

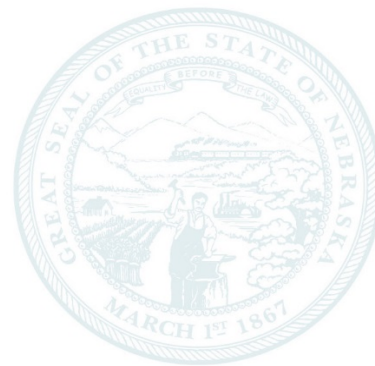
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2019 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

JOHNSON COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 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: Terry Keebler, Johnson County Assessor

Table of Contents

2019 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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 transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does 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 groups and market areas are also examined to identify whether the groups 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.

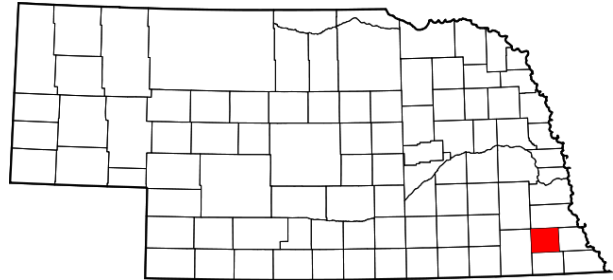
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

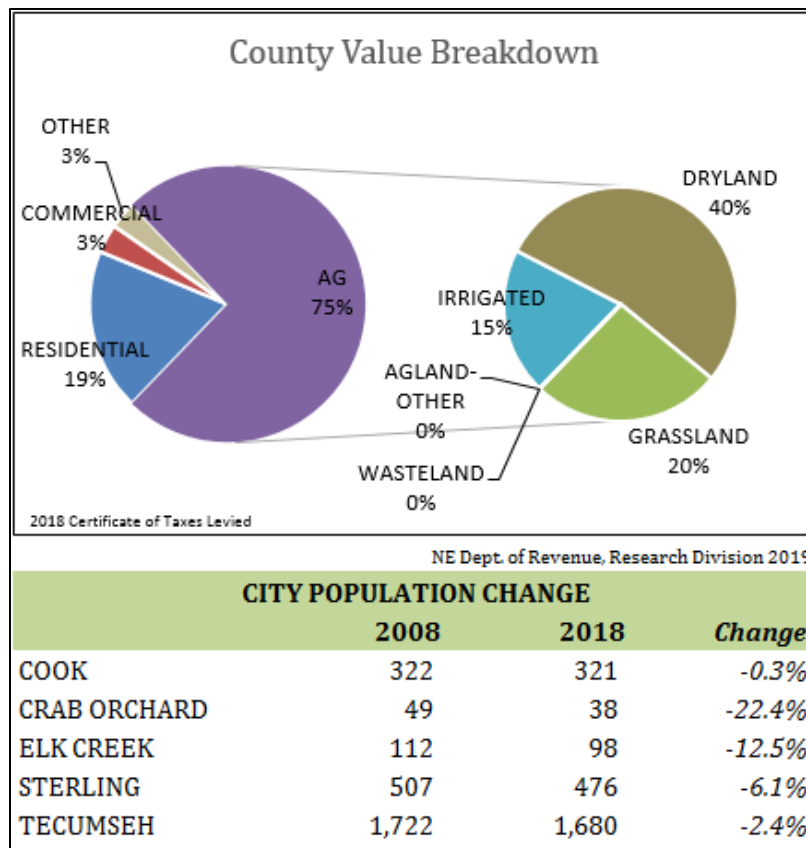
**Further information may be found in Exhibit 94*

County Overview

With a total area of 376 square miles, Johnson County had 5,185 residents, per the Census Bureau Quick Facts for 2017, a slight population decline from the 2010 U.S. Census. Reports indicated that 74% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$80,975 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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 113 employer establishments with total employment of 862.



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).

2019 Residential Correlation for Johnson County

Assessment Actions

For the 2019 assessment year, the Johnson County Assessor conducted a statistical analysis of the residential class of properties to determine if adjustments were necessary for any of the valuation groups. After review, Sterling needed a 3% adjustment. Additionally, all pickup work was completed by the county, including on-site inspections of any remodeling or additions.

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 effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (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 Johnson County Assessor has greatly improved in both of these categories. If there were discrepancies between the Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Johnson County's usability of 57 % was observed in the county. The disqualified sales had comments and they typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. Reviewing Johnson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Valuation groups were examined. The review and analysis indicates that the county assessor has adequately identified economic areas for the residential property class. The county's inspection and review cycle for all real property was discussed with the county assessor. The county will have to physically inspect the small village of Cook this year to comply with the six-year inspection and review requirement.

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. The Johnson County Assessor reviews lot values to coincide with their six-year inspection and review cycle. Vacant land values will be up to date this year when Cook and Sterling are reappraised. The depreciation and costing tables are up to date. Land use was completed in 2016. The Johnson

2019 Residential Correlation for Johnson County

County Assessor does not have a written valuation methodology. This will be discussed with the new county assessor this year. The Johnson County Assessor has updated their three-year plan.

Description of Analysis

Residential parcels are valued utilizing five valuation groups that based on the assessor locations or towns in the county. Valuation Group 9 represents the rural residential in the county and the remaining four represent individual towns.

Valuation Group	Description
1	Tecumseh
2	Cook
4	Elk Creek
6	Sterling
9	Rural

For the residential property class, a review of county assessor's statistical analysis profiles 81 residential sales, representing all valuation groups. Valuation Group 1 constitutes about 58% of the sales in the residential class of property and is the major trade center of the county and county seat.

All three measures of central tendency for the residential class of properties are within acceptable range. The valuation groups with an adequate sample are all within the acceptable parameters except Valuation Group 2. The town of Cook is just under the range with a small sample of sales. Removal of the extreme ratios on either side of the ratio array moves the median to a low of 90% or a high of 93%. This indicates that values in the town of Cook are at the low end of the range, but does not clearly indicate that values are too low. Further, values in the town of Cook have appreciated at an annualized rate of two percent per year for the past five years. This change correlates closely to the change experienced in nearby villages of Clatonia, Odell, and Johnson in Gage and Nemaha Counties, supporting that residential assessments in Cook have kept pace with regional market trends.

The overall measures of central tendency indicate moderate support of each other. Further review of the statistical profile indicates that low dollar sales have a moderate influence on the COD and the PRD.

2019 Residential Correlation for Johnson County

Equalization and Quality of Assessment

The quality of assessment of the residential property in Johnson County adheres with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	47	98.81	106.01	98.51	18.81	107.61
2	12	90.85	90.23	87.27	17.86	103.39
4	4	85.28	101.38	108.35	56.31	93.57
6	11	92.32	82.91	84.80	14.15	97.77
9	7	89.34	91.08	85.75	17.46	106.22
<u> </u> ALL <u> </u>	81	96.93	99.01	92.26	19.96	107.32

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%.

2019 Commercial Correlation for Johnson County

Assessment Actions

For the 2019 assessment year, the Johnson County Assessor conducted a review and analysis for commercial property statistics to determine if any changes needed to be made. Any new construction changes reported on improvements, permits or newly discovered improvements were physically reviewed. Photos and sketches were updated as needed. As parcels were reviewed, classification codes were examined and corrections were made on the property record card. All pickup work was completed by the county assessor, as were on-site inspections of any remodeling and new additions.

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 assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of sales to the state sales file and the accuracy of those sales. The Johnson County Assessor has greatly improved in both of these categories. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were, discrepancies between the Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. A usability rate of 60% was observed in the county. The disqualified sales had comments and they typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is typical for the class, there was no apparent bias in the qualification determinations and all arm's-length sales were made available for the measurement of real property.

The review and analysis indicates that the county is considered as one valuation group. The commercial property in Johnson County was to be reviewed but was not accomplished in 2018. The county assessor will reappraise commercial property in 2019 to comply with the six-year inspection and review requirement

Another area discussed was vacant land and lot values with land to building ratios. The Johnson County Assessor changes lot values to coincide with their six-year inspection and review cycle. The county assessor uses cost tables from Computer-Assisted Mass Appraisal (CAMA) system along with economic depreciation based on the local market information. All costing tables are

2019 Commercial Correlation for Johnson County

2012 and will be updated when reappraised. The Johnson County Assessor does not have a written valuation methodology. This will be discussed with the new county assessor for next year. The three-year plan has been updated.

Description of Analysis

For the commercial property class, a review of Johnson County’s statistical profile displays 14 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 91% to 118%. With such a variance in the median ratio of two sales 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. Two sales less than 5,000 dollar have a median 158% and COD of 9%. Removal of these two sales drops the median to 91% with a COD of 56%. The COD is not supportive of uniformity equalization.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	2	158.04	158.04	156.73	09.09	100.84
Less Than	15,000	4	158.04	161.37	149.17	21.91	108.18
Less Than	30,000	5	143.67	131.14	77.25	37.86	169.76
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	12	90.55	96.70	33.81	56.20	286.01
Greater Than	14,999	10	82.87	83.11	33.57	55.50	247.57
Greater Than	29,999	9	89.31	91.20	33.64	47.37	271.11

Equalization and Quality of Assessment

For measurement purposes, the commercial property sample is unreliable due to the limited number of sales and may not represent the commercial class as a whole or by substratum. Based on all information provided the value of commercial property is uniform in Johnson County.

VALUATION GROUP							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1		14	100.79	105.47	33.90	52.66	311.12
<u>ALL</u>		14	100.79	105.47	33.90	52.66	311.12

The quality of assessment of the commercial property in Johnson County adheres with generally accepted mass appraisal techniques.

2019 Commercial Correlation for Johnson County

Level of Value

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

2019 Agricultural Correlation for Johnson County

Assessment Actions

The Johnson County Assessor continually verifies sales as well as updating land use in the agricultural 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 (FSA) maps or certifications. The assessor and deputy assessor, both are instrumental in this review and conduct it 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 values did not change throughout the county for 2019.

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 assessor to determine compliance for all activities that ultimately effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county's Computer Assisted Mass Appraisal (CAMA) system to the state sales file to see if it was done on a timely basis and for accuracy. The Johnson County Assessor has greatly improved in both of these categories. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were, discrepancies between the Real Estate Transfer Statement (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Johnson County's usability of 54% was observed in the county. The disqualified sales had comments and the comments typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. Reviewing Johnson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Johnson County has one market group for the agricultural property class. 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 their six-year inspection and review requirement.

2019 Agricultural Correlation for Johnson County

The review also examined recreational and Wetlands Reserve Program (WRP) land. Recreational land is land that is generally not used for residential, commercial or agricultural use. Wetlands Reserve Program WRP is considered as recreational. Conservation Reserve Program (CRP) acres are confirmed on a yearly basis. The Johnson County Assessor has identified 96% of their Conservation Reserve Program (CRP). Home site values are the same between farm homes and rural residential homes although there are different site values in the county. Costing dates are updated using the Computer Assisted Mass Appraisal (CAMA) Vanguard System in conjunction with the six-year inspection and review. Agricultural dwellings and outbuildings are reviewed at the same time as the rural residential review. Market values for outbuildings are Replace Cost New (RCN) less physical depreciation using depreciation in the Vanguard system. Johnson County has no special applications on file. The Johnson County Assessor does not have a written valuation methodology.

Description of Analysis

The agricultural land in Johnson County is 48% dryland and 41% grassland with little irrigated. The Johnson County Assessor utilizes only one market area in the valuation of agricultural land. The county assessor uses a schedule of values based generally on the Land Capability Group (LCG) structure with some variations by soil type. The 80% Major Land Use (MLU) shows twelve grass sales with a median of 68%. The average acre value comparison chart below shows the grassland measures second highest to the surrounding counties, suggesting that the values are not below the acceptable level. None of the surrounding counties increased grassland this year, as the market of agricultural land in the region is flat to declining. The agricultural statistical sample of 46 sales reveals that all three measures of central tendency are within the range. The calculated median of the sample is 70%.

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Johnson	1	2810	2740	2280	1973	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	1623
Otoe	2	2200	2200	2100	2100	2000	n/a	1400	1200	1881
Otoe	1	2290	2250	2180	2160	2030	2000	1750	1550	2002
Pawnee	1	2139	2126	1811	1815	1657	1600	1560	1560	1676

Equalization and Quality of Assessment

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 the agricultural property in Johnson County adheres with generally accepted mass appraisal techniques.

2019 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 70%.

2019 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 (Reissue 2018). 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 techniques.	No recommendation.
Commercial Real Property	100	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	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 5th day of April, 2019.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Johnson County

Residential Real Property - Current

Number of Sales	81	Median	96.93
Total Sales Price	\$6,339,340	Mean	99.01
Total Adj. Sales Price	\$6,339,340	Wgt. Mean	92.26
Total Assessed Value	\$5,848,879	Average Assessed Value of the Base	\$67,225
Avg. Adj. Sales Price	\$78,263	Avg. Assessed Value	\$72,208

Confidence Interval - Current

95% Median C.I	94.39 to 98.81
95% Wgt. Mean C.I	87.21 to 97.32
95% Mean C.I	92.36 to 105.66
% of Value of the Class of all Real Property Value in the County	13.58
% of Records Sold in the Study Period	4.66
% of Value Sold in the Study Period	5.01

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	67	97	97.31
2017	79	94	93.70
2016	85	95	95.29
2015	76	98	98.49

2019 Commission Summary for Johnson County

Commercial Real Property - Current

Number of Sales	14	Median	100.79
Total Sales Price	\$7,214,383	Mean	105.47
Total Adj. Sales Price	\$7,214,383	Wgt. Mean	33.90
Total Assessed Value	\$2,445,779	Average Assessed Value of the Base	\$93,836
Avg. Adj. Sales Price	\$515,313	Avg. Assessed Value	\$174,699

Confidence Interval - Current

95% Median C.I	34.48 to 172.40
95% Wgt. Mean C.I	20.32 to 47.48
95% Mean C.I	68.00 to 142.94
% of Value of the Class of all Real Property Value in the County	3.44
% of Records Sold in the Study Period	4.44
% of Value Sold in the Study Period	8.27

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	11	100	126.62
2017	13	100	109.24
2016	9	100	99.81
2015	11	100	109.24

49 Johnson
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 81
Total Sales Price : 6,339,340
Total Adj. Sales Price : 6,339,340
Total Assessed Value : 5,848,879
Avg. Adj. Sales Price : 78,263
Avg. Assessed Value : 72,208

MEDIAN : 97
WGT. MEAN : 92
MEAN : 99
COD : 19.96
PRD : 107.32

COV : 30.86
STD : 30.55
Avg. Abs. Dev : 19.35
MAX Sales Ratio : 233.90
MIN Sales Ratio : 43.01

95% Median C.I. : 94.39 to 98.81
95% Wgt. Mean C.I. : 87.21 to 97.32
95% Mean C.I. : 92.36 to 105.66

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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>Qrtrs</u>												
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	5	99.85	103.60	101.07	08.88	102.50	89.76	117.89	N/A	49,600	50,129	
01-APR-17 To 30-JUN-17	8	97.30	92.74	91.66	07.31	101.18	72.18	101.96	72.18 to 101.96	104,825	96,078	
01-JUL-17 To 30-SEP-17	10	96.84	92.74	89.75	14.82	103.33	53.26	117.48	58.33 to 117.17	78,100	70,098	
01-OCT-17 To 31-DEC-17	7	101.05	116.83	101.68	33.16	114.90	50.67	205.54	50.67 to 205.54	73,886	75,131	
01-JAN-18 To 31-MAR-18	8	100.01	99.21	98.67	09.62	100.55	72.17	129.69	72.17 to 129.69	67,750	66,848	
01-APR-18 To 30-JUN-18	20	92.97	95.30	92.37	27.11	103.17	43.01	184.30	78.78 to 114.50	88,300	81,559	
01-JUL-18 To 30-SEP-18	16	95.54	104.82	85.89	29.37	122.04	51.55	233.90	71.16 to 123.66	78,759	67,648	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	30	96.72	94.18	92.04	10.00	102.33	53.26	117.89	92.32 to 98.43	75,133	69,155	
01-OCT-17 To 30-SEP-18	51	96.93	101.86	92.38	25.83	110.26	43.01	233.90	90.07 to 102.29	80,105	74,005	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	30	97.45	100.17	94.19	16.61	106.35	50.67	205.54	96.05 to 101.26	79,493	74,872	
<u>ALL</u>	81	96.93	99.01	92.26	19.96	107.32	43.01	233.90	94.39 to 98.81	78,263	72,208	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	47	98.81	106.01	98.51	18.81	107.61	43.01	233.90	97.00 to 105.05	66,990	65,990	
2	12	90.85	90.23	87.27	17.86	103.39	53.26	128.90	71.16 to 101.96	72,192	63,003	
4	4	85.28	101.38	108.35	56.31	93.57	50.67	184.30	N/A	9,875	10,699	
6	11	92.32	82.91	84.80	14.15	97.77	53.78	99.85	58.33 to 96.93	104,091	88,269	
9	7	89.34	91.08	85.75	17.46	106.22	60.62	132.45	60.62 to 132.45	162,857	139,649	
<u>ALL</u>	81	96.93	99.01	92.26	19.96	107.32	43.01	233.90	94.39 to 98.81	78,263	72,208	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	75	97.00	97.87	92.37	16.13	105.95	50.67	184.30	94.45 to 99.11	83,845	77,443	
06												
07	6	72.91	113.30	79.68	86.55	142.19	43.01	233.90	43.01 to 233.90	8,500	6,773	
<u>ALL</u>	81	96.93	99.01	92.26	19.96	107.32	43.01	233.90	94.39 to 98.81	78,263	72,208	

49 Johnson
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 81
 Total Sales Price : 6,339,340
 Total Adj. Sales Price : 6,339,340
 Total Assessed Value : 5,848,879
 Avg. Adj. Sales Price : 78,263
 Avg. Assessed Value : 72,208

MEDIAN : 97
 WGT. MEAN : 92
 MEAN : 99
 COD : 19.96
 PRD : 107.32

COV : 30.86
 STD : 30.55
 Avg. Abs. Dev : 19.35
 MAX Sales Ratio : 233.90
 MIN Sales Ratio : 43.01

95% Median C.I. : 94.39 to 98.81
 95% Wgt. Mean C.I. : 87.21 to 97.32
 95% Mean C.I. : 92.36 to 105.66

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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	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	56.05	104.38	104.98	91.58	99.43	51.55	205.54	N/A	3,667	3,849	
Less Than 15,000	8	113.94	131.12	140.54	46.90	93.30	51.55	233.90	51.55 to 233.90	6,563	9,223	
Less Than 30,000	16	114.15	118.23	114.64	29.53	103.13	50.67	233.90	89.76 to 123.66	15,094	17,303	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	78	96.97	98.81	92.24	18.14	107.12	43.01	233.90	94.39 to 99.11	81,133	74,838	
Greater Than 14,999	73	96.63	95.49	91.86	15.69	103.95	43.01	141.23	94.10 to 98.55	86,121	79,111	
Greater Than 29,999	65	96.37	94.28	91.38	15.05	103.17	43.01	141.23	92.32 to 97.59	93,813	85,724	
<u>Incremental Ranges</u>												
0 TO 4,999	3	56.05	104.38	104.98	91.58	99.43	51.55	205.54	N/A	3,667	3,849	
5,000 TO 14,999	5	114.50	147.17	149.96	37.56	98.14	89.76	233.90	N/A	8,300	12,447	
15,000 TO 29,999	8	115.64	105.34	107.44	12.08	98.05	50.67	123.66	50.67 to 123.66	23,625	25,383	
30,000 TO 59,999	19	102.50	105.99	106.55	20.66	99.47	43.01	141.23	86.74 to 128.90	41,665	44,393	
60,000 TO 99,999	25	92.32	87.24	87.14	12.97	100.11	53.26	119.94	87.36 to 97.31	78,328	68,255	
100,000 TO 149,999	11	98.55	92.94	93.01	07.23	99.92	72.18	102.29	76.91 to 101.05	121,273	112,797	
150,000 TO 249,999	8	95.96	94.77	94.07	11.15	100.74	69.74	132.45	69.74 to 132.45	179,000	168,381	
250,000 TO 499,999	2	76.49	76.49	74.63	20.75	102.49	60.62	92.36	N/A	291,000	217,185	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	81	96.93	99.01	92.26	19.96	107.32	43.01	233.90	94.39 to 98.81	78,263	72,208	

49 Johnson

COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 14
 Total Sales Price : 7,214,383
 Total Adj. Sales Price : 7,214,383
 Total Assessed Value : 2,445,779
 Avg. Adj. Sales Price : 515,313
 Avg. Assessed Value : 174,699

MEDIAN : 101
 WGT. MEAN : 34
 MEAN : 105
 COD : 52.66
 PRD : 311.12

COV : 61.54
 STD : 64.91
 Avg. Abs. Dev : 53.08
 MAX Sales Ratio : 219.60
 MIN Sales Ratio : 10.23

95% Median C.I. : 34.48 to 172.40
 95% Wgt. Mean C.I. : 20.32 to 47.48
 95% Mean C.I. : 68.00 to 142.94

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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>Qrtrs</u>											
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											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	3	34.48	66.24	28.28	119.00	234.23	20.58	143.67	N/A	2,231,961	631,117
01-JUL-18 To 30-SEP-18	3	89.31	85.84	86.53	05.73	99.20	76.43	91.78	N/A	80,833	69,943
<u>Study Yrs</u>											
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	2	164.70	164.70	146.40	33.33	112.50	109.80	219.60	N/A	7,500	10,980
01-OCT-17 To 30-SEP-18	6	82.87	76.04	30.31	38.87	250.87	20.58	143.67	20.58 to 143.67	1,156,397	350,530
<u>Calendar Yrs</u>											
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
01-JAN-17 To 31-DEC-17	2	164.70	164.70	146.40	33.33	112.50	109.80	219.60	N/A	7,500	10,980
<u>ALL</u>	14	100.79	105.47	33.90	52.66	311.12	10.23	219.60	34.48 to 172.40	515,313	174,699

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	14	100.79	105.47	33.90	52.66	311.12	10.23	219.60	34.48 to 172.40	515,313	174,699
<u>ALL</u>	14	100.79	105.47	33.90	52.66	311.12	10.23	219.60	34.48 to 172.40	515,313	174,699

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	14	100.79	105.47	33.90	52.66	311.12	10.23	219.60	34.48 to 172.40	515,313	174,699
04											
<u>ALL</u>	14	100.79	105.47	33.90	52.66	311.12	10.23	219.60	34.48 to 172.40	515,313	174,699

49 Johnson
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 14
Total Sales Price : 7,214,383
Total Adj. Sales Price : 7,214,383
Total Assessed Value : 2,445,779
Avg. Adj. Sales Price : 515,313
Avg. Assessed Value : 174,699

MEDIAN : 101
WGT. MEAN : 34
MEAN : 105
COD : 52.66
PRD : 311.12

COV : 61.54
STD : 64.91
Avg. Abs. Dev : 53.08
MAX Sales Ratio : 219.60
MIN Sales Ratio : 10.23

95% Median C.I. : 34.48 to 172.40
95% Wgt. Mean C.I. : 20.32 to 47.48
95% Mean C.I. : 68.00 to 142.94

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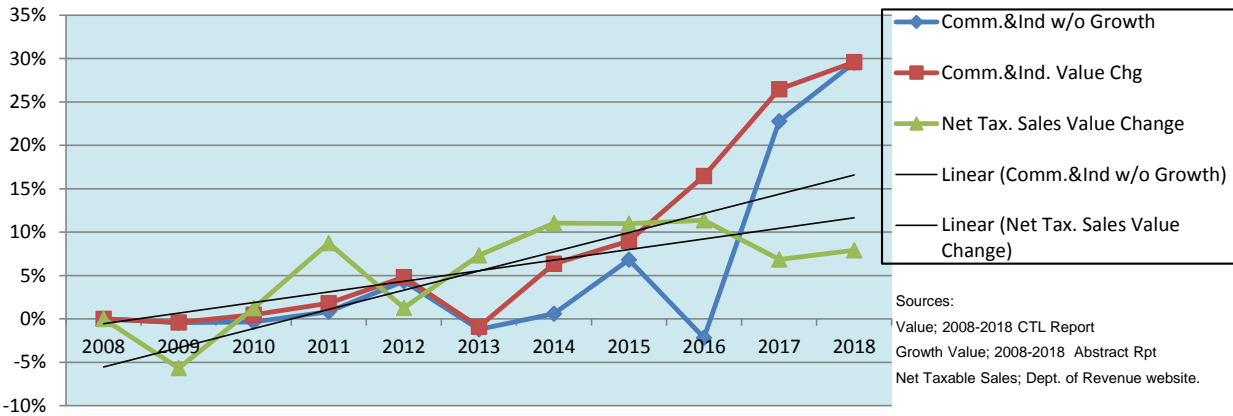
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	2	158.04	158.04	156.73	09.09	100.84	143.67	172.40	N/A	2,750	4,310
Less Than 15,000	4	158.04	161.37	149.17	21.91	108.18	109.80	219.60	N/A	5,125	7,645
Less Than 30,000	5	143.67	131.14	77.25	37.86	169.76	10.23	219.60	N/A	8,500	6,566
Ranges Excl. Low \$											
Greater Than 4,999	12	90.55	96.70	33.81	56.20	286.01	10.23	219.60	34.48 to 147.58	600,740	203,097
Greater Than 14,999	10	82.87	83.11	33.57	55.50	247.57	10.23	190.16	20.58 to 147.58	719,388	241,520
Greater Than 29,999	9	89.31	91.20	33.64	47.37	271.11	20.58	190.16	34.48 to 147.58	796,876	268,105
Incremental Ranges											
0 TO 4,999	2	158.04	158.04	156.73	09.09	100.84	143.67	172.40	N/A	2,750	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	1	10.23	10.23	10.23	00.00	100.00	10.23	10.23	N/A	22,000	2,250
30,000 TO 59,999	3	126.62	121.99	124.82	14.69	97.73	91.78	147.58	N/A	44,500	55,543
60,000 TO 99,999	3	76.43	103.49	113.31	63.80	91.33	43.88	190.16	N/A	67,667	76,673
100,000 TO 149,999	1	89.31	89.31	89.31	00.00	100.00	89.31	89.31	N/A	142,500	127,260
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +	2	27.53	27.53	28.22	25.25	97.55	20.58	34.48	N/A	3,346,442	944,520
ALL	14	100.79	105.47	33.90	52.66	311.12	10.23	219.60	34.48 to 172.40	515,313	174,699

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
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
353	1	76.43	76.43	76.43	00.00	100.00	76.43	76.43	N/A	60,000	45,860
406	1	10.23	10.23	10.23	00.00	100.00	10.23	10.23	N/A	22,000	2,250
470	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310
471	1	143.67	143.67	143.67	00.00	100.00	143.67	143.67	N/A	3,000	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
ALL	14	100.79	105.47	33.90	52.66	311.12	10.23	219.60	34.48 to 172.40	515,313	174,699

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
2008	\$ 22,236,015	\$ 299,300		\$ 21,936,715	--	\$ 21,085,209	--
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%
2018	\$ 28,816,747	\$ 12,753	0.04%	\$ 28,803,994	2.42%	\$ 22,754,350	0.99%
Ann %chg	2.63%			Average	-0.37%	0.76%	0.89%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-0.45%	-0.40%	-5.67%
2010	-0.34%	0.48%	1.23%
2011	0.81%	1.80%	8.74%
2012	4.33%	4.80%	1.26%
2013	-1.20%	-0.91%	7.32%
2014	0.58%	6.34%	11.04%
2015	6.81%	8.98%	10.98%
2016	-2.18%	16.46%	11.37%
2017	22.79%	26.48%	6.85%
2018	29.54%	29.59%	7.92%

County Number	49
County Name	Johnson

49 Johnson
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 46
Total Sales Price : 22,264,325
Total Adj. Sales Price : 22,264,325
Total Assessed Value : 15,410,900
Avg. Adj. Sales Price : 484,007
Avg. Assessed Value : 335,020

MEDIAN : 70
WGT. MEAN : 69
MEAN : 70
COD : 11.25
PRD : 101.60

COV : 15.24
STD : 10.72
Avg. Abs. Dev : 07.90
MAX Sales Ratio : 98.77
MIN Sales Ratio : 48.05

95% Median C.I. : 66.84 to 73.84
95% Wgt. Mean C.I. : 65.41 to 73.03
95% Mean C.I. : 67.23 to 73.43

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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>Qrtrs</u>											
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	4	61.21	64.10	61.08	25.89	104.94	48.05	85.94	N/A	643,101	392,816
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	71.74	70.49	72.66	07.36	97.01	61.07	77.94	61.07 to 77.94	496,511	360,752
01-APR-17 To 30-JUN-17	5	69.54	68.49	67.86	09.25	100.93	59.68	78.89	N/A	641,109	435,046
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	9	69.75	69.29	65.81	11.51	105.29	50.24	98.77	59.41 to 72.35	410,609	270,240
01-JAN-18 To 31-MAR-18	4	73.80	72.07	72.66	02.40	99.19	66.84	73.85	N/A	465,709	338,393
01-APR-18 To 30-JUN-18	4	71.50	70.52	70.18	06.92	100.48	62.22	76.86	N/A	442,000	310,205
01-JUL-18 To 30-SEP-18	2	61.91	61.91	63.51	06.27	97.48	58.03	65.78	N/A	477,000	302,937
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	9	73.95	72.65	68.68	17.86	105.78	48.05	98.52	48.46 to 85.94	504,586	346,566
01-OCT-16 To 30-SEP-17	18	71.00	70.20	70.52	09.18	99.55	59.68	87.48	61.97 to 75.30	524,596	369,966
01-OCT-17 To 30-SEP-18	19	69.75	69.36	68.02	09.28	101.97	50.24	98.77	62.56 to 73.84	435,806	296,443
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	13	73.95	72.85	69.72	15.70	104.49	48.05	98.52	60.45 to 85.94	485,106	338,229
01-JAN-17 To 31-DEC-17	22	69.77	69.54	68.92	09.57	100.90	50.24	98.77	62.56 to 73.68	494,232	340,610
<u>ALL</u>	46	70.22	70.33	69.22	11.25	101.60	48.05	98.77	66.84 to 73.84	484,007	335,020

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	46	70.22	70.33	69.22	11.25	101.60	48.05	98.77	66.84 to 73.84	484,007	335,020
<u>ALL</u>	46	70.22	70.33	69.22	11.25	101.60	48.05	98.77	66.84 to 73.84	484,007	335,020

49 Johnson
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 46
Total Sales Price : 22,264,325
Total Adj. Sales Price : 22,264,325
Total Assessed Value : 15,410,900
Avg. Adj. Sales Price : 484,007
Avg. Assessed Value : 335,020

MEDIAN : 70
WGT. MEAN : 69
MEAN : 70
COD : 11.25
PRD : 101.60

COV : 15.24
STD : 10.72
Avg. Abs. Dev : 07.90
MAX Sales Ratio : 98.77
MIN Sales Ratio : 48.05

95% Median C.I. : 66.84 to 73.84
95% Wgt. Mean C.I. : 65.41 to 73.03
95% Mean C.I. : 67.23 to 73.43

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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
____Dry____											
County	8	69.77	72.79	67.95	12.58	107.12	59.68	98.52	59.68 to 98.52	455,933	309,809
1	8	69.77	72.79	67.95	12.58	107.12	59.68	98.52	59.68 to 98.52	455,933	309,809
____Grass____											
County	9	69.93	71.96	72.54	12.64	99.20	60.45	98.77	60.71 to 78.89	286,196	207,600
1	9	69.93	71.96	72.54	12.64	99.20	60.45	98.77	60.71 to 78.89	286,196	207,600
____ALL____	46	70.22	70.33	69.22	11.25	101.60	48.05	98.77	66.84 to 73.84	484,007	335,020

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	17	69.75	68.43	63.77	14.04	107.31	48.05	98.52	59.68 to 73.95	512,325	326,726
1	17	69.75	68.43	63.77	14.04	107.31	48.05	98.52	59.68 to 73.95	512,325	326,726
____Grass____											
County	12	67.88	69.73	69.69	12.05	100.06	58.03	98.77	60.71 to 76.86	322,147	224,515
1	12	67.88	69.73	69.69	12.05	100.06	58.03	98.77	60.71 to 76.86	322,147	224,515
____ALL____	46	70.22	70.33	69.22	11.25	101.60	48.05	98.77	66.84 to 73.84	484,007	335,020

Johnson County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Johnson	1	7342	5927	6820	5464	4276	n/a	3250	2770	5177
Gage	1	5423	5454	5253	5259	4415	4435	4085	4066	5042
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5023
Otoe	2	4900	4900	4500	4500	4200	n/a	4100	4100	4400
Otoe	1	5600	5600	5500	5500	5000	5000	4200	4200	5208
Pawnee	1	4260	4260	3860	3860	3000	2910	2820	2820	3463

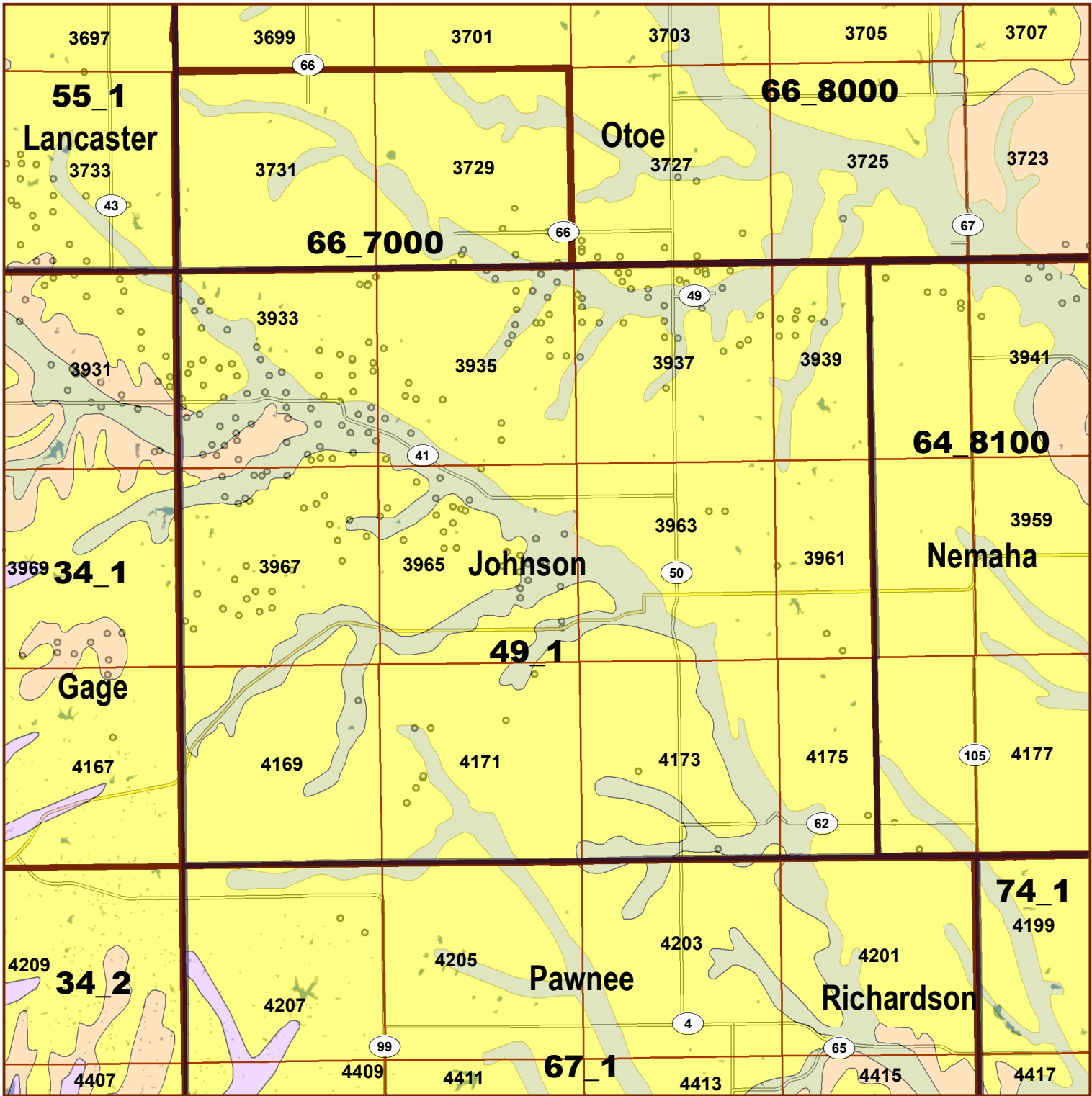
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Johnson	1	4219	3898	3810	3448	3011	3312	2500	1870	3173
Gage	1	4175	4175	3610	3610	3040	3040	2415	2415	3358
Nemaha	1	4820	4669	4368	4120	3820	3669	2770	2520	3843
Otoe	2	4100	4100	4000	3900	3680	n/a	3300	3000	3738
Otoe	1	4440	4440	4150	4100	4010	3980	3380	3090	4050
Pawnee	1	3550	3550	3215	3208	2500	2425	2350	2350	2819

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Johnson	1	2810	2740	2280	1973	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	1623
Otoe	2	2200	2200	2100	2100	2000	n/a	1400	1200	1881
Otoe	1	2290	2250	2180	2160	2030	2000	1750	1550	2002
Pawnee	1	2139	2126	1811	1815	1657	1600	1560	1560	1676

County	Mkt Area	CRP	TIMBER	WASTE
Johnson	1	2131	1325	130
Gage	1	2835	846	200
Nemaha	1	2476	900	99
Otoe	2	2773	1138	100
Otoe	1	2908	1105	100
Pawnee	1	2142	1049	990

Source: 2019 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.



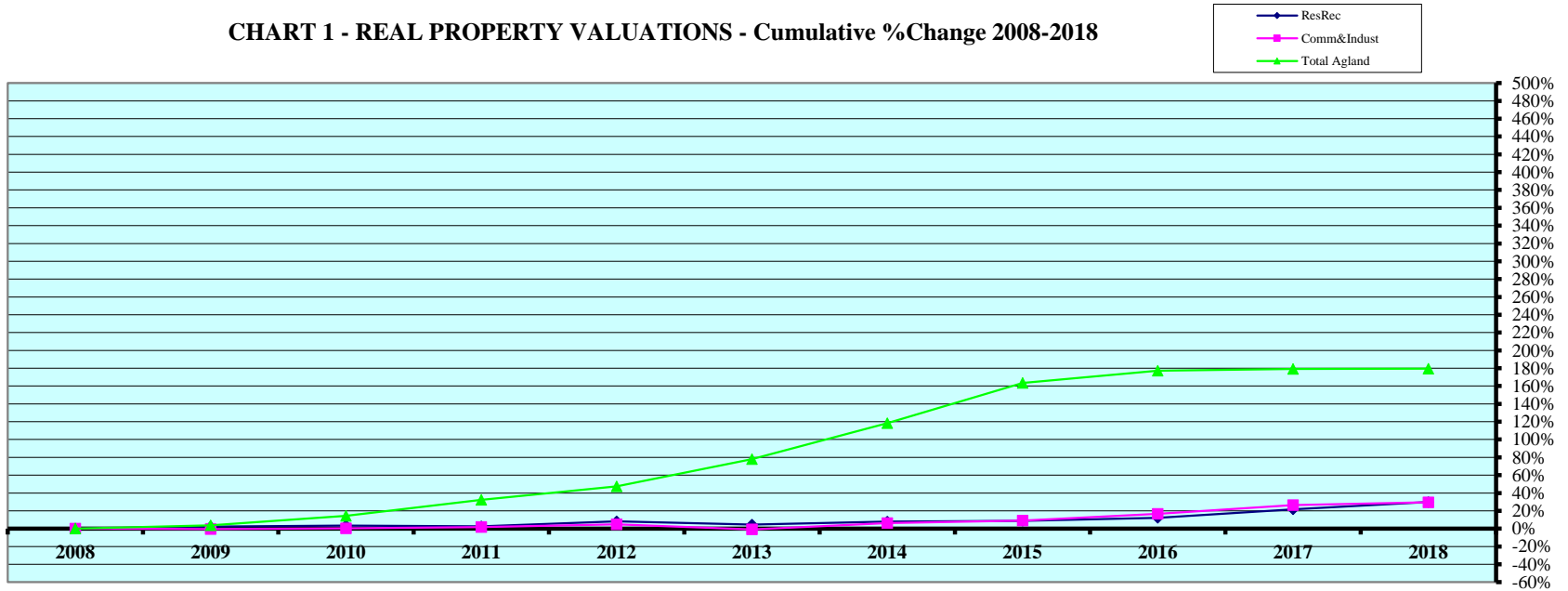
Legend

- 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 2008-2018



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
2008	88,902,030	--	--	--	22,236,015	--	--	--	227,907,190	--	--	--
2009	91,046,240	2,144,210	2.41%	2.41%	22,147,875	-88,140	-0.40%	-0.40%	236,368,790	8,461,600	3.71%	3.71%
2010	91,924,030	877,790	0.96%	3.40%	22,343,105	195,230	0.88%	0.48%	260,912,000	24,543,210	10.38%	14.48%
2011	91,118,510	-805,520	-0.88%	2.49%	22,636,555	293,450	1.31%	1.80%	301,521,430	40,609,430	15.56%	32.30%
2012	96,244,200	5,125,690	5.63%	8.26%	23,303,855	667,300	2.95%	4.80%	336,166,340	34,644,910	11.49%	47.50%
2013	92,870,130	-3,374,070	-3.51%	4.46%	22,033,725	-1,270,130	-5.45%	-0.91%	405,414,280	69,247,940	20.60%	77.89%
2014	95,834,920	2,964,790	3.19%	7.80%	23,645,895	1,612,170	7.32%	6.34%	497,926,060	92,511,780	22.82%	118.48%
2015	96,752,360	917,440	0.96%	8.83%	24,233,635	587,740	2.49%	8.98%	600,192,807	102,266,747	20.54%	163.35%
2016	99,728,870	2,976,510	3.08%	12.18%	25,896,973	1,663,338	6.86%	16.46%	631,962,521	31,769,714	5.29%	177.29%
2017	108,242,349	8,513,479	8.54%	21.75%	28,123,066	2,226,093	8.60%	26.48%	636,378,338	4,415,817	0.70%	179.23%
2018	115,463,254	7,220,905	6.67%	29.88%	28,816,747	693,681	2.47%	29.59%	637,018,155	639,817	0.10%	179.51%

Rate Annual %chg: Residential & Recreational **2.65%** Commercial & Industrial **2.63%** Agricultural Land **10.83%**

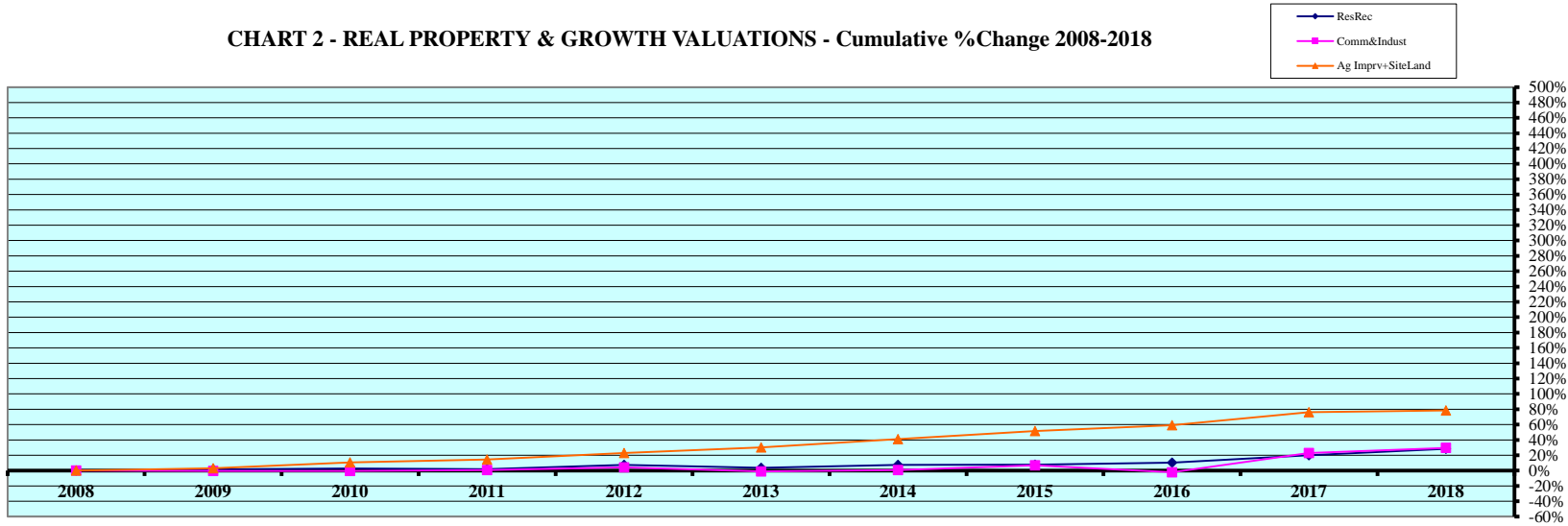
Cnty# **49**
County **JOHNSON**

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.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



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
2008	88,902,030	1,114,060	1.25%	87,787,970	--	--	22,236,015	299,300	1.35%	21,936,715	--	--
2009	91,046,240	820,400	0.90%	90,225,840	1.49%	1.49%	22,147,875	12,360	0.06%	22,135,515	-0.45%	-0.45%
2010	91,924,030	470,690	0.51%	91,453,340	0.45%	2.87%	22,343,105	182,530	0.82%	22,160,575	0.06%	-0.34%
2011	91,118,510	580,865	0.64%	90,537,645	-1.51%	1.84%	22,636,555	219,320	0.97%	22,417,235	0.33%	0.81%
2012	96,244,200	827,860	0.86%	95,416,340	4.72%	7.33%	23,303,855	104,870	0.45%	23,198,985	2.48%	4.33%
2013	92,870,130	629,080	0.68%	92,241,050	-4.16%	3.76%	22,033,725	63,520	0.29%	21,970,205	-5.72%	-1.20%
2014	95,834,920	325,295	0.34%	95,509,625	2.84%	7.43%	23,645,895	1,279,890	5.41%	22,366,005	1.51%	0.58%
2015	96,752,360	1,036,990	1.07%	95,715,370	-0.12%	7.66%	24,233,635	484,350	2.00%	23,749,285	0.44%	6.81%
2016	99,728,870	1,587,029	1.59%	98,141,841	1.44%	10.39%	25,896,973	4,144,902	16.01%	21,752,071	-10.24%	-2.18%
2017	108,242,349	1,618,098	1.49%	106,624,251	6.91%	19.93%	28,123,066	818,510	2.91%	27,304,556	5.44%	22.79%
2018	115,463,254	1,305,387	1.13%	114,157,867	5.47%	28.41%	28,816,747	12,753	0.04%	28,803,994	2.42%	29.54%
Rate Ann%chg	2.65%				1.75%		2.63%		C & I w/o growth		-0.37%	

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					
2008	32,065,520	9,365,450	41,430,970	1,188,000	2.87%	40,242,970	--	--
2009	32,969,050	10,777,880	43,746,930	1,085,320	2.48%	42,661,610	2.97%	2.97%
2010	34,256,460	12,777,130	47,033,590	1,163,190	2.47%	45,870,400	4.85%	10.72%
2011	35,052,400	13,240,300	48,292,700	823,225	1.70%	47,469,475	0.93%	14.57%
2012	38,395,990	15,244,410	53,640,400	2,741,700	5.11%	50,898,700	5.40%	22.85%
2013	37,034,810	18,642,870	55,677,680	1,738,140	3.12%	53,939,540	0.56%	30.19%
2014	37,060,860	22,274,320	59,335,180	843,530	1.42%	58,491,650	5.05%	41.18%
2015	39,921,744	24,964,180	64,885,924	2,040,850	3.15%	62,845,074	5.92%	51.69%
2016	41,256,498	25,500,844	66,757,342	761,316	1.14%	65,996,026	1.71%	59.29%
2017	46,630,424	28,054,480	74,684,904	1,727,889	2.31%	72,957,015	9.29%	76.09%
2018	47,773,174	27,333,708	75,106,882	1,175,242	1.56%	73,931,640	-1.01%	78.45%
Rate Ann%chg	4.07%	11.31%	6.13%			Ag Imprv+Site w/o growth	3.57%	

(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.

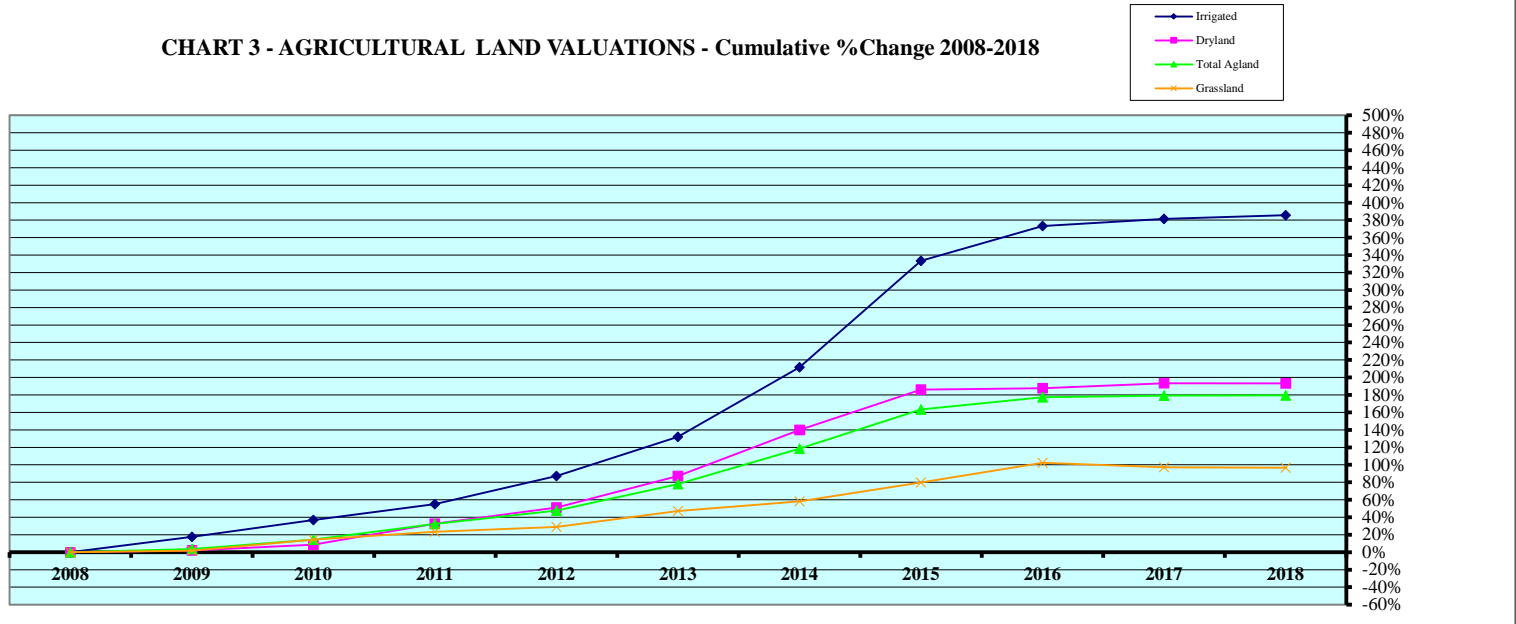
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	49
County	JOHNSON

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	26,705,690	--	--	--	115,938,870	--	--	--	85,013,320	--	--	--
2009	31,397,960	4,692,270	17.57%	17.57%	118,211,700	2,272,830	1.96%	1.96%	86,509,200	1,495,880	1.76%	1.76%
2010	36,571,990	5,174,030	16.48%	36.94%	125,870,020	7,658,320	6.48%	8.57%	97,372,530	10,863,330	12.56%	14.54%
2011	41,407,610	4,835,620	13.22%	55.05%	153,733,520	27,863,500	22.14%	32.60%	104,956,830	7,584,300	7.79%	23.46%
2012	50,017,870	8,610,260	20.79%	87.29%	175,230,080	21,496,560	13.98%	51.14%	109,484,460	4,527,630	4.31%	28.79%
2013	61,925,750	11,907,880	23.81%	131.88%	216,876,720	41,646,640	23.77%	87.06%	125,081,090	15,596,630	14.25%	47.13%
2014	83,195,310	21,269,560	34.35%	211.53%	278,230,980	61,354,260	28.29%	139.98%	134,474,280	9,393,190	7.51%	58.18%
2015	115,751,604	32,556,294	39.13%	333.43%	331,546,310	53,315,330	19.16%	185.97%	152,767,378	18,293,098	13.60%	79.70%
2016	126,353,677	10,602,073	9.16%	373.13%	333,481,089	1,934,779	0.58%	187.64%	172,008,200	19,240,822	12.59%	102.33%
2017	128,541,503	2,187,826	1.73%	381.33%	340,055,594	6,574,505	1.97%	193.31%	167,660,341	-4,347,859	-2.53%	97.22%
2018	129,699,979	1,158,476	0.90%	385.66%	339,924,137	-131,457	-0.04%	193.19%	167,272,321	-388,020	-0.23%	96.76%

Rate Ann.%chg: Irrigated **17.12%** Dryland **11.36%** Grassland **7.00%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	249,310	--	--	--	0	--	--	--	227,907,190	--	--	--
2009	249,930	620	0.25%	0.25%	0	0			236,368,790	8,461,600	3.71%	3.71%
2010	1,091,710	841,780	336.81%	337.89%	5,750	5,750			260,912,000	24,543,210	10.38%	14.48%
2011	1,422,090	330,380	30.26%	470.41%	1,380	-4,370	-76.00%		301,521,430	40,609,430	15.56%	32.30%
2012	1,433,930	11,840	0.83%	475.16%	0	-1,380	-100.00%		336,166,340	34,644,910	11.49%	47.50%
2013	1,530,720	96,790	6.75%	513.98%	0	0			405,414,280	69,247,940	20.60%	77.89%
2014	2,025,490	494,770	32.32%	712.44%	0	0			497,926,060	92,511,780	22.82%	118.48%
2015	127,515	-1,897,975	-93.70%	-48.85%	0	0			600,192,807	102,266,747	20.54%	163.35%
2016	119,555	-7,960	-6.24%	-52.05%	0	0			631,962,521	31,769,714	5.29%	177.29%
2017	120,900	1,345	1.13%	-51.51%	0	0			636,378,338	4,415,817	0.70%	179.23%
2018	121,718	818	0.68%	-51.18%	0	0			637,018,155	639,817	0.10%	179.51%

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

Rate Ann.%chg: Total Agric Land **10.83%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (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
2008	26,705,690	15,498	1,723			116,194,850	98,962	1,174			84,783,230	108,888	779		
2009	31,042,300	15,999	1,940	12.60%	12.60%	118,416,290	98,356	1,204	2.54%	2.54%	86,572,540	108,829	795	2.17%	2.17%
2010	38,038,430	17,598	2,162	11.40%	25.44%	125,993,180	95,625	1,318	9.44%	12.22%	98,079,290	110,184	890	11.90%	14.32%
2011	41,530,550	17,516	2,371	9.69%	37.60%	153,560,700	95,422	1,609	22.14%	37.06%	106,379,590	110,478	963	8.17%	23.67%
2012	49,743,630	18,940	2,626	10.77%	52.42%	175,877,070	97,839	1,798	11.70%	53.10%	110,718,550	106,548	1,039	7.92%	33.46%
2013	61,947,400	20,013	3,095	17.86%	79.64%	216,855,680	100,135	2,166	20.47%	84.44%	126,509,260	103,043	1,228	18.15%	57.68%
2014	83,535,800	21,654	3,858	24.63%	123.88%	277,971,020	103,113	2,696	24.48%	129.60%	136,514,420	98,312	1,389	13.10%	78.34%
2015	115,008,317	22,737	5,058	31.12%	193.54%	332,354,630	104,684	3,175	17.77%	170.40%	152,302,526	95,863	1,589	14.42%	104.05%
2016	124,741,750	23,771	5,248	3.74%	204.53%	334,411,833	105,463	3,171	-0.12%	170.06%	172,305,853	93,886	1,835	15.52%	135.71%
2017	128,419,029	24,616	5,217	-0.59%	202.75%	337,661,972	106,387	3,174	0.10%	170.32%	169,528,145	92,062	1,841	0.34%	136.50%
2018	128,928,129	24,813	5,196	-0.40%	201.54%	340,449,363	107,344	3,172	-0.07%	170.12%	167,284,924	90,963	1,839	-0.13%	136.19%

Rate Annual %chg Average Value/Acre: 11.67%

10.45%

8.97%

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
2008	249,310	1,605	155			0	0				227,933,080	224,953	1,013		
2009	249,930	1,618	155	-0.51%	-0.51%	0	0				236,281,060	224,801	1,051	3.73%	3.73%
2010	69,210	923	75	-51.47%	-51.72%	0	0				262,180,110	224,329	1,169	11.19%	15.34%
2011	69,220	923	75	0.01%	-51.71%	0	0				301,540,060	224,339	1,344	15.01%	32.66%
2012	69,640	929	75	0.00%	-51.71%	0	0				336,408,890	224,256	1,500	11.61%	48.05%
2013	91,970	919	100	33.42%	-35.57%	0	0				405,404,310	224,110	1,809	20.59%	78.53%
2014	118,810	915	130	29.80%	-16.37%	0	0				498,140,050	223,993	2,224	22.94%	119.48%
2015	131,084	937	140	7.67%	-9.96%	0	0				599,796,557	224,221	2,675	20.28%	164.01%
2016	119,412	918	130	-7.03%	-16.29%	0	0				631,578,848	224,038	2,819	5.38%	178.22%
2017	119,675	920	130	0.00%	-16.29%	0	0				635,728,821	223,985	2,838	0.68%	180.12%
2018	121,698	936	130	0.00%	-16.29%	0	0				636,784,114	224,056	2,842	0.13%	180.49%

49
JOHNSON

Rate Annual %chg Average Value/Acre: 10.86%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 4,375	Value : 860,172,146	Growth 3,906,618	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	154	678,903	21	191,976	14	331,693	189	1,202,572	
02. Res Improve Land	1,157	6,039,064	59	1,537,789	298	9,143,442	1,514	16,720,295	
03. Res Improvements	1,178	57,642,908	59	6,629,974	309	34,334,062	1,546	98,606,944	
04. Res Total	1,332	64,360,875	80	8,359,739	323	43,809,197	1,735	116,529,811	1,376,747
% of Res Total	76.77	55.23	4.61	7.17	18.62	37.59	39.66	13.55	35.24
05. Com UnImp Land	40	435,845	3	23,389	3	138,320	46	597,554	
06. Com Improve Land	238	1,759,090	5	160,520	16	1,378,394	259	3,298,004	
07. Com Improvements	242	14,863,982	6	435,286	18	5,874,742	266	21,174,010	
08. Com Total	282	17,058,917	9	619,195	21	7,391,456	312	25,069,568	824,430
% of Com Total	90.38	68.05	2.88	2.47	6.73	29.48	7.13	2.91	21.10
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	40,032	0	0	0	0	3	40,032	
11. Ind Improvements	3	4,448,666	0	0	0	0	3	4,448,666	
12. Ind Total	3	4,488,698	0	0	0	0	3	4,488,698	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.07	0.52	0.00
13. Rec UnImp Land	0	0	0	0	1	87,092	1	87,092	
14. Rec Improve Land	0	0	0	0	1	150,000	1	150,000	
15. Rec Improvements	0	0	0	0	1	2,200	1	2,200	
16. Rec Total	0	0	0	0	2	239,292	2	239,292	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	0.03	0.00
Res & Rec Total	1,332	64,360,875	80	8,359,739	325	44,048,489	1,737	116,769,103	1,376,747
% of Res & Rec Total	76.68	55.12	4.61	7.16	18.71	37.72	39.70	13.58	35.24
Com & Ind Total	285	21,547,615	9	619,195	21	7,391,456	315	29,558,266	824,430
% of Com & Ind Total	90.48	72.90	2.86	2.09	6.67	25.01	7.20	3.44	21.10

17. Taxable Total	1,617	85,908,490	89	8,978,934	346	51,439,945	2,052	146,327,369	2,201,177
% of Taxable Total	78.80	58.71	4.34	6.14	16.86	35.15	46.90	17.01	56.34

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	184	74	256	514

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	49	605,730	157	32,207,976	1,328	372,634,382	1,534	405,448,088
28. Ag-Improved Land	4	28,266	60	16,417,007	702	233,576,017	766	250,021,290
29. Ag Improvements	4	96,375	60	4,027,264	725	54,251,760	789	58,375,399

30. Ag Total					2,323	713,844,777
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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	24	25.00	364,800	
33. HomeSite Improvements	0	0.00	0	24	0.00	3,174,950	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.87	3,480	31	33.35	283,500	
36. FarmSite Improv Land	3	3.63	14,520	56	146.70	705,800	
37. FarmSite Improvements	4	0.00	96,375	60	0.00	852,314	
38. FarmSite Total							
39. Road & Ditches	0	1.61	0	0	259.94	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	13,500	1	1.00	13,500	
32. HomeSite Improv Land	430	437.58	6,030,322	454	462.58	6,395,122	
33. HomeSite Improvements	421	0.00	39,068,509	445	0.00	42,243,459	1,126,427
34. HomeSite Total				446	463.58	48,652,081	
35. FarmSite UnImp Land	259	311.58	2,539,950	291	345.80	2,826,930	
36. FarmSite Improv Land	654	1,824.79	8,236,250	713	1,975.12	8,956,570	
37. FarmSite Improvements	705	0.00	15,183,251	769	0.00	16,131,940	579,014
38. FarmSite Total				1,060	2,320.92	27,915,440	
39. Road & Ditches	0	4,336.10	0	0	4,597.65	0	
40. Other- Non Ag Use	0	108.37	130,044	0	108.37	130,044	
41. Total Section VI				1,506	7,490.52	76,697,565	1,705,441

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. Market Value	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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,057.97	12.19%	22,452,068	17.29%	7,342.15
46. 1A	3,290.61	13.12%	19,503,357	15.02%	5,926.97
47. 2A1	1,113.58	4.44%	7,594,618	5.85%	6,820.00
48. 2A	6,945.30	27.69%	37,947,604	29.22%	5,463.78
49. 3A1	7,558.22	30.13%	32,322,097	24.89%	4,276.42
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	2,903.85	11.58%	9,437,593	7.27%	3,250.03
52. 4A	212.78	0.85%	589,404	0.45%	2,770.02
53. Total	25,082.31	100.00%	129,846,741	100.00%	5,176.83
Dry					
54. 1D1	4,094.07	3.82%	17,274,277	5.08%	4,219.34
55. 1D	9,292.21	8.67%	36,218,242	10.65%	3,897.70
56. 2D1	7,157.23	6.67%	27,269,093	8.02%	3,810.01
57. 2D	19,350.74	18.05%	66,724,629	19.61%	3,448.17
58. 3D1	49,410.40	46.08%	148,789,236	43.73%	3,011.29
59. 3D	0.26	0.00%	861	0.00%	3,311.54
60. 4D1	16,544.79	15.43%	41,361,975	12.16%	2,500.00
61. 4D	1,377.13	1.28%	2,575,286	0.76%	1,870.04
62. Total	107,226.83	100.00%	340,213,599	100.00%	3,172.84
Grass					
63. 1G1	1,324.91	1.46%	2,892,626	1.73%	2,183.26
64. 1G	3,147.91	3.47%	8,262,015	4.95%	2,624.60
65. 2G1	5,969.60	6.57%	12,317,560	7.38%	2,063.38
66. 2G	6,090.35	6.71%	12,368,515	7.41%	2,030.84
67. 3G1	33,822.24	37.25%	64,792,615	38.81%	1,915.68
68. 3G	4.50	0.00%	8,910	0.01%	1,980.00
69. 4G1	27,112.12	29.86%	49,724,249	29.78%	1,834.02
70. 4G	13,336.53	14.69%	16,597,347	9.94%	1,244.50
71. Total	90,808.16	100.00%	166,963,837	100.00%	1,838.64
Irrigated Total					
	25,082.31	11.19%	129,846,741	20.38%	5,176.83
Dry Total					
	107,226.83	47.86%	340,213,599	53.40%	3,172.84
Grass Total					
	90,808.16	40.53%	166,963,837	26.20%	1,838.64
72. Waste	946.35	0.42%	123,035	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	224,063.65	100.00%	637,147,212	100.00%	2,843.60

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	2,565.94	14,499,940	22,515.29	115,339,166	25,082.31	129,846,741
77. Dry Land	132.28	475,073	6,771.19	22,616,354	100,323.36	317,122,172	107,226.83	340,213,599
78. Grass	70.85	133,259	5,727.55	10,127,714	85,009.76	156,702,864	90,808.16	166,963,837
79. Waste	0.22	29	206.72	26,875	739.41	96,131	946.35	123,035
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	204.43	615,996	15,271.40	47,270,883	208,587.82	589,260,333	224,063.65	637,147,212

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	25,082.31	11.19%	129,846,741	20.38%	5,176.83
Dry Land	107,226.83	47.86%	340,213,599	53.40%	3,172.84
Grass	90,808.16	40.53%	166,963,837	26.20%	1,838.64
Waste	946.35	0.42%	123,035	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	224,063.65	100.00%	637,147,212	100.00%	2,843.60

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 Cook - R	14	21,499	153	226,258	153	6,375,660	167	6,623,417	15,750
83.2 Crab Orchard - R	22	16,286	38	31,107	38	411,008	60	458,401	14,565
83.3 Elk Creek - R	15	12,992	64	79,063	64	1,062,599	79	1,154,654	0
83.4 Recreational	1	87,092	1	150,000	1	2,200	2	239,292	0
83.5 Rural - Mh	0	0	11	425,318	16	678,475	16	1,103,793	0
83.6 Rural - R	37	528,659	330	10,212,472	335	39,654,751	372	50,395,882	878,162
83.7 St Mary - R	2	1,451	18	81,271	19	652,088	21	734,810	0
83.8 Sterling - R	29	122,800	217	1,160,542	217	13,976,093	246	15,259,435	434,233
83.9 Tecumseh - R	70	498,885	683	4,504,264	704	35,796,270	774	40,799,419	34,037
84 Residential Total	190	1,289,664	1,515	16,870,295	1,547	98,609,144	1,737	116,769,103	1,376,747

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</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	1	57	2	780	2	6,340	3	7,177	0
85.3 Elk Creek - C	3	2,490	23	21,350	24	489,830	27	513,670	0
85.4 Rural - C	3	23,389	8	1,015,070	8	4,278,721	11	5,317,180	761,428
85.5 Rural Hwy - C	2	138,200	7	467,304	8	1,835,507	10	2,441,011	41,292
85.6 St Mary - C	1	120	3	9,870	4	169,480	5	179,470	0
85.7 Sterling - C	10	15,688	39	67,664	41	1,899,073	51	1,982,425	0
85.8 Sterling Hwy - C	1	10,360	9	85,122	9	829,642	10	925,124	21,710
85.9 Tecumseh - C	16	137,860	110	729,040	111	11,692,947	127	12,559,847	0
85.10 Tecumseh - R	1	8,360	0	0	0	0	1	8,360	0
85.11 Tecumseh Hwy - C	5	259,410	35	870,006	35	3,911,056	40	5,040,472	0
86 Commercial Total	46	597,554	262	3,338,036	269	25,622,676	315	29,558,266	824,430

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	263.37	0.42%	740,074	0.62%	2,810.02
88. 1G	2,094.56	3.32%	5,738,269	4.82%	2,739.61
89. 2G1	3,038.15	4.82%	6,926,286	5.81%	2,279.77
90. 2G	3,841.36	6.09%	7,577,146	6.36%	1,972.52
91. 3G1	25,040.13	39.69%	47,668,740	40.02%	1,903.69
92. 3G	4.50	0.01%	8,910	0.01%	1,980.00
93. 4G1	20,950.29	33.21%	39,386,082	33.06%	1,879.98
94. 4G	7,853.01	12.45%	11,072,810	9.30%	1,410.01
95. Total	63,085.37	100.00%	119,118,317	100.00%	1,888.21
CRP					
96. 1C1	52.58	0.38%	164,876	0.56%	3,135.72
97. 1C	438.67	3.18%	1,343,750	4.57%	3,063.24
98. 2C1	560.74	4.07%	1,598,138	5.44%	2,850.05
99. 2C	1,474.78	10.70%	3,700,834	12.59%	2,509.41
100. 3C1	7,097.84	51.47%	14,853,987	50.55%	2,092.75
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	3,936.73	28.55%	7,401,055	25.19%	1,880.00
103. 4C	228.09	1.65%	321,616	1.09%	1,410.04
104. Total	13,789.43	100.00%	29,384,256	100.00%	2,130.93
Timber					
105. 1T1	1,008.96	7.24%	1,987,676	10.77%	1,970.02
106. 1T	614.68	4.41%	1,179,996	6.39%	1,919.69
107. 2T1	2,370.71	17.01%	3,793,136	20.55%	1,600.00
108. 2T	774.21	5.56%	1,090,535	5.91%	1,408.58
109. 3T1	1,684.27	12.09%	2,269,888	12.30%	1,347.70
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	2,225.10	15.97%	2,937,112	15.91%	1,319.99
112. 4T	5,255.43	37.72%	5,202,921	28.18%	990.01
113. Total	13,933.36	100.00%	18,461,264	100.00%	1,324.97
<hr/>					
Grass Total	63,085.37	69.47%	119,118,317	71.34%	1,888.21
CRP Total	13,789.43	15.19%	29,384,256	17.60%	2,130.93
Timber Total	13,933.36	15.34%	18,461,264	11.06%	1,324.97
<hr/>					
114. Market Area Total	90,808.16	100.00%	166,963,837	100.00%	1,838.64

**2019 County Abstract of Assessment for Real Property, Form 45
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

49 Johnson

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	115,223,962	116,529,811	1,305,849	1.13%	1,376,747	-0.06%
02. Recreational	239,292	239,292	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	47,773,174	48,652,081	878,907	1.84%	1,126,427	-0.52%
04. Total Residential (sum lines 1-3)	163,236,428	165,421,184	2,184,756	1.34%	2,503,174	-0.20%
05. Commercial	24,328,049	25,069,568	741,519	3.05%	824,430	-0.34%
06. Industrial	4,488,698	4,488,698	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	28,816,747	29,558,266	741,519	2.57%	824,430	-0.29%
08. Ag-Farmsite Land, Outbuildings	27,203,664	27,915,440	711,776	2.62%	579,014	0.49%
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)	27,333,708	28,045,484	711,776	2.60%	579,014	0.49%
12. Irrigated	129,699,979	129,846,741	146,762	0.11%		
13. Dryland	339,924,137	340,213,599	289,462	0.09%		
14. Grassland	167,272,321	166,963,837	-308,484	-0.18%		
15. Wasteland	121,718	123,035	1,317	1.08%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	637,018,155	637,147,212	129,057	0.02%		
18. Total Value of all Real Property (Locally Assessed)	856,405,038	860,172,146	3,767,108	0.44%	3,906,618	-0.02%

2019 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:
	\$119,822
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:
	\$27,045 - this amount includes Vanguard and GIS Licensing, GIS Website, and Hardware
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,350
12.	Other miscellaneous funds:
	No other.
13.	Amount of last year's assessor's budget not used:
	\$1081.80

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.	If so, who maintains the Cadastral Maps?
	gWorks
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.gworks.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:
	gWorks
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

2019 Residential Assessment Survey for Johnson County

1.	Valuation data collection done by:														
	Assessor and Deputy.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</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;">2</td> <td>Cook - situated between Tecumseh and Syracuse, limited retail, elementary and middle school</td> </tr> <tr> <td style="text-align: center;">4</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;">6</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;">9</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 Group</u>	<u>Description of unique characteristics</u>	1	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.	2	Cook - situated between Tecumseh and Syracuse, limited retail, elementary and middle school	4	Elk Creek - Located in southern part of County just off highway 50. Limited commercial - bank, bar, elevator, service station. No school.	6	Sterling - K-12 School, limited retail - bank, bar, lumberyard, repair, gas/conv, located on Highway 41	9	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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9	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 group?														
	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.	How are rural residential site values developed?														
	The current assessor utilizes the prior assessor's site study to value rural sites. Thus, the home site is at \$10,000, the farm site is \$2,000.														
8.	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.

9.

<u>Valuation Group</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>
1	2014	2008	2017	2017
2	2014	2008	2013	2013
4	2014	2008	2016	2016
6	2014	2008	2013	2013
9	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.

2019 Commercial Assessment Survey for Johnson County

1.	Valuation data collection done by:													
	Assessor and deputy.													
2.	List the valuation group recognized in 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 Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire County is considered as one valuation group.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	The entire County is considered as one valuation group.						
<u>Valuation Group</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 commercial & economic depreciation is applied based on map factor.													
6.	Describe the methodology used to determine the commercial lot values.													
	The county uses a market approach in determining lot values and generally prices them out using a square foot basis.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2012	2012	2012	2012
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2012	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.													

2019 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="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="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 methodology is used to determine market value?							
	Yes							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Johnson County has no separate market analysis for intensive use properties.							
7.	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>							
8a.	How many special valuation applications are on file?							
	None							
8b.	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>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	None. All land is valued as it is currently used.
8d.	Where is the influenced area located within the county?
	None recognized.
8e.	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, and 2011 Neb. Laws LB384, 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 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. Complete pickup work for new improvements or improvement changes made throughout county prior to January 1, 2019.
2. Continue with review and analysis of sales as they occur.

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, and complete pickup work for new agricultural improvements or changes made throughout county prior to January 1, 2019.

BUDGET REQUEST FOR 2018-2019:

Requested budget of \$0 is needed to:

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes. And any additional funds as need to complete a scheduled re-appraisal of all commercial property in Johnson County as required by Sec. 77-1311.03, R.R.S. Nebr.

Tax Year 2020:

Residential—

1. Re-appraisal of all urban residential property in Cook and Sterling, 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. Complete pickup work for new improvements or improvement changes made throughout county prior to January 1, 2020.
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. Complete pickup work for new improvements or improvement changes made throughout county prior to January 1, 2020.
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, use new aerial photography when it becomes available, and complete pickup work for new agricultural improvements or changes made throughout county prior to January 1, 2020.

Tax Year 2021:

Residential—

1. Re-appraisal of rural residential property in Township 6, including all related improvements associated with the main improvement, to include all rural buildings whether agricultural or non-agricultural in use, take new photos of the property, implement new replacement cost, develop new market analysis and depreciation, and establish new assessed value for 2021.
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. Complete pickup work for new improvements or improvement changes made throughout county prior to January 1, 2021.
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. Complete pickup work for new improvements or improvement changes made throughout county prior to January 1, 2021.
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, use new aerial photography when it becomes available and complete pickup work for new agricultural improvements or changes made throughout county prior to January 1, 2021.

Date: June 15, 2018

_____/s/_____
Karen A. Koehler
Johnson County Assessor

UPDATE: County Office budget hearings were held on August 21, 2018, while Assessor & Deputy attended Assessors' Workshop in Grand Island; and September 18, 2018, ADOPTION OF 2018-2019 COUNTY BUDGET:

Changes made to requested budget: None

NOTE: I, Karen A. Koehler, did not file for office for term beginning 2019. Only filing received for Johnson County Assessor, Terry Keebler, who is running unopposed, was informed by me of the 3 year plan's re-appraisal schedule and 6 year assessment plan. The County Board also indicated to me they had discussed with Terry Keebler the proposed 2018-2019 Assessor's budget after I had submitted it. I was told by the County Board Chairman that after discussion between County Board Chairman & Keebler as to retaining the line item for part time help in the budget, the parties agreed to no change. Nothing has been mentioned to me as to where appraisal funds for the scheduled commercial re-appraisal or 2019 pickup work will be paid.

Date: October 30, 2018

_____/s/_____
Karen A. Koehler
Johnson County Assessor