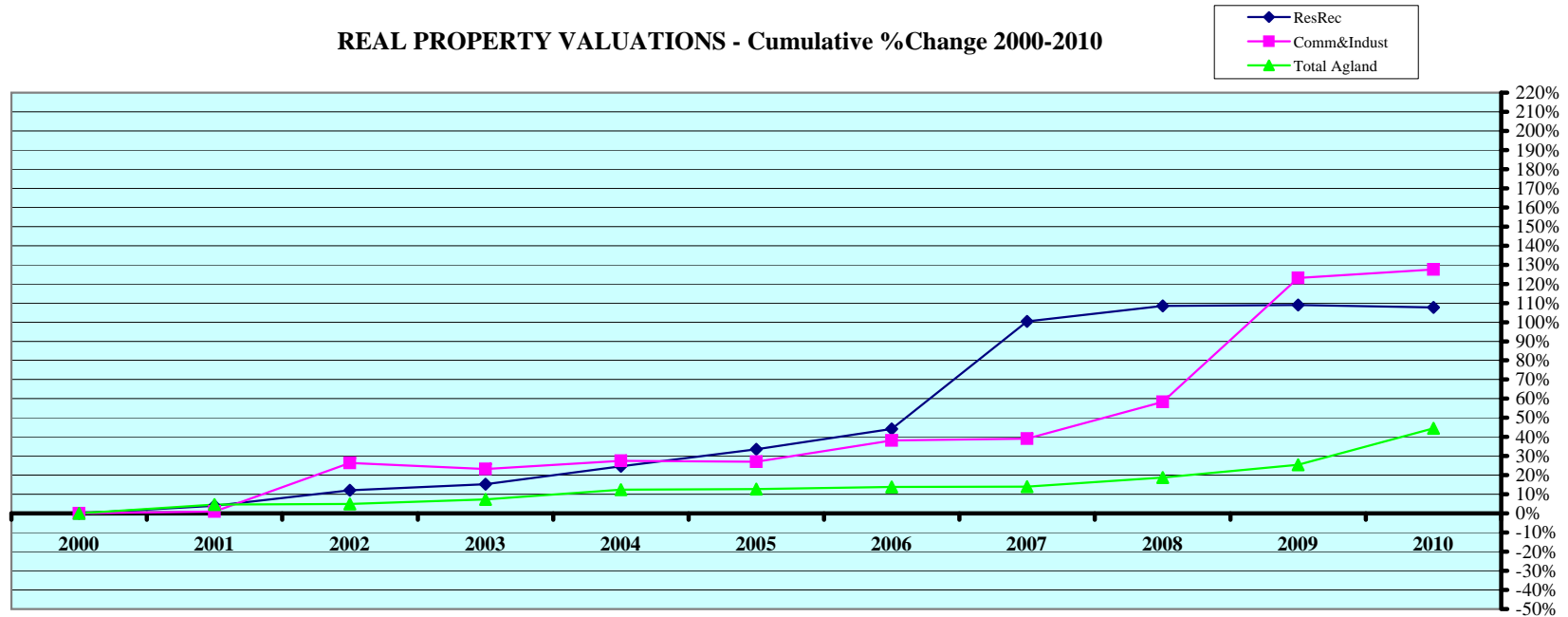


REAL PROPERTY VALUATIONS - Cumulative %Change 2000-2010



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
2000	104,860,665	--	--	--	22,253,770	--	--	--	321,550,616	--	--	--
2001	109,018,915	4,158,250	3.97%	3.97%	22,462,555	208,785	0.94%	0.94%	336,361,885	14,811,269	4.61%	4.61%
2002	117,580,975	8,562,060	7.85%	12.13%	28,112,520	5,649,965	25.15%	26.33%	337,533,995	1,172,110	0.35%	4.97%
2003	120,846,950	3,265,975	2.78%	15.25%	27,435,360	-677,160	-2.41%	23.28%	344,885,260	7,351,265	2.18%	7.26%
2004	130,787,835	9,940,885	8.23%	24.73%	28,376,345	940,985	3.43%	27.51%	361,519,600	16,634,340	4.82%	12.43%
2005	140,108,135	9,320,300	7.13%	33.61%	28,277,720	-98,625	-0.35%	27.07%	362,531,975	1,012,375	0.28%	12.74%
2006	151,134,215	11,026,080	7.87%	44.13%	30,734,250	2,456,530	8.69%	38.11%	366,075,365	3,543,390	0.98%	13.85%
2007	210,117,920	58,983,705	39.03%	100.38%	30,952,615	218,365	0.71%	39.09%	366,574,375	499,010	0.14%	14.00%
2008	218,606,945	8,489,025	4.04%	108.47%	35,247,135	4,294,520	13.87%	58.39%	381,780,835	15,206,460	4.15%	18.73%
2009	219,192,190	585,245	0.27%	109.03%	49,658,186	14,411,051	40.89%	123.15%	403,299,335	21,518,500	5.64%	25.42%
2010	217,875,980	-1,316,210	-0.60%	107.78%	50,644,041	985,855	1.99%	127.58%	464,482,790	61,183,455	15.17%	44.45%

Rate Annual %chg: Residential & Recreational 7.59%

Commercial & Industrial 8.57%

Agricultural Land 3.75%

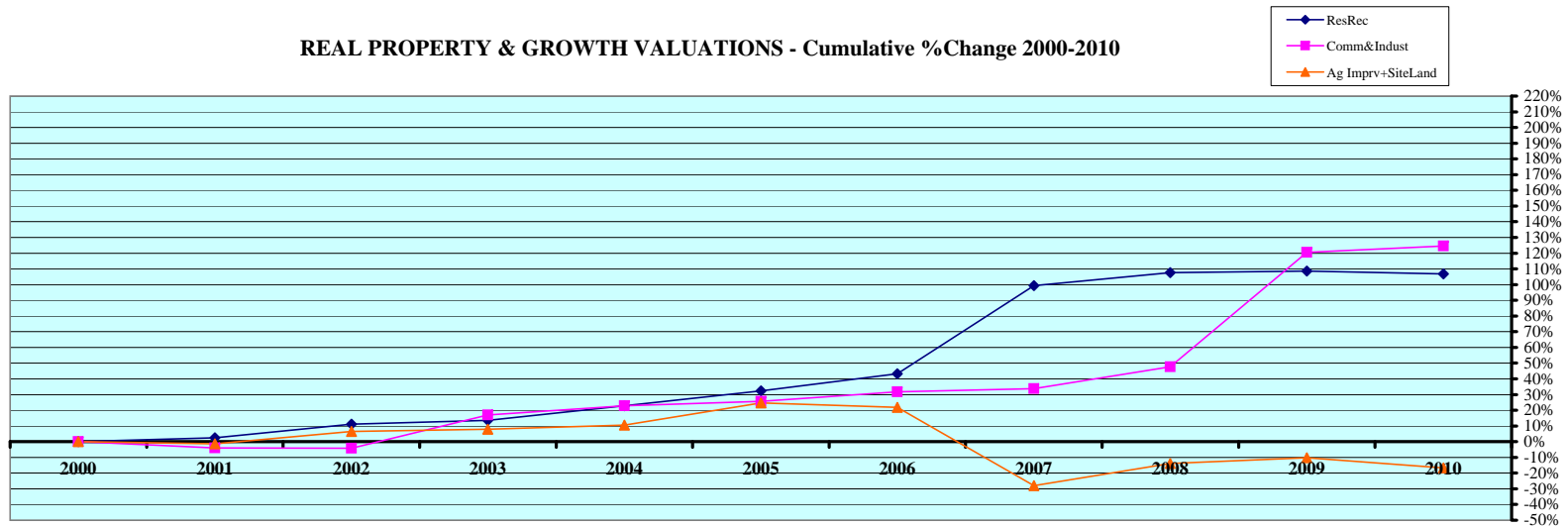
Cnty# 50
County KEARNEY

FL area 7

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: 2000 - 2010 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2000-2010



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	
2000	104,860,665	2,190,445	2.09%	102,670,220	--	--	22,253,770	899,920	4.04%	21,353,850	--	--	
2001	109,018,915	1,576,280	1.45%	107,442,635	2.46%	2.46%	22,462,555	1,085,580	4.83%	21,376,975	-3.94%	-3.94%	
2002	117,580,975	972,020	0.83%	116,608,955	6.96%	11.20%	28,112,520	6,776,975	24.11%	21,335,545	-5.02%	-4.13%	
2003	120,846,950	1,830,621	1.51%	119,016,329	1.22%	13.50%	27,435,360	1,391,875	5.07%	26,043,485	-7.36%	17.03%	
2004	130,787,835	1,948,930	1.49%	128,838,905	6.61%	22.87%	28,376,345	1,040,900	3.67%	27,335,445	-0.36%	22.84%	
2005	140,108,135	1,374,630	0.98%	138,733,505	6.08%	32.30%	28,277,720	329,790	1.17%	27,947,930	-1.51%	25.59%	
2006	151,134,215	899,300	0.60%	150,234,915	7.23%	43.27%	30,734,250	1,402,255	4.56%	29,331,995	3.73%	31.81%	
2007	210,117,920	1,073,525	0.51%	209,044,395	38.32%	99.35%	30,952,615	1,203,320	3.89%	29,749,295	-3.20%	33.68%	
2008	218,606,945	963,790	0.44%	217,643,155	3.58%	107.55%	35,247,135	2,366,995	6.72%	32,880,140	6.23%	47.75%	
2009	219,192,190	465,785	0.21%	218,726,405	0.05%	108.59%	49,658,186	566,170	1.14%	49,092,016	39.28%	120.60%	
2010	217,875,980	939,625	0.43%	216,936,355	-1.03%	106.88%	50,644,041	669,680	1.32%	49,974,361	0.64%	124.57%	
Rate Ann%chg	7.59%			Resid & Rec. w/o growth			8.57%			C & I w/o growth			2.85%

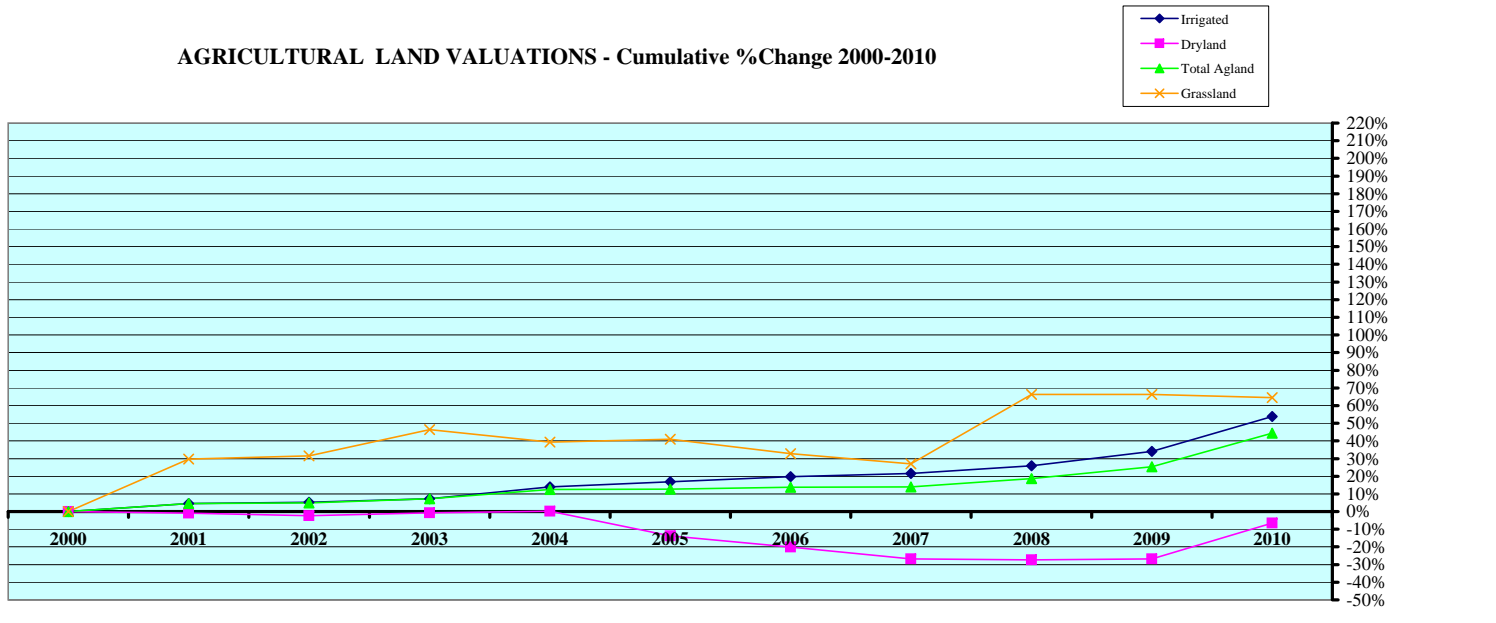
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutblgd & Farmsite Value	Ag Imprv&Site Total Value					
2000	49,185,555	18,056,190	67,241,745	1,470,710	2.19%	65,771,035	--	--
2001	48,400,240	19,310,105	67,710,345	1,452,700	2.15%	66,257,645	-1.46%	-1.46%
2002	56,827,710	16,259,265	73,086,975	1,453,510	1.99%	71,633,465	5.79%	6.53%
2003	57,587,315	16,723,625	74,310,940	1,806,485	2.43%	72,504,455	-0.80%	7.83%
2004	59,477,265	16,419,945	75,897,210	1,517,855	2.00%	74,379,355	0.09%	10.61%
2005	66,384,520	19,354,070	85,738,590	1,911,020	2.23%	83,827,570	10.45%	24.67%
2006	63,978,665	19,323,495	83,302,160	1,443,335	1.73%	81,858,825	-4.53%	21.74%
2007	33,024,085	16,292,825	49,316,910	863,200	1.75%	48,453,710	-41.83%	-27.94%
2008	32,760,755	28,161,245	60,922,000	2,963,875	4.87%	57,958,125	17.52%	-13.81%
2009	32,825,855	28,406,300	61,232,155	894,785	1.46%	60,337,370	-0.96%	-10.27%
2010	31,955,875	28,734,600	60,690,475	4,645,260	7.65%	56,045,215	-8.47%	-16.65%
Rate Ann%chg	-4.22%	4.76%	-1.02%	Ag Imprv+Site w/o growth			-2.42%	

(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 Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

Sources:
Value; 2000 - 2010 CTL
Growth Value; 2000-2010 Abstract of Asmnt Rpt.

NE Dept. of Revenue Property Assessment Division
Prepared as of 03/01/2011

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2000-2010



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
2000	259,421,151	--	--	--	50,301,110	--	--	--	10,396,565	--	--	--
2001	271,293,390	11,872,239	4.58%	4.58%	49,813,100	-488,010	-0.97%	-0.97%	13,486,730	3,090,165	29.72%	29.72%
2002	272,987,315	1,693,925	0.62%	5.23%	49,092,165	-720,935	-1.45%	-2.40%	13,678,365	191,635	1.42%	31.57%
2003	278,324,680	5,337,365	1.96%	7.29%	49,938,395	846,230	1.72%	-0.72%	15,228,865	1,550,500	11.34%	46.48%
2004	295,465,430	17,140,750	6.16%	13.89%	50,396,840	458,445	0.92%	0.19%	14,480,165	-748,700	-4.92%	39.28%
2005	303,321,075	7,855,645	2.66%	16.92%	43,361,020	-7,035,820	-13.96%	-13.80%	14,662,395	182,230	1.26%	41.03%
2006	310,921,040	7,599,965	2.51%	19.85%	40,167,895	-3,193,125	-7.36%	-20.15%	13,804,700	-857,695	-5.85%	32.78%
2007	315,488,380	4,567,340	1.47%	21.61%	36,773,245	-3,394,650	-8.45%	-26.89%	13,210,840	-593,860	-4.30%	27.07%
2008	326,808,385	11,320,005	3.59%	25.98%	36,589,750	-183,495	-0.50%	-27.26%	17,284,475	4,073,635	30.84%	66.25%
2009	348,055,865	21,247,480	6.50%	34.17%	36,832,025	242,275	0.66%	-26.78%	17,289,270	4,795	0.03%	66.30%
2010	399,176,920	51,121,055	14.69%	53.87%	47,020,925	10,188,900	27.66%	-6.52%	17,106,010	-183,260	-1.06%	64.54%

Rate Ann.%chg: Irrigated **4.40%** Dryland **-0.67%** Grassland **5.11%**

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
2000	--	--	--	--	1,431,790	--	--	--	321,550,616	--	--	--
2001	--	--	--	--	1,768,665	336,875	23.53%	23.53%	336,361,885	14,811,269	4.61%	4.61%
2002	--	--	--	--	1,776,150	7,485	0.42%	24.05%	337,533,995	1,172,110	0.35%	4.97%
2003	--	--	--	--	0	n/a	n/a	-100.00%	344,885,260	7,351,265	2.18%	7.26%
2004	77,365	n/a	n/a	--	1,099,800	1,099,800	--	-23.19%	361,519,600	16,634,340	4.82%	12.43%
2005	78,375	1,010	1.31%	n/a	1,109,110	9,310	0.85%	n/a	362,531,975	1,012,375	0.28%	12.74%
2006	76,510	-1,865	-2.38%	-2.38%	1,105,220	-3,890	-0.35%	-0.35%	366,075,365	3,543,390	0.98%	13.85%
2007	68,670	-7,840	-10.25%	-12.38%	1,033,240	-71,980	-6.51%	-6.84%	366,574,375	499,010	0.14%	14.00%
2008	66,550	-2,120	-3.09%	-15.09%	1,031,675	-1,565	-0.15%	-6.98%	381,780,835	15,206,460	4.15%	18.73%
2009	60,065	-6,485	-9.74%	-23.36%	1,062,110	30,435	2.95%	-4.24%	403,299,335	21,518,500	5.64%	25.42%
2010	60,030	-35	-0.06%	-23.41%	1,118,905	56,795	5.35%	0.88%	464,482,790	61,183,455	15.17%	44.45%

Cnty# **50** FL area **7** Rate Ann.%chg: Total Agric Land **3.75%**
 County **KEARNEY**

(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.
 Source: 2000 - 2010 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2000-2010 (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
2000	259,679,395	199,922	1,299	--	--	50,359,775	64,265	784	--	--	10,398,220	42,828	243	--	--
2001	271,063,150	201,947	1,342	3.31%	3.31%	49,955,055	63,696	784	0.00%	0.00%	13,547,250	44,430	305	25.51%	25.51%
2002	273,018,815	203,682	1,340	-0.15%	3.16%	49,105,780	62,323	788	0.51%	0.51%	13,743,915	43,952	313	2.62%	28.81%
2003	277,961,775	204,702	1,358	1.34%	4.54%	50,222,350	61,366	818	3.81%	4.34%	15,278,785	43,697	350	11.82%	44.03%
2004	291,002,365	207,445	1,403	3.30%	7.99%	53,146,825	60,683	876	7.07%	11.71%	14,613,220	41,675	351	0.18%	44.30%
2005	301,444,245	215,266	1,400	-0.18%	7.80%	44,293,210	53,557	827	-5.57%	5.49%	14,762,705	40,794	362	3.20%	48.92%
2006	310,373,855	222,266	1,396	-0.28%	7.50%	40,312,425	48,836	825	-0.19%	5.29%	13,936,115	38,519	362	-0.02%	48.89%
2007	315,470,680	226,023	1,396	-0.05%	7.45%	36,731,810	44,694	822	-0.44%	4.83%	13,132,505	36,315	362	-0.05%	48.82%
2008	326,574,335	226,182	1,444	3.45%	11.15%	36,689,305	44,639	822	0.01%	4.84%	17,276,180	36,483	474	30.94%	94.87%
2009	347,888,445	226,364	1,537	6.44%	18.31%	36,883,860	44,458	830	0.94%	5.82%	17,321,735	36,581	474	0.00%	94.86%
2010	399,032,975	226,471	1,762	14.65%	35.64%	46,980,375	44,392	1,058	27.56%	34.99%	17,242,075	36,413	474	0.00%	94.86%

Rate Ann.%chg Average Value/Acre: 3.10%

3.39%

7.69%

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
2000						1,432,410	3,530	406			321,869,800	310,545	1,036	--	--
2001						1,127,215	3,110	362	-10.84%		335,692,670	313,183	1,072	3.47%	3.47%
2002						1,129,950	3,178	356	-1.66%		336,998,460	313,135	1,076	0.37%	3.86%
2003						66,660	1,347	49	-86.24%		344,847,415	312,956	1,102	2.42%	6.37%
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%	11.09%
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%	11.61%
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%	12.90%
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%	14.13%
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%	18.78%
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%	25.52%
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%	44.61%

50
KEARNEY

FL area 7

Rate Ann. %chg Average Value/Acre: 3.76%

(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: 2000 - 2010 Abstracts Agland Assessment Level 1998 to 2006 = 80% ; 2007 & forward = 75% NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

2010 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
6,882	KEARNEY	74,644,868	32,210,388	10,937,119	217,557,360	50,644,041	0	318,620	464,482,790	31,955,875	28,734,600	0	911,485,661
cnty sector/value % of total value:		8.19%	3.53%	1.20%	23.87%	5.56%		0.03%	50.96%	3.51%	3.15%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
696	AXTELL	1,446,023	478,251	483,982	21,818,640	5,778,365	0	0	0	0	0	0	30,005,261
10.11%	%sector of county sector	1.94%	1.48%	4.43%	10.03%	11.41%							3.29%
	%sector of municipality	4.82%	1.59%	1.61%	72.72%	19.26%							100.00%
80	HEARTWELL	86,087	360,673	193,800	1,092,020	155,785	0	0	0	0	0	0	1,888,365
1.16%	%sector of county sector	0.12%	1.12%	1.77%	0.50%	0.31%							0.21%
	%sector of municipality	4.56%	19.10%	10.26%	57.83%	8.25%							100.00%
2,990	MINDEN	18,780,700	1,341,859	471,382	92,518,450	18,726,285	0	0	0	0	23,450	0	131,862,126
43.45%	%sector of county sector	25.16%	4.17%	4.31%	42.53%	36.98%					0.08%		14.47%
	%sector of municipality	14.24%	1.02%	0.36%	70.16%	14.20%					0.02%		100.00%
49	NORMAN	554,605	0	0	884,550	193,740	0	0	0	0	0	0	1,632,895
0.71%	%sector of county sector	0.74%			0.41%	0.38%							0.18%
	%sector of municipality	33.96%			54.17%	11.86%							100.00%
360	WILCOX	311,013	372,000	27,876	8,470,495	3,060,475	0	0	0	0	0	0	12,241,859
5.23%	%sector of county sector	0.42%	1.15%	0.25%	3.89%	6.04%							1.34%
	%sector of municipality	2.54%	3.04%	0.23%	69.19%	25.00%							100.00%
4,175	Total Municipalities	21,178,428	2,552,783	1,177,040	124,784,155	27,914,650	0	0	0	0	23,450	0	177,630,506
60.67%	%all municip.sect of cnty	28.37%	7.93%	10.76%	57.36%	55.12%					0.08%		19.49%

Sources: 2010 Certificate of Taxes Levied CTL, 2000 US Census; Dec2010 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

Cnty#	County
50	KEARNEY

FL area	7
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