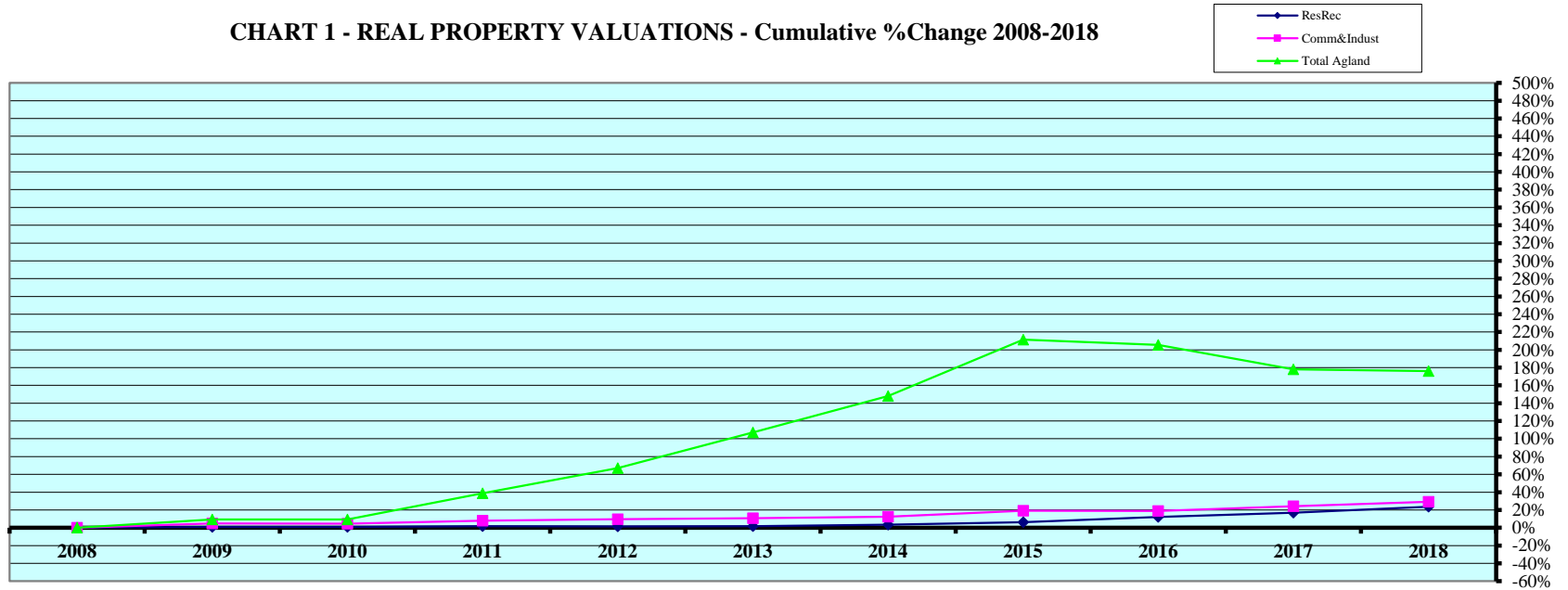


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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
2008	23,156,791,475	--	--	--	9,713,651,165	--	--	--	112,032,960	--	--	--
2009	23,353,118,230	196,326,755	0.85%	0.85%	10,194,506,710	480,855,545	4.95%	4.95%	122,339,830	10,306,870	9.20%	9.20%
2010	23,357,958,765	4,840,535	0.02%	0.87%	10,167,981,076	-26,525,634	-0.26%	4.68%	122,567,670	227,840	0.19%	9.40%
2011	23,561,524,665	203,565,900	0.87%	1.75%	10,480,161,220	312,180,144	3.07%	7.89%	155,326,940	32,759,270	26.73%	38.64%
2012	23,521,427,240	-40,097,425	-0.17%	1.57%	10,659,051,460	178,890,240	1.71%	9.73%	187,042,400	31,715,460	20.42%	66.95%
2013	23,557,998,585	36,571,345	0.16%	1.73%	10,766,152,275	107,100,815	1.00%	10.84%	232,090,335	45,047,935	24.08%	107.16%
2014	23,965,713,535	407,714,950	1.73%	3.49%	10,913,051,020	146,898,745	1.36%	12.35%	277,828,465	45,738,130	19.71%	147.99%
2015	24,603,062,715	637,349,180	2.66%	6.25%	11,559,524,765	646,473,745	5.92%	19.00%	348,919,630	71,091,165	25.59%	211.44%
2016	25,934,559,760	1,331,497,045	5.41%	12.00%	11,536,581,930	-22,942,835	-0.20%	18.77%	342,296,320	-6,623,310	-1.90%	205.53%
2017	27,080,489,080	1,145,929,320	4.42%	16.94%	12,058,729,945	522,148,015	4.53%	24.14%	311,376,460	-30,919,860	-9.03%	177.93%
2018	28,620,913,935	1,540,424,855	5.69%	23.60%	12,546,703,885	487,973,940	4.05%	29.17%	309,189,210	-2,187,250	-0.70%	175.98%

Rate Annual %chg: Residential & Recreational **2.14%**

Commercial & Industrial **2.59%**

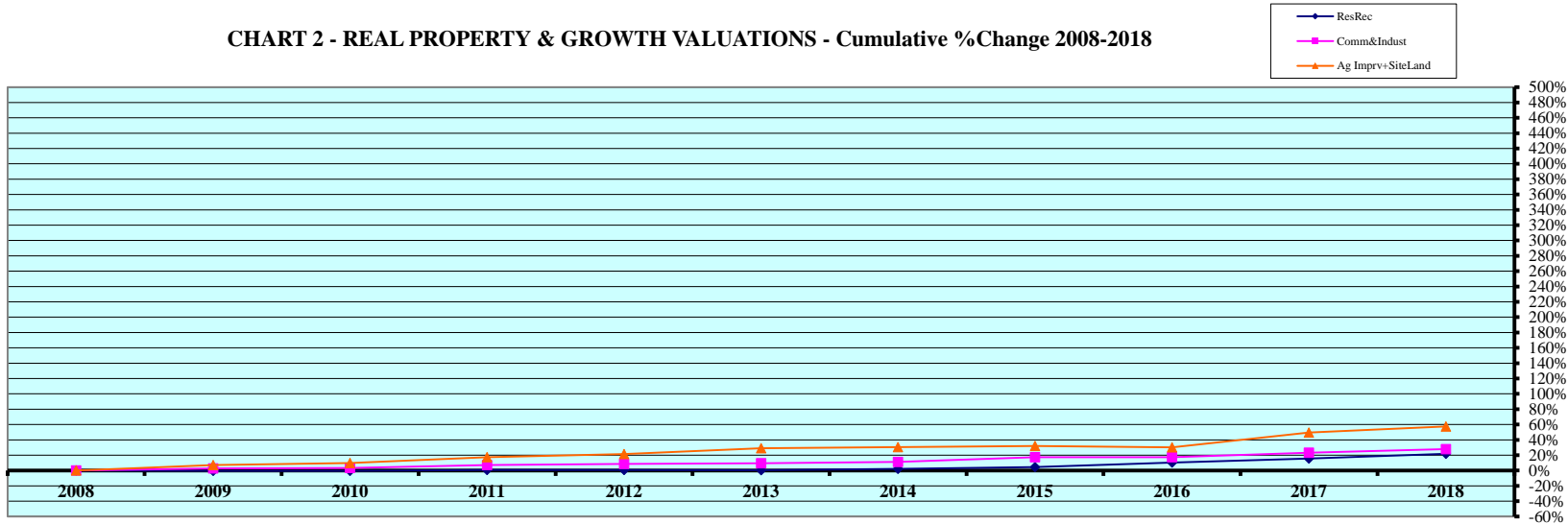
Agricultural Land **10.68%**

Cnty# **28**
County **DOUGLAS**

CHART 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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



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
2008	23,156,791,475	466,203,268	2.01%	22,690,588,207	--	--	9,713,651,165	200,518,349	2.06%	9,513,132,816	--	--
2009	23,353,118,230	307,953,047	1.32%	23,045,165,183	-0.48%	-0.48%	10,194,506,710	212,666,141	2.09%	9,981,840,569	2.76%	2.76%
2010	23,357,958,765	296,667,562	1.27%	23,061,291,203	-1.25%	-0.41%	10,167,981,076	128,535,711	1.26%	10,039,445,365	-1.52%	3.35%
2011	23,561,524,665	235,554,955	1.00%	23,325,969,710	-0.14%	0.73%	10,480,161,220	73,430,620	0.70%	10,406,730,600	2.35%	7.14%
2012	23,521,427,240	207,552,140	0.88%	23,313,875,100	-1.05%	0.68%	10,659,051,460	124,091,280	1.16%	10,534,960,180	0.52%	8.46%
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-1.18%	0.38%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-0.33%	9.37%
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	2.13%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%	11.35%
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	1.00%	4.53%	11,559,524,765	155,055,920	1.34%	11,404,468,845	4.50%	17.41%
2016	25,934,559,760	407,526,690	1.57%	25,527,033,070	3.76%	10.24%	11,536,581,930	137,451,664	1.19%	11,399,130,266	-1.39%	17.35%
2017	27,080,489,080	335,095,400	1.24%	26,745,393,680	3.13%	15.50%	12,058,729,945	96,166,700	0.80%	11,962,563,245	3.69%	23.15%
2018	28,620,913,935	417,539,700	1.46%	28,203,374,235	4.15%	21.79%	12,546,703,885	118,773,500	0.95%	12,427,930,385	3.06%	27.94%
Rate Ann%chg	2.14%						2.59%					
							C & I w/o growth					
	0.83%						1.41%					

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					
2008	115,999,550	14,119,965	130,119,515	1,360,270	1.05%	128,759,245	--	--
2009	129,454,865	11,725,595	141,180,460	1,867,060	1.32%	139,313,400	7.07%	7.07%
2010	132,976,204	11,066,400	144,042,604	1,324,052	0.92%	142,718,552	1.09%	9.68%
2011	141,732,620	11,762,900	153,495,520	917,170	0.60%	152,578,350	5.93%	17.26%
2012	146,804,130	11,816,410	158,620,540	636,670	0.40%	157,983,870	2.92%	21.41%
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450	5.81%	28.98%
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835	-0.11%	30.48%
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360	0.14%	31.87%
2016	158,302,535	16,904,820	175,207,355	5,600,762	3.20%	169,606,593	-2.00%	30.35%
2017	179,716,220	16,604,045	196,320,265	1,756,100	0.89%	194,564,165	11.05%	49.53%
2018	190,518,355	16,414,095	206,932,450	1,997,000	0.97%	204,935,450	4.39%	57.50%
Rate Ann%chg	5.09%	1.52%	4.75%	Ag Imprv+Site w/o growth			3.63%	

(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.

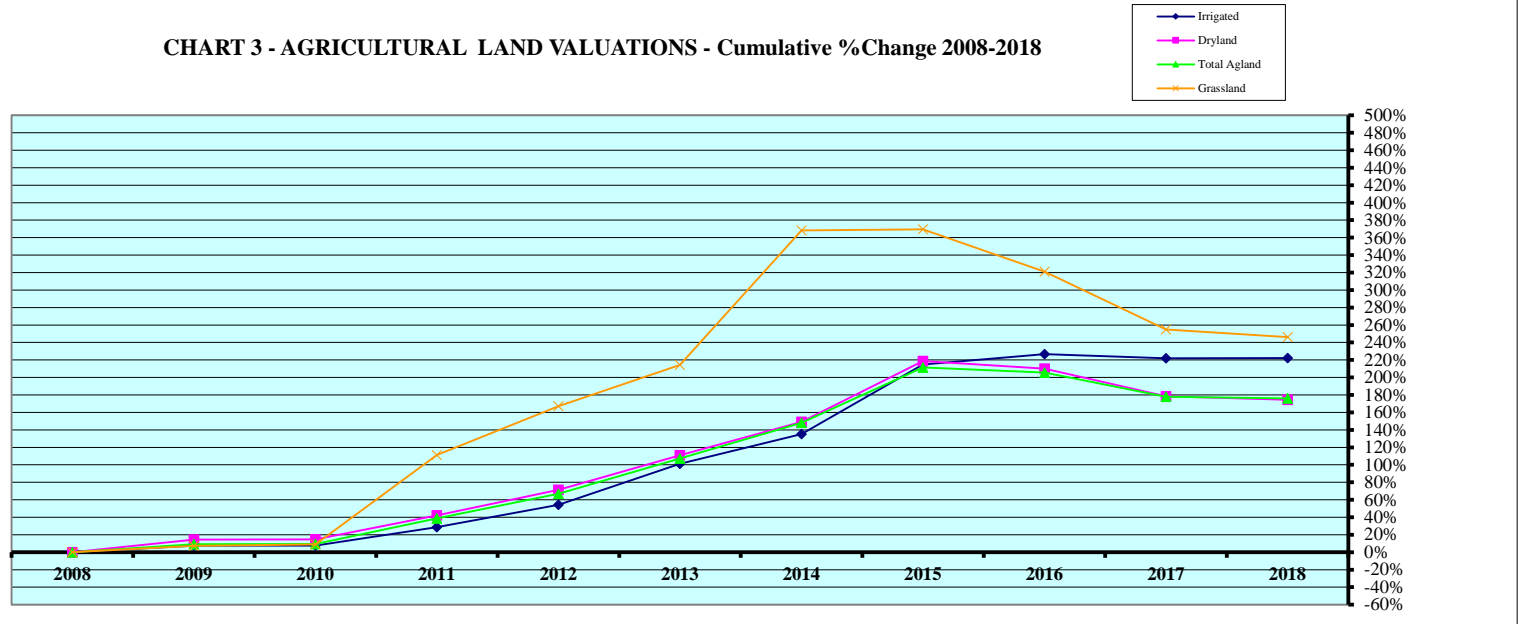
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	28
County	DOUGLAS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	19,157,620	--	--	--	81,029,090	--	--	--	5,894,910	--	--	--
2009	20,612,710	1,455,090	7.60%	7.60%	92,791,690	11,762,600	14.52%	14.52%	6,331,330	436,420	7.40%	7.40%
2010	20,622,590	9,880	0.05%	7.65%	92,972,180	180,490	0.19%	14.74%	6,411,040	79,710	1.26%	8.76%
2011	24,651,345	4,028,755	19.54%	28.68%	115,159,965	22,187,785	23.86%	42.12%	12,450,825	6,039,785	94.21%	111.21%
2012	29,524,560	4,873,215	19.77%	54.11%	138,791,430	23,631,465	20.52%	71.29%	15,746,410	3,295,585	26.47%	167.12%
2013	38,555,170	9,030,610	30.59%	101.25%	170,985,450	32,194,020	23.20%	111.02%	18,529,905	2,783,495	17.68%	214.34%
2014	45,064,390	6,509,220	16.88%	135.23%	201,790,805	30,805,355	18.02%	149.04%	27,603,385	9,073,480	48.97%	368.26%
2015	60,310,500	15,246,110	33.83%	214.81%	258,286,990	56,496,185	28.00%	218.76%	27,673,770	70,385	0.25%	369.45%
2016	62,580,840	2,270,340	3.76%	226.66%	251,142,275	-7,144,715	-2.77%	209.94%	24,825,020	-2,848,750	-10.29%	321.13%
2017	61,689,300	-891,540	-1.42%	222.01%	225,530,255	-25,612,020	-10.20%	178.33%	20,922,890	-3,902,130	-15.72%	254.93%
2018	61,722,200	32,900	0.05%	222.18%	222,452,800	-3,077,455	-1.36%	174.53%	20,407,680	-515,210	-2.46%	246.19%

Rate Ann.%chg: Irrigated 12.41% Dryland 10.63% Grassland 13.22%

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
2008	114,770	--	--	--	5,836,570	--	--	--	112,032,960	--	--	--
2009	136,210	21,440	18.68%	18.68%	2,467,890	-3,368,680	-57.72%	-57.72%	122,339,830	10,306,870	9.20%	9.20%
2010	139,220	3,010	2.21%	21.30%	2,422,640	-45,250	-1.83%	-58.49%	122,567,670	227,840	0.19%	9.40%
2011	148,690	9,470	6.80%	29.55%	2,916,115	493,475	20.37%	-50.04%	155,326,940	32,759,270	26.73%	38.64%
2012	149,420	730	0.49%	30.19%	2,830,580	-85,535	-2.93%	-51.50%	187,042,400	31,715,460	20.42%	66.95%
2013	149,340	-80	-0.05%	30.12%	3,870,470	1,039,890	36.74%	-33.69%	232,090,335	45,047,935	24.08%	107.16%
2014	338,770	189,430	126.84%	195.17%	3,031,115	-839,355	-21.69%	-48.07%	277,828,465	45,738,130	19.71%	147.99%
2015	344,540	5,770	1.70%	200.20%	2,303,830	-727,285	-23.99%	-60.53%	348,919,630	71,091,165	25.59%	211.44%
2016	376,260	31,720	9.21%	227.84%	3,371,925	1,068,095	46.36%	-42.23%	342,296,320	-6,623,310	-1.90%	205.53%
2017	398,910	22,650	6.02%	247.57%	2,835,105	-536,820	-15.92%	-51.43%	311,376,460	-30,919,860	-9.03%	177.93%
2018	390,870	-8,040	-2.02%	240.57%	4,215,660	1,380,555	48.70%	-27.77%	309,189,210	-2,187,250	-0.70%	175.98%

Cnty# 28
County DOUGLAS

Rate Ann.%chg: Total Agric Land 10.68%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (from County Abstract Reports)⁽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
2008	19,617,876	10,899	1,800			83,409,749	52,132	1,600			4,735,914	5,580	849		
2009	20,587,129	10,942	1,882	4.53%	4.53%	93,433,294	52,030	1,796	12.24%	12.24%	4,956,467	5,596	886	4.37%	4.37%
2010	20,576,430	10,938	1,881	-0.02%	4.51%	93,373,917	52,033	1,795	-0.07%	12.16%	4,980,692	5,615	887	0.14%	4.51%
2011	24,770,700	9,908	2,500	32.89%	38.89%	115,969,290	48,337	2,399	33.70%	49.95%	9,359,110	8,937	1,047	18.07%	23.40%
2012	29,835,036	9,946	3,000	19.99%	66.66%	139,373,087	48,083	2,899	20.82%	81.16%	12,702,488	9,097	1,396	33.34%	64.53%
2013	38,655,014	10,172	3,800	26.67%	111.11%	172,908,528	48,030	3,600	24.20%	125.00%	14,356,389	8,973	1,600	14.58%	88.53%
2014	44,612,858	10,082	4,425	16.45%	145.83%	204,618,617	47,059	4,348	20.78%	171.76%	21,510,984	8,964	2,400	49.99%	182.77%
2015	60,488,055	10,612	5,700	28.81%	216.67%	262,761,564	46,714	5,625	29.36%	251.56%	21,484,675	8,952	2,400	0.01%	182.79%
2016	62,546,660	10,677	5,858	2.77%	225.45%	254,892,390	46,052	5,535	-1.60%	245.94%	18,920,330	8,982	2,106	-12.23%	148.21%
2017	61,864,105	10,801	5,727	-2.23%	218.19%	229,371,835	45,249	5,069	-8.42%	216.82%	18,243,460	8,653	2,108	0.08%	148.42%
2018	62,006,495	10,833	5,724	-0.06%	218.00%	233,861,165	46,511	5,028	-0.81%	214.26%	18,698,975	9,214	2,029	-3.74%	139.12%

Rate Annual %chg Average Value/Acre: 12.26%

12.13%

9.11%

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
2008	173,412	3,473	50			2,854,445	4,701	607			110,791,396	76,785	1,443		
2009	194,295	3,476	56	11.96%	11.96%	3,591,760	4,790	750	23.50%	23.50%	122,762,945	76,833	1,598	10.74%	10.74%
2010	191,673	3,479	55	-1.46%	10.33%	2,928,871	4,864	602	-19.70%	-0.83%	122,051,583	76,929	1,587	-0.70%	9.96%
2011	173,868	3,002	58	5.12%	15.98%	5,148,705	5,212	988	64.03%	62.67%	155,421,671	75,397	2,061	29.93%	42.87%
2012	151,909	3,038	50	-13.66%	0.13%	4,566,560	5,167	884	-10.53%	45.55%	186,629,081	75,331	2,477	20.18%	71.70%
2013	149,059	2,981	50	0.00%	0.13%	6,096,556	5,204	1,172	32.56%	92.94%	232,165,546	75,360	3,081	24.35%	113.51%
2014	442,011	2,947	150	199.99%	200.40%	8,017,520	5,502	1,457	24.38%	139.98%	279,201,990	74,553	3,745	21.56%	159.55%
2015	438,676	2,925	150	0.00%	200.40%	7,777,560	5,328	1,460	0.17%	140.39%	352,950,530	74,531	4,736	26.45%	228.21%
2016	429,955	2,866	150	0.00%	200.40%	7,646,475	5,192	1,473	0.90%	142.55%	344,435,810	73,769	4,669	-1.40%	223.60%
2017	406,420	2,709	150	0.00%	200.40%	4,418,555	4,847	912	-38.10%	50.13%	314,304,375	72,260	4,350	-6.84%	201.45%
2018	444,535	2,968	150	-0.16%	199.91%	7,587,525	2,256	3,363	268.90%	453.85%	322,598,695	71,782	4,494	3.32%	211.47%

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DOUGLAS

Rate Annual %chg Average Value/Acre: 12.03%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 5 - 2018 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
517,110	DOUGLAS	1,731,654,470	395,193,130	404,029,965	28,620,913,935	10,565,060,060	1,981,643,825	0	309,189,210	190,518,355	16,414,095	0	44,214,617,045
<i>cnty sector</i>		<i>value % of total value:</i>	3.92%	0.89%	0.91%	64.73%	23.89%	4.48%	0.70%	0.43%	0.04%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,458	BENNINGTON	1,650,260	608,510	358,845	105,530,725	11,170,200	7,015,700	0	0	0	0	0	126,334,240
0.28%	<i>%sector of county sector</i>	0.10%	0.15%	0.09%	0.37%	0.11%	0.35%						0.29%
	<i>%sector of municipality</i>	1.31%	0.48%	0.28%	83.53%	8.84%	5.55%						100.00%
458,902	OMAHA	1,593,093,560	366,708,485	346,771,300	21,390,488,535	9,818,231,990	1,801,450,025	0	0	0	0	0	35,316,743,895
88.74%	<i>%sector of county sector</i>	92.00%	92.79%	85.83%	74.74%	92.93%	90.91%						79.88%
	<i>%sector of municipality</i>	4.51%	1.04%	0.98%	60.57%	27.80%	5.10%						100.00%
5,943	RALSTON	10,955,340	1,772,415	1,671,950	255,835,500	57,949,300	23,282,800	0	0	0	0	0	351,467,305
1.15%	<i>%sector of county sector</i>	0.63%	0.45%	0.41%	0.89%	0.55%	1.17%						0.79%
	<i>%sector of municipality</i>	3.12%	0.50%	0.48%	72.79%	16.49%	6.62%						100.00%
2,408	VALLEY	54,761,490	4,711,565	17,554,015	189,703,300	32,414,300	40,180,200	0	0	0	0	0	339,324,870
0.47%	<i>%sector of county sector</i>	3.16%	1.19%	4.34%	0.66%	0.31%	2.03%						0.77%
	<i>%sector of municipality</i>	16.14%	1.39%	5.17%	55.91%	9.55%	11.84%						100.00%
848	WATERLOO	8,743,810	921,840	2,640,995	31,577,600	13,381,400	22,056,400	0	0	0	0	0	79,322,045
0.16%	<i>%sector of county sector</i>	0.50%	0.23%	0.65%	0.11%	0.13%	1.11%						0.18%
	<i>%sector of municipality</i>	11.02%	1.16%	3.33%	39.81%	16.87%	27.81%						100.00%
469,559	Total Municipalities	1,669,204,460	374,722,815	368,997,105	21,973,135,660	9,933,147,190	1,893,985,125	0	0	0	0	0	36,213,192,355
90.80%	<i>%all municip.sectors of cnty</i>	96.39%	94.82%	91.33%	76.77%	94.02%	95.58%						81.90%