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DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

JOHNSON COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Johnson County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Johnson County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Karen Koehler, Johnson County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

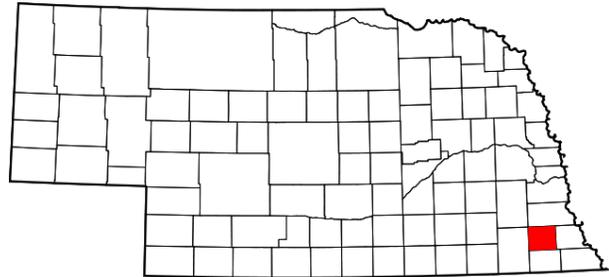
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

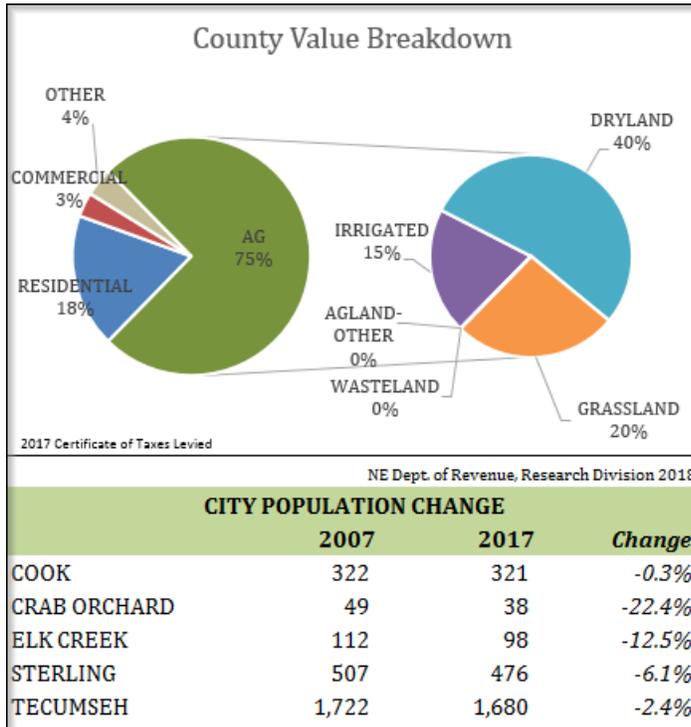
**Further information may be found in Exhibit 94*

County Overview

With a total area of 376 miles, Johnson County had 5,171 residents, per the Census Bureau Quick Facts for 2016, a slight population decline from the 2010 U.S. Census. Reports indicated that 74% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Johnson County are located in and around Tecumseh, the county seat, although there is limited commercial activity. According to the latest information available from the U.S. Census Bureau, there were 115 employer establishments with total employment of 875.



Agricultural land contributes the majority of value to the county's overall valuation base. A mix of dry and grass land makes up a majority of the land in the county. Johnson County is included in the Nemaha Natural Resource District (NRD). When compared against the value of sales by commodity group of the other counties in Nebraska, Johnson County ranks fifth in poultry and eggs. In top livestock inventory items, Johnson County ranks first in poultry broilers and other meat-type chickens (USDA AgCensus).

2018 Residential Correlation for Johnson County

Assessment Actions

For the current assessment year, Johnson County reviewed Sterling and re-appraised all Tecumseh urban residential property including all related improvements associated with the main improvement. This included all buildings, new photos of the property, implementation of replacement cost, developed new market analysis and depreciation, and established new assessed values for 2018. All pickup work was completed by the county, including onsite inspections of any remodeling or additions.

In addition, the county has updated costs in the transition to the Vanguard appraisal system. The replacement cost data comes from the Vanguard manual update for 2008. Adjustments for assessor locations are applied by a factor using the base year of 2008. The rural residential parcels in Township 5 and 6 have been updated with Vanguard pricing. The costing and depreciation have been updated and are based on the review cycle of the county.

Description of Analysis

Residential parcels are valued utilizing five valuation groupings that are based on the assessor locations or towns in the county. Valuation Group 09 represents the rural residential in the county and the remaining four represent individual towns.

VALUATION GROUPING	ASSESSOR LOCATION
01	Tecumseh
02	Cook
04	Elk Creek
06	Sterling
09	Rural

For the residential property class, a review of the statistical analysis for the study period shows 67 qualified residential sales, representing the valuation groupings. Valuation group 01 constitutes about 54% of the sales in the residential class of property and is the major trade center of the county and county seat.

Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the weighted mean). The mean ratio is skewed by outlying sales. While one individual subclass with small numbers of sales may not be reliable, the collective group of residential sales do indicate a representative group overall. The measures of central tendency offer support of each other. The statistical median for the sales in the file is 97%.

2018 Residential Correlation for Johnson County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Johnson County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The non-qualified sales had the required narrative for the reasoning behind the elimination of the sale from the qualified sales file. An adequate sample of arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in the approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Johnson County revealed that the data was transmitted accurately but only periodically. The Division will work with Johnson County to ensure more timely submission of sales. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Based on all relevant information, the quality of assessment of the residential class of property adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2018 Residential Correlation for Johnson County

Equalization

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	36	99.82	104.48	101.54	09.36	102.90
02	11	94.49	138.41	91.44	63.47	151.37
04	1	99.59	99.59	99.59	00.00	100.00
06	8	95.38	90.16	90.27	09.11	99.88
09	11	91.03	92.23	92.49	10.47	99.72
____ALL____	67	97.31	106.25	96.15	18.48	110.50

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Johnson County is 97%.

2018 Commercial Correlation for Johnson County

Assessment Actions

The county analyzed the sales within the commercial class of properties and determined that no adjustments were necessary for this year. The county verified all commercial sales in the county. The county completed the permit and pickup work for the year.

Description of Analysis

For the commercial property class, a review of Johnson County's statistical profile displays 11 commercial sales, representing one valuation group for the county. All of the sales originate from either Sterling or Tecumseh. The sample is not considered adequate for the number of sales or representative of the commercial class of properties in the county. The removal of two sales at the extreme high end of the ratio compared to the removal of two sales at the low end of the ratio shows the median moves from 101% to 141%. With such a variance in the median ratio of two sales explains why the small number of sales are unreliable. The calculated median is above the statutory range and will not be relied on in the determination of a level of value.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification of the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

The review of Johnson County revealed that the submission of sales as well as other statutory reports were transmitted accurately but only periodically. The Division will work with Johnson County to ensure more timely submission of sales. The sale verification process and the usability decisions resulted in the use of all arms'-length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files.

Valuation groups were also examined to ensure that the group is equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2018 Commercial Correlation for Johnson County

Equalization

For measurement purposes, the commercial sample is unreliable due to the limited number of sales and may not represent the commercial class as a whole or by substratum.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	11	126.62	119.87	103.87	40.75	115.40
____ALL____	11	126.62	119.87	103.87	40.75	115.40

It is believed that the commercial class of property in Johnson County is in compliance for equalization and quality of assessment and adheres to professionally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Johnson County assumed to be at the statutory level of 100%.

2018 Agricultural Correlation for Johnson County

Assessment Actions

Johnson County continually verifies sales along with updating land use in the agricultural land class of property. Reviews are conducted using aerial imagery and/or a physical inspection. When additional information was needed, the taxpayer was contacted to provide Farm Service Agency maps or certifications. The county assessor and deputy county assessor are both instrumental in this review and conduct in conjunction with sales review as well as pickup work and appraisal updates. The inspection and review cycle for all real property was also examined. Within the agricultural class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. After a market analysis of the sales and a review of the statistics were completed, agricultural land values did not change throughout the county for 2018.

Description of Analysis

The majority of agricultural land in Johnson County is dryland. Johnson County utilizes only one market area in the valuation of agricultural land. The calculated median for seven sales in the majority land use of 95% dry is above the range. The calculated median for fifteen sales in the majority land use of 80% dry is below the range. In the comparison table of weighted averages, the overall weighted average for dry is comparable to neighboring counties. All neighboring counties have lowered their values the past two years and Johnson has stayed the same in a similar market. While the two statistical profiles between the 95% and 80% are conflicting, the comparison to the neighboring counties suggests dryland in Johnson County is appropriately assessed.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	37	72.21	70.78	68.75	13.11	102.95
___ ALL ___	37	72.21	70.78	68.75	13.11	102.95

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it received on a timely basis and for accuracy.

The review of Johnson County revealed that the submission of sales as well as other statutory reports were transmitted accurately but only periodically. The Division will work with Johnson County to ensure more timely submission of sales. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The improvements on agricultural property appears to

2018 Agricultural Correlation for Johnson County

be on schedule to comply with the ongoing inspection and review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

Using updated aerial imagery photos the county reviews to see if any detectable changes have occurred between the current photos and the previously taken photos. The county reviews all available information, such as Pictometry, GIS, Google Earth, Farm Services Agency (FSA) maps and documents from the NRD.

Agricultural home sites and rural residential home sites are valued similarly. Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. This is determined by the predominate present use of the parcel. There are no parcels classified as recreational land in Johnson County.

Based on all relevant information, the quality of assessment of the agricultural land in Johnson County adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county assessor believes there are very minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Johnson County complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	84.43	84.43	84.31	01.80	100.14
1	2	84.43	84.43	84.31	01.80	100.14
<u> Dry </u>						
County	15	67.73	70.25	62.80	19.11	111.86
1	15	67.73	70.25	62.80	19.11	111.86
<u> Grass </u>						
County	7	61.83	65.69	66.10	11.18	99.38
1	7	61.83	65.69	66.10	11.18	99.38
<u> ALL </u>						
	37	72.21	70.78	68.75	13.11	102.95

2018 Agricultural Correlation for Johnson County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Johnson County is 72%.

2018 Opinions of the Property Tax Administrator for Johnson County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Johnson County

Residential Real Property - Current

Number of Sales	67	Median	97.31
Total Sales Price	\$4,972,200	Mean	106.25
Total Adj. Sales Price	\$4,972,200	Wgt. Mean	96.15
Total Assessed Value	\$4,780,739	Average Assessed Value of the Base	\$66,800
Avg. Adj. Sales Price	\$74,212	Avg. Assessed Value	\$71,354

Confidence Interval - Current

95% Median C.I	95.38 to 100.00
95% Wgt. Mean C.I	92.23 to 100.07
95% Mean C.I	89.99 to 122.51
% of Value of the Class of all Real Property Value in the County	13.49
% of Records Sold in the Study Period	3.88
% of Value Sold in the Study Period	4.14

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	79	94	93.70
2016	85	95	95.29
2015	76	98	98.49
2014	69	99	98.61

2018 Commission Summary for Johnson County

Commercial Real Property - Current

Number of Sales	11	Median	126.62
Total Sales Price	\$476,500	Mean	119.87
Total Adj. Sales Price	\$476,500	Wgt. Mean	103.87
Total Assessed Value	\$494,922	Average Assessed Value of the Base	\$90,107
Avg. Adj. Sales Price	\$43,318	Avg. Assessed Value	\$44,993

Confidence Interval - Current

95% Median C.I	43.88 to 190.16
95% Wgt. Mean C.I	52.92 to 154.81
95% Mean C.I	76.53 to 163.21
% of Value of the Class of all Real Property Value in the County	3.29
% of Records Sold in the Study Period	3.53
% of Value Sold in the Study Period	1.76

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	13	100	109.24
2016	9	100	99.81
2015	11	100	109.24
2014	10	100	96.35

49 Johnson
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 67
Total Sales Price : 4,972,200
Total Adj. Sales Price : 4,972,200
Total Assessed Value : 4,780,739
Avg. Adj. Sales Price : 74,212
Avg. Assessed Value : 71,354

MEDIAN : 97
WGT. MEAN : 96
MEAN : 106
COD : 18.48
PRD : 110.50

COV : 63.92
STD : 67.92
Avg. Abs. Dev : 17.98
MAX Sales Ratio : 640.21
MIN Sales Ratio : 53.26

95% Median C.I. : 95.38 to 100.00
95% Wgt. Mean C.I. : 92.23 to 100.07
95% Mean C.I. : 89.99 to 122.51

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	10	102.13	104.26	106.75	10.78	97.67	78.31	129.29	93.71 to 118.46	68,480	73,102
01-JAN-16 To 31-MAR-16	4	97.52	97.91	100.15	05.96	97.76	88.81	107.77	N/A	75,125	75,239
01-APR-16 To 30-JUN-16	11	95.38	94.96	91.12	06.06	104.21	75.86	103.36	86.43 to 101.98	99,491	90,656
01-JUL-16 To 30-SEP-16	7	103.07	107.70	102.31	09.30	105.27	95.32	126.01	95.32 to 126.01	60,286	61,680
01-OCT-16 To 31-DEC-16	7	94.10	91.17	91.71	04.88	99.41	79.88	97.68	79.88 to 97.68	55,200	50,627
01-JAN-17 To 31-MAR-17	6	98.50	99.80	97.98	10.73	101.86	80.80	117.89	80.80 to 117.89	48,750	47,767
01-APR-17 To 30-JUN-17	11	97.59	142.68	95.57	56.94	149.29	72.18	640.21	76.91 to 101.96	89,964	85,982
01-JUL-17 To 30-SEP-17	11	97.31	98.17	91.40	18.56	107.41	53.26	152.48	58.33 to 117.48	72,909	66,636
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	32	99.83	101.02	98.37	08.70	102.69	75.86	129.29	95.38 to 103.07	78,178	76,905
01-OCT-16 To 30-SEP-17	35	97.00	111.04	93.90	27.00	118.25	53.26	640.21	92.32 to 98.55	70,586	66,280
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	29	95.94	97.53	94.60	07.47	103.10	75.86	126.01	94.12 to 100.50	75,976	71,873
<u>ALL</u>	67	97.31	106.25	96.15	18.48	110.50	53.26	640.21	95.38 to 100.00	74,212	71,354

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	36	99.82	104.48	101.54	09.36	102.90	86.74	152.48	97.00 to 105.05	61,914	62,870
02	11	94.49	138.41	91.44	63.47	151.37	53.26	640.21	72.18 to 103.36	57,264	52,362
04	1	99.59	99.59	99.59	00.00	100.00	99.59	99.59	N/A	17,000	16,931
06	8	95.38	90.16	90.27	09.11	99.88	58.33	100.50	58.33 to 100.50	81,688	73,743
09	11	91.03	92.23	92.49	10.47	99.72	75.86	117.85	76.91 to 107.77	131,173	121,323
<u>ALL</u>	67	97.31	106.25	96.15	18.48	110.50	53.26	640.21	95.38 to 100.00	74,212	71,354

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	66	97.45	106.50	96.16	18.61	110.75	53.26	640.21	95.64 to 100.00	75,261	72,367
06											
07	1	89.76	89.76	89.76	00.00	100.00	89.76	89.76	N/A	5,000	4,488
<u>ALL</u>	67	97.31	106.25	96.15	18.48	110.50	53.26	640.21	95.38 to 100.00	74,212	71,354

49 Johnson
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 67
Total Sales Price : 4,972,200
Total Adj. Sales Price : 4,972,200
Total Assessed Value : 4,780,739
Avg. Adj. Sales Price : 74,212
Avg. Assessed Value : 71,354

MEDIAN : 97
WGT. MEAN : 96
MEAN : 106
COD : 18.48
PRD : 110.50

COV : 63.92
STD : 67.92
Avg. Abs. Dev : 17.98
MAX Sales Ratio : 640.21
MIN Sales Ratio : 53.26

95% Median C.I. : 95.38 to 100.00
95% Wgt. Mean C.I. : 92.23 to 100.07
95% Mean C.I. : 89.99 to 122.51

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	4	107.61	236.30	204.42	130.55	115.60	89.76	640.21	N/A	9,375	19,164	
Less Than 30,000	15	108.35	144.93	123.95	42.04	116.93	89.76	640.21	99.59 to 117.89	19,000	23,550	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	67	97.31	106.25	96.15	18.48	110.50	53.26	640.21	95.38 to 100.00	74,212	71,354	
Greater Than 14,999	63	97.15	98.00	95.33	10.34	102.80	53.26	152.48	95.38 to 99.66	78,329	74,668	
Greater Than 29,999	52	96.40	95.10	94.46	09.28	100.68	53.26	129.29	94.12 to 98.43	90,138	85,144	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	4	107.61	236.30	204.42	130.55	115.60	89.76	640.21	N/A	9,375	19,164	
15,000 TO 29,999	11	108.35	111.70	111.76	10.17	99.95	95.64	152.48	95.94 to 119.80	22,500	25,145	
30,000 TO 59,999	13	99.63	99.17	98.51	10.93	100.67	79.88	126.01	86.74 to 117.17	42,562	41,927	
60,000 TO 99,999	24	95.38	93.45	93.56	08.37	99.88	53.26	129.29	92.32 to 97.68	78,146	73,113	
100,000 TO 149,999	8	97.43	93.27	93.27	08.09	100.00	72.18	107.77	72.18 to 107.77	119,000	110,996	
150,000 TO 249,999	6	96.69	95.99	96.15	10.10	99.83	75.86	117.85	75.86 to 117.85	164,400	158,075	
250,000 TO 499,999	1	91.03	91.03	91.03	00.00	100.00	91.03	91.03	N/A	320,000	291,304	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	67	97.31	106.25	96.15	18.48	110.50	53.26	640.21	95.38 to 100.00	74,212	71,354	

49 Johnson
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 11
Total Sales Price : 476,500
Total Adj. Sales Price : 476,500
Total Assessed Value : 494,922
Avg. Adj. Sales Price : 43,318
Avg. Assessed Value : 44,993

MEDIAN : 127
WGT. MEAN : 104
MEAN : 120
COD : 40.75
PRD : 115.40

COV : 53.82
STD : 64.51
Avg. Abs. Dev : 51.60
MAX Sales Ratio : 219.60
MIN Sales Ratio : 10.23

95% Median C.I. : 43.88 to 190.16
95% Wgt. Mean C.I. : 52.92 to 154.81
95% Mean C.I. : 76.53 to 163.21

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	83.50	83.50	83.50	00.00	100.00	83.50	83.50	N/A	40,000	33,400
01-APR-15 To 30-JUN-15	1	64.80	64.80	64.80	00.00	100.00	64.80	64.80	N/A	143,000	92,670
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	147.58	147.58	147.58	00.00	100.00	147.58	147.58	N/A	55,000	81,170
01-APR-16 To 30-JUN-16	3	43.88	75.50	38.92	123.20	193.99	10.23	172.40	N/A	28,167	10,963
01-JUL-16 To 30-SEP-16	2	158.39	158.39	170.02	20.06	93.16	126.62	190.16	N/A	60,750	103,290
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	164.70	164.70	146.40	33.33	112.50	109.80	219.60	N/A	7,500	10,980
01-APR-17 To 30-JUN-17	1	150.02	150.02	150.02	00.00	100.00	150.02	150.02	N/A	17,500	26,253
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	74.15	74.15	68.89	12.61	107.64	64.80	83.50	N/A	91,500	63,035
01-OCT-15 To 30-SEP-16	6	137.10	115.15	122.85	40.04	93.73	10.23	190.16	10.23 to 190.16	43,500	53,440
01-OCT-16 To 30-SEP-17	3	150.02	159.81	148.35	24.40	107.72	109.80	219.60	N/A	10,833	16,071
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	2	74.15	74.15	68.89	12.61	107.64	64.80	83.50	N/A	91,500	63,035
01-JAN-16 To 31-DEC-16	6	137.10	115.15	122.85	40.04	93.73	10.23	190.16	10.23 to 190.16	43,500	53,440
<u>ALL</u>	11	126.62	119.87	103.87	40.75	115.40	10.23	219.60	43.88 to 190.16	43,318	44,993

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	126.62	119.87	103.87	40.75	115.40	10.23	219.60	43.88 to 190.16	43,318	44,993
<u>ALL</u>	11	126.62	119.87	103.87	40.75	115.40	10.23	219.60	43.88 to 190.16	43,318	44,993

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	11	126.62	119.87	103.87	40.75	115.40	10.23	219.60	43.88 to 190.16	43,318	44,993
04											
<u>ALL</u>	11	126.62	119.87	103.87	40.75	115.40	10.23	219.60	43.88 to 190.16	43,318	44,993

49 Johnson
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 11
Total Sales Price : 476,500
Total Adj. Sales Price : 476,500
Total Assessed Value : 494,922
Avg. Adj. Sales Price : 43,318
Avg. Assessed Value : 44,993

MEDIAN : 127
WGT. MEAN : 104
MEAN : 120
COD : 40.75
PRD : 115.40

COV : 53.82
STD : 64.51
Avg. Abs. Dev : 51.60
MAX Sales Ratio : 219.60
MIN Sales Ratio : 10.23

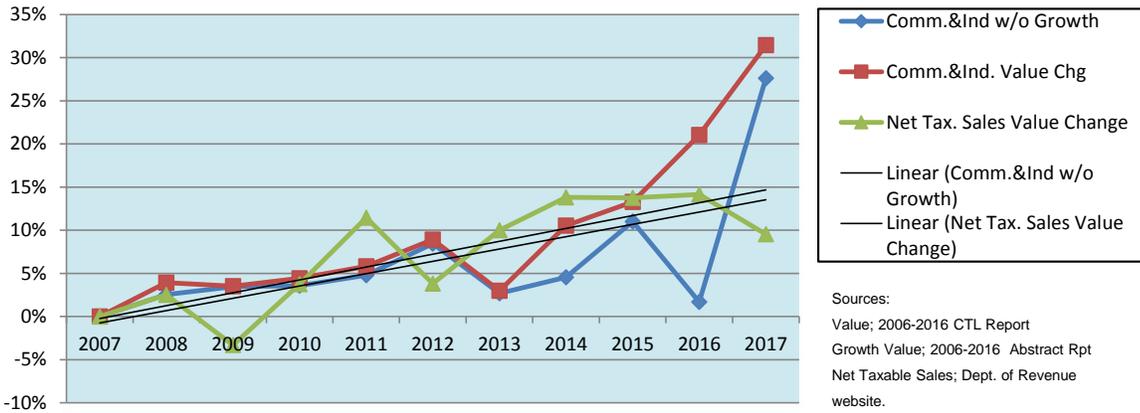
95% Median C.I. : 43.88 to 190.16
95% Wgt. Mean C.I. : 52.92 to 154.81
95% Mean C.I. : 76.53 to 163.21

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310	
Less Than 15,000	3	172.40	167.27	150.11	21.23	111.43	109.80	219.60	N/A	5,833	8,757	
Less Than 30,000	5	150.02	132.41	96.09	36.26	137.80	10.23	219.60	N/A	11,400	10,955	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	10	118.21	114.62	103.50	44.14	110.74	10.23	219.60	43.88 to 190.16	47,400	49,061	
Greater Than 14,999	8	105.06	102.10	102.10	49.02	100.00	10.23	190.16	10.23 to 190.16	57,375	58,582	
Greater Than 29,999	6	105.06	109.42	104.92	43.18	104.29	43.88	190.16	43.88 to 190.16	69,917	73,358	
<u>Incremental Ranges</u>												
0 TO 4,999	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310	
5,000 TO 14,999	2	164.70	164.70	146.40	33.33	112.50	109.80	219.60	N/A	7,500	10,980	
15,000 TO 29,999	2	80.13	80.13	72.16	87.23	111.04	10.23	150.02	N/A	19,750	14,252	
30,000 TO 59,999	3	126.62	119.23	122.34	16.87	97.46	83.50	147.58	N/A	44,500	54,440	
60,000 TO 99,999	2	117.02	117.02	128.78	62.50	90.87	43.88	190.16	N/A	71,500	92,080	
100,000 TO 149,999	1	64.80	64.80	64.80	00.00	100.00	64.80	64.80	N/A	143,000	92,670	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	11	126.62	119.87	103.87	40.75	115.40	10.23	219.60	43.88 to 190.16	43,318	44,993	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
Blank	1	150.02	150.02	150.02	00.00	100.00	150.02	150.02	N/A	17,500	26,253	
0	2	164.70	164.70	146.40	33.33	112.50	109.80	219.60	N/A	7,500	10,980	
344	1	126.62	126.62	126.62	00.00	100.00	126.62	126.62	N/A	38,500	48,749	
352	1	190.16	190.16	190.16	00.00	100.00	190.16	190.16	N/A	83,000	157,830	
381	1	83.50	83.50	83.50	00.00	100.00	83.50	83.50	N/A	40,000	33,400	
406	1	10.23	10.23	10.23	00.00	100.00	10.23	10.23	N/A	22,000	2,250	
408	1	64.80	64.80	64.80	00.00	100.00	64.80	64.80	N/A	143,000	92,670	
470	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310	
477	1	43.88	43.88	43.88	00.00	100.00	43.88	43.88	N/A	60,000	26,330	
702	1	147.58	147.58	147.58	00.00	100.00	147.58	147.58	N/A	55,000	81,170	
<u>ALL</u>	11	126.62	119.87	103.87	40.75	115.40	10.23	219.60	43.88 to 190.16	43,318	44,993	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 21,394,585	\$ 484,360	2.26%	\$ 20,910,225	-	\$ 20,571,166	-
2008	\$ 22,236,015	\$ 299,300	1.35%	\$ 21,936,715	2.53%	\$ 21,085,209	2.50%
2009	\$ 22,147,875	\$ 12,360	0.06%	\$ 22,135,515	-0.45%	\$ 19,888,799	-5.67%
2010	\$ 22,343,105	\$ 182,530	0.82%	\$ 22,160,575	0.06%	\$ 21,344,501	7.32%
2011	\$ 22,636,555	\$ 219,320	0.97%	\$ 22,417,235	0.33%	\$ 22,929,042	7.42%
2012	\$ 23,303,855	\$ 104,870	0.45%	\$ 23,198,985	2.48%	\$ 21,351,895	-6.88%
2013	\$ 22,033,725	\$ 63,520	0.29%	\$ 21,970,205	-5.72%	\$ 22,628,581	5.98%
2014	\$ 23,645,895	\$ 1,279,890	5.41%	\$ 22,366,005	1.51%	\$ 23,413,073	3.47%
2015	\$ 24,233,635	\$ 484,350	2.00%	\$ 23,749,285	0.44%	\$ 23,399,715	-0.06%
2016	\$ 25,896,973	\$ 4,144,902	16.01%	\$ 21,752,071	-10.24%	\$ 23,481,827	0.35%
2017	\$ 28,123,066	\$ 818,510	2.91%	\$ 27,304,556	5.44%	\$ 22,530,355	-4.05%
Ann %chg	2.77%			Average	-0.36%	1.48%	1.04%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	2.53%	3.93%	2.50%
2009	3.46%	3.52%	-3.32%
2010	3.58%	4.43%	3.76%
2011	4.78%	5.81%	11.46%
2012	8.43%	8.92%	3.80%
2013	2.69%	2.99%	10.00%
2014	4.54%	10.52%	13.82%
2015	11.01%	13.27%	13.75%
2016	1.67%	21.04%	14.15%
2017	27.62%	31.45%	9.52%

County Number: 49
 County Name: Johnson

49 Johnson
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 37
Total Sales Price : 17,997,334
Total Adj. Sales Price : 17,997,334
Total Assessed Value : 12,372,817
Avg. Adj. Sales Price : 486,414
Avg. Assessed Value : 334,400

MEDIAN : 72
WGT. MEAN : 69
MEAN : 71
COD : 13.11
PRD : 102.95

COV : 16.90
STD : 11.96
Avg. Abs. Dev : 09.47
MAX Sales Ratio : 98.52
MIN Sales Ratio : 48.05

95% Median C.I. : 64.56 to 75.14
95% Wgt. Mean C.I. : 63.89 to 73.61
95% Mean C.I. : 66.93 to 74.63

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	2	63.66	63.66	59.85	15.27	106.37	53.94	73.37	N/A	788,610	471,986
01-JAN-15 To 31-MAR-15	2	74.51	74.51	72.69	13.35	102.50	64.56	84.46	N/A	257,000	186,820
01-APR-15 To 30-JUN-15	5	74.35	75.16	70.22	13.17	107.04	58.52	93.84	N/A	366,316	257,243
01-JUL-15 To 30-SEP-15	1	54.98	54.98	54.98	00.00	100.00	54.98	54.98	N/A	872,025	479,429
01-OCT-15 To 31-DEC-15	1	64.05	64.05	64.05	00.00	100.00	64.05	64.05	N/A	500,000	320,243
01-JAN-16 To 31-MAR-16	5	53.30	61.94	60.12	23.79	103.03	48.05	85.94	N/A	586,981	352,894
01-APR-16 To 30-JUN-16	3	82.91	83.79	83.92	11.49	99.85	69.93	98.52	N/A	401,624	337,034
01-JUL-16 To 30-SEP-16	1	82.00	82.00	82.00	00.00	100.00	82.00	82.00	N/A	264,000	216,485
01-OCT-16 To 31-DEC-16	5	72.21	71.45	70.55	11.13	101.28	60.45	87.48	N/A	453,020	319,626
01-JAN-17 To 31-MAR-17	8	71.56	70.45	72.63	07.32	97.00	61.07	77.94	61.07 to 77.94	496,511	360,601
01-APR-17 To 30-JUN-17	4	71.59	70.98	72.49	07.39	97.92	61.83	78.89	N/A	515,386	373,582
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	10	70.55	70.71	64.30	15.27	109.97	53.94	93.84	54.98 to 84.46	479,483	308,325
01-OCT-15 To 30-SEP-16	10	71.94	70.71	67.55	19.39	104.68	48.05	98.52	48.46 to 85.94	490,378	331,230
01-OCT-16 To 30-SEP-17	17	72.21	70.87	72.03	08.41	98.39	60.45	87.48	61.97 to 76.19	488,161	351,604
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	9	67.73	71.54	66.16	15.07	108.13	54.98	93.84	58.52 to 84.46	413,067	273,280
01-JAN-16 To 31-DEC-16	14	73.08	71.45	68.83	16.78	103.81	48.05	98.52	53.30 to 85.94	476,348	327,871
<u>ALL</u>	37	72.21	70.78	68.75	13.11	102.95	48.05	98.52	64.56 to 75.14	486,414	334,400

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	37	72.21	70.78	68.75	13.11	102.95	48.05	98.52	64.56 to 75.14	486,414	334,400
<u>ALL</u>	37	72.21	70.78	68.75	13.11	102.95	48.05	98.52	64.56 to 75.14	486,414	334,400

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	7	84.46	76.75	65.73	18.08	116.77	53.94	98.52	53.94 to 98.52	481,948	316,766
1	7	84.46	76.75	65.73	18.08	116.77	53.94	98.52	53.94 to 98.52	481,948	316,766
<u>Grass</u>											
County	7	61.83	65.69	66.10	11.18	99.38	53.30	78.89	53.30 to 78.89	279,422	184,698
1	7	61.83	65.69	66.10	11.18	99.38	53.30	78.89	53.30 to 78.89	279,422	184,698
<u>ALL</u>	37	72.21	70.78	68.75	13.11	102.95	48.05	98.52	64.56 to 75.14	486,414	334,400

49 Johnson
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 37
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 Avg. Assessed Value : 334,400

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 71
 COD : 13.11
 PRD : 102.95

COV : 16.90
 STD : 11.96
 Avg. Abs. Dev : 09.47
 MAX Sales Ratio : 98.52
 MIN Sales Ratio : 48.05

95% Median C.I. : 64.56 to 75.14
 95% Wgt. Mean C.I. : 63.89 to 73.61
 95% Mean C.I. : 66.93 to 74.63

Printed: 3/22/2018 10:32:00AM

80%MLU By Market Area

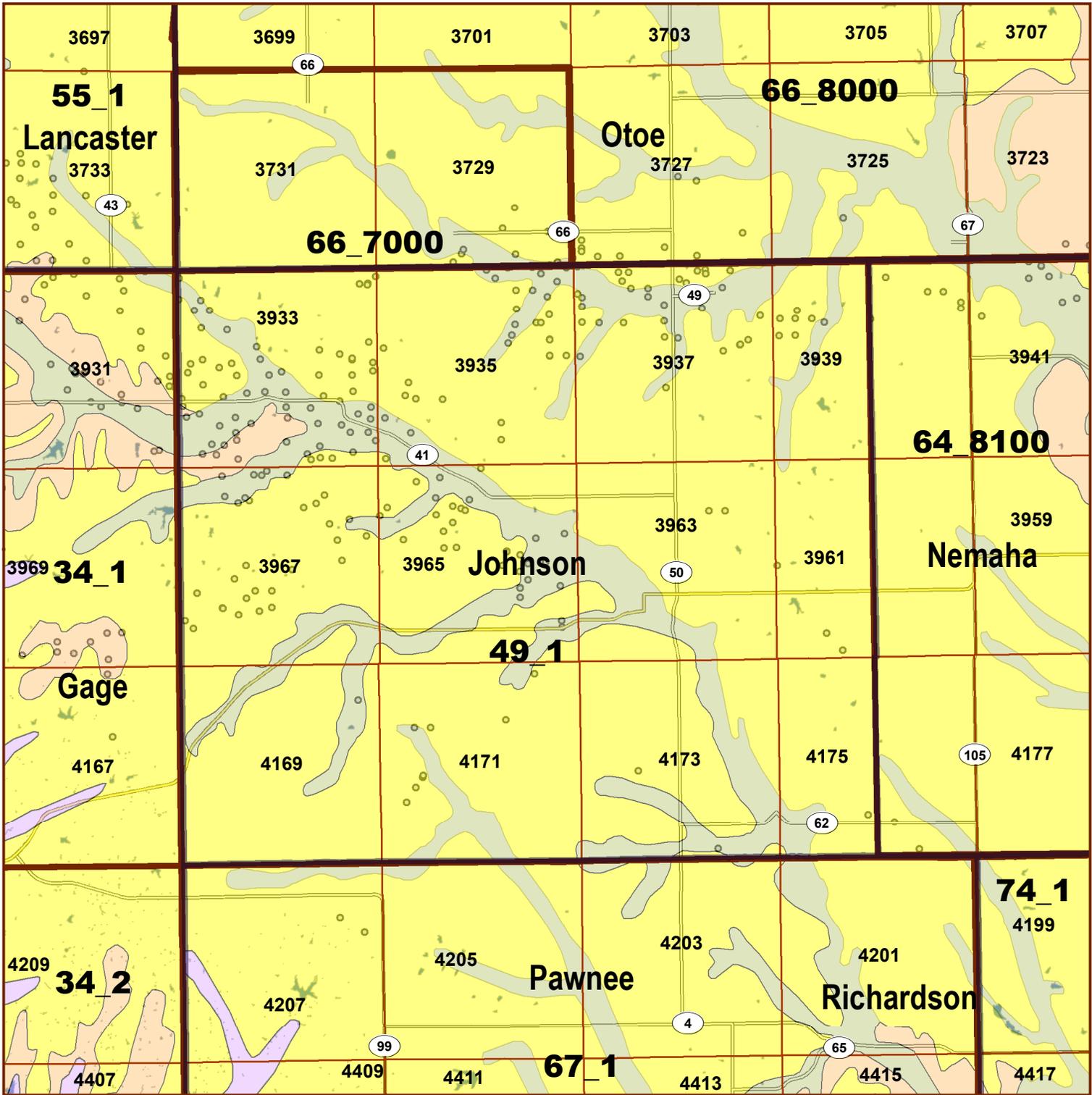
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	84.43	84.43	84.31	01.80	100.14	82.91	85.94	N/A	714,437	602,323
1	2	84.43	84.43	84.31	01.80	100.14	82.91	85.94	N/A	714,437	602,323
_____Dry_____											
County	15	67.73	70.25	62.80	19.11	111.86	48.05	98.52	54.98 to 84.46	478,218	300,329
1	15	67.73	70.25	62.80	19.11	111.86	48.05	98.52	54.98 to 84.46	478,218	300,329
_____Grass_____											
County	7	61.83	65.69	66.10	11.18	99.38	53.30	78.89	53.30 to 78.89	279,422	184,698
1	7	61.83	65.69	66.10	11.18	99.38	53.30	78.89	53.30 to 78.89	279,422	184,698
_____ALL_____											
	37	72.21	70.78	68.75	13.11	102.95	48.05	98.52	64.56 to 75.14	486,414	334,400

Johnson County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Johnson	1	7341	5918	6820	5469	4291	n/a	3250	2770	5196
Gage	1	6164	6201	5973	5977	5132	5155	4748	4725	5764
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5023
Otoe	7000	4900	4900	4500	4500	4200	n/a	4100	4100	4400
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5212
Pawnee	1	4260	4260	3860	3860	3000	2910	2820	2820	3562
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Johnson	1	4216	3897	3810	3448	3010	3312	2500	1870	3172
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	3588
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	3844
Otoe	7000	4100	4100	4000	3900	3680	n/a	3400	3100	3748
Otoe	8000	4600	4600	4300	4250	4150	4100	3500	3200	4192
Pawnee	1	3550	3550	3215	3215	2500	2425	2350	2350	2825
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Johnson	1	2810	2740	2280	1972	1904	1980	1880	1410	1888
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1622
Otoe	7000	2200	2200	2100	2100	2000	n/a	1400	1200	1881
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	2001
Pawnee	1	2120	2121	1810	1806	1651	1600	1558	1555	1671

County	Mkt Area	CRP	TIMBER	WASTE
Johnson	1	2131	1326	130
Gage	1	3051	847	200
Nemaha	1	2479	900	99
Otoe	7000	3713	1138	100
Otoe	8000	4013	1104	100
Pawnee	1	2139	1037	984

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



Legend

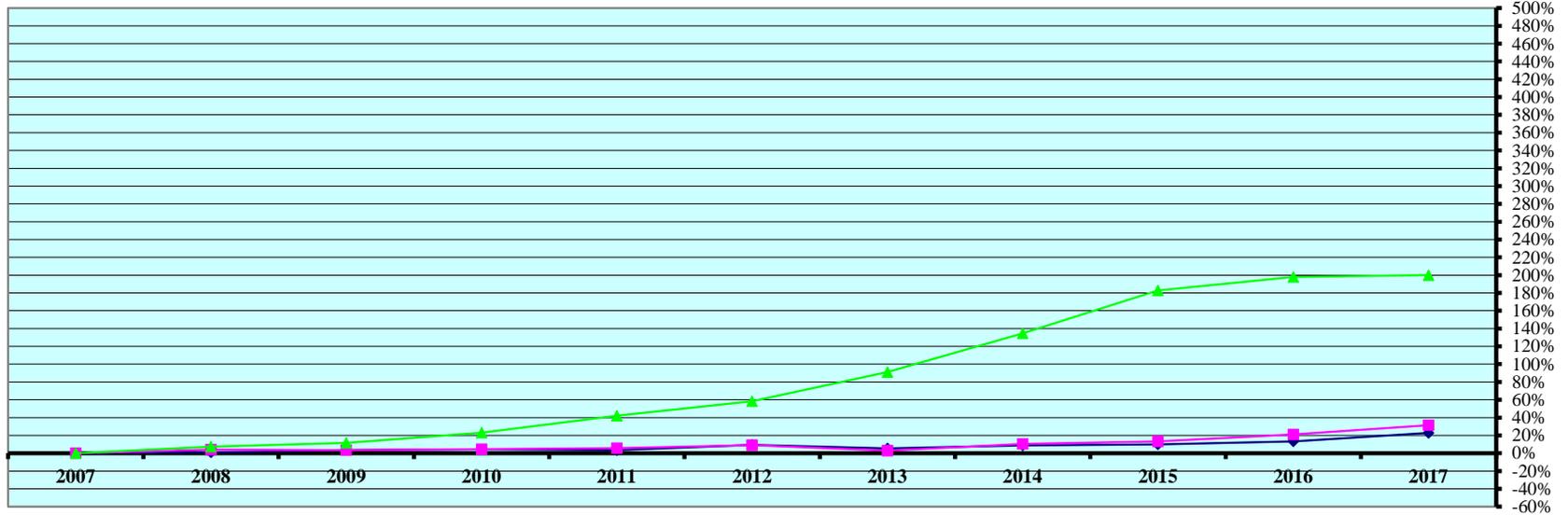
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Johnson County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017

ResRec
Comm&Indust
Total Agland



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
2007	88,140,270	--	--	--	21,394,585	--	--	--	212,125,450	--	--	--
2008	88,902,030	761,760	0.86%	0.86%	22,236,015	841,430	3.93%	3.93%	227,907,190	15,781,740	7.44%	7.44%
2009	91,046,240	2,144,210	2.41%	3.30%	22,147,875	-88,140	-0.40%	3.52%	236,368,790	8,461,600	3.71%	11.43%
2010	91,924,030	877,790	0.96%	4.29%	22,343,105	195,230	0.88%	4.43%	260,912,000	24,543,210	10.38%	23.00%
2011	91,118,510	-805,520	-0.88%	3.38%	22,636,555	293,450	1.31%	5.81%	301,521,430	40,609,430	15.56%	42.14%
2012	96,244,200	5,125,690	5.63%	9.19%	23,303,855	667,300	2.95%	8.92%	336,166,340	34,644,910	11.49%	58.48%
2013	92,870,130	-3,374,070	-3.51%	5.37%	22,033,725	-1,270,130	-5.45%	2.99%	405,414,280	69,247,940	20.60%	91.12%
2014	95,834,920	2,964,790	3.19%	8.73%	23,645,895	1,612,170	7.32%	10.52%	497,926,060	92,511,780	22.82%	134.73%
2015	96,752,360	917,440	0.96%	9.77%	24,233,635	587,740	2.49%	13.27%	600,192,807	102,266,747	20.54%	182.94%
2016	99,728,870	2,976,510	3.08%	13.15%	25,896,973	1,663,338	6.86%	21.04%	631,962,521	31,769,714	5.29%	197.92%
2017	108,242,349	8,513,479	8.54%	22.81%	28,123,066	2,226,093	8.60%	31.45%	636,378,338	4,415,817	0.70%	200.00%

Rate Annual %chg: Residential & Recreational **2.08%**

Commercial & Industrial **2.77%**

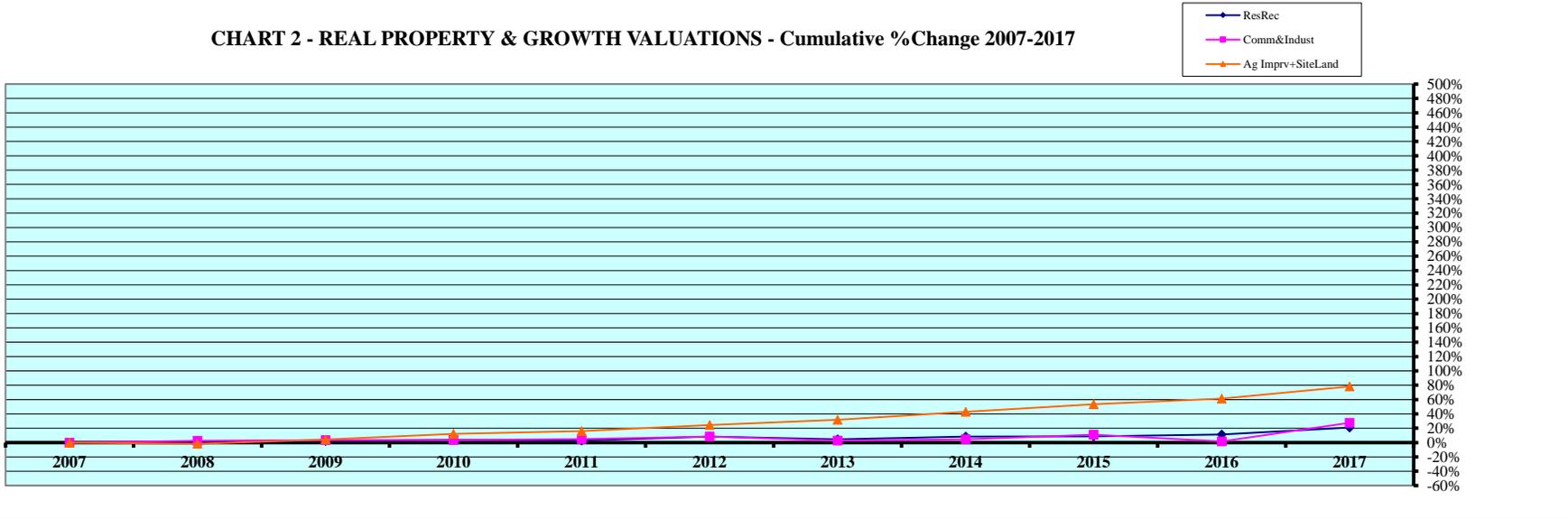
Agricultural Land **11.61%**

Cnty# **49**
County **JOHNSON**

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 2007-2017



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
2007	88,140,270	1,159,915	1.32%	86,980,355	--	--	21,394,585	484,360	2.26%	20,910,225	--	--
2008	88,902,030	1,114,060	1.25%	87,787,970	-0.40%	-0.40%	22,236,015	299,300	1.35%	21,936,715	2.53%	2.53%
2009	91,046,240	820,400	0.90%	90,225,840	1.49%	2.37%	22,147,875	12,360	0.06%	22,135,515	-0.45%	3.46%
2010	91,924,030	470,690	0.51%	91,453,340	0.45%	3.76%	22,343,105	182,530	0.82%	22,160,575	0.06%	3.58%
2011	91,118,510	580,865	0.64%	90,537,645	-1.51%	2.72%	22,636,555	219,320	0.97%	22,417,235	0.33%	4.78%
2012	96,244,200	827,860	0.86%	95,416,340	4.72%	8.26%	23,303,855	104,870	0.45%	23,198,985	2.48%	8.43%
2013	92,870,130	629,080	0.68%	92,241,050	-4.16%	4.65%	22,033,725	63,520	0.29%	21,970,205	-5.72%	2.69%
2014	95,834,920	325,295	0.34%	95,509,625	2.84%	8.36%	23,645,895	1,279,890	5.41%	22,366,005	1.51%	4.54%
2015	96,752,360	1,036,990	1.07%	95,715,370	-0.12%	8.59%	24,233,635	484,350	2.00%	23,749,285	0.44%	11.01%
2016	99,728,870	1,587,029	1.59%	98,141,841	1.44%	11.35%	25,896,973	4,144,902	16.01%	21,752,071	-10.24%	1.67%
2017	108,242,349	1,618,098	1.49%	106,624,251	6.91%	20.97%	28,123,066	818,510	2.91%	27,304,556	5.44%	27.62%
Rate Ann%chg	2.08%						2.77%					
							C & I w/o growth					
							-0.36%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	32,143,020	8,788,340	40,931,360	525,520	1.28%	40,405,840	--	--
2008	32,065,520	9,365,450	41,430,970	1,188,000	2.87%	40,242,970	-1.68%	-1.68%
2009	32,969,050	10,777,880	43,746,930	43,746,930	2.48%	42,661,610	2.97%	4.23%
2010	34,256,460	12,777,130	47,033,590	1,163,190	2.47%	45,870,400	4.85%	12.07%
2011	35,052,400	13,240,300	48,292,700	823,225	1.70%	47,469,475	0.93%	15.97%
2012	38,395,990	15,244,410	53,640,400	2,741,700	5.11%	50,898,700	5.40%	24.35%
2013	37,034,810	18,642,870	55,677,680	1,738,140	3.12%	53,939,540	0.56%	31.78%
2014	37,060,860	22,274,320	59,335,180	843,530	1.42%	58,491,650	5.05%	42.90%
2015	39,921,744	24,964,180	64,885,924	2,040,850	3.15%	62,845,074	5.92%	53.54%
2016	41,256,498	25,500,844	66,757,342	761,316	1.14%	65,996,026	1.71%	61.24%
2017	46,630,424	28,054,480	74,684,904	1,727,889	2.31%	72,957,015	9.29%	78.24%
Rate Ann%chg	3.79%	12.31%	6.20%			Ag Imprv+Site w/o growth	3.50%	

(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.

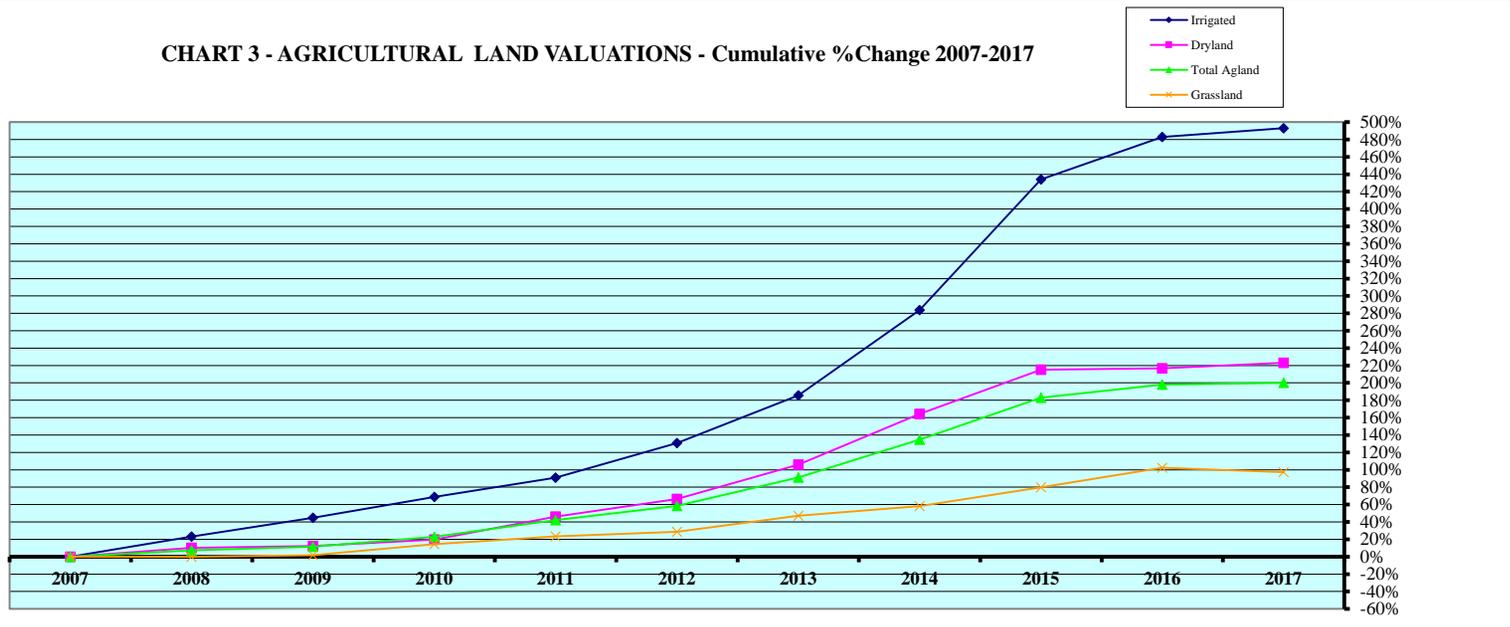
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# **49**
County **JOHNSON**

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	21,675,420	--	--	--	105,241,080	--	--	--	84,992,610	--	--	--
2008	26,705,690	5,030,270	23.21%	23.21%	115,938,870	10,697,790	10.17%	10.17%	85,013,320	20,710	0.02%	0.02%
2009	31,397,960	4,692,270	17.57%	44.86%	118,211,700	2,272,830	1.96%	12.32%	86,509,200	1,495,880	1.76%	1.78%
2010	36,571,990	5,174,030	16.48%	68.73%	125,870,020	7,658,320	6.48%	19.60%	97,372,530	10,863,330	12.56%	14.57%
2011	41,407,610	4,835,620	13.22%	91.03%	153,733,520	27,863,500	22.14%	46.08%	104,956,830	7,584,300	7.79%	23.49%
2012	50,017,870	8,610,260	20.79%	130.76%	175,230,080	21,496,560	13.98%	66.50%	109,484,460	4,527,630	4.31%	28.82%
2013	61,925,750	11,907,880	23.81%	185.70%	216,876,720	41,646,640	23.77%	106.08%	125,081,090	15,596,630	14.25%	47.17%
2014	83,195,310	21,269,560	34.35%	283.82%	278,230,980	61,354,260	28.29%	164.37%	134,474,280	9,393,190	7.51%	58.22%
2015	115,751,604	32,556,294	39.13%	434.02%	331,546,310	53,315,330	19.16%	215.04%	152,767,378	18,293,098	13.60%	79.74%
2016	126,353,677	10,602,073	9.16%	482.94%	333,481,089	1,934,779	0.58%	216.87%	172,008,200	19,240,822	12.59%	102.38%
2017	128,541,503	2,187,826	1.73%	493.03%	340,055,594	6,574,505	1.97%	223.12%	167,660,341	-4,347,859	-2.53%	97.26%

Rate Ann.%chg: Irrigated **19.48%** Dryland **12.44%** Grassland **7.03%**

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
2007	216,340	--	--	--	0	--	--	--	212,125,450	--	--	--
2008	249,310	32,970	15.24%	15.24%	0	0	--	--	227,907,190	15,781,740	7.44%	7.44%
2009	249,930	620	0.25%	15.53%	0	0	--	--	236,368,790	8,461,600	3.71%	11.43%
2010	1,091,710	841,780	336.81%	404.63%	5,750	5,750	--	--	260,912,000	24,543,210	10.38%	23.00%
2011	1,422,090	330,380	30.26%	557.34%	1,380	-4,370	-76.00%	--	301,521,430	40,609,430	15.56%	42.14%
2012	1,433,930	11,840	0.83%	562.81%	0	-1,380	-100.00%	--	336,166,340	34,644,910	11.49%	58.48%
2013	1,530,720	96,790	6.75%	607.55%	0	0	--	--	405,414,280	69,247,940	20.60%	91.12%
2014	2,025,490	494,770	32.32%	836.25%	0	0	--	--	497,926,060	92,511,780	22.82%	134.73%
2015	127,515	-1,897,975	-93.70%	-41.06%	0	0	--	--	600,192,807	102,266,747	20.54%	182.94%
2016	119,555	-7,960	-6.24%	-44.74%	0	0	--	--	631,962,521	31,769,714	5.29%	197.92%
2017	120,900	1,345	1.13%	-44.12%	0	0	--	--	636,378,338	4,415,817	0.70%	200.00%

Cnty# **49**
County **JOHNSON**

Rate Ann.%chg: Total Agric Land **11.61%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (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
2007	21,606,340	14,754	1,464			105,372,990	99,817	1,056			84,930,610	108,822	780		
2008	26,705,690	15,498	1,723	17.67%	17.67%	116,194,850	98,962	1,174	11.22%	11.22%	84,783,230	108,888	779	-0.23%	-0.23%
2009	31,042,300	15,999	1,940	12.60%	32.50%	118,416,290	98,356	1,204	2.54%	14.05%	86,572,540	108,829	795	2.17%	1.93%
2010	38,038,430	17,598	2,162	11.40%	47.60%	125,993,180	95,625	1,318	9.44%	24.81%	98,079,290	110,184	890	11.90%	14.05%
2011	41,530,550	17,516	2,371	9.69%	61.91%	153,560,700	95,422	1,609	22.14%	52.44%	106,379,590	110,478	963	8.17%	23.38%
2012	49,743,630	18,940	2,626	10.77%	79.35%	175,877,070	97,839	1,798	11.70%	70.28%	110,718,550	106,548	1,039	7.92%	33.15%
2013	61,947,400	20,013	3,095	17.86%	111.38%	216,855,680	100,135	2,166	20.47%	105.14%	126,509,260	103,043	1,228	18.15%	57.31%
2014	83,535,800	21,654	3,858	24.63%	163.43%	277,971,020	103,113	2,696	24.48%	155.37%	136,514,420	98,312	1,389	13.10%	77.92%
2015	115,008,317	22,737	5,058	31.12%	245.41%	332,354,630	104,684	3,175	17.77%	200.74%	152,302,526	95,863	1,589	14.42%	103.57%
2016	124,741,750	23,771	5,248	3.74%	258.34%	334,411,833	105,463	3,171	-0.12%	200.37%	172,305,853	93,886	1,835	15.52%	135.15%
2017	128,419,029	24,616	5,217	-0.59%	256.24%	337,661,972	106,387	3,174	0.10%	200.66%	169,528,145	92,062	1,841	0.34%	135.95%

Rate Annual %chg Average Value/Acre: **13.55%**

11.64%

8.96%

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
2007	216,340	1,589	136			0	0				212,126,280	224,982	943		
2008	249,310	1,605	155	14.09%	14.09%	0	0				227,933,080	224,953	1,013	7.47%	7.47%
2009	249,930	1,618	155	-0.51%	13.51%	0	0				236,281,060	224,801	1,051	3.73%	11.48%
2010	69,210	923	75	-51.47%	-44.91%	0	0				262,180,110	224,329	1,169	11.19%	23.96%
2011	69,220	923	75	0.01%	-44.91%	0	0				301,540,060	224,339	1,344	15.01%	42.56%
2012	69,640	929	75	0.00%	-44.90%	0	0				336,408,890	224,256	1,500	11.61%	59.10%
2013	91,970	919	100	33.42%	-26.49%	0	0				405,404,310	224,110	1,809	20.59%	91.86%
2014	118,810	915	130	29.80%	-4.59%	0	0				498,140,050	223,993	2,224	22.94%	135.87%
2015	131,084	937	140	7.67%	2.73%	0	0				599,796,557	224,221	2,675	20.28%	183.71%
2016	119,412	918	130	-7.03%	-4.49%	0	0				631,578,848	224,038	2,819	5.38%	198.99%
2017	119,675	920	130	0.00%	-4.49%	0	0				635,728,821	223,985	2,838	0.68%	201.03%

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JOHNSON

Rate Annual %chg Average Value/Acre: **11.65%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 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
5,217	JOHNSON	32,966,067	9,614,621	22,515,511	108,003,057	23,302,546	4,820,520	239,292	636,378,338	46,630,424	28,054,480	0	912,524,856
cnty sectorvalue % of total value:		3.61%	1.05%	2.47%	11.84%	2.55%	0.53%	0.03%	69.74%	5.11%	3.07%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
321	COOK	95,832	48,843	6,162	6,572,917	584,990	0	0	11,938	0	0	0	7,320,682
6.15%	%sector of county sector	0.29%	0.51%	0.03%	6.09%	2.51%			0.00%				0.80%
	%sector of municipality	1.31%	0.67%	0.08%	89.79%	7.99%			0.16%				100.00%
38	CRAB ORCHARD	30,020	28,326	3,574	541,539	7,295	0	0	72,018	0	0	0	682,772
0.73%	%sector of county sector	0.09%	0.29%	0.02%	0.50%	0.03%			0.01%				0.07%
	%sector of municipality	4.40%	4.15%	0.52%	79.31%	1.07%			10.55%				100.00%
98	ELK CREEK	763,773	145,796	442,153	1,154,250	505,610	0	0	55,060	0	0	0	3,066,642
1.88%	%sector of county sector	2.32%	1.52%	1.96%	1.07%	2.17%			0.01%				0.34%
	%sector of municipality	24.91%	4.75%	14.42%	37.64%	16.49%			1.80%				100.00%
476	STERLING	422,616	634,248	935,386	13,589,169	2,878,497	0	0	38,246	0	0	0	18,498,162
9.12%	%sector of county sector	1.28%	6.60%	4.15%	12.58%	12.35%			0.01%				2.03%
	%sector of municipality	2.28%	3.43%	5.06%	73.46%	15.56%			0.21%				100.00%
1,680	TECUMSEH	11,995,543	1,142,128	1,551,269	36,895,800	12,444,369	4,820,520	0	253,630	0	1,160	0	69,104,419
32.20%	%sector of county sector	36.39%	11.88%	6.89%	34.16%	53.40%	100.00%		0.04%		0.00%		7.57%
	%sector of municipality	17.36%	1.65%	2.24%	53.39%	18.01%	6.98%		0.37%		0.00%		100.00%
2,613	Total Municipalities	13,307,784	1,999,341	2,938,544	58,753,675	16,420,761	4,820,520	0	430,892	0	1,160	0	98,672,677
50.09%	%all municip.sectors of cnty	40.37%	20.79%	13.05%	54.40%	70.47%	100.00%		0.07%		0.00%		10.81%

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	18,135	557,755	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	18,135	557,755
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	18,135	557,755

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	182	73	254	509

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	46	466,814	156	31,810,815	1,311	365,758,221	1,513	398,035,850
28. Ag-Improved Land	4	132,375	62	16,941,675	721	240,143,560	787	257,217,610
29. Ag Improvements	4	912	62	3,392,982	742	53,518,526	808	56,912,420
30. Ag Total							2,321	712,165,880

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	23	24.00	350,000	
33. HomeSite Improvements	0	0.00	0	23	0.00	2,615,533	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.87	3,480	32	35.85	293,500	
36. FarmSite Improv Land	3	3.63	14,520	57	147.26	708,040	
37. FarmSite Improvements	3	0.00	912	61	0.00	777,449	
38. FarmSite Total							
39. Road & Ditches	0	1.21	0	0	259.91	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	1	1.00	13,500	1	1.00	13,500	
32. HomeSite Improv Land	437	443.08	6,103,022	460	467.08	6,453,022	
33. HomeSite Improvements	426	0.00	39,052,483	449	0.00	41,668,016	478,286
34. HomeSite Total				450	468.08	48,134,538	
35. FarmSite UnImp Land	249	297.27	2,464,710	282	333.99	2,761,690	
36. FarmSite Improv Land	664	1,864.11	8,388,530	724	2,015.00	9,111,090	
37. FarmSite Improvements	700	0.00	14,466,043	764	0.00	15,244,404	696,956
38. FarmSite Total				1,046	2,348.99	27,117,184	
39. Road & Ditches	0	4,343.61	0	0	4,604.73	0	
40. Other- Non Ag Use	0	108.37	130,044	0	108.37	130,044	
41. Total Section VI				1,496	7,530.17	75,381,766	1,175,242

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	20	2,027.46	4,143,786	20	2,027.46	4,143,786

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,078.72	12.41%	22,599,626	17.53%	7,340.59
46. 1A	3,265.96	13.16%	19,327,604	14.99%	5,917.89
47. 2A1	1,129.95	4.55%	7,706,261	5.98%	6,820.00
48. 2A	6,954.14	28.03%	38,035,575	29.50%	5,469.49
49. 3A1	7,314.94	29.48%	31,384,945	24.34%	4,290.53
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	2,858.08	11.52%	9,288,840	7.20%	3,250.03
52. 4A	211.29	0.85%	585,278	0.45%	2,770.02
53. Total	24,813.08	100.00%	128,928,129	100.00%	5,195.97
Dry					
54. 1D1	4,072.96	3.79%	17,170,053	5.04%	4,215.62
55. 1D	9,294.81	8.66%	36,224,875	10.64%	3,897.32
56. 2D1	7,125.02	6.64%	27,146,373	7.97%	3,810.01
57. 2D	19,310.55	17.99%	66,590,106	19.56%	3,448.38
58. 3D1	49,649.42	46.25%	149,451,531	43.90%	3,010.14
59. 3D	0.26	0.00%	861	0.00%	3,311.54
60. 4D1	16,523.00	15.39%	41,307,500	12.13%	2,500.00
61. 4D	1,367.92	1.27%	2,558,064	0.75%	1,870.04
62. Total	107,343.94	100.00%	340,449,363	100.00%	3,171.58
Grass					
63. 1G1	1,327.95	1.46%	2,899,111	1.73%	2,183.15
64. 1G	3,162.54	3.48%	8,293,543	4.96%	2,622.43
65. 2G1	5,991.41	6.59%	12,369,124	7.39%	2,064.48
66. 2G	6,115.27	6.72%	12,429,913	7.43%	2,032.60
67. 3G1	33,825.28	37.19%	64,799,356	38.74%	1,915.71
68. 3G	4.50	0.00%	8,910	0.01%	1,980.00
69. 4G1	27,190.04	29.89%	49,872,890	29.81%	1,834.23
70. 4G	13,345.91	14.67%	16,612,077	9.93%	1,244.73
71. Total	90,962.90	100.00%	167,284,924	100.00%	1,839.05
Irrigated Total					
Irrigated Total	24,813.08	11.07%	128,928,129	20.25%	5,195.97
Dry Total					
Dry Total	107,343.94	47.91%	340,449,363	53.46%	3,171.58
Grass Total					
Grass Total	90,962.90	40.60%	167,284,924	26.27%	1,839.05
72. Waste	936.07	0.42%	121,698	0.02%	130.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	426.05	0.19%	0	0.00%	0.00
75. Market Area Total	224,055.99	100.00%	636,784,114	100.00%	2,842.08

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1.08	7,635	2,588.25	14,645,096	22,223.75	114,275,398	24,813.08	128,928,129
77. Dry Land	122.65	442,333	6,749.20	22,526,865	100,472.09	317,480,165	107,343.94	340,449,363
78. Grass	69.64	131,192	5,770.12	10,203,036	85,123.14	156,950,696	90,962.90	167,284,924
79. Waste	0.22	29	199.63	25,953	736.22	95,716	936.07	121,698
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	426.05	0	426.05	0
82. Total	193.59	581,189	15,307.20	47,400,950	208,555.20	588,801,975	224,055.99	636,784,114

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	24,813.08	11.07%	128,928,129	20.25%	5,195.97
Dry Land	107,343.94	47.91%	340,449,363	53.46%	3,171.58
Grass	90,962.90	40.60%	167,284,924	26.27%	1,839.05
Waste	936.07	0.42%	121,698	0.02%	130.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	426.05	0.19%	0	0.00%	0.00
Total	224,055.99	100.00%	636,784,114	100.00%	2,842.08

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Agland	0	0	1	31,640	1	443,303	1	474,943	443,303
83.2 Cook - R	11	14,950	156	232,807	156	6,360,715	167	6,608,472	0
83.3 Crab Orchard - Ag	0	0	1	2,351	1	95,463	1	97,814	0
83.4 Crab Orchard - C	1	78	0	0	0	0	1	78	0
83.5 Crab Orchard - R	20	15,188	39	32,127	39	393,136	59	440,451	0
83.6 Elk Creek - R	15	12,992	64	79,063	64	1,062,599	79	1,154,654	1,004
83.7 Recreational	1	87,092	1	150,000	1	2,200	2	239,292	0
83.8 Rural - C	1	8,389	2	0	2	0	3	8,389	0
83.9 Rural - Mh	0	0	11	425,318	16	678,475	16	1,103,793	0
83.10 Rural - R	37	509,083	330	10,177,073	335	37,969,850	372	48,656,006	402,273
83.11 St Mary - R	2	1,451	18	81,271	19	652,088	21	734,810	10,103
83.12 Sterling - C	0	0	1	6,076	1	150	1	6,226	0
83.13 Sterling - R	25	102,218	216	1,154,973	216	13,527,970	241	14,785,161	409,046
83.14 Tecumseh - R	62	453,874	681	4,543,767	702	36,121,977	764	41,119,618	39,658
84 Residential Total	175	1,205,315	1,521	16,916,466	1,553	97,307,926	1,728	115,429,707	1,305,387

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Cook - C	3	1,620	26	71,830	27	510,080	30	583,530	0
85.2	Crab Orchard - C	0	0	3	837	3	6,458	3	7,295	0
85.3	Elk Creek - C	3	2,490	23	21,350	24	489,830	27	513,670	0
85.4	Rural - C	1	15,000	7	1,031,194	7	3,157,634	8	4,203,828	0
85.5	Rural Hwy - C	2	138,200	7	467,304	9	1,839,134	11	2,444,638	0
85.6	St Mary - C	1	120	3	9,870	4	169,480	5	179,470	0
85.7	Sterling - C	9	17,758	38	61,588	42	1,900,095	51	1,979,441	0
85.8	Sterling - R	1	1,050	0	0	0	0	1	1,050	0
85.9	Sterling Hwy - C	2	15,070	8	80,412	8	807,932	10	903,414	0
85.10	Tecumseh - C	16	169,446	108	708,956	109	11,369,827	125	12,248,229	12,753
85.11	Tecumseh - R	1	8,360	1	8,151	1	42,106	2	58,617	0
85.12	Tecumseh Hwy - C	5	259,410	34	861,855	34	3,868,950	39	4,990,215	0
86	Commercial Total	44	628,524	258	3,323,347	268	24,161,526	312	28,113,397	12,753

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	263.96	0.42%	741,732	0.62%	2,810.02
88. 1G	2,095.33	3.32%	5,740,378	4.81%	2,739.61
89. 2G1	3,062.66	4.85%	6,982,170	5.85%	2,279.77
90. 2G	3,851.97	6.09%	7,597,930	6.37%	1,972.48
91. 3G1	25,056.15	39.64%	47,699,914	39.96%	1,903.72
92. 3G	4.50	0.01%	8,910	0.01%	1,980.00
93. 4G1	21,012.01	33.24%	39,502,116	33.10%	1,879.98
94. 4G	7,860.83	12.44%	11,083,837	9.29%	1,410.01
95. Total	63,207.41	100.00%	119,356,987	100.00%	1,888.34
CRP					
96. 1C1	52.58	0.38%	164,876	0.56%	3,135.72
97. 1C	441.11	3.19%	1,351,240	4.59%	3,063.27
98. 2C1	560.74	4.06%	1,598,138	5.42%	2,850.05
99. 2C	1,491.26	10.79%	3,744,341	12.71%	2,510.86
100. 3C1	7,087.58	51.27%	14,833,318	50.35%	2,092.86
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	3,956.77	28.62%	7,438,730	25.25%	1,880.00
103. 4C	233.23	1.69%	328,864	1.12%	1,410.04
104. Total	13,823.27	100.00%	29,459,507	100.00%	2,131.15
Timber					
105. 1T1	1,011.41	7.26%	1,992,503	10.79%	1,970.03
106. 1T	626.10	4.49%	1,201,925	6.51%	1,919.70
107. 2T1	2,368.01	17.00%	3,788,816	20.52%	1,600.00
108. 2T	772.04	5.54%	1,087,642	5.89%	1,408.79
109. 3T1	1,681.55	12.07%	2,266,124	12.27%	1,347.64
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	2,221.26	15.94%	2,932,044	15.88%	1,319.99
112. 4T	5,251.85	37.70%	5,199,376	28.15%	990.01
113. Total	13,932.22	100.00%	18,468,430	100.00%	1,325.59
<hr/>					
Grass Total	63,207.41	69.49%	119,356,987	71.35%	1,888.34
CRP Total	13,823.27	15.20%	29,459,507	17.61%	2,131.15
Timber Total	13,932.22	15.32%	18,468,430	11.04%	1,325.59
<hr/>					
114. Market Area Total	90,962.90	100.00%	167,284,924	100.00%	1,839.05

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

49 Johnson

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	108,003,057	115,190,415	7,187,358	6.65%	1,305,387	5.45%
02. Recreational	239,292	239,292	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	46,630,424	48,134,538	1,504,114	3.23%	478,286	2.20%
04. Total Residential (sum lines 1-3)	154,872,773	163,564,245	8,691,472	5.61%	1,783,673	4.46%
05. Commercial	23,302,546	28,113,397	4,810,851	20.65%	12,753	20.59%
06. Industrial	4,820,520	0	-4,820,520	-100.00%	0	-100.00%
07. Total Commercial (sum lines 5-6)	28,123,066	28,113,397	-9,669	-0.03%	12,753	-0.08%
08. Ag-Farmsite Land, Outbuildings	27,924,436	27,117,184	-807,252	-2.89%	696,956	-5.39%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	130,044	130,044	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	28,054,480	27,247,228	-807,252	-2.88%	696,956	-5.36%
12. Irrigated	128,541,503	128,928,129	386,626	0.30%		
13. Dryland	340,055,594	340,449,363	393,769	0.12%		
14. Grassland	167,660,341	167,284,924	-375,417	-0.22%		
15. Wasteland	120,900	121,698	798	0.66%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	636,378,338	636,784,114	405,776	0.06%		
18. Total Value of all Real Property (Locally Assessed)	847,428,657	855,708,984	8,280,327	0.98%	2,493,382	0.68%

2018 Assessment Survey for Johnson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$115,264
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Part of Assessor but, \$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$26,797 - this amount includes Vanguard and GIS Licensing, GIS Website, and Hardware
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,300
12.	Other miscellaneous funds:
	No other.
13.	Amount of last year's assessor's budget not used:
	\$55.24

B. Computer, Automation Information and GIS

1.	Administrative software:
	VCS by Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	We use GIS mapping to show ownership.
4.	Who maintains the cadastral maps?
	GIS Workshop
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes - http://johnson.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	Assessor and Deputy
8.	Personal Property software:
	Vanguard

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Tecumseh, Cook, Elk Creek, Sterling, and Crab Orchard are zoned.
4.	When was zoning implemented?
	January 2006

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Hardware support is supplied on a year by year renewal with William Johnson.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not at this time.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Certified General
4.	Have the existing contracts been approved by the PTA?
	There are currently no contracts.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2018 Residential Assessment Survey for Johnson County

1.	Valuation data collection done by:														
	Assessor and Deputy.														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Tecumseh - County seat and main trade center of the County. Stable population, K-12 school (Johnson County Central). State correctional facility just north of town.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cook - situated between Tecumseh and Syracuse, limited retail, elementary and middle school</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Elk Creek - Located in southern part of County just off highway 50. Limited commercial - bank, bar, elevator, service station. No school.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Sterling - K-12 School, limited retail - bank, bar, lumberyard, repair, gas/conv, located on Highway 41</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Rural residential - Township 4 -5-6 Acreages</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Rural farm homes and outbuildings are valued at the same time as the rural residential</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Tecumseh - County seat and main trade center of the County. Stable population, K-12 school (Johnson County Central). State correctional facility just north of town.	02	Cook - situated between Tecumseh and Syracuse, limited retail, elementary and middle school	04	Elk Creek - Located in southern part of County just off highway 50. Limited commercial - bank, bar, elevator, service station. No school.	06	Sterling - K-12 School, limited retail - bank, bar, lumberyard, repair, gas/conv, located on Highway 41	09	Rural residential - Township 4 -5-6 Acreages	AG	Rural farm homes and outbuildings are valued at the same time as the rural residential
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09	Rural residential - Township 4 -5-6 Acreages														
AG	Rural farm homes and outbuildings are valued at the same time as the rural residential														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The county relies on RCNLD (replacement cost new less depreciation) the county determines an economic depreciation based on sales for each valuation group.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	CAMA physical depreciation tables were adjusted from local market study(ies) and an economic adjustment for each valuation group may be applied.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	They are adjusted by a Map Factor as each valuation group is reviewed.														
6.	Describe the methodology used to determine the residential lot values?														
	The County uses a market based value on a per square foot basis.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	The county received one application to combine 39 lots into one parcel. Presently the county is looking at a discounted cash flow analysis on the combined parcels with the limited information that was provided with the application.														

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2014	2008	2017	2017
	02	2014	2008	2013	2013
	04	2014	2008	2016	2016
	06	2014	2008	2013	2013
	09	2014	2008	2015	2015
	AG	2014	2008	2016	2016

The County maintains that the groupings are tied to amenities available in the communities and the appraisal cycle the county has. Each valuation group is analyzed separately and they tend to have their own unique markets. The county has updated costs in the transition to the Vanguard appraisal system; The costs are based on the Vanguard manual update for 2008. Adjustments for assessor locations are applied by a factor using the base year of 2008.

2018 Commercial Assessment Survey for Johnson County

1.	Valuation data collection done by:			
	Assessor and deputy.			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	The entire County is considered as one valuation group.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The county relies on RCNLD. The county determines an economic depreciation based on sales for each valuation group.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The County relies on comparable properties in similar markets with local adjustments.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The County uses the tables from CAMA along with economic depreciation based on local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No, there is only one grouping used for the entire County for residential & economic depreciation is applied based on map factor.			
6.	Describe the methodology used to determine the commercial lot values.			
	Market value based on square foot unit of measurement			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2012	2012	2012
	For Johnson County there is not a lot of commercial market activity in the County and what does occur is not an organized or consistent market.			

2018 Agricultural Assessment Survey for Johnson County

1.	Valuation data collection done by:						
	Assessor and Deputy.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county is considered as one market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is considered as one market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is considered as one market area.	2016					
	The entire county is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	The county reviews all ag sales to update land use and analyzes these sales to determine characteristics that impact the market. This review aids in determining if there are differing characteristics in different areas of the county that impact the agricultural market. The county also conducts a thorough sales verification.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Present use of the parcel is given the greatest consideration. Recreational land is land that is generally not used for residential, commercial or agricultural uses. WRP is one type of land that is considered as recreational land. The county also conducts sales verification as well as mailing out questionnaires to aid in determining present and intended uses for the property.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Presently with few available sales for analysis the county bases the value by placing a factor on the current grassland value. In the counties opinion this represents the market value of the parcel.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	None						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	All ag sales are reviewed, sales questionnaires mailed, realtors or buyers/sellers personally asked and land use on each parcel reviewed on site at least once a year to determine if non-agricultural influences are apparent.						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
7c.	Describe the non-agricultural influences recognized within the county.						
	None. All land is valued as it is currently used.						

7d.	Where is the influenced area located within the county?
	None recognized.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

PLAN OF ASSESSMENT FOR JOHNSON COUNTY

To: Johnson County Board of Equalization
Nebr. Dept of Revenue--Property Assessment Division

As required by Sec. 77-1311.02, R.R.S. Nebr. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, and may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments to the Nebr. Dept of Revenue—Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

Tax Year 2018:

Residential—

1. Re-appraisal of all Tecumseh urban residential property including all related improvements associated with the main improvement, to include all buildings, take new photos of the property, implement new replacement cost, develop new market analysis, depreciation and establish new assessed value for 2018.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.
3. Continue land use updates when discovered or identified.

BUDGET REQUEST FOR 2017-2018:

Requested budget of \$1,000.00 is needed to:

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes;
2. In September 2017 begin drive-by reviews for Tecumseh residential and related improvements—It will include new pictures, implement new replacement cost, and re-calculation of physical and economic depreciation. New values will be applied for the 2018 tax roll.
3. Analyze and possible adjustment to class/subclass of residential (includes mobile homes), commercial/industrial, and agricultural improvements.
4. Analyze and possible adjustments to class/subclass of agland.

Tax Year 2019:

Residential—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.

Commercial—

1. Re-appraisal of all commercial property in Johnson County, including all related improvements associated with the main improvement, to include all buildings, with new photos of the property, develop new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2019.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.

2. Continue with review and analysis of sales as they occur.
3. Continue land use updates when discovered or identified.

Tax Year 2020:

Residential—

1. Re-appraisal of all rural residential property in Township 6, including all related improvements associated with the main improvement, to include all buildings, take new photos of the property, implement new replacement cost, develop new market analysis and depreciation, and establish new assessed value for 2020.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

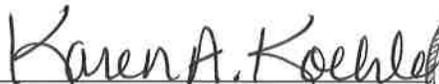
Commercial—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, adjusting by class/subclass to arrive at acceptable levels of value.
2. Continue with review and analysis of sales as they occur.
3. Continue land use updates when discovered or identified, and use new aerial photography when it becomes available.

Date: June 15, 2017


Karen A. Koehler
Johnson County Assessor



UPDATE FOLLOWING August 22nd, 2017, office budget hearing, and
September 5th, 2017, ADOPTION OF 2017-2018 BUDGET.

Date: September 5th, 2017

Karen A. Koehler
Karen A. Koehler
Johnson County Assessor

