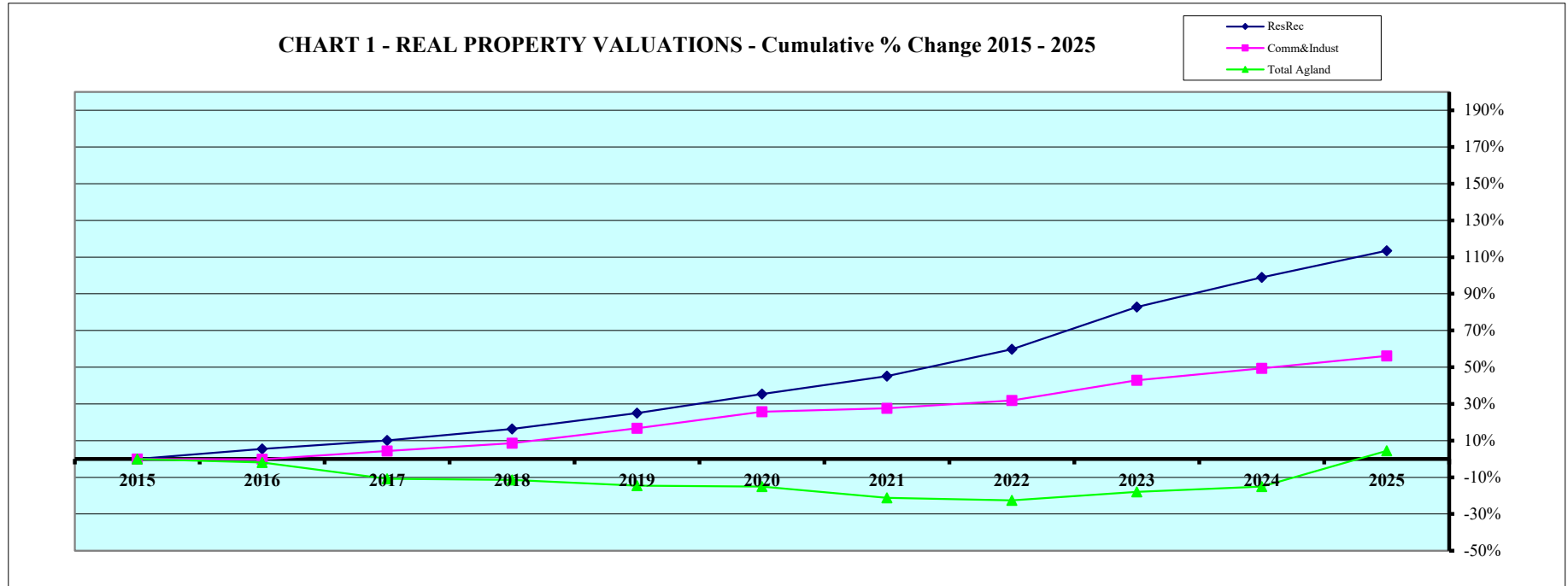


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	24,603,062,715	-	-	-	11,559,524,765	-	-	-	348,919,630	-	-	-
2016	25,934,559,760	1,331,497,045	5.41%	5.41%	11,536,581,930	-22,942,835	-0.20%	-0.20%	342,296,320	-6,623,310	-1.90%	-1.90%
2017	27,080,489,080	1,145,929,320	4.42%	10.07%	12,058,729,945	522,148,015	4.53%	4.32%	311,376,460	-30,919,860	-9.03%	-10.76%
2018	28,620,913,935	1,540,424,855	5.69%	16.33%	12,546,703,885	487,973,940	4.05%	8.54%	309,189,210	-2,187,250	-0.70%	-11.39%
2019	30,760,081,725	2,139,167,790	7.47%	25.03%	13,492,260,315	945,556,430	7.54%	16.72%	298,176,000	-11,013,210	-3.56%	-14.54%
2020	33,302,138,735	2,542,057,010	8.26%	35.36%	14,535,497,200	1,043,236,885	7.73%	25.74%	296,527,625	-1,648,375	-0.55%	-15.02%
2021	35,713,409,055	2,411,270,320	7.24%	45.16%	14,749,867,520	214,370,320	1.47%	27.60%	275,106,655	-21,420,970	-7.22%	-21.15%
2022	39,322,849,665	3,609,440,610	10.11%	59.83%	15,245,686,355	495,818,835	3.36%	31.89%	270,207,010	-4,899,645	-1.78%	-22.56%
2023	44,988,437,760	5,665,588,095	14.41%	82.86%	16,517,085,805	1,271,399,450	8.34%	42.89%	286,332,805	16,125,795	5.97%	-17.94%
2024	48,936,354,005	3,947,916,245	8.78%	98.90%	17,262,466,200	745,380,395	4.51%	49.34%	296,620,670	10,287,865	3.59%	-14.99%
2025	52,525,349,025	3,588,995,020	7.33%	113.49%	18,049,733,405	787,267,205	4.56%	56.15%	364,359,930	67,739,260	22.84%	4.43%

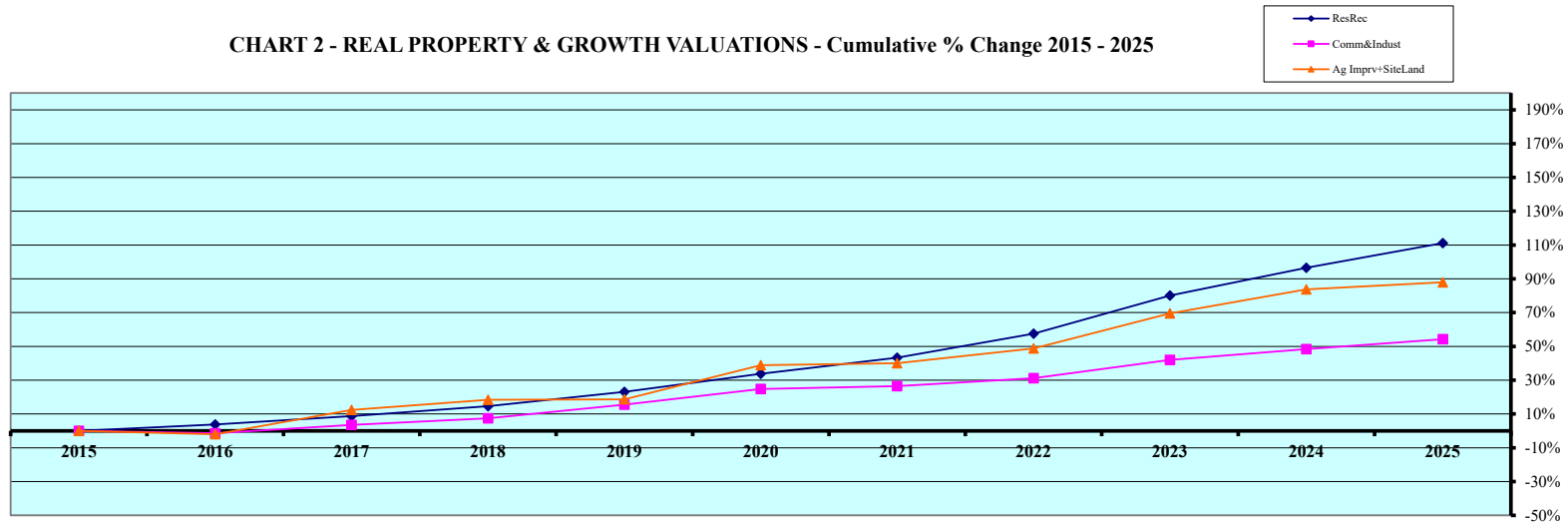
Rate Annual %chg: Residential & Recreational **7.88%** Commercial & Industrial **4.56%** Agricultural Land **0.43%**

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 2015 - 2025



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
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	--	--	11,559,524,765	155,055,920	1.34%	11,404,468,845	--	--
2016	25,934,559,760	407,526,690	1.57%	25,527,033,070	3.76%	3.76%	11,536,581,930	137,451,664	1.19%	11,399,130,266	-1.39%	-1.39%
2017	27,080,489,080	335,095,400	1.24%	26,745,393,680	3.13%	8.71%	12,058,729,945	96,166,700	0.80%	11,962,563,245	3.69%	3.49%
2018	28,620,913,935	417,539,700	1.46%	28,203,374,235	4.15%	14.63%	12,546,703,885	118,773,500	0.95%	12,427,930,385	3.06%	7.51%
2019	30,760,081,725	460,985,540	1.50%	30,299,096,185	5.86%	23.15%	13,492,260,315	143,856,900	1.07%	13,348,403,415	6.39%	15.48%
2020	33,302,138,735	373,300,200	1.12%	32,928,838,535	7.05%	33.84%	14,535,497,200	112,174,170	0.77%	14,423,323,030	6.90%	24.77%
2021	35,713,409,055	449,303,795	1.26%	35,264,105,260	5.89%	43.33%	14,749,867,520	127,355,700	0.86%	14,622,511,820	0.60%	26.50%
2022	39,322,849,665	562,626,650	1.43%	38,760,223,015	8.53%	57.54%	15,245,686,355	84,293,500	0.55%	15,161,392,855	2.79%	31.16%
2023	44,988,437,760	682,638,550	1.52%	44,305,799,210	12.67%	80.08%	16,517,085,805	107,046,000	0.65%	16,410,039,805	7.64%	41.96%
2024	48,936,354,005	589,937,500	1.21%	48,346,416,505	7.46%	96.51%	17,262,466,200	108,737,500	0.63%	17,153,728,700	3.85%	48.39%
2025	52,525,349,025	576,535,800	1.10%	51,948,813,225	6.16%	111.15%	18,049,733,405	218,230,500	1.21%	17,831,502,905	3.30%	54.26%
Rate Ann%chg	7.88%	Resid & Recreat w/o growth				6.47%	C & I w/o growth				3.68%	

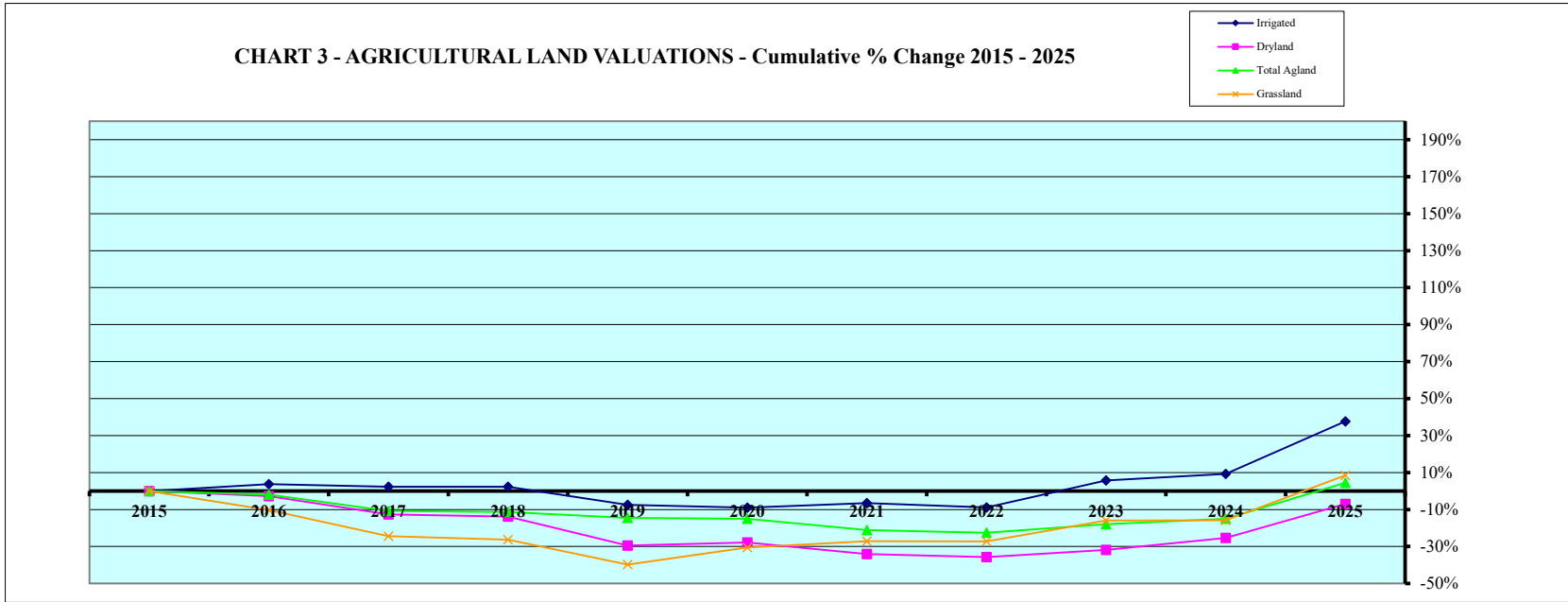
Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360	--	--
2016	158,302,535	16,904,820	175,207,355	5,600,762	3.20%	169,606,593	-2.00%	-2.00%
2017	179,716,220	16,604,045	196,320,265	1,756,100	0.89%	194,564,165	11.05%	12.42%
2018	190,518,355	16,414,095	206,932,450	1,997,000	0.97%	204,935,450	4.39%	18.41%
2019	191,819,510	15,338,435	207,157,945	1,747,600	0.84%	205,410,345	-0.74%	18.69%
2020	226,725,040	15,787,905	242,512,945	2,102,200	0.87%	240,410,945	16.05%	38.91%
2021	231,728,895	16,236,710	247,965,605	5,486,900	2.21%	242,478,705	-0.01%	40.10%
2022	248,063,185	16,094,215	264,157,400	6,532,600	2.47%	257,624,800	3.90%	48.86%
2023	268,343,120	31,699,645	300,042,765	6,532,600	2.18%	293,510,165	11.11%	69.59%
2024	292,516,995	31,427,125	323,944,120	5,864,300	1.81%	318,079,820	6.01%	83.79%
2025	302,377,925	31,441,015	333,818,940	8,516,800	2.55%	325,302,140	0.42%	87.96%
Rate Ann%chg	6.85%	6.19%	6.79%	Ag Imprv+Site w/o growth		5.02%		

(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; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 28
County DOUGLAS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	60,310,500	-	-	-	258,286,990	-	-	-	27,673,770	-	-	-
2016	62,580,840	2,270,340	3.76%	3.76%	251,142,275	-7,144,715	-2.77%	-2.77%	24,825,020	-2,848,750	-10.29%	-10.29%
2017	61,689,300	-891,540	-1.42%	2.29%	225,530,255	-25,612,020	-10.20%	-12.68%	20,922,890	-3,902,130	-15.72%	-24.39%
2018	61,722,200	32,900	0.05%	2.34%	222,452,800	-3,077,455	-1.36%	-13.87%	20,407,680	-515,210	-2.46%	-26.26%
2019	55,834,770	-5,887,430	-9.54%	-7.42%	182,278,950	-40,173,850	-18.06%	-29.43%	16,664,745	-3,742,935	-18.34%	-39.78%
2020	54,884,080	-950,690	-1.70%	-9.00%	186,277,525	3,998,575	2.19%	-27.88%	19,208,515	2,543,770	15.26%	-30.59%
2021	56,392,990	1,508,910	2.75%	-6.50%	170,355,450	-15,922,075	-8.55%	-34.04%	20,182,755	974,240	5.07%	-27.07%
2022	54,986,025	-1,406,965	-2.49%	-8.83%	165,999,930	-4,355,520	-2.56%	-35.73%	20,126,975	-55,780	-0.28%	-27.27%
2023	63,761,365	8,775,340	15.96%	5.72%	176,110,880	10,110,950	6.09%	-31.82%	23,275,015	3,148,040	15.64%	-15.90%
2024	65,905,775	2,144,410	3.36%	9.28%	192,781,220	16,670,340	9.47%	-25.36%	23,282,225	7,210	0.03%	-15.87%
2025	83,035,355	17,129,580	25.99%	37.68%	240,113,205	47,331,985	24.55%	-7.04%	30,019,320	6,737,095	28.94%	8.48%

Rate Ann.%chg: Irrigated Dryland Grassland

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
2015	344,540	-	-	-	2,303,830	-	-	-	348,919,630	-	-	-
2016	376,260	31,720	9.21%	9.21%	3,371,925	1,068,095	46.36%	46.36%	342,296,320	-6,623,310	-1.90%	-1.90%
2017	398,910	22,650	6.02%	15.78%	2,835,105	-536,820	-15.92%	23.06%	311,376,460	-30,919,860	-9.03%	-10.76%
2018	390,870	-8,040	-2.02%	13.45%	4,215,660	1,380,555	48.70%	82.98%	309,189,210	-2,187,250	-0.70%	-11.39%
2019	333,640	-57,230	-14.64%	-3.16%	43,063,895	38,848,235	921.52%	1769.23%	298,176,000	-11,013,210	-3.56%	-14.54%
2020	336,375	2,735	0.82%	-2.37%	35,821,130	-7,242,765	-16.82%	1454.85%	296,527,625	-1,648,375	-0.55%	-15.02%
2021	247,210	-89,165	-26.51%	-28.25%	27,928,250	-7,892,880	-22.03%	1112.25%	275,106,655	-21,420,970	-7.22%	-21.15%
2022	245,250	-1,960	-0.79%	-28.82%	28,848,830	920,580	3.30%	1152.21%	270,207,010	-4,899,645	-1.78%	-22.56%
2023	254,490	9,240	3.77%	-26.14%	22,931,055	-5,917,775	-20.51%	895.34%	286,332,805	16,125,795	5.97%	-17.94%
2024	260,470	5,980	2.35%	-24.40%	14,390,980	-8,540,075	-37.24%	524.65%	296,620,670	10,287,865	3.59%	-14.99%
2025	497,700	237,230	91.08%	44.45%	10,694,350	-3,696,630	-25.69%	364.20%	364,359,930	67,739,260	22.84%	4.43%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	60,488,055	10,612	5,700			262,761,564	46,714	5,625			21,484,675	8,952	2,400		
2016	62,546,660	10,677	5,858	2.77%	2.77%	254,892,390	46,052	5,535	-1.60%	-1.60%	18,920,330	8,982	2,106	-12.23%	-12.23%
2017	61,864,105	10,801	5,727	-2.23%	0.48%	229,371,835	45,249	5,069	-8.42%	-9.88%	18,243,460	8,653	2,108	0.08%	-12.16%
2018	62,006,495	10,833	5,724	-0.06%	0.42%	233,861,165	46,511	5,028	-0.81%	-10.61%	18,698,975	9,214	2,029	-3.74%	-15.44%
2019	60,602,465	10,759	5,633	-1.60%	-1.18%	224,694,895	46,033	4,881	-2.92%	-13.22%	20,339,940	13,004	1,564	-22.92%	-34.83%
2020	62,951,460	10,751	5,855	3.96%	2.73%	212,304,955	44,415	4,780	-2.07%	-15.02%	21,970,965	12,338	1,781	13.85%	-25.80%
2021	68,604,420	11,723	5,852	-0.06%	2.67%	198,181,615	42,115	4,706	-1.55%	-16.34%	21,897,350	11,756	1,863	4.60%	-22.39%
2022	68,486,790	11,701	5,853	0.02%	2.69%	197,686,290	41,019	4,819	2.41%	-14.32%	21,622,450	11,626	1,860	-0.15%	-22.51%
2023	68,897,085	11,678	5,900	0.79%	3.50%	190,635,655	42,256	4,511	-6.39%	-19.79%	22,718,130	11,905	1,908	2.61%	-20.49%
2024	67,261,320	11,406	5,897	-0.05%	3.45%	196,448,540	39,304	4,998	10.79%	-11.14%	23,314,360	11,999	1,943	1.82%	-19.04%
2025	83,033,740	11,333	7,327	24.25%	28.54%	240,738,680	38,724	6,217	24.38%	10.52%	29,507,780	12,133	2,432	25.17%	1.34%

Rate Annual %chg Average Value/Acre:

3.22%

-0.87%

3.22%

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
2015	438,676	2,925	150			7,777,560	5,328	1,460			352,950,530	74,531	4,736		
2016	429,955	2,866	150	0.00%	0.00%	7,646,475	5,192	1,473	0.90%	0.90%	344,435,810	73,769	4,669	-1.40%	-1.40%
2017	406,420	2,709	150	0.00%	0.00%	4,418,555	4,847	912	-38.10%	-37.54%	314,304,375	72,260	4,350	-6.84%	-8.15%
2018	444,535	2,968	150	-0.16%	-0.16%	7,587,525	2,256	3,363	268.90%	130.40%	322,598,695	71,782	4,494	3.32%	-5.10%
2019	431,915	2,926	148	-1.42%	-1.58%	536,850	1,144	469	-86.05%	-67.85%	306,606,065	73,866	4,151	-7.64%	-12.35%
2020	418,705	2,798	150	1.37%	-0.24%	707,495	1,066	664	41.44%	-54.53%	298,353,580	71,368	4,180	0.71%	-11.72%
2021	392,020	2,619	150	0.01%	-0.23%	434,230	1,017	427	-35.67%	-70.75%	289,509,635	69,230	4,182	0.03%	-11.69%
2022	263,530	1,758	150	0.19%	-0.04%	469,790	507	927	117.13%	-36.49%	288,528,850	66,610	4,332	3.58%	-8.53%
2023	295,265	1,968	150	0.04%	0.00%	8,265,880	703	11,766	1169.18%	706.08%	290,812,015	68,510	4,245	-2.00%	-10.36%
2024	261,850	1,751	150	-0.33%	-0.33%	11,013,490	564	19,524	65.93%	1237.52%	298,299,560	65,025	4,587	8.07%	-3.13%
2025	468,630	1,717	273	82.61%	82.01%	10,938,040	2,657	4,116	-78.92%	182.00%	364,686,870	66,564	5,479	19.43%	15.69%

28

DOUGLAS

Rate Annual %chg Average Value/Acre:

0.33%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 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	2,174,734,420	517,509,520	432,488,810	52,525,349,025	15,105,818,205	2,943,915,200	0	364,359,930	302,377,925	31,441,015	0	74,397,994,050
cnty sector/value % of total value:		2.92%	0.70%	0.58%	70.60%	20.30%	3.96%		0.49%	0.41%	0.04%		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	5,089,870	830,655	243,295	233,892,900	0	0	34,639,200	12,551,600	0	0	0	287,247,520
0.35%	%sector of county sector	0.23%	0.16%	0.06%	0.45%				3.44%				0.39%
	%sector of municipality	1.77%	0.29%	0.08%	81.43%			12.06%	4.37%				100.00%
494,746	OMAHA	1,869,273,530	485,790,050	366,935,365	37,598,397,270	0	7,906,645	13,485,533,005	2,646,877,000	3,885,000	389,245	0	56,464,987,110
84.64%	%sector of county sector	85.95%	93.87%	84.84%	71.58%		0.27%		726.45%	1.28%	1.24%		75.90%
	%sector of municipality	3.31%	0.86%	0.65%	66.59%		0.01%	23.88%	4.69%	0.01%	0.00%		100.00%
6,494	RALSTON	11,423,440	2,602,805	1,924,460	474,826,900	0	0	143,172,800	35,073,900	0	0	0	669,024,305
1.11%	%sector of county sector	0.53%	0.50%	0.44%	0.90%				9.63%				0.90%
	%sector of municipality	1.71%	0.39%	0.29%	70.97%			21.40%	5.24%				100.00%
3,037	VALLEY	90,715,030	4,295,670	21,112,520	523,769,745	0	420,600	85,700,000	68,705,500	538,900	15,350	0	795,273,315
0.52%	%sector of county sector	4.17%	0.83%	4.88%	1.00%		0.01%		18.86%	0.18%	0.05%		1.07%
	%sector of municipality	11.41%	0.54%	2.65%	65.86%		0.05%	10.78%	8.64%	0.07%	0.00%		100.00%
935	WATERLOO	6,322,390	1,114,600	3,074,545	91,785,305	0	0	23,745,600	25,803,200	1,323,575	0	0	153,169,215
0.16%	%sector of county sector	0.29%	0.22%	0.71%	0.17%				7.08%	0.44%			0.21%
	%sector of municipality	4.13%	0.73%	2.01%	59.92%			15.50%	16.85%	0.86%			100.00%
	%sector of county sector												
	%sector of municipality												
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507,239	Total Municipalities	1,982,824,261	494,633,781	393,290,186	38,922,672,124	0	8,327,245	13,772,790,606	2,789,011,208	5,747,475	404,595	0	58,369,701,471
86.78%	%all municip.sectors of cnty	91.18%	95.58%	90.94%	74.10%		0.28%	#DIV/0!	765.45%	1.90%	1.29%		78.46%