

NE Dept. of Revenue Property Assessment Division -- 2026 CERTIFIED SCHOOL ADJUSTED VALUE REPORT, pursuant to Neb. Rev. Stat. 79-1016
2026 Adjusted value "BY COUNTY BY BASE SCHOOL DISTRICT", for use in 2027-2028 state aid calculations
DO NOT USE THIS REPORT FOR LEVY SETTING PURPOSES

BY COUNTY REPORT
OCTOBER 9, 2026

BY COUNTY REPORT FOR # 28 DOUGLAS									
Base school name		Class	Basesch	Unif/LC	U/L				
FREMONT 1		3	27-0001						
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
		Pers. Prop.	Real	Real Prop.	Real Prop.				UNADJUSTED
Unadjusted Value ==>	470,880	1,047,855	7,446,550	11,836,045	1,695,200	471,335	39,328,480	0	62,296,345
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			75,218	251,831	17,844		1,123,671		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	470,880	1,047,855	7,521,768	12,087,876	1,713,044	471,335	40,452,151	0	63,764,909
Base school name		Class	Basesch	Unif/LC	U/L				
OMAHA 1		5	28-0001	00-9000	L				
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
		Pers. Prop.	Real	Real Prop.	Real Prop.				UNADJUSTED
Unadjusted Value ==>	1,303,073,060	302,532,405	308,413,142	25,048,406,690	9,441,511,655	4,568,265	45,284,380	0	36,453,789,597
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			3,115,284	532,806,591	91,927,356		1,293,839		
* TIF Base Value				6,501,900	708,416,300		0		ADJUSTED
Basesch adjusted in this County ==>	1,303,073,060	302,532,405	311,528,426	25,581,213,281	9,533,439,011	4,568,265	46,578,219	0	37,082,932,667
Base school name		Class	Basesch	Unif/LC	U/L				
ELKHORN 10		3	28-0010	00-9000	L				
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
		Pers. Prop.	Real	Real Prop.	Real Prop.				UNADJUSTED
Unadjusted Value ==>	216,217,700	9,740,930	18,944,280	9,841,236,279	2,606,503,600	5,760,335	57,092,611	0	12,755,495,735
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			191,356	209,387,375	27,428,305		1,631,218		
* TIF Base Value				31,600	815,700		0		ADJUSTED
Basesch adjusted in this County ==>	216,217,700	9,740,930	19,135,636	10,050,623,654	2,633,931,905	5,760,335	58,723,829	0	12,994,133,989

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Factors rounded for display. Agland adjusted to 72%, other real property adjusted to 96%.

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Base school name		Class	Basesch	Unif/LC	U/L				
DOUGLAS CO. WEST COMM. 15		3	28-0015	00-9000	L				
2026	Personal Property	Centrally Assessed Pers. Prop.		Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	108,102,160	10,622,160	39,065,395	1,511,241,185	265,503,600	8,337,325	143,386,830	0	2,086,258,655
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			394,600	31,378,735	2,781,402		4,096,767		
* TIF Base Value				36,440,930	1,270,500		0		ADJUSTED
Basesch adjusted in this County ==>	108,102,160	10,622,160	39,459,995	1,542,619,920	268,285,002	8,337,325	147,483,597	0	2,124,910,159
Base school name		Class	Basesch	Unif/LC	U/L				
MILLARD 17		3	28-0017	00-9000	L				
2026	Personal Property	Centrally Assessed Pers. Prop.		Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	265,725,880	109,041,620	25,441,495	10,716,790,505	3,304,955,805	327,250	1,348,070	0	14,423,630,625
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			256,985	228,016,865	34,784,401		38,516		
* TIF Base Value				0	439,000		0		ADJUSTED
Basesch adjusted in this County ==>	265,725,880	109,041,620	25,698,480	10,944,807,370	3,339,740,206	327,250	1,386,586	0	14,686,727,392
Base school name		Class	Basesch	Unif/LC	U/L				
RALSTON 54		3	28-0054	00-9000	L				
2026	Personal Property	Centrally Assessed Pers. Prop.		Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	184,715,440	8,084,765	9,707,090	1,136,714,075	1,421,989,935	0	155,950	0	2,761,367,255
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			98,051	24,185,411	14,475,280		4,456		
* TIF Base Value				0	46,838,900		0		ADJUSTED
Basesch adjusted in this County ==>	184,715,440	8,084,765	9,805,141	1,160,899,486	1,436,465,215	0	160,406	0	2,800,130,453

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Base school name		Class	Basesch	Unif/LC	U/L			
BENNINGTON 59		3	28-0059	00-9000	L			
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	13,686,430	1,877,740	876,230	2,949,349,120	253,481,000	7,972,990	71,745,995	0
Level of Value ==>			95.04	94.00	95.00		70.00	
Factor			0.01010101	0.02127660	0.01052632		0.02857143	
Adjustment Amount ==>			8,851	62,752,121	2,668,222		2,049,886	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	13,686,430	1,877,740	885,081	3,012,101,241	256,149,222	7,972,990	73,795,881	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
3,298,989,505								
Base school name		Class	Basesch	Unif/LC	U/L			
WESTSIDE 66		3	28-0066	00-9000	L			
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	95,018,610	51,831,175	27,124,850	3,573,113,665	1,614,740,300	0	0	0
Level of Value ==>			95.04	94.00	95.00		0.00	
Factor			0.01010101	0.02127660	0.01052632			
Adjustment Amount ==>			273,988	76,023,710	16,945,432		0	
* TIF Base Value				0	4,924,900		0	
Basesch adjusted in this County ==>	95,018,610	51,831,175	27,398,838	3,649,137,375	1,631,685,732	0	0	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
5,361,828,600								
Base school name		Class	Basesch	Unif/LC	U/L			
GRETNA 37		3	77-0037	00-9000	L			
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	981,130	81,600	14,005	826,682,015	36,673,800	2,017,370	13,725,865	0
Level of Value ==>			95.04	94.00	95.00		70.00	
Factor			0.01010101	0.02127660	0.01052632		0.02857143	
Adjustment Amount ==>			141	17,588,983	386,040		392,168	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	981,130	81,600	14,146	844,270,998	37,059,840	2,017,370	14,118,033	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
880,175,785								
898,543,117								

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Base school name		Class	Basesch	Unif/LC	U/L				
FORT CALHOUN 3		3	89-0003						
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
Unadjusted Value ==>	390,990	27,945	510	79,902,500	1,608,900	618,310	1,674,740	0	UNADJUSTED
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			5	1,700,054	16,936		47,850		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	390,990	27,945	515	81,602,554	1,625,836	618,310	1,722,590	0	85,988,740
Base school name		Class	Basesch	Unif/LC	U/L				
ARLINGTON 24		3	89-0024						
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
Unadjusted Value ==>	2,589,430	701,735	224,050	28,914,410	9,022,100	1,281,640	14,957,570	0	UNADJUSTED
Level of Value ==>			95.04	94.00	95.00		70.00		
Factor			0.01010101	0.02127660	0.01052632		0.02857143		
Adjustment Amount ==>			2,263	615,200	94,970		427,359		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	2,589,430	701,735	226,313	29,529,610	9,117,070	1,281,640	15,384,929	0	58,830,727
County UNadjusted total	2,190,971,710	495,589,930	437,257,597	55,724,186,489	18,957,685,895	31,354,820	388,700,491	0	78,225,746,932
County Adjustment Amnts			4,416,742	1,184,706,876	191,526,188		11,105,730		1,391,755,536
County ADJUSTED total	2,190,971,710	495,589,930	441,674,339	56,908,893,365	19,149,212,083	31,354,820	399,806,221	0	79,617,502,468
Note: County totals are a summation of the Class 3 -5 Schools, excluding the duplication of value for any Learning Community district.								11 Records for DOUGLAS Coun	

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