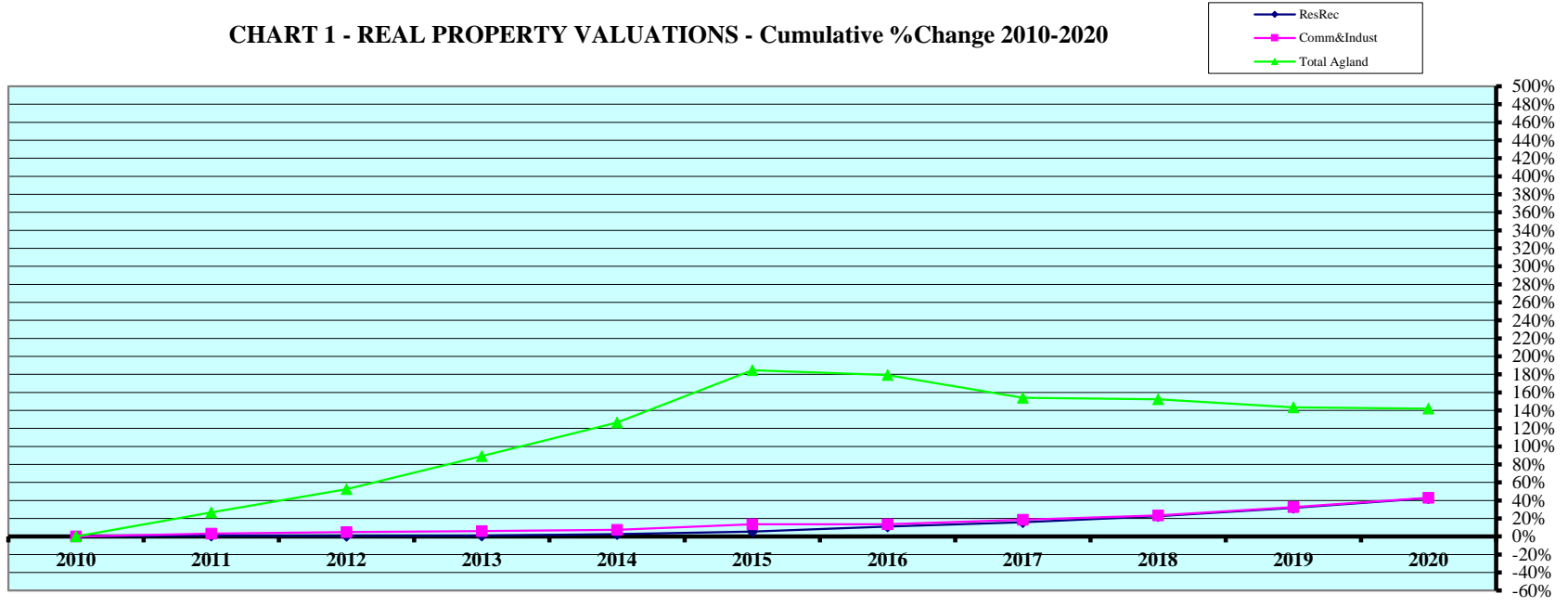


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



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
2010	23,357,958,765	--	--	--	10,167,981,076	--	--	--	122,567,670	--	--	--
2011	23,561,524,665	203,565,900	0.87%	0.87%	10,480,161,220	312,180,144	3.07%	3.07%	155,326,940	32,759,270	26.73%	26.73%
2012	23,521,427,240	-40,097,425	-0.17%	0.70%	10,659,051,460	178,890,240	1.71%	4.83%	187,042,400	31,715,460	20.42%	52.60%
2013	23,557,998,585	36,571,345	0.16%	0.86%	10,766,152,275	107,100,815	1.00%	5.88%	232,090,335	45,047,935	24.08%	89.36%
2014	23,965,713,535	407,714,950	1.73%	2.60%	10,913,051,020	146,898,745	1.36%	7.33%	277,828,465	45,738,130	19.71%	126.67%
2015	24,603,062,715	637,349,180	2.66%	5.33%	11,559,524,765	646,473,745	5.92%	13.69%	348,919,630	71,091,165	25.59%	184.68%
2016	25,934,559,760	1,331,497,045	5.41%	11.03%	11,536,581,930	-22,942,835	-0.20%	13.46%	342,296,320	-6,623,310	-1.90%	179.27%
2017	27,080,489,080	1,145,929,320	4.42%	15.94%	12,058,729,945	522,148,015	4.53%	18.60%	311,376,460	-30,919,860	-9.03%	154.04%
2018	28,620,913,935	1,540,424,855	5.69%	22.53%	12,546,703,885	487,973,940	4.05%	23.39%	309,189,210	-2,187,250	-0.70%	152.26%
2019	30,760,081,725	2,139,167,790	7.47%	31.69%	13,492,260,315	945,556,430	7.54%	32.69%	298,176,000	-11,013,210	-3.56%	143.27%
2020	33,302,138,735	2,542,057,010	8.26%	42.57%	14,535,497,200	1,043,236,885	7.73%	42.95%	296,527,625	-1,648,375	-0.55%	141.93%

Rate Annual %chg: Residential & Recreational **3.61%**

Commercial & Industrial **3.64%**

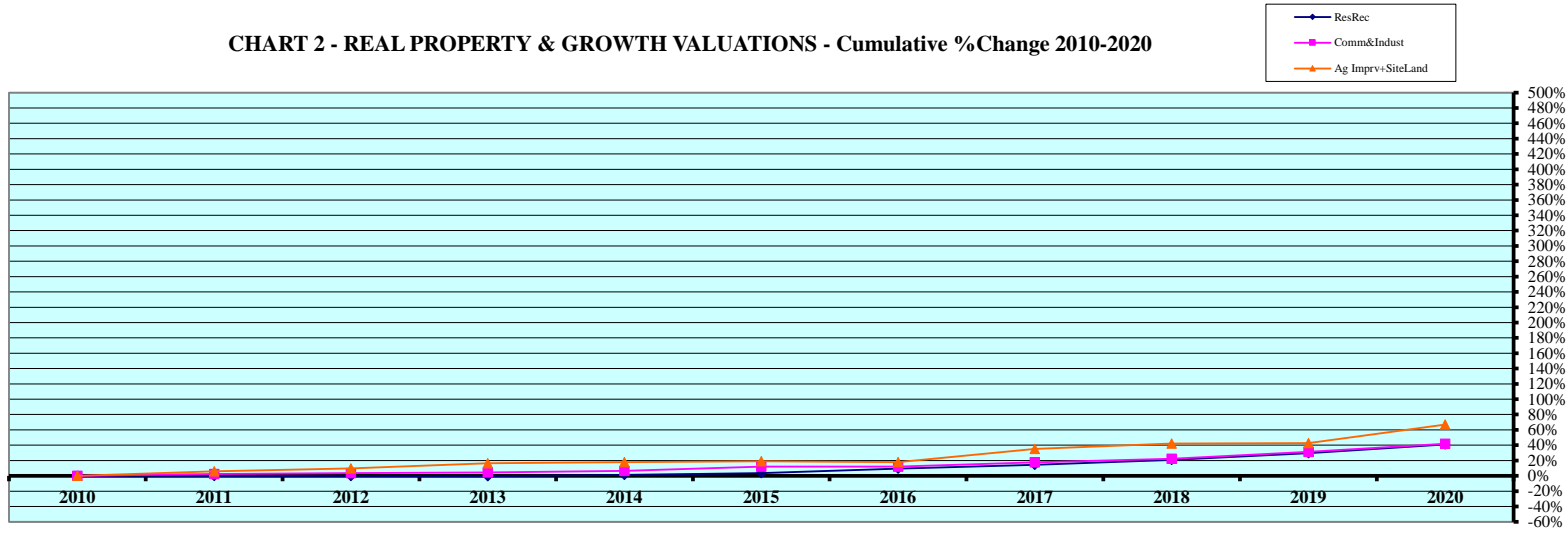
Agricultural Land **9.24%**

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 2010-2020



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				
2010	23,357,958,765	296,667,562	1.27%	23,061,291,203	--	--	10,167,981,076	128,535,711	1.26%	10,039,445,365	--	--				
2011	23,561,524,665	235,554,955	1.00%	23,325,969,710	-0.14%	-0.14%	10,480,161,220	73,430,620	0.70%	10,406,730,600	2.35%	2.35%				
2012	23,521,427,240	207,552,140	0.88%	23,313,875,100	-1.05%	-0.19%	10,659,051,460	124,091,280	1.16%	10,534,960,180	0.52%	3.61%				
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-1.18%	-0.49%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-0.33%	4.49%				
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	1.25%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%	6.37%				
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	1.00%	3.63%	11,559,524,765	155,055,920	1.34%	11,404,468,845	4.50%	12.16%				
2016	25,934,559,760	407,526,690	1.57%	25,527,033,070	3.76%	9.29%	11,536,581,930	137,451,664	1.19%	11,399,130,266	-1.39%	12.11%				
2017	27,080,489,080	335,095,400	1.24%	26,745,393,680	3.13%	14.50%	12,058,729,945	96,166,700	0.80%	11,962,563,245	3.69%	17.65%				
2018	28,620,913,935	417,539,700	1.46%	28,203,374,235	4.15%	20.74%	12,546,703,885	118,773,500	0.95%	12,427,930,385	3.06%	22.23%				
2019	30,760,081,725	460,985,540	1.50%	30,299,096,185	5.86%	29.72%	13,492,260,315	143,856,900	1.07%	13,348,403,415	6.39%	31.28%				
2020	33,302,138,735	373,300,200	1.12%	32,928,838,535	7.05%	40.97%	14,535,497,200	112,174,170	0.77%	14,423,323,030	6.90%	41.85%				
Rate Ann%chg	3.61%			Resid & Recreat w/o growth			2.30%			3.64%			C & I w/o growth		2.62%	

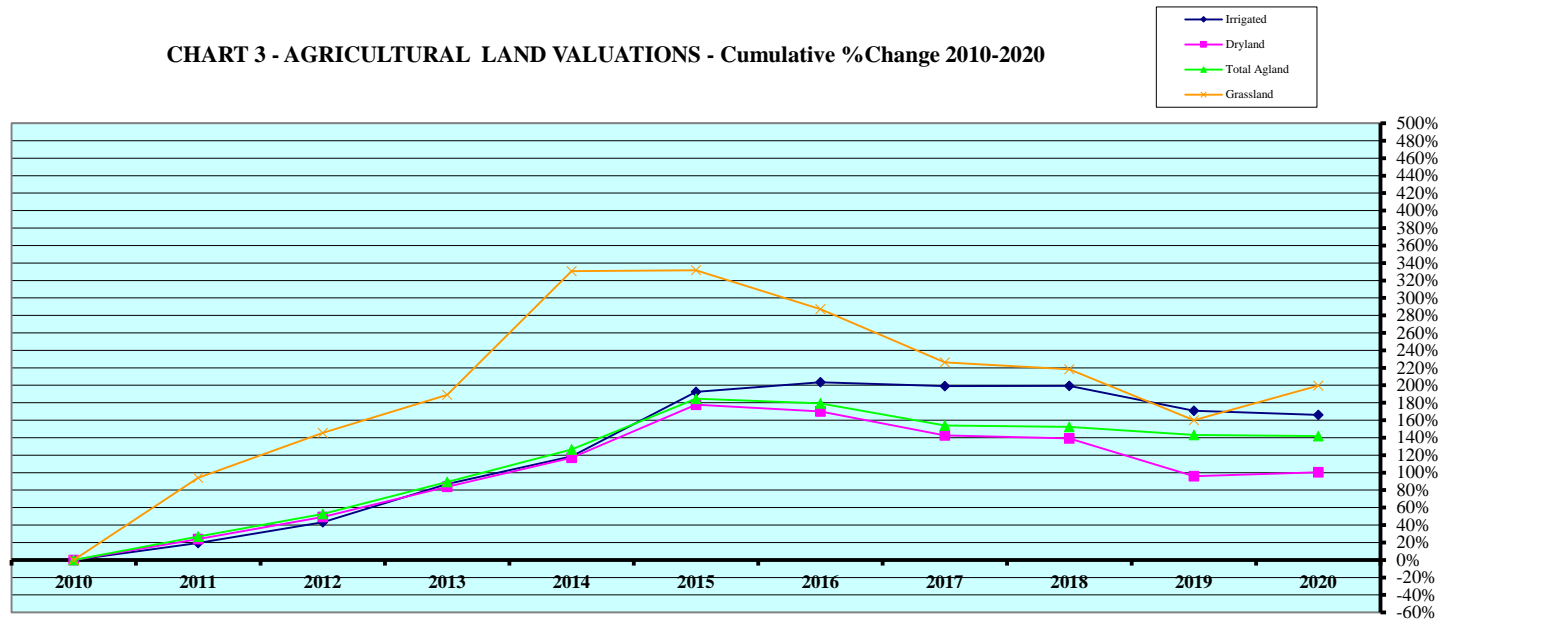
Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	132,976,204	11,066,400	144,042,604	1,324,052	0.92%	142,718,552	--	--		
2011	141,732,620	11,762,900	153,495,520	917,170	0.60%	152,578,350	5.93%	5.93%		
2012	146,804,130	11,816,410	158,620,540	636,670	0.40%	157,983,870	2.92%	9.68%		
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450	5.81%	16.52%		
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835	-0.11%	17.86%		
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360	0.14%	19.12%		
2016	158,302,535	16,904,820	175,207,355	5,600,762	3.20%	169,606,593	-2.00%	17.75%		
2017	179,716,220	16,604,045	196,320,265	1,756,100	0.89%	194,564,165	11.05%	35.07%		
2018	190,518,355	16,414,095	206,932,450	1,997,000	0.97%	204,935,450	4.39%	42.27%		
2019	191,819,510	15,338,435	207,157,945	1,747,600	0.84%	205,410,345	-0.74%	42.60%		
2020	226,725,040	15,787,905	242,512,945	2,102,000	0.87%	240,410,945	16.05%	66.90%		
Rate Ann%chg	5.48%		3.62%		5.35%		Ag Imprv+Site w/o growth		4.34%	

(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; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 28
County DOUGLAS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	20,622,590	--	--	--	92,972,180	--	--	--	6,411,040	--	--	--
2011	24,651,345	4,028,755	19.54%	19.54%	115,159,965	22,187,785	23.86%	23.86%	12,450,825	6,039,785	94.21%	94.21%
2012	29,524,560	4,873,215	19.77%	43.17%	138,791,430	23,631,465	20.52%	49.28%	15,746,410	3,295,585	26.47%	145.61%
2013	38,555,170	9,030,610	30.59%	86.96%	170,985,450	32,194,020	23.20%	83.91%	18,529,905	2,783,495	17.68%	189.03%
2014	45,064,390	6,509,220	16.88%	118.52%	201,790,805	30,805,355	18.02%	117.04%	27,603,385	9,073,480	48.97%	330.56%
2015	60,310,500	15,246,110	33.83%	192.45%	258,286,990	56,496,185	28.00%	177.81%	27,673,770	70,385	0.25%	331.66%
2016	62,580,840	2,270,340	3.76%	203.46%	251,142,275	-7,144,715	-2.77%	170.13%	24,825,020	-2,848,750	-10.29%	287.22%
2017	61,689,300	-891,540	-1.42%	199.13%	225,530,255	-25,612,020	-10.20%	142.58%	20,922,890	-3,902,130	-15.72%	226.36%
2018	61,722,200	32,900	0.05%	199.29%	222,452,800	-3,077,455	-1.36%	139.27%	20,407,680	-515,210	-2.46%	218.32%
2019	55,834,770	-5,887,430	-9.54%	170.75%	182,278,950	-40,173,850	-18.06%	96.06%	16,664,745	-3,742,935	-18.34%	159.94%
2020	54,884,080	-950,690	-1.70%	166.14%	186,277,525	3,998,575	2.19%	100.36%	19,208,515	2,543,770	15.26%	199.62%

Rate Ann.%chg: Irrigated **10.28%** Dryland **7.20%** Grassland **11.60%**

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
2010	139,220	--	--	--	2,422,640	--	--	--	122,567,670	--	--	--
2011	148,690	9,470	6.80%	6.80%	2,916,115	493,475	20.37%	20.37%	155,326,940	32,759,270	26.73%	26.73%
2012	149,420	730	0.49%	7.33%	2,830,580	-85,535	-2.93%	16.84%	187,042,400	31,715,460	20.42%	52.60%
2013	149,340	-80	-0.05%	7.27%	3,870,470	1,039,890	36.74%	59.76%	232,090,335	45,047,935	24.08%	89.36%
2014	338,770	189,430	126.84%	143.33%	3,031,115	-839,355	-21.69%	25.12%	277,828,465	45,738,130	19.71%	126.67%
2015	344,540	5,770	1.70%	147.48%	2,303,830	-727,285	-23.99%	-4.90%	348,919,630	71,091,165	25.59%	184.68%
2016	376,260	31,720	9.21%	170.26%	3,371,925	1,068,095	46.36%	39.18%	342,296,320	-6,623,310	-1.90%	179.27%
2017	398,910	22,650	6.02%	186.53%	2,835,105	-536,820	-15.92%	17.03%	311,376,460	-30,919,860	-9.03%	154.04%
2018	390,870	-8,040	-2.02%	180.76%	4,215,660	1,380,555	48.70%	74.01%	309,189,210	-2,187,250	-0.70%	152.26%
2019	333,640	-57,230	-14.64%	139.65%	43,063,895	38,848,235	921.52%	1677.56%	298,176,000	-11,013,210	-3.56%	143.27%
2020	336,375	2,735	0.82%	141.61%	35,821,130	-7,242,765	-16.82%	1378.60%	296,527,625	-1,648,375	-0.55%	141.93%

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

Rate Ann.%chg: Total Agric Land **9.24%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	20,576,430	10,938	1,881			93,373,917	52,033	1,795			81,700,995	133,333	613		
2011	24,770,700	9,908	2,500	32.89%	32.89%	115,969,290	48,337	2,399	33.70%	33.70%	89,688,965	135,300	663	8.18%	9.46%
2012	29,835,036	9,946	3,000	19.99%	59.46%	139,373,087	48,083	2,899	20.82%	61.53%	89,574,800	130,628	686	3.44%	13.24%
2013	38,655,014	10,172	3,800	26.67%	102.00%	172,908,528	48,030	3,600	24.20%	100.61%	97,239,960	127,646	762	11.09%	25.80%
2014	44,612,858	10,082	4,425	16.45%	135.22%	204,618,617	47,059	4,348	20.78%	142.30%	128,539,130	127,483	1,008	32.36%	66.50%
2015	60,488,055	10,612	5,700	28.81%	203.00%	262,761,564	46,714	5,625	29.36%	213.45%	149,636,865	127,257	1,176	16.62%	94.17%
2016	62,546,660	10,677	5,858	2.77%	211.40%	254,892,390	46,052	5,535	-1.60%	208.44%	164,929,515	127,713	1,291	9.83%	113.25%
2017	61,864,105	10,801	5,727	-2.23%	204.45%	229,371,835	45,249	5,069	-8.42%	182.48%	174,353,050	127,360	1,369	6.01%	126.06%
2018	62,006,495	10,833	5,724	-0.06%	204.27%	233,861,165	46,511	5,028	-0.81%	180.20%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	60,602,465	10,759	5,633	-1.60%	199.41%	224,694,895	46,033	4,881	-2.92%	172.01%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	62,951,460	10,751	5,855	3.96%	211.26%	212,304,955	44,415	4,780	-2.07%	166.37%	21,970,965	12,338	1,781	38.12%	190.61%

Rate Annual %chg Average Value/Acre:

12.02%

10.29%

11.26%

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
2010	191,673	3,479	55			2,928,871	4,864	602			122,051,583	76,929	1,587		
2011	173,868	3,002	58	5.12%	5.12%	5,148,705	5,212	988	64.03%	64.03%	155,421,671	75,397	2,061	29.93%	29.93%
2012	151,909	3,038	50	-13.66%	-9.24%	4,566,560	5,167	884	-10.53%	46.76%	186,629,081	75,331	2,477	20.18%	56.15%
2013	149,059	2,981	50	0.00%	-9.24%	6,096,556	5,204	1,172	32.56%	94.55%	186,629,081	75,360	3,081	24.35%	94.18%
2014	442,011	2,947	150	199.99%	172.28%	8,017,520	5,502	1,457	24.38%	141.99%	279,201,990	74,553	3,745	21.56%	136.05%
2015	438,676	2,925	150	0.00%	172.29%	7,777,560	5,328	1,460	0.17%	142.39%	352,950,530	74,531	4,736	26.45%	198.49%
2016	429,955	2,866	150	0.00%	172.29%	7,646,475	5,192	1,473	0.90%	144.58%	344,435,810	73,769	4,669	-1.40%	194.30%
2017	406,420	2,709	150	0.00%	172.28%	4,418,555	4,847	912	-38.10%	51.39%	314,304,375	72,260	4,350	-6.84%	174.16%
2018	444,535	2,968	150	-0.16%	171.84%	7,587,525	2,256	3,363	268.90%	458.47%	322,598,695	71,782	4,494	3.32%	183.27%
2019	431,915	2,926	148	-1.42%	167.97%	536,850	1,144	469	-86.05%	-22.08%	306,606,065	73,866	4,151	-7.64%	161.63%
2020	418,705	2,798	150	1.37%	171.64%	707,495	1,066	664	41.44%	10.21%	298,353,580	71,368	4,180	0.71%	163.50%

28
DOUGLAS

Rate Annual %chg Average Value/Acre:

10.17%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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	1,760,157,530	382,903,040	423,751,010	33,302,138,735	12,273,834,805	2,261,662,395	0	296,527,625	226,725,040	15,787,905	0	50,943,488,085
cnty sectorvalue % of total value:		3.46%	0.75%	0.83%	65.37%	24.09%	4.44%		0.58%	0.45%	0.03%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,458	BENNINGTON	1,533,590	478,750	421,155	127,536,300	13,786,000	8,528,700	0	0	0	0	0	152,284,495
0.28%	%sector of county sector	0.09%	0.13%	0.10%	0.38%	0.11%	0.38%						0.30%
	%sector of municipality	1.01%	0.31%	0.28%	83.75%	9.05%	5.60%						100.00%
459,959	OMAHA	1,612,609,540	355,817,915	362,064,470	24,732,864,100	11,328,532,315	2,059,555,395	0	0	0	0	0	40,451,443,735
88.95%	%sector of county sector	91.62%	92.93%	85.44%	74.27%	92.30%	91.06%						79.40%
	%sector of municipality	3.99%	0.88%	0.90%	61.14%	28.01%	5.09%						100.00%
5,943	RALSTON	8,972,560	1,767,290	1,985,160	312,830,580	83,208,100	30,500,600	0	0	0	0	0	439,264,290
1.15%	%sector of county sector	0.51%	0.46%	0.47%	0.94%	0.68%	1.35%						0.86%
	%sector of municipality	2.04%	0.40%	0.45%	71.22%	18.94%	6.94%						100.00%
2,408	VALLEY	59,389,140	4,112,825	18,936,095	281,998,450	44,747,780	41,056,200	0	52,200	0	0	0	450,292,690
0.47%	%sector of county sector	3.37%	1.07%	4.47%	0.85%	0.36%	1.82%		0.02%				0.88%
	%sector of municipality	13.19%	0.91%	4.21%	62.63%	9.94%	9.12%		0.01%				100.00%
848	WATERLOO	10,437,550	880,195	2,843,975	43,845,200	18,793,120	22,480,300	0	0	0	0	0	99,280,340
0.16%	%sector of county sector	0.59%	0.23%	0.67%	0.13%	0.15%	0.99%						0.19%
	%sector of municipality	10.51%	0.89%	2.86%	44.16%	18.93%	22.64%						100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
470,616	Total Municipalities	1,692,942,380	363,056,975	386,250,855	25,499,074,630	11,489,067,315	2,162,121,195	0	52,200	0	0	0	41,592,565,550
91.01%	%all municip.sectors of cnty	96.18%	94.82%	91.15%	76.57%	93.61%	95.60%		0.02%				81.64%