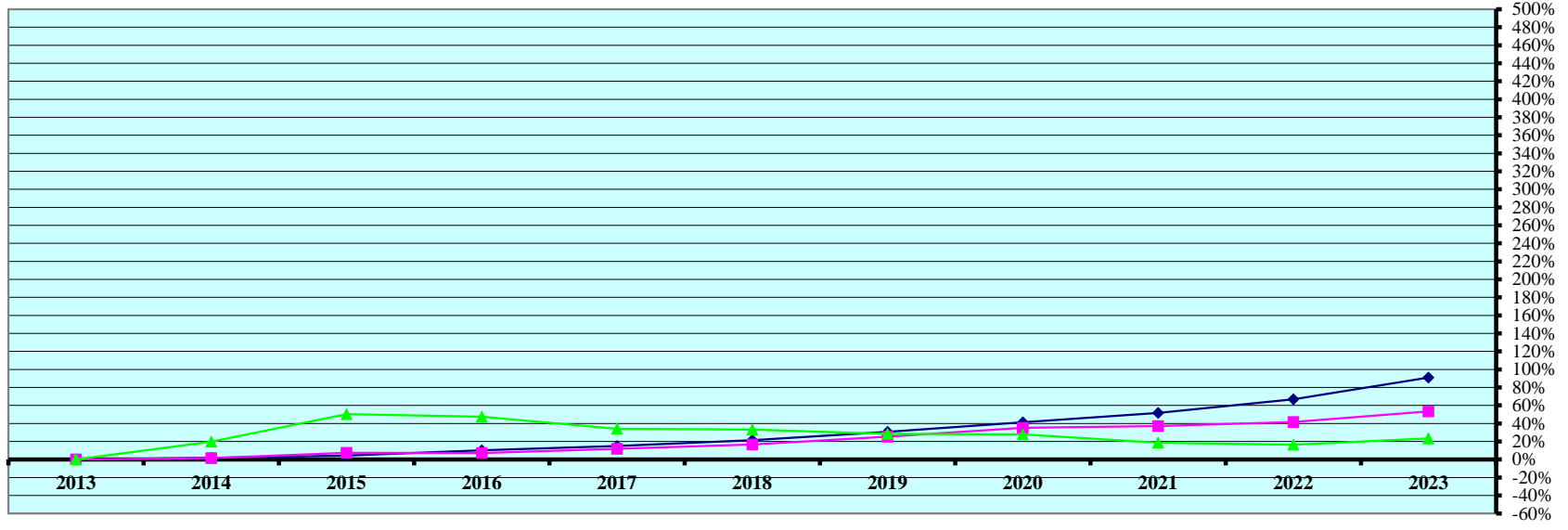


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	23,557,998,585	-	-	-	10,766,152,275	-	-	-	232,090,335	-	-	-
2014	23,965,713,535	407,714,950	1.73%	1.73%	10,913,051,020	146,898,745	1.36%	1.36%	277,828,465	45,738,130	19.71%	19.71%
2015	24,603,062,715	637,349,180	2.66%	4.44%	11,559,524,765	646,473,745	5.92%	7.37%	348,919,630	71,091,165	25.59%	50.34%
2016	25,934,559,760	1,331,497,045	5.41%	10.09%	11,536,581,930	-22,942,835	-0.20%	7.16%	342,296,320	-6,623,310	-1.90%	47.48%
2017	27,080,489,080	1,145,929,320	4.42%	14.95%	12,058,729,945	522,148,015	4.53%	12.01%	311,376,460	-30,919,860	-9.03%	34.16%
2018	28,620,913,935	1,540,424,855	5.69%	21.49%	12,546,703,885	487,973,940	4.05%	16.54%	309,189,210	-2,187,250	-0.70%	33.22%
2019	30,760,081,725	2,139,167,790	7.47%	30.57%	13,492,260,315	945,556,430	7.54%	25.32%	298,176,000	-11,013,210	-3.56%	28.47%
2020	33,302,138,735	2,542,057,010	8.26%	41.36%	14,535,497,200	1,043,236,885	7.73%	35.01%	296,527,625	-1,648,375	-0.55%	27.76%
2021	35,713,409,055	2,411,270,320	7.24%	51.60%	14,749,867,520	214,370,320	1.47%	37.00%	275,106,655	-21,420,970	-7.22%	18.53%
2022	39,322,849,665	3,609,440,610	10.11%	66.92%	15,245,686,355	495,818,835	3.36%	41.61%	270,207,010	-4,899,645	-1.78%	16.42%
2023	44,988,437,760	5,665,588,095	14.41%	90.97%	16,517,085,805	1,271,399,450	8.34%	53.42%	286,332,805	16,125,795	5.97%	23.37%

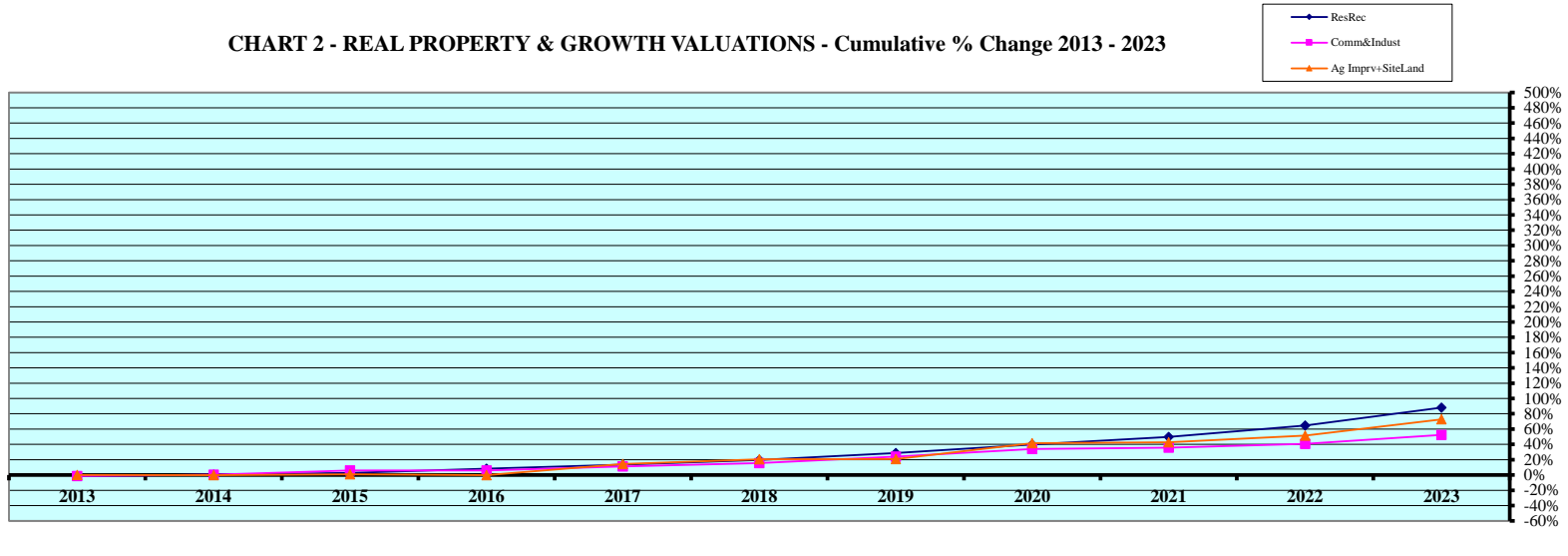
Rate Annual %chg: Residential & Recreational **6.68%** Commercial & Industrial **4.37%** Agricultural Land **2.12%**

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 2013 - 2023



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		
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-	-1.33%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-	-1.32%		
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	0.39%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%	0.46%		
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	1.00%	2.75%	11,559,524,765	155,055,920	1.34%	11,404,468,845	4.50%	5.93%		
2016	25,934,559,760	407,526,690	1.57%	25,527,033,070	3.76%	8.36%	11,536,581,930	137,451,664	1.19%	11,399,130,266	-1.39%	5.88%		
2017	27,080,489,080	335,095,400	1.24%	26,745,393,680	3.13%	13.53%	12,058,729,945	96,166,700	0.80%	11,962,563,245	3.69%	11.11%		
2018	28,620,913,935	417,539,700	1.46%	28,203,374,235	4.15%	19.72%	12,546,703,885	118,773,500	0.95%	12,427,930,385	3.06%	15.44%		
2019	30,760,081,725	460,985,540	1.50%	30,299,096,185	5.86%	28.61%	13,492,260,315	143,856,900	1.07%	13,348,403,415	6.39%	23.98%		
2020	33,302,138,735	373,300,200	1.12%	32,928,838,535	7.05%	39.78%	14,535,497,200	112,174,170	0.77%	14,423,323,030	6.90%	33.97%		
2021	35,713,409,055	449,303,795	1.26%	35,264,105,260	5.89%	49.69%	14,749,867,520	127,355,700	0.86%	14,622,511,820	0.60%	35.82%		
2022	39,322,849,665	562,626,650	1.43%	38,760,223,015	8.53%	64.53%	15,245,686,355	84,293,500	0.55%	15,161,392,855	2.79%	40.82%		
2023	44,988,437,760	682,638,550	1.52%	44,305,799,210	12.67%	88.07%	16,517,085,805	107,046,000	0.65%	16,410,039,805	7.64%	52.42%		
Rate Ann%chg	6.68%						5.24%	4.37%						3.46%
	Resid & Recreat w/o growth							C & I w/o growth						

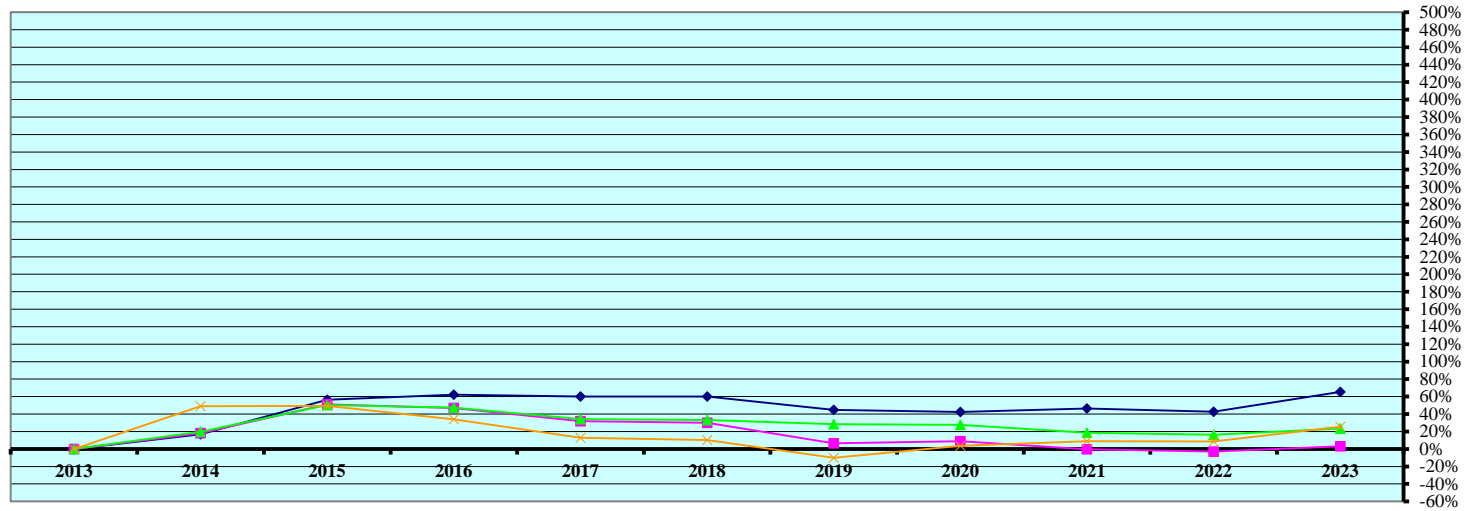
Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450	-	-
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835	-0.11%	-0.11%
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360	0.14%	0.96%
2016	158,302,535	16,904,820	175,207,355	5,600,762	3.20%	169,606,593	-2.00%	-0.21%
2017	179,716,220	16,604,045	196,320,265	1,756,100	0.89%	194,564,165	11.05%	14.48%
2018	190,518,355	16,414,095	206,932,450	1,997,600	0.97%	204,935,450	4.39%	20.58%
2019	191,819,510	15,338,435	207,157,945	1,747,000	0.84%	205,410,345	-0.74%	20.86%
2020	226,725,040	15,787,905	242,512,945	2,102,000	0.87%	240,410,945	16.05%	41.45%
2021	231,728,895	16,236,710	247,965,605	5,486,900	2.21%	242,478,705	-0.01%	42.67%
2022	248,063,185	16,094,215	264,157,400	6,532,600	2.47%	257,624,800	3.90%	51.58%
2023	268,343,120	31,699,645	300,042,765	6,532,600	2.18%	293,510,165	11.11%	72.69%
Rate Ann%chg	5.80%	6.26%	5.85%	Ag Imprv+Site w/o growth			4.38%	

(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; 2013 - 2023 CTL
Growth Value; 2013 - 2023 Abstract of Asmnt Rpt.
Prepared as of 12/29/2023

Cnty# 28
County DOUGLAS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	38,555,170	-	-	-	170,985,450	-	-	-	18,529,905	-	-	-
2014	45,064,390	6,509,220	16.88%	16.88%	201,790,805	30,805,355	18.02%	18.02%	27,603,385	9,073,480	48.97%	48.97%
2015	60,310,500	15,246,110	33.83%	56.43%	258,286,990	56,496,185	28.00%	51.06%	27,673,770	70,385	0.25%	49.35%
2016	62,580,840	2,270,340	3.76%	62.32%	251,142,275	-7,144,715	-2.77%	46.88%	24,825,020	-2,848,750	-10.29%	33.97%
2017	61,689,300	-891,540	-1.42%	60.00%	225,530,255	-25,612,020	-10.20%	31.90%	20,922,890	-3,902,130	-15.72%	12.91%
2018	61,722,200	32,900	0.05%	60.09%	222,452,800	-3,077,455	-1.36%	30.10%	20,407,680	-515,210	-2.46%	10.13%
2019	55,834,770	-5,887,430	-9.54%	44.82%	182,278,950	-40,173,850	-18.06%	6.60%	16,664,745	-3,742,935	-18.34%	-10.07%
2020	54,884,080	-950,690	-1.70%	42.35%	186,277,525	3,998,575	2.19%	8.94%	19,208,515	2,543,770	15.26%	3.66%
2021	56,392,990	1,508,910	2.75%	46.27%	170,355,450	-15,922,075	-8.55%	-0.37%	20,182,755	974,240	5.07%	8.92%
2022	54,986,025	-1,406,965	-2.49%	42.62%	165,999,930	-4,355,520	-2.56%	-2.92%	20,126,975	-55,780	-0.28%	8.62%
2023	63,761,365	8,775,340	15.96%	65.38%	176,110,880	10,110,950	6.09%	3.00%	23,275,015	3,148,040	15.64%	25.61%

Rate Ann.%chg: Irrigated **5.16%** Dryland **0.30%** Grassland **2.31%**

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
2013	149,340	-	-	-	3,870,470	-	-	-	232,090,335	-	-	-
2014	338,770	189,430	126.84%	126.84%	3,031,115	-839,355	-21.69%	-21.69%	277,828,465	45,738,130	19.71%	19.71%
2015	344,540	5,770	1.70%	130.71%	2,303,830	-727,285	-23.99%	-40.48%	348,919,630	71,091,165	25.59%	50.34%
2016	376,260	31,720	9.21%	151.95%	3,371,925	1,068,095	46.36%	-12.88%	342,296,320	-6,623,310	-1.90%	47.48%
2017	398,910	22,650	6.02%	167.12%	2,835,105	-536,820	-15.92%	-26.75%	311,376,460	-30,919,860	-9.03%	34.16%
2018	390,870	-8,040	-2.02%	161.73%	4,215,660	1,380,555	48.70%	8.92%	309,189,210	-2,187,250	-0.70%	33.22%
2019	333,640	-57,230	-14.64%	123.41%	43,063,895	38,848,235	921.52%	1012.63%	298,176,000	-11,013,210	-3.56%	28.47%
2020	336,375	2,735	0.82%	125.24%	35,821,130	-7,242,765	-16.82%	825.50%	296,527,625	-1,648,375	-0.55%	27.76%
2021	247,210	-89,165	-26.51%	65.54%	27,928,250	-7,892,880	-22.03%	621.57%	275,106,655	-21,420,970	-7.22%	18.53%
2022	245,250	-1,960	-0.79%	64.22%	28,848,830	920,580	3.30%	645.36%	270,207,010	-4,899,645	-1.78%	16.42%
2023	254,490	9,240	3.77%	70.41%	22,931,055	-5,917,775	-20.51%	492.46%	286,332,805	16,125,795	5.97%	23.37%

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

Rate Ann.%chg: Total Agric Land **2.12%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	38,655,014	10,172	3,800			172,908,528	48,030	3,600			14,356,389	8,973	1,600		
2014	44,612,858	10,082	4,425	16.45%	16.45%	204,618,617	47,059	4,348	20.78%	20.78%	21,510,984	8,964	2,400	49.99%	49.99%
2015	60,488,055	10,612	5,700	28.81%	50.00%	262,761,564	46,714	5,625	29.36%	56.25%	21,484,675	8,952	2,400	0.01%	50.00%
2016	62,546,660	10,677	5,858	2.77%	54.16%	254,892,390	46,052	5,535	-1.60%	53.75%	18,920,330	8,982	2,106	-12.23%	31.66%
2017	61,864,105	10,801	5,727	-2.23%	50.72%	229,371,835	45,249	5,069	-8.42%	40.81%	18,243,460	8,653	2,108	0.08%	31.77%
2018	62,006,495	10,833	5,724	-0.06%	50.63%	233,861,165	46,511	5,028	-0.81%	39.67%	18,698,975	9,214	2,029	-3.74%	26.83%
2019	60,602,465	10,759	5,633	-1.60%	48.23%	224,694,895	46,033	4,881	-2.92%	35.59%	20,339,940	13,004	1,564	-22.92%	-2.24%
2020	62,951,460	10,751	5,855	3.96%	54.09%	212,304,955	44,415	4,780	-2.07%	32.78%	21,970,965	12,338	1,781	13.85%	11.30%
2021	68,604,420	11,723	5,852	-0.06%	54.00%	198,181,615	42,115	4,706	-1.55%	30.72%	21,897,350	11,756	1,863	4.60%	16.42%
2022	68,486,790	11,701	5,853	0.02%	54.03%	197,686,290	41,019	4,819	2.41%	33.87%	21,622,450	11,626	1,860	-0.15%	16.24%
2023	68,897,085	11,678	5,900	0.79%	55.25%	190,635,655	42,256	4,511	-6.39%	25.32%	22,718,130	11,905	1,908	2.61%	19.27%

Rate Annual %chg Average Value/Acre: 4.50%

2.28%

1.78%

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
2013	149,059	2,981	50			6,096,556	5,204	1,172			232,165,546	75,360	3,081		
2014	442,011	2,947	150	199.99%	199.99%	8,017,520	5,502	1,457	24.38%	24.38%	279,201,990	74,553	3,745	21.56%	21.56%
2015	438,676	2,925	150	0.00%	200.00%	7,777,560	5,328	1,460	0.17%	24.59%	352,950,530	74,531	4,736	26.45%	53.72%
2016	429,955	2,866	150	0.00%	200.00%	7,646,475	5,192	1,473	0.90%	25.71%	344,435,810	73,769	4,669	-1.40%	51.56%
2017	406,420	2,709	150	0.00%	200.00%	4,418,555	4,847	912	-38.10%	-22.19%	314,304,375	72,260	4,350	-6.84%	41.19%
2018	444,535	2,968	150	-0.16%	199.51%	7,587,525	2,256	3,363	268.90%	187.06%	322,598,695	71,782	4,494	3.32%	45.88%
2019	431,915	2,926	148	-1.42%	195.25%	536,850	1,144	469	-86.05%	-59.95%	306,606,065	73,866	4,151	-7.64%	34.73%
2020	418,705	2,798	150	1.37%	199.29%	707,495	1,066	664	41.44%	-43.35%	298,353,580	71,368	4,180	0.71%	35.70%
2021	392,020	2,619	150	0.01%	199.31%	434,230	1,017	427	-35.67%	-63.56%	289,509,635	69,230	4,182	0.03%	35.74%
2022	263,530	1,758	150	0.19%	199.89%	469,790	507	927	117.13%	-20.87%	288,528,850	66,610	4,332	3.58%	40.60%
2023	295,265	1,968	150	0.04%	200.00%	8,265,880	703	11,766	1169.18%	904.31%	290,812,015	68,510	4,245	-2.00%	37.79%

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DOUGLAS

Rate Annual %chg Average Value/Acre: 3.26%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5 - 2023 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
584,526	DOUGLAS	1,920,826,120	432,780,570	460,510,360	44,988,437,760	13,921,585,425	2,595,500,380	0	286,332,805	268,343,120	31,699,645	0	64,906,016,185
cnty sectorvalue % of total value:		2.96%	0.67%	0.71%	69.31%	21.45%	4.00%		0.44%	0.41%	0.05%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,026	BENNINGTON	4,758,780	573,840	372,730	205,704,465	31,025,920	11,541,700	0	0	0	0	0	253,977,435
0.35%	%sector of county sector	0.25%	0.13%	0.08%	0.46%	0.22%	0.44%						0.39%
	%sector of municipality	1.87%	0.23%	0.15%	80.99%	12.22%	4.54%						100.00%
491,841	OMAHA	1,728,825,690	399,478,995	370,076,105	32,408,993,210	12,674,262,670	2,329,187,480	0	3,416,040	6,142,155	343,775	0	49,920,726,120
84.14%	%sector of county sector	90.00%	92.31%	80.36%	72.04%	91.04%	89.74%		1.19%	2.29%	1.08%		76.91%
	%sector of municipality	3.46%	0.80%	0.74%	64.92%	25.39%	4.67%		0.01%	0.01%	0.00%		100.00%
6,494	RALSTON	10,815,230	4,729,800	20,500,155	407,084,265	102,555,500	31,754,900	0	0	0	0	0	577,439,850
1.11%	%sector of county sector	0.56%	1.09%	4.45%	0.90%	0.74%	1.22%						0.89%
	%sector of municipality	1.87%	0.82%	3.55%	70.50%	17.76%	5.50%						100.00%
3,037	VALLEY	79,125,750	3,800,975	23,020,335	454,693,875	77,617,200	57,620,500	0	370,680	436,700	15,900	0	696,701,915
0.52%	%sector of county sector	4.12%	0.88%	5.00%	1.01%	0.56%	2.22%		0.13%	0.16%	0.05%		1.07%
	%sector of municipality	11.36%	0.55%	3.30%	65.26%	11.14%	8.27%		0.05%	0.06%	0.00%		100.00%
935	WATERLOO	7,414,870	954,350	3,358,900	67,170,100	18,424,400	26,570,800	0	267,370	0	0	0	124,160,790
0.16%	%sector of county sector	0.39%	0.22%	0.73%	0.15%	0.13%	1.02%		0.09%				0.19%
	%sector of municipality	5.97%	0.77%	2.71%	54.10%	14.84%	21.40%		0.22%				100.00%
	%sector of county sector												
	%sector of municipality												
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504,334	Total Municipalities	1,830,940,321	409,537,961	417,328,226	33,543,645,919	12,903,885,692	2,456,675,381	0	4,054,090	6,578,855	359,675	0	51,573,006,116
86.28%	%all municip.sectors of cnty	95.32%	94.63%	90.62%	74.56%	92.69%	94.65%		1.42%	2.45%	1.13%		79.46%