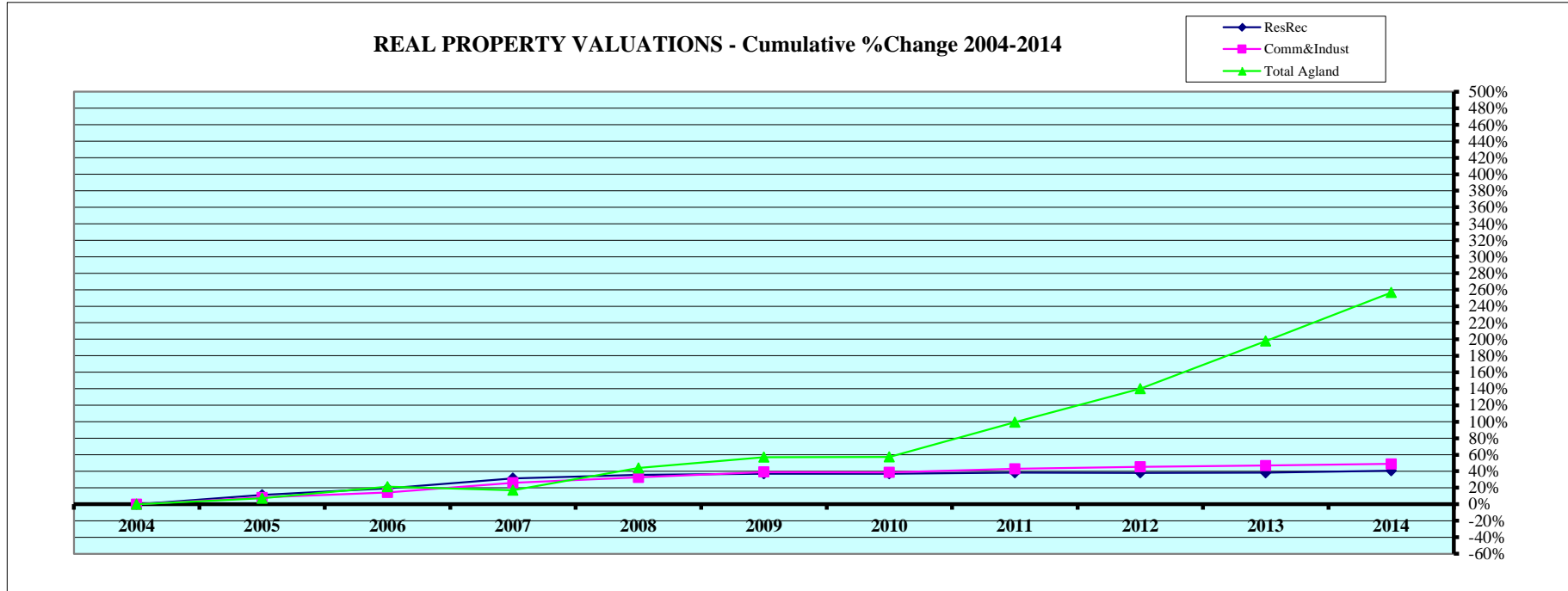


REAL PROPERTY VALUATIONS - Cumulative %Change 2004-2014



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
2004	17,052,008,550	--	--	--	7,332,576,255	--	--	--	77,899,230	--	--	--
2005	18,976,828,875	1,924,820,325	11.29%	11.29%	7,929,487,575	596,911,320	8.14%	8.14%	83,577,171	5,677,941	7.29%	7.29%
2006	20,346,453,520	1,369,624,645	7.22%	19.32%	8,379,037,890	449,550,315	5.67%	14.27%	94,483,320	10,906,149	13.05%	21.29%
2007	22,417,078,212	2,070,624,692	10.18%	31.46%	9,237,086,214	858,048,324	10.24%	25.97%	91,057,850	-3,425,470	-3.63%	16.89%
2008	23,156,791,475	739,713,263	3.30%	35.80%	9,713,651,165	476,564,951	5.16%	32.47%	112,032,960	20,975,110	23.03%	43.82%
2009	23,353,118,230	196,326,755	0.85%	36.95%	10,194,506,710	480,855,545	4.95%	39.03%	122,339,830	10,306,870	9.20%	57.05%
2010	23,357,958,765	4,840,535	0.02%	36.98%	10,167,981,076	-26,525,634	-0.26%	38.67%	122,567,670	227,840	0.19%	57.34%
2011	23,561,524,665	203,565,900	0.87%	38.17%	10,480,161,220	312,180,144	3.07%	42.93%	155,326,940	32,759,270	26.73%	99.39%
2012	23,521,427,240	-40,097,425	-0.17%	37.94%	10,659,051,460	178,890,240	1.71%	45.37%	187,042,400	31,715,460	20.42%	140.11%
2013	23,557,998,585	36,571,345	0.16%	38.15%	10,766,152,275	107,100,815	1.00%	46.83%	232,090,335	45,047,935	24.08%	197.94%
2014	23,965,713,535	407,714,950	1.73%	40.54%	10,913,051,020	146,898,745	1.36%	48.83%	277,828,465	45,738,130	19.71%	256.65%

Rate Annual %chg: Residential & Recreational 3.46%

Commercial & Industrial 4.06%

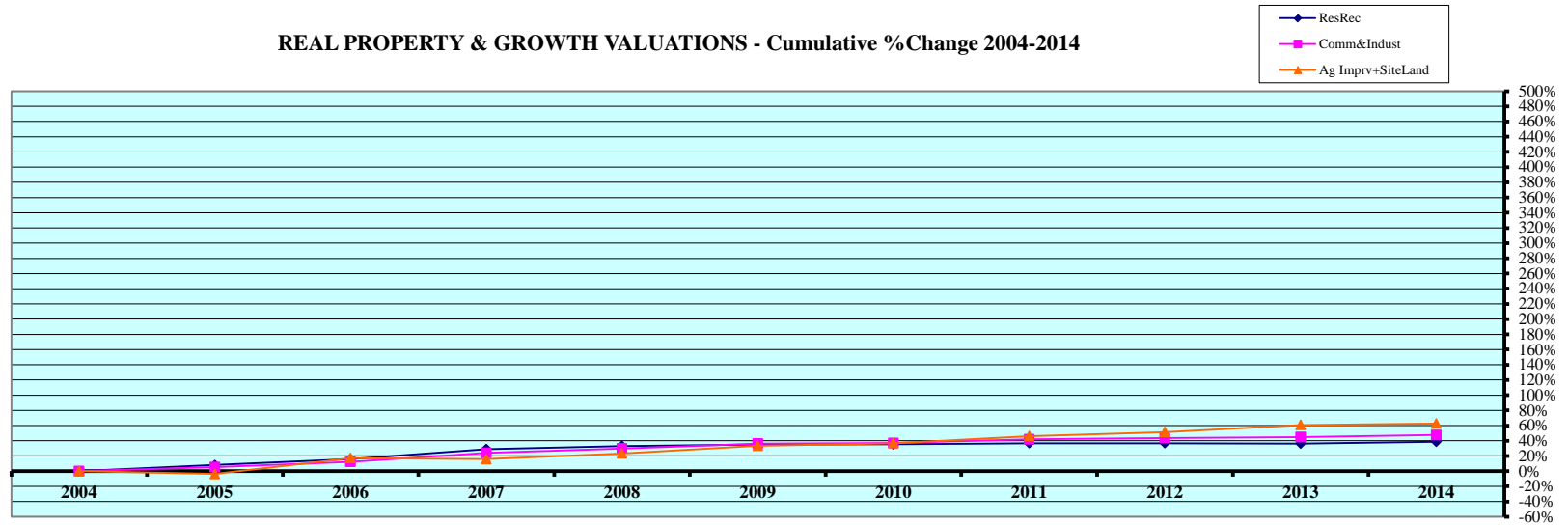
Agricultural Land 13.56%

Cnty# 28
 County DOUGLAS

CHART 1 EXHIBIT 28B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2004-2014



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	
2004	17,052,008,550	376,219,740	2.21%	16,675,788,810	--	--	7,332,576,255	159,872,365	2.18%	7,172,703,890	--	--	
2005	18,976,828,875	553,788,570	2.92%	18,423,040,305	8.04%	8.04%	7,929,487,575	203,232,095	2.56%	7,726,255,480	5.37%	5.37%	
2006	20,346,453,520	598,458,100	2.94%	19,747,995,420	4.06%	15.81%	8,379,037,890	151,738,800	1.81%	8,227,299,090	3.76%	12.20%	
2007	22,417,078,212	404,034,222	1.80%	22,013,043,990	8.19%	29.09%	9,237,086,214	150,671,128	1.63%	9,086,415,086	8.44%	23.92%	
2008	23,156,791,475	466,203,268	2.01%	22,690,588,207	1.22%	33.07%	9,713,651,165	200,518,349	2.06%	9,513,132,816	2.99%	29.74%	
2009	23,353,118,230	307,953,047	1.32%	23,045,165,183	-0.48%	35.15%	10,194,506,710	212,666,141	2.09%	9,981,840,569	2.76%	36.13%	
2010	23,357,958,765	296,667,562	1.27%	23,061,291,203	-1.25%	35.24%	10,167,981,076	128,535,711	1.26%	10,039,445,365	-1.52%	36.92%	
2011	23,561,524,665	235,554,955	1.00%	23,325,969,710	-0.14%	36.79%	10,480,161,220	73,430,620	0.70%	10,406,730,600	2.35%	41.92%	
2012	23,521,427,240	207,552,140	0.88%	23,313,875,100	-1.05%	36.72%	10,659,051,460	124,091,280	1.16%	10,534,960,180	0.52%	43.67%	
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-1.18%	36.32%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-0.33%	44.89%	
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	38.70%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%	47.51%	
Rate Ann%chg	3.46%			Resid & Rec. w/o growth			4.06%			C & I w/o growth			2.48%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & 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
2004	88,881,960	15,491,240	104,373,200	0	0.00%	104,373,200	--	--
2005	90,332,969	14,712,800	105,045,769	4,607,500	4.39%	100,438,269	-3.77%	-3.77%
2006	107,335,115	15,063,555	122,398,670	0	0.00%	122,398,670	16.52%	17.27%
2007	108,435,705	14,149,820	122,585,525	1,582,740	1.29%	121,002,785	-1.14%	15.93%
2008	115,999,550	14,119,965	130,119,515	1,360,270	1.05%	128,759,245	5.04%	23.36%
2009	129,454,865	11,725,595	141,180,460	1,867,060	1.32%	139,313,400	7.07%	33.48%
2010	132,976,204	11,066,400	144,042,604	1,324,052	0.92%	142,718,552	1.09%	36.74%
2011	141,732,620	11,762,900	153,495,520	917,170	0.60%	152,578,350	5.93%	46.19%
2012	146,804,130	11,816,410	158,620,540	636,670	0.40%	157,983,870	2.92%	51.36%
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450	5.81%	60.80%
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835	-0.11%	62.66%
Rate Ann%chg	5.65%	1.11%	5.08%	Ag Imprv+Site w/o growth			3.93%	

(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.

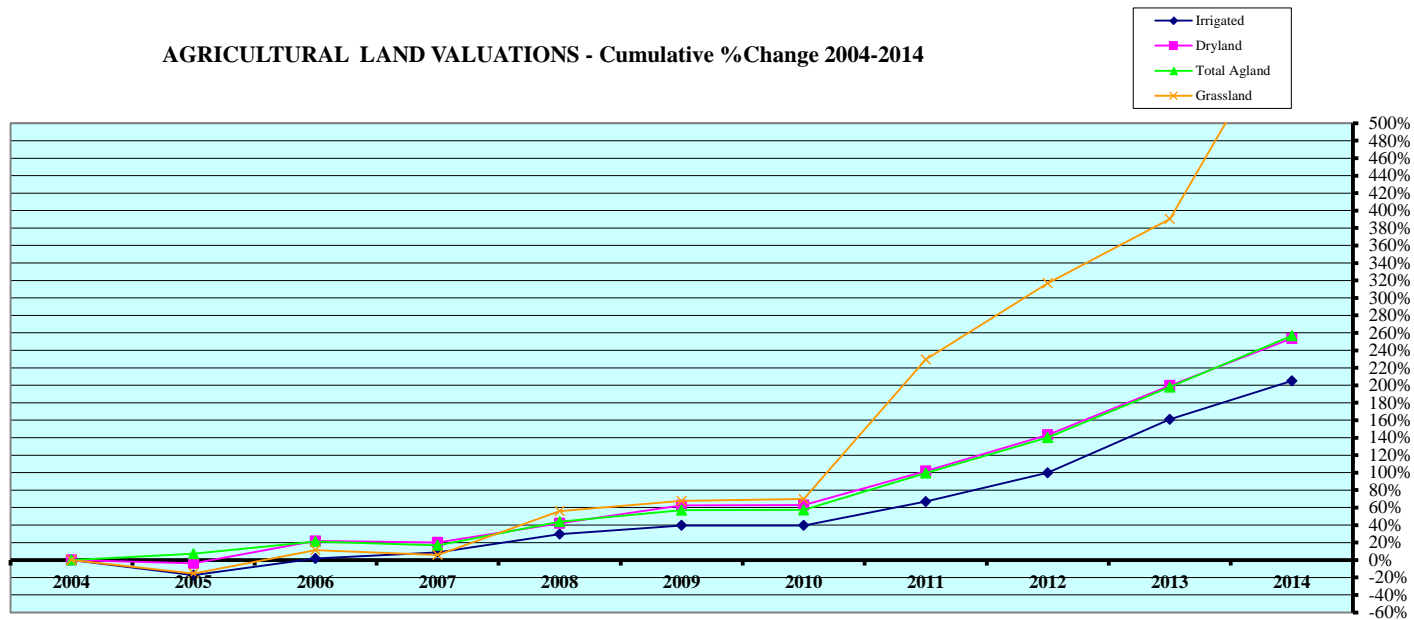
Sources:
Value; 2004 - 2014 CTL
Growth Value; 2004-2014 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2015

Cnty# 28
County DOUGLAS

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2004-2014



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
2004	14,775,830	--	--	--	57,065,560	--	--	--	3,778,230	--	--	--
2005	12,205,560	-2,570,270	-17.40%	-17.40%	54,813,915	-2,251,645	-3.95%	-3.95%	3,199,300	-578,930	-15.32%	-15.32%
2006	15,030,940	2,825,380	23.15%	1.73%	69,443,890	14,629,975	26.69%	21.69%	4,205,580	1,006,280	31.45%	11.31%
2007	16,069,965	1,039,025	6.91%	8.76%	68,546,640	-897,250	-1.29%	20.12%	3,996,920	-208,660	-4.96%	5.79%
2008	19,157,620	3,087,655	19.21%	29.66%	81,029,090	12,482,450	18.21%	41.99%	5,894,910	1,897,990	47.49%	56.02%
2009	20,612,710	1,455,090	7.60%	39.50%	92,791,690	11,762,600	14.52%	62.61%	6,331,330	436,420	7.40%	67.57%
2010	20,622,590	9,880	0.05%	39.57%	92,972,180	180,490	0.19%	62.92%	6,411,040	79,710	1.26%	69.68%
2011	24,651,345	4,028,755	19.54%	66.84%	115,159,965	22,187,785	23.86%	101.80%	12,450,825	6,039,785	94.21%	229.54%
2012	29,524,560	4,873,215	19.77%	99.82%	138,791,430	23,631,465	20.52%	143.21%	15,746,410	3,295,585	26.47%	316.77%
2013	38,555,170	9,030,610	30.59%	160.93%	170,985,450	32,194,020	23.20%	199.63%	18,529,905	2,783,495	17.68%	390.44%
2014	45,064,390	6,509,220	16.88%	204.99%	201,790,805	30,805,355	18.02%	253.61%	27,603,385	9,073,480	48.97%	630.59%

Rate Ann.%chg: Irrigated **11.80%** Dryland **13.46%** Grassland **22.00%**

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
2004	95,500	--	--	--	2,184,110	--	--	--	77,899,230	--	--	--
2005	81,850	-13,650	-14.29%	-14.29%	13,276,546	11,092,436	507.87%	507.87%	83,577,171	5,677,941	7.29%	7.29%
2006	90,390	8,540	10.43%	-5.35%	5,712,520	-7,564,026	-56.97%	161.55%	94,483,320	10,906,149	13.05%	21.29%
2007	101,130	10,740	11.88%	5.90%	2,343,195	-3,369,325	-58.98%	7.28%	91,057,850	-3,425,470	-3.63%	16.89%
2008	114,770	13,640	13.49%	20.18%	5,836,570	3,493,375	149.09%	167.23%	112,032,960	20,975,110	23.03%	43.82%
2009	136,210	21,440	18.68%	42.63%	2,467,890	-3,368,680	-57.72%	12.99%	122,339,830	10,306,870	9.20%	57.05%
2010	139,220	3,010	2.21%	45.78%	2,422,640	-45,250	-1.83%	10.92%	122,567,670	227,840	0.19%	57.34%
2011	148,690	9,470	6.80%	55.70%	2,916,115	493,475	20.37%	33.52%	155,326,940	32,759,270	26.73%	99.39%
2012	149,420	730	0.49%	56.46%	2,830,580	-85,535	-2.93%	29.60%	187,042,400	31,715,460	20.42%	140.11%
2013	149,340	-80	-0.05%	56.38%	3,870,470	1,039,890	36.74%	77.21%	232,090,335	45,047,935	24.08%	197.94%
2014	338,770	189,430	126.84%	254.73%	3,031,115	-839,355	-21.69%	38.78%	277,828,465	45,738,130	19.71%	256.65%

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County **DOUGLAS**

Rate Ann.%chg: Total Agric Land **13.56%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2004-2014 (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
2004	14,761,230	10,498	1,406			58,663,300	60,246	974			3,118,950	6,312	494		
2005	13,708,120	10,490	1,307	-7.07%	-7.07%	64,344,545	57,776	1,114	14.37%	14.37%	3,105,300	6,298	493	-0.20%	-0.20%
2006	15,891,722	10,684	1,487	13.83%	5.78%	72,939,623	55,435	1,316	18.14%	35.13%	3,767,946	6,282	600	21.63%	21.38%
2007	16,219,648	10,881	1,491	0.21%	6.00%	67,701,547	51,293	1,320	0.32%	35.55%	3,030,820	4,945	613	2.19%	24.04%
2008	19,617,876	10,899	1,800	20.76%	28.01%	83,409,749	52,132	1,600	21.22%	64.31%	4,735,914	5,580	849	38.47%	71.76%
2009	20,587,129	10,942	1,882	4.53%	33.81%	93,433,294	52,030	1,796	12.24%	84.42%	4,956,467	5,596	886	4.37%	79.26%
2010	20,576,430	10,938	1,881	-0.02%	33.78%	93,373,917	52,033	1,795	-0.07%	84.29%	4,980,692	5,615	887	0.14%	79.52%
2011	24,770,700	9,908	2,500	32.89%	77.79%	115,969,290	48,337	2,399	33.70%	146.39%	9,359,110	8,937	1,047	18.07%	111.95%
2012	29,835,036	9,946	3,000	19.99%	113.33%	139,373,087	48,083	2,899	20.82%	197.68%	12,702,488	9,097	1,396	33.34%	182.61%
2013	38,655,014	10,172	3,800	26.67%	170.24%	172,908,528	48,030	3,600	24.20%	269.71%	14,356,389	8,973	1,600	14.58%	223.82%
2014	44,612,858	10,082	4,425	16.45%	214.69%	204,618,617	47,059	4,348	20.78%	346.55%	21,510,984	8,964	2,400	49.99%	385.70%

Rate Annual %chg Average Value/Acre: 12.15%

16.14%

17.12%

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
2004	98,180	3,888	25			2,930,080	3,794	772			79,571,740	84,738	939		
2005	98,080	3,876	25	0.21%	0.21%	7,694,380	3,879	1,983	156.85%	156.85%	88,950,425	82,318	1,081	15.07%	15.07%
2006	95,577	3,672	26	2.84%	3.06%	1,866,105	4,020	464	-76.59%	-39.88%	94,560,973	80,094	1,181	9.26%	25.73%
2007	86,393	3,226	27	2.91%	6.06%	1,892,943	3,774	502	8.05%	-35.04%	88,931,351	74,118	1,200	1.63%	27.78%
2008	173,412	3,473	50	86.43%	97.73%	2,854,445	4,701	607	21.05%	-21.36%	110,791,396	76,785	1,443	20.25%	53.66%
2009	194,295	3,476	56	11.96%	121.38%	3,591,760	4,790	750	23.50%	-2.89%	122,762,945	76,833	1,598	10.74%	70.15%
2010	191,673	3,479	55	-1.46%	118.15%	2,928,871	4,864	602	-19.70%	-22.02%	122,051,583	76,929	1,587	-0.70%	68.96%
2011	173,868	3,002	58	5.12%	129.32%	5,148,705	5,212	988	64.03%	27.92%	155,421,671	75,397	2,061	29.93%	119.52%
2012	151,909	3,038	50	-13.66%	98.00%	4,566,560	5,167	884	-10.53%	14.45%	186,629,081	75,331	2,477	20.18%	163.83%
2013	149,059	2,981	50	0.00%	98.00%	6,096,556	5,204	1,172	32.56%	51.72%	232,165,546	75,360	3,081	24.35%	228.08%
2014	442,011	2,947	150	199.99%	493.98%	8,017,520	5,502	1,457	24.38%	88.71%	279,201,990	74,553	3,745	21.56%	298.82%

28
DOUGLAS

Rate Annual %chg Average Value/Acre: 14.84%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2004 - 2014 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2015

2014 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	1,659,951,740	352,599,110	284,391,325	23,963,126,935	9,264,100,620	1,648,950,400	2,586,600	277,828,465	154,062,530	17,294,705	0	37,624,892,430
<i>cnty sectorvalue % of total value:</i>		4.41%	0.94%	0.76%	63.69%	24.62%	4.38%	0.01%	0.74%	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
1,458	BENNINGTON	2,166,360	621,360	137,660	79,433,800	8,357,900	4,578,300	0	0	0	0	0	95,295,380
0.28%	%sector of county sector	0.13%	0.18%	0.05%	0.33%	0.09%	0.28%						0.25%
	%sector of municipality	2.27%	0.65%	0.14%	83.36%	8.77%	4.80%						100.00%
431,885	OMAHA	1,467,723,430	330,610,120	243,643,835	17,043,750,455	8,421,968,820	1,491,731,900	0	0	0	0	0	28,999,428,560
83.52%	%sector of county sector	88.42%	93.76%	85.67%	71.12%	90.91%	90.47%						77.08%
	%sector of municipality	5.06%	1.14%	0.84%	58.77%	29.04%	5.14%						100.00%
5,943	RALSTON	11,528,600	1,056,275	1,201,835	239,344,200	59,326,300	20,993,000	0	0	0	0	0	333,450,210
1.15%	%sector of county sector	0.69%	0.30%	0.42%	1.00%	0.64%	1.27%						0.89%
	%sector of municipality	3.46%	0.32%	0.36%	71.78%	17.79%	6.30%						100.00%
2,087	VALLEY	58,478,580	3,396,010	12,842,310	66,045,230	18,111,900	32,763,300	71,900	0	0	0	0	191,709,230
0.40%	%sector of county sector	3.52%	0.96%	4.52%	0.28%	0.20%	1.99%	2.78%					0.51%
	%sector of municipality	30.50%	1.77%	6.70%	34.45%	9.45%	17.09%	0.04%					100.00%
848	WATERLOO	18,980,290	675,685	1,835,775	28,948,100	7,383,800	17,602,000	0	0	0	0	0	75,425,650
0.16%	%sector of county sector	1.14%	0.19%	0.65%	0.12%	0.08%	1.07%						0.20%
	%sector of municipality	25.16%	0.90%	2.43%	38.38%	9.79%	23.34%						100.00%
442,221 Total Municipalities		1,558,877,260	336,359,450	259,661,415	17,457,521,785	8,515,148,720	1,567,668,500	71,900	0	0	0	0	29,695,309,030
85.52%	%all municip.sect of cnty	93.91%	95.39%	91.30%	72.85%	91.92%	95.07%	2.78%					78.92%

Cnty#	County
28	DOUGLAS

Sources: 2014 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2014 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2015