

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

JOHNSON COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled 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 "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Terry Keebler, Johnson County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O 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 information 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 generally accepted mass appraisal techniques 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 for 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 of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 values 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 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 the recognition by IAAO 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about 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.

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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 assessor'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 generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

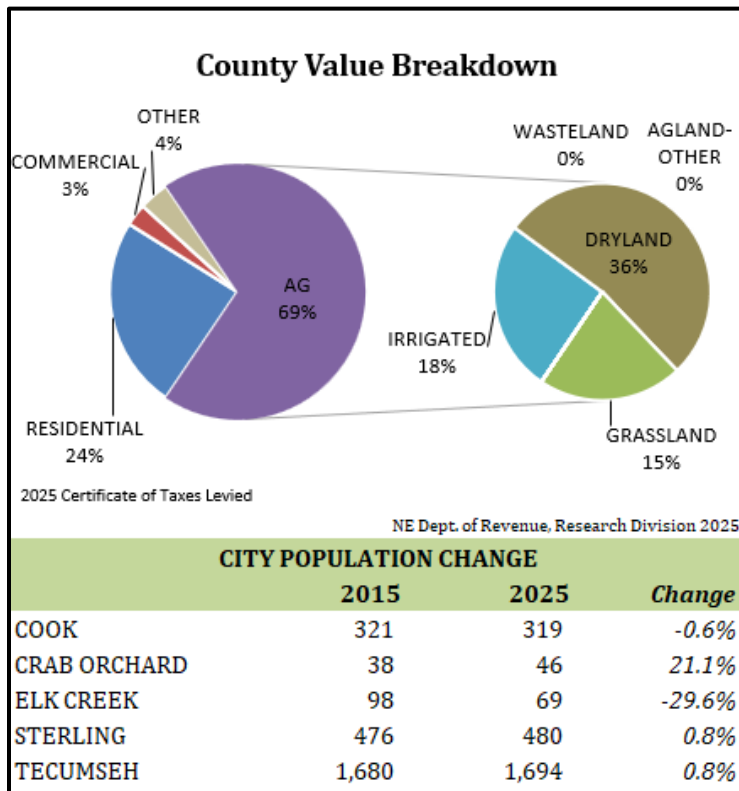
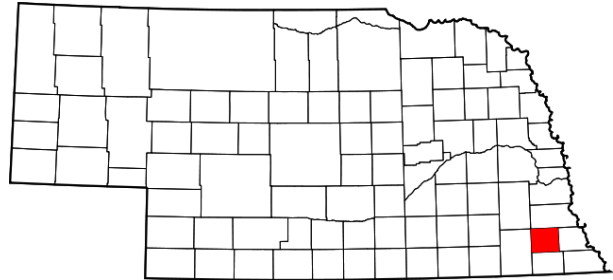
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques 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 has 5,219 residents, a 1% population decrease from the 2020 U.S. Census.¹ The report indicates that 67% of county housing is owner occupied and 88% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$161,663.²



The majority of the commercial properties in Johnson County are located in and around the county seat of Tecumseh. According to the latest U.S. Census Bureau information, there are 102 employer establishments with a total employment figure of 752. This represents a 2% increase in total employment from 2022-2023.¹

Agricultural land contributes the majority of the county’s overall valuation base. A mix of dry and grass land makes up a majority of the agricultural land in the county. Johnson County is included in the Nemaha Natural Resource District (NRD).

¹ *QuickFacts Johnson County, Nebraska*. (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/johnsoncountynebraska>

² *Average residential value*. (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Johnson County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales verification and qualification processes are reviewed. The review supports all arm's-length sales have been utilized for the residential class. The usability percentage for the county is above the statewide average.

There are five valuation groups within the residential class, stratified by assessor location. The small towns are combined into Valuation Group 4. The Johnson County assessor is current with the six-year inspection and review cycle. All inspections are completed by office staff physically reviewing properties. The assessor does not have a valuation methodology on file and should complete one ahead of the June protest season.

2026 Residential Assessment Details for Johnson County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Tecumseh	2025*	2020 -V*	2025*	2023	
2	Cook	2025*	2020 -V*	2023	2024	
4	Elk Creek, Crab Orchard	2025*	2020 -V*	2023-2025*	2022	
6	Sterling	2025*	2020 -V*	2024	2024	
9	Rural Residential Acreages	2025*	2020 -V*	2025*	2020-2022	
Additional comments: Routine pick-up and maintenance work was completed and placed on the assessment roll. Adjusted costing level to 120% for all residential parcels. 1st Acre increased to \$52,000 for a mile out of town and to \$49,500 farther out. * = assessment action for current year						

Description of Analysis

The statistical sample in the residential class consists of 82 sales. All three measures of central tendency and the qualitative statistics are within acceptable range.

Four valuation groups have sufficient sales for measurement purposes, and all have medians within the acceptable range, which supports that equalization has been achieved. Valuation Group 4 has a median below recommended range; the sample consists of only two sales, the sample being too small for measurement purposes. Valuation Group 9 has a slightly high PRD, however, the county

2026 Residential Correlation for Johnson County

has made significant progress in assessment equity over prior years with the implementation of values from 2020 Vanguard pricing and new depreciation tables.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows generally consistent changes, the difference in increase between the abstract and sales being less than two percentage points.

Equalization and Quality of Assessment

Based on the review of the county assessor’s assessment practices for the residential property in Johnson County, the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	41	92.74	89.18	86.87	15.67	102.66
2	10	93.11	89.96	89.06	14.27	101.01
4	2	68.92	68.92	47.27	35.71	145.80
6	14	92.97	97.22	98.57	19.22	98.63
9	15	94.10	99.78	96.06	21.53	103.87
____ALL____	82	93.06	92.09	91.91	17.47	100.20

Level of Value

Based on analysis of all available information, the level of value for the residential property in Johnson County is 93%.

2026 Commercial Correlation for Johnson County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales verification and qualification processes were reviewed. The qualified and non-qualified sales rosters support that all arm’s-length sales are utilized for the commercial class of property. The usability percentage is above the statewide average. The Johnson County Assessor only utilizes one valuation group for the commercial class and is up to date on the six-year inspection and review cycle.

2026 Commercial Assessment Details for Johnson County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	The entire county is considered as on valuation group	2025*	2025*	2025*	2025*	
Additional comments: Routine pick-up and maintenance work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The statistical sample of the commercial class consists of 20 sales. The median and weighted mean are within the statutorily required range, the mean is above the acceptable range. The COD and PRD are high. Review of the array of the sales by dollar incremental ranges demonstrates a number of extreme ratios at all price levels, indicating that the sample is not regressive. There is significant dispersion in the sample, as evidenced by the COD of 41%. Due to the significant dispersion in the sample the median will not be reliable to determine the level of value.

The assessment practices indicate the county assessor has kept the costing, land values and depreciation tables updated within the six-year inspection cycle. The county assessor completed a reappraisal and implemented updated Vanguard tables for the current assessment year.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the abstract increased ten percentage points more than the sales. The sales file likely does not adequately represent the population with a sample of 20 sales. The abstract and sales both changed by more than 30%, indicating a significant increase, however, no sales bias is evident.

2026 Commercial Correlation for Johnson County

Equalization and Quality of Assessment

The review of the assessment practices by the county assessor supported that commercial property assessment in Johnson County comply with generally accepted mass appraisal techniques and are uniformly assessed.

Level of Value

Based on analysis of all available information, the level of value for commercial property in Johnson County is determined to be at the statutory level of 100% of market value.

2026 Agricultural Correlation for Johnson County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales verification and qualification processes are reviewed. The usability percentage for the county is below the statewide average. The qualified and non-qualified rosters support all arm's-length sales have been utilized for the agricultural class.

One market area is used; however, sales are studied each year to determine if additional areas are needed. The county assessor does not identify intensive use; however, the majority of the Conservation Reserve Program (CRP) acres have been identified.

Johnson County is up to date with the six-year inspection and reviews. The county assessor and staff perform all physical inspections along with using new aerial photography. Land use is desk reviewed with the most up to date aerial imagery.

2026 Commercial Assessment Details for Johnson County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	The entire county is considered as on valuation group	2025*	2025*	2025*	2025*	Reappraisal done in house.
<u>Additional comments:</u> Routine pick-up and maintenance work was completed and placed on the assessment roll. Land was increased along the highway and in the small towns.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	The entire county is considered as one market area.	2025*	Increased Irrigated land 1% Increased Dryland 11 Increased Grassland 23%, Increased CRP 10-18%
<u>Additional comments:</u>			
* = assessment action for current year			

Description of Analysis

The statistical sample for the agricultural class includes 26 qualified sales. All three measures of central tendency are within the acceptable range. The COD supports the use of the median as a point estimate of the level of value.

2026 Agricultural Correlation for Johnson County

Reviewing each subclass by 80% Majority Land Use (MLU) indicates that dryland and grassland have medians within the acceptable range. The median of irrigated land is below the acceptable range, with a small sample of three sales. A substantial 42% increase was applied to irrigated land in the previous assessment year. Analyzing the Average Acre Value Comparison chart shows that Johnson County is higher than surrounding counties in irrigated land values and comparable to all counties in grassland and dryland, supporting that irrigated land is not under assessed.

Review of the 2026 County Abstract of Assessment for Real Property Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

Johnson County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report. The statistics contain no sales; therefore, the level of value is unable to be determined. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

A review of Johnson County assessment practices and a review of the agricultural economy of the surrounding counties indicates that land values in the county are assessed uniformly. Agricultural improvements are equalized and assessed at the statutory level. Assessments in the agricultural class comply with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	63.48	63.25	61.85	04.54	102.26
1	3	63.48	63.25	61.85	04.54	102.26
<u>Dry</u>						
County	8	70.12	73.90	72.03	15.06	102.60
1	8	70.12	73.90	72.03	15.06	102.60
<u>Grass</u>						
County	5	68.53	69.53	68.04	08.22	102.19
1	5	68.53	69.53	68.04	08.22	102.19
<u>ALL</u>	26	70.12	72.13	72.36	12.58	99.68

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Johnson County is 70%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Johnson County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, the level of value of agricultural land for school bond valuation in Johnson County is determined to be at the statutory level of 50% of market value.

2026 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 (R.R.S. 2011). 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Johnson County

Residential Real Property - Current

Number of Sales	82	Median	93.06
Total Sales Price	\$14,174,520	Mean	92.09
Total Adj. Sales Price	\$14,174,520	Wgt. Mean	91.91
Total Assessed Value	\$13,028,221	Average Assessed Value of the Base	\$153,048
Avg. Adj. Sales Price	\$172,860	Avg. Assessed Value	\$158,881

Confidence Interval - Current

95% Median C.I	86.85 to 96.75
95% Wgt. Mean C.I	86.72 to 97.11
95% Mean C.I	87.37 to 96.81
% of Value of the Class of all Real Property Value in the County	18.36
% of Records Sold in the Study Period	4.57
% of Value Sold in the Study Period	4.74

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	96	97	96.63
2024	119	98	97.91
2023	126	94	94.01
2022	114	93	92.55

2026 Commission Summary for Johnson County

Commercial Real Property - Current

Number of Sales	20	Median	92.26
Total Sales Price	\$2,336,233	Mean	104.04
Total Adj. Sales Price	\$2,336,233	Wgt. Mean	93.57
Total Assessed Value	\$2,186,077	Average Assessed Value of the Base	\$180,341
Avg. Adj. Sales Price	\$116,812	Avg. Assessed Value	\$109,304

Confidence Interval - Current

95% Median C.I	69.99 to 102.74
95% Wgt. Mean C.I	79.19 to 107.96
95% Mean C.I	76.99 to 131.09
% of Value of the Class of all Real Property Value in the County	3.74
% of Records Sold in the Study Period	6.45
% of Value Sold in the Study Period	3.91

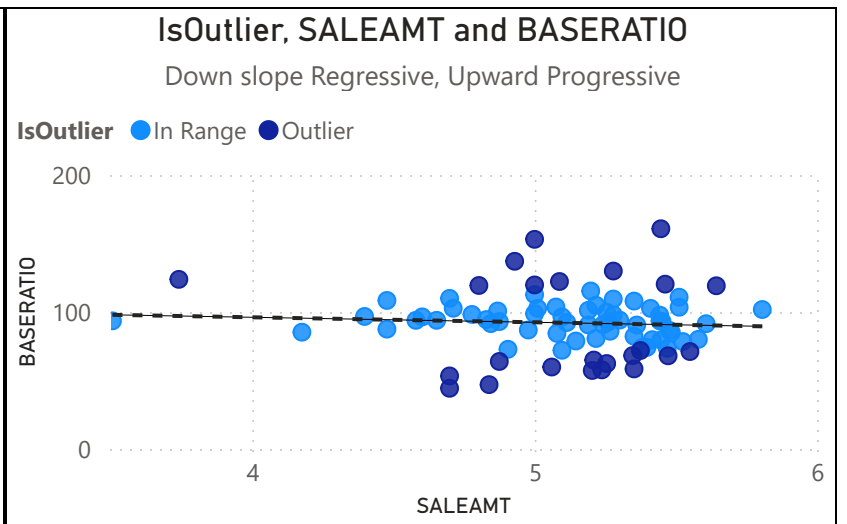
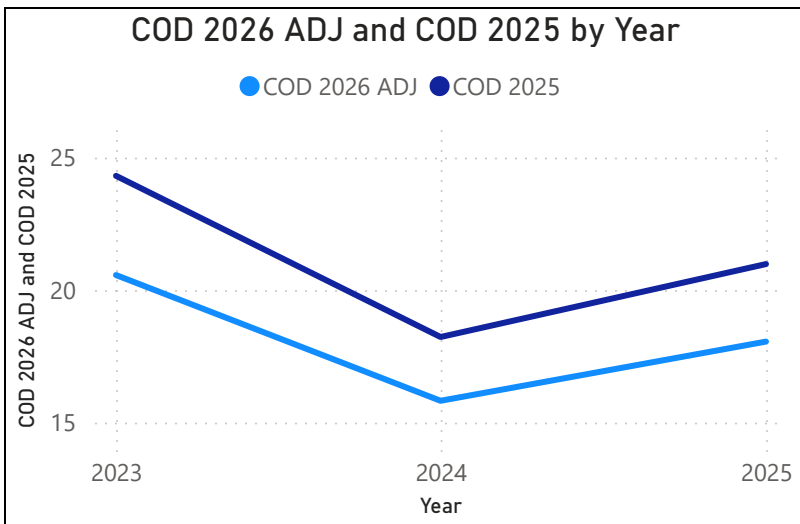
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	24	100	95.56
2024	25	100	96.54
2023	27	100	96.27
2022	24	100	96.63

Johnson Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	41	92.74	86.66	7.02%	89.18	85.57	4.22%	86.87	78.99	9.98%
2	10	93.11	95.82	-2.82%	89.96	87.76	2.50%	89.06	84.58	5.30%
4	2	68.92	45.20	52.48%	68.92	45.20	52.48%	47.27	25.80	83.19%
6	14	92.96	81.58	13.96%	97.22	85.81	13.29%	98.57	84.66	16.42%
9	15	94.10	81.83	15.00%	99.77	86.59	15.23%	96.06	81.98	17.18%
Total	82	93.06	83.85	10.99%	92.09	85.08	8.24%	91.91	81.21	13.18%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	41	15.67	21.68	-27.71%	102.65	108.33	-5.24%	46.99	46.23	1.64%	123.82	139.28	-11.10%
2	10	14.28	14.97	-4.63%	101.01	103.77	-2.65%	57.75	48.91	18.09%	122.26	114.46	6.81%
4	2	35.71	48.78	-26.80%	145.80	175.18	-16.77%	44.31	23.15	91.40%	93.53	67.25	39.08%
6	14	19.22	15.78	21.81%	98.63	101.36	-2.69%	57.32	67.69	-15.33%	137.01	116.72	17.38%
9	15	21.54	21.37	0.75%	103.86	105.62	-1.66%	68.02	58.60	16.09%	160.77	149.55	7.51%
Total	82	17.48	21.36	-18.17%	100.19	104.76	-4.36%	44.31	23.15	91.40%	160.77	149.55	7.51%



49 Johnson
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 82
Total Sales Price : 14,174,520
Total Adj. Sales Price : 14,174,520
Total Assessed Value : 13,028,221
Avg. Adj. Sales Price : 172,860
Avg. Assessed Value : 158,881

MEDIAN : 93
WGT. MEAN : 92
MEAN : 92
COD : 17.47
PRD : 100.20

COV : 23.67
STD : 21.80
Avg. Abs. Dev : 16.26
MAX Sales Ratio : 160.77
MIN Sales Ratio : 44.31

95% Median C.I. : 86.85 to 96.75
95% Wgt. Mean C.I. : 86.72 to 97.11
95% Mean C.I. : 87.37 to 96.81

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-23 To 31-DEC-23	10	97.07	95.32	93.89	20.56	101.52	44.31	153.04	68.18 to 122.26	148,150	139,099
01-JAN-24 To 31-MAR-24	7	112.68	108.89	111.33	11.46	97.81	78.83	129.90	78.83 to 129.90	140,000	155,866
01-APR-24 To 30-JUN-24	14	95.09	94.36	95.83	15.09	98.47	46.99	123.82	80.66 to 119.15	145,536	139,462
01-JUL-24 To 30-SEP-24	8	91.49	88.93	90.11	12.21	98.69	62.40	109.47	62.40 to 109.47	159,738	143,932
01-OCT-24 To 31-DEC-24	8	96.48	93.21	92.82	15.59	100.42	58.45	115.36	58.45 to 115.36	208,488	193,520
01-JAN-25 To 31-MAR-25	2	91.22	91.22	91.13	12.53	100.10	79.79	102.64	N/A	259,200	236,217
01-APR-25 To 30-JUN-25	20	90.63	88.64	86.46	15.30	102.52	53.34	137.01	80.02 to 98.21	167,985	145,245
01-JUL-25 To 30-SEP-25	13	79.52	84.82	88.26	22.42	96.10	57.32	160.77	64.93 to 93.11	219,355	193,597
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	39	96.42	96.10	96.69	16.86	99.39	44.31	153.04	91.45 to 103.66	148,126	143,230
01-OCT-24 To 30-SEP-25	43	90.50	88.46	88.62	17.44	99.82	53.34	160.77	79.79 to 94.10	195,293	173,076
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	37	94.48	95.68	96.31	15.82	99.35	46.99	129.90	91.45 to 104.93	161,170	155,220
ALL	82	93.06	92.09	91.91	17.47	100.20	44.31	160.77	86.85 to 96.75	172,860	158,881

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	41	92.74	89.18	86.87	15.67	102.66	46.99	123.82	82.27 to 97.98	144,583	125,605
2	10	93.11	89.96	89.06	14.27	101.01	57.75	122.26	59.84 to 104.93	115,850	103,176
4	2	68.92	68.92	47.27	35.71	145.80	44.31	93.53	N/A	26,600	12,574
6	14	92.97	97.22	98.57	19.22	98.63	57.32	137.01	78.83 to 119.75	180,886	178,298
9	15	94.10	99.78	96.06	21.53	103.87	68.02	160.77	78.42 to 110.79	300,168	288,355
ALL	82	93.06	92.09	91.91	17.47	100.20	44.31	160.77	86.85 to 96.75	172,860	158,881

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	79	93.01	91.75	91.90	17.61	99.84	44.31	160.77	86.85 to 96.75	178,684	164,214
06											
07	3	93.91	101.00	94.51	13.68	106.87	85.27	123.82	N/A	19,500	18,429
ALL	82	93.06	92.09	91.91	17.47	100.20	44.31	160.77	86.85 to 96.75	172,860	158,881

**49 Johnson
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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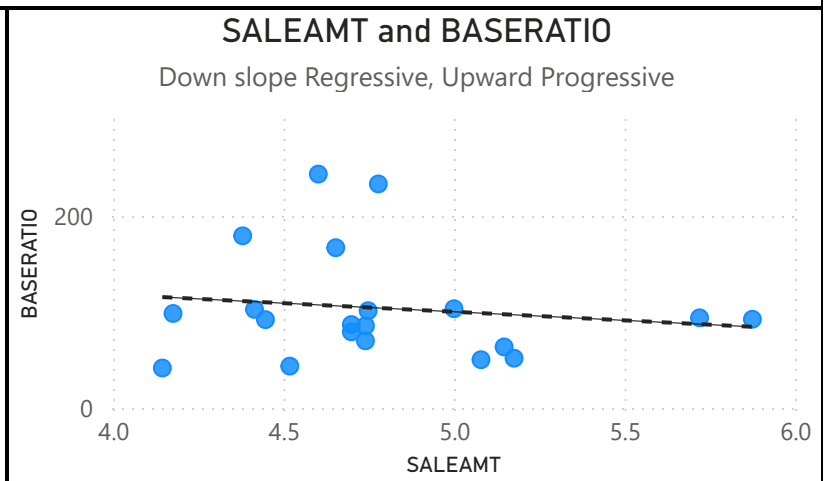
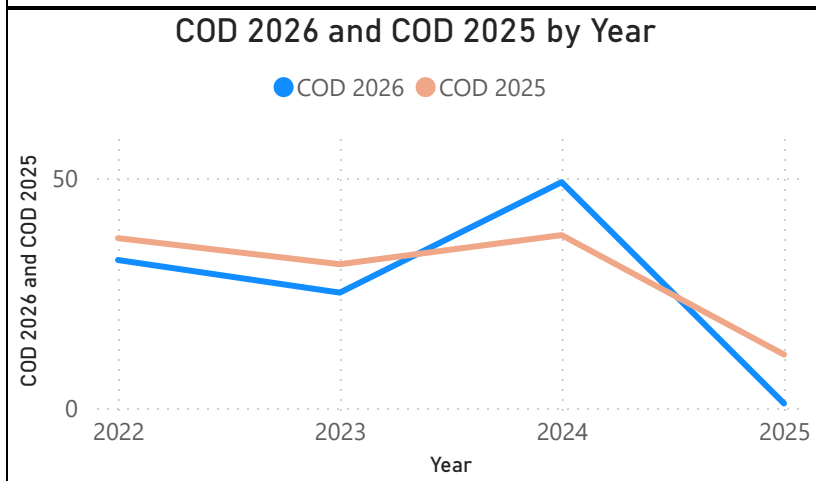
SALE PRICE *

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	1	93.53	93.53	93.53	00.00	100.00	93.53	93.53	N/A	3,200	2,993
Less Than 15,000	2	108.68	108.68	112.68	13.94	96.45	93.53	123.82	N/A	4,350	4,902
Less Than 30,000	4	95.14	99.84	96.06	10.97	103.94	85.27	123.82	N/A	12,175	11,695
Ranges Excl. Low \$											
Greater Than 4,999	81	93.01	92.07	91.91	17.70	100.17	44.31	160.77	86.85 to 96.75	174,955	160,805
Greater Than 14,999	80	92.88	91.68	91.90	17.53	99.76	44.31	160.77	86.58 to 96.75	177,073	162,730
Greater Than 29,999	78	92.88	91.69	91.90	17.82	99.77	44.31	160.77	86.58 to 97.71	181,100	166,429
Incremental Ranges											
0 TO 4,999	1	93.53	93.53	93.53	00.00	100.00	93.53	93.53	N/A	3,200	2,993
5,000 TO 14,999	1	123.82	123.82	123.82	00.00	100.00	123.82	123.82	N/A	5,500	6,810
15,000 TO 29,999	2	91.01	91.01	92.44	06.31	98.45	85.27	96.75	N/A	20,000	18,489
30,000 TO 59,999	9	93.93	87.84	86.35	16.38	101.73	44.31	109.94	53.34 to 108.43	42,722	36,890
60,000 TO 99,999	11	93.01	91.35	91.44	18.35	99.90	46.99	137.01	63.89 to 119.36	74,045	67,708
100,000 TO 149,999	13	98.85	99.75	98.31	17.92	101.46	59.84	153.04	78.83 to 119.75	115,308	113,363
150,000 TO 249,999	24	90.53	87.04	86.61	17.51	100.50	57.32	129.90	71.88 to 99.74	190,392	164,891
250,000 TO 499,999	20	89.02	93.45	93.62	17.78	99.82	68.02	160.77	79.52 to 102.64	310,921	291,095
500,000 TO 999,999	1	101.82	101.82	101.82	00.00	100.00	101.82	101.82	N/A	640,000	651,638
1,000,000 +											
ALL	82	93.06	92.09	91.91	17.47	100.20	44.31	160.77	86.85 to 96.75	172,860	158,881

Johnson Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	20	92.26	71.86	28.39%	104.04	89.99	15.62%	93.57	70.88	32.01%
Total	20	92.26	71.86	28.39%	104.04	89.99	15.62%	93.57	70.88	32.01%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	20	40.69	44.18	-7.88%	111.19	126.95	15.62%	41.67	32.57	27.94%	243.69	216.33	12.65%
Total	20	40.69	44.18	-7.88%	111.19	126.95	15.62%	41.67	32.57	27.94%	243.69	216.33	12.65%



49 Johnson
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 20
Total Sales Price : 2,336,233
Total Adj. Sales Price : 2,336,233
Total Assessed Value : 2,186,077
Avg. Adj. Sales Price : 116,812
Avg. Assessed Value : 109,304

MEDIAN : 92
WGT. MEAN : 94
MEAN : 104
COD : 40.69
PRD : 111.19

COV : 55.56
STD : 57.80
Avg. Abs. Dev : 37.54
MAX Sales Ratio : 243.69
MIN Sales Ratio : 41.67

95% Median C.I. : 69.99 to 102.74
95% Wgt. Mean C.I. : 79.19 to 107.96
95% Mean C.I. : 76.99 to 131.09

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	2	135.72	135.72	132.36	32.17	102.54	92.06	179.37	N/A	26,000	34,413
01-JAN-23 To 31-MAR-23	1	50.33	50.33	50.33	00.00	100.00	50.33	50.33	N/A	120,000	60,399
01-APR-23 To 30-JUN-23	1	79.32	79.32	79.32	00.00	100.00	79.32	79.32	N/A	50,000	39,662
01-JUL-23 To 30-SEP-23	1	41.67	41.67	41.67	00.00	100.00	41.67	41.67	N/A	13,958	5,816
01-OCT-23 To 31-DEC-23	2	78.05	78.05	87.92	18.48	88.77	63.63	92.46	N/A	445,138	391,348
01-JAN-24 To 31-MAR-24	3	102.74	141.02	154.57	47.54	91.23	86.91	233.42	N/A	45,333	70,072
01-APR-24 To 30-JUN-24	3	98.47	111.81	111.66	32.83	100.13	69.99	166.98	N/A	38,333	42,802
01-JUL-24 To 30-SEP-24	2	143.67	143.67	153.25	69.62	93.75	43.64	243.69	N/A	36,500	55,938
01-OCT-24 To 31-DEC-24	3	85.55	77.11	84.66	16.40	91.08	51.85	93.94	N/A	243,333	206,005
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25											
01-JUL-25 To 30-SEP-25	2	102.39	102.39	102.67	01.00	99.73	101.37	103.40	N/A	78,000	80,085
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	5	79.32	88.55	74.04	45.25	119.60	41.67	179.37	N/A	47,192	34,940
01-OCT-23 To 30-SEP-24	10	95.47	120.19	101.56	51.19	118.34	43.64	243.69	63.63 to 233.42	121,428	123,319
01-OCT-24 To 30-SEP-25	5	93.94	87.22	87.83	14.34	99.31	51.85	103.40	N/A	177,200	155,637
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	5	63.63	65.48	82.72	25.08	79.16	41.67	92.46	N/A	214,847	177,714
01-JAN-24 To 31-DEC-24	11	93.94	116.11	101.38	49.10	114.53	43.64	243.69	51.85 to 233.42	95,818	97,137
<u>ALL</u>	20	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	20	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304
<u>ALL</u>	20	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	20	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304
04											
<u>ALL</u>	20	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304

49 Johnson
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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Number of Sales : 20
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MEDIAN : 92
 WGT. MEAN : 94
 MEAN : 104
 COD : 40.69
 PRD : 111.19

COV : 55.56
 STD : 57.80
 Avg. Abs. Dev : 37.54
 MAX Sales Ratio : 243.69
 MIN Sales Ratio : 41.67

95% Median C.I. : 69.99 to 102.74
 95% Wgt. Mean C.I. : 79.19 to 107.96
 95% Mean C.I. : 76.99 to 131.09

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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											
Less Than 15,000	1	41.67	41.67	41.67	00.00	100.00	41.67	41.67	N/A	13,958	5,816
Less Than 30,000	5	98.47	102.86	108.57	30.14	94.74	41.67	179.37	N/A	21,392	23,225
Ranges Excl. Low \$											
Greater Than 4,999	20	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304
Greater Than 14,999	19	92.46	107.32	93.88	39.86	114.32	43.64	243.69	69.99 to 103.40	122,225	114,751
Greater Than 29,999	15	86.91	104.43	92.85	45.33	112.47	43.64	243.69	63.63 to 103.40	148,618	137,997
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	41.67	41.67	41.67	00.00	100.00	41.67	41.67	N/A	13,958	5,816
15,000 TO 29,999	4	100.61	118.16	118.61	22.76	99.62	92.06	179.37	N/A	23,250	27,577
30,000 TO 59,999	8	86.23	109.68	107.41	46.46	102.11	43.64	243.69	43.64 to 243.69	48,000	51,556
60,000 TO 99,999	1	233.42	233.42	233.42	00.00	100.00	233.42	233.42	N/A	60,000	140,049
100,000 TO 149,999	3	63.63	72.45	70.24	27.80	103.15	50.33	103.40	N/A	120,092	84,353
150,000 TO 249,999	1	51.85	51.85	51.85	00.00	100.00	51.85	51.85	N/A	150,000	77,779
250,000 TO 499,999											
500,000 TO 999,999	2	93.20	93.20	93.07	00.79	100.14	92.46	93.94	N/A	637,500	593,310
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	20	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304

49 Johnson
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

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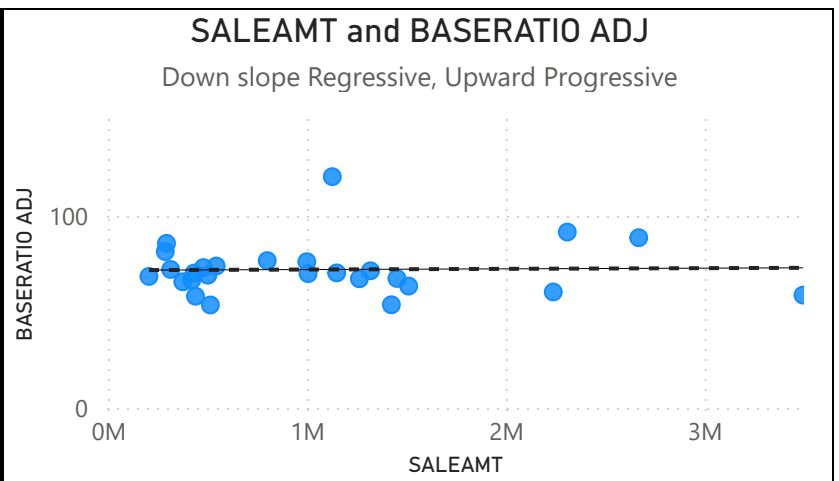
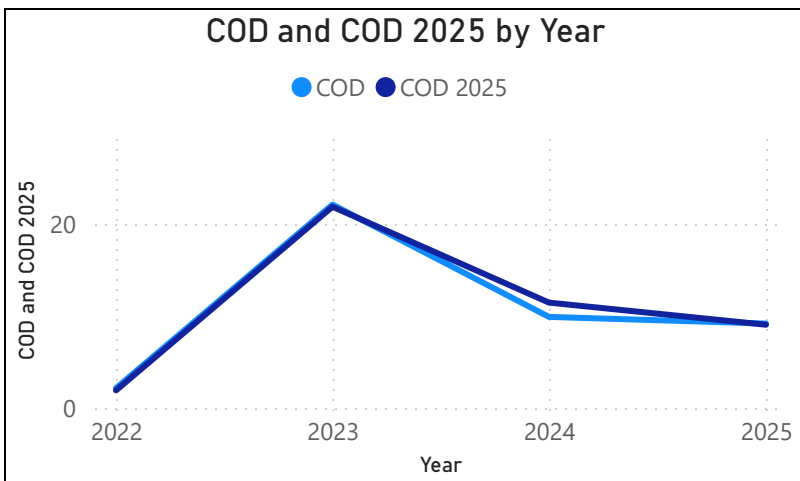
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	1	51.85	51.85	51.85	00.00	100.00	51.85	51.85	N/A	150,000	77,779
309	1	79.32	79.32	79.32	00.00	100.00	79.32	79.32	N/A	50,000	39,662
344	3	92.06	88.26	83.47	11.86	105.74	69.99	102.74	N/A	36,333	30,327
352	1	101.37	101.37	101.37	00.00	100.00	101.37	101.37	N/A	56,000	56,768
353	5	98.47	103.88	93.08	24.34	111.60	63.63	166.98	N/A	70,055	65,205
384	1	179.37	179.37	179.37	00.00	100.00	179.37	179.37	N/A	24,000	43,048
386	1	43.64	43.64	43.64	00.00	100.00	43.64	43.64	N/A	33,000	14,402
406	2	46.00	46.00	49.43	09.41	93.06	41.67	50.33	N/A	66,979	33,108
494	3	92.46	90.65	92.76	03.03	97.73	85.55	93.94	N/A	443,333	411,224
530	2	238.56	238.56	237.52	02.15	100.44	233.42	243.69	N/A	50,000	118,762
<u>ALL</u>	<u>20</u>	92.26	104.04	93.57	40.69	111.19	41.67	243.69	69.99 to 102.74	116,812	109,304

Johnson Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	26	70.12	63.10	11.14%	72.13	65.57	10.01%	72.36	67.68	6.92%
Total	26	70.12	63.10	11.14%	72.13	65.57	10.01%	72.36	67.68	6.92%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	26	12.58	14.30	-12.07%	99.68	96.89	2.89%
Total	26	12.58	14.30	-12.07%	99.68	96.89	2.89%



49 Johnson
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 26
 Total Sales Price : 27,586,706
 Total Adj. Sales Price : 27,586,706
 Total Assessed Value : 19,962,038
 Avg. Adj. Sales Price : 1,061,027
 Avg. Assessed Value : 767,771

MEDIAN : 70
 WGT. MEAN : 72
 MEAN : 72
 COD : 12.58
 PRD : 99.68

COV : 19.05
 STD : 13.74
 Avg. Abs. Dev : 08.82
 MAX Sales Ratio : 120.50
 MIN Sales Ratio : 53.65

95% Median C.I. : 66.60 to 73.93
 95% Wgt. Mean C.I. : 64.37 to 80.35
 95% Mean C.I. : 66.58 to 77.68

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	3	73.14	73.60	73.44	02.16	100.22	71.46	76.19	N/A	933,333	685,415
01-JAN-23 To 31-MAR-23	3	91.63	94.03	94.05	18.38	99.98	69.97	120.50	N/A	1,481,288	1,393,187
01-APR-23 To 30-JUN-23	2	63.05	63.05	61.06	06.72	103.26	58.81	67.29	N/A	2,379,625	1,452,978
01-JUL-23 To 30-SEP-23	1	63.48	63.48	63.48	00.00	100.00	63.48	63.48	N/A	1,512,000	959,873
01-OCT-23 To 31-DEC-23	1	85.75	85.75	85.75	00.00	100.00	85.75	85.75	N/A	294,335	252,385
01-JAN-24 To 31-MAR-24	3	81.48	81.37	85.81	06.04	94.83	73.93	88.70	N/A	1,166,943	1,001,392
01-APR-24 To 30-JUN-24	2	69.46	69.46	70.09	01.34	99.10	68.53	70.38	N/A	678,000	475,243
01-JUL-24 To 30-SEP-24											
01-OCT-24 To 31-DEC-24	6	66.59	65.55	63.40	08.38	103.39	53.76	76.77	53.76 to 76.77	1,132,752	718,166
01-JAN-25 To 31-MAR-25	2	62.90	62.90	60.67	14.71	103.68	53.65	72.15	N/A	415,040	251,824
01-APR-25 To 30-JUN-25	3	66.60	65.03	64.98	06.04	100.08	58.21	70.27	N/A	431,279	280,238
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	9	71.46	76.94	74.74	15.84	102.94	58.81	120.50	63.48 to 91.63	1,501,679	1,122,404
01-OCT-23 To 30-SEP-24	6	77.71	78.13	81.67	09.24	95.67	68.53	88.70	68.53 to 88.70	858,528	701,175
01-OCT-24 To 30-SEP-25	11	66.60	64.93	63.38	08.74	102.45	53.65	76.77	53.76 to 72.15	810,948	513,941
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	7	69.97	79.63	75.37	22.11	105.65	58.81	120.50	58.81 to 120.50	1,572,778	1,185,396
01-JAN-24 To 31-DEC-24	11	69.18	70.58	70.91	09.90	99.53	53.76	88.70	60.43 to 81.48	1,059,395	751,241
<u>ALL</u>	26	70.12	72.13	72.36	12.58	99.68	53.65	120.50	66.60 to 73.93	1,061,027	767,771

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	26	70.12	72.13	72.36	12.58	99.68	53.65	120.50	66.60 to 73.93	1,061,027	767,771
<u>ALL</u>	26	70.12	72.13	72.36	12.58	99.68	53.65	120.50	66.60 to 73.93	1,061,027	767,771

49 Johnson
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 26
Total Sales Price : 27,586,706
Total Adj. Sales Price : 27,586,706
Total Assessed Value : 19,962,038
Avg. Adj. Sales Price : 1,061,027
Avg. Assessed Value : 767,771

MEDIAN : 70
WGT. MEAN : 72
MEAN : 72
COD : 12.58
PRD : 99.68

COV : 19.05
STD : 13.74
Avg. Abs. Dev : 08.82
MAX Sales Ratio : 120.50
MIN Sales Ratio : 53.65

95% Median C.I. : 66.60 to 73.93
95% Wgt. Mean C.I. : 64.37 to 80.35
95% Mean C.I. : 66.58 to 77.68

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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
Irrigated											
County	1	63.48	63.48	63.48	00.00	100.00	63.48	63.48	N/A	1,512,000	959,873
1	1	63.48	63.48	63.48	00.00	100.00	63.48	63.48	N/A	1,512,000	959,873
Dry											
County	2	94.84	94.84	104.69	27.06	90.59	69.18	120.50	N/A	814,940	853,169
1	2	94.84	94.84	104.69	27.06	90.59	69.18	120.50	N/A	814,940	853,169
Grass											
County	4	70.34	72.36	70.12	06.33	103.19	67.29	81.48	N/A	518,270	363,437
1	4	70.34	72.36	70.12	06.33	103.19	67.29	81.48	N/A	518,270	363,437
ALL	26	70.12	72.13	72.36	12.58	99.68	53.65	120.50	66.60 to 73.93	1,061,027	767,771

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	3	63.48	63.25	61.85	04.54	102.26	58.81	67.46	N/A	2,153,473	1,331,873
1	3	63.48	63.25	61.85	04.54	102.26	58.81	67.46	N/A	2,153,473	1,331,873
Dry											
County	8	70.12	73.90	72.03	15.06	102.60	53.76	120.50	53.76 to 120.50	969,636	698,383
1	8	70.12	73.90	72.03	15.06	102.60	53.76	120.50	53.76 to 120.50	969,636	698,383
Grass											
County	5	68.53	69.53	68.04	08.22	102.19	58.21	81.48	N/A	502,616	341,976
1	5	68.53	69.53	68.04	08.22	102.19	58.21	81.48	N/A	502,616	341,976
ALL	26	70.12	72.13	72.36	12.58	99.68	53.65	120.50	66.60 to 73.93	1,061,027	767,771

Johnson County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Johnson	1	10,100	n/a	9,100	9,100	5,860	5,860	5,440	5,440	8,298
Otoe	1	7,740	n/a	7,600	7,600	6,900	6,900	5,900	5,900	7,283
Otoe	2	6,660	n/a	6,090	5,940	n/a	5,670	5,380	5,380	5,899
Nemaha	1	9,460	n/a	8,620	8,620	n/a	6,010	5,360	5,360	8,025
Pawnee	1	5,300	5,250	4,821	4,825	4,200	3,630	3,445	3,445	4,424
Gage	1	8,425	n/a	8,413	8,413	6,830	n/a	6,775	6,775	7,945
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	7,493

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Johnson	1	6,860	6,140	5,640	5,100	4,480	4,480	4,200	3,740	4,976
Otoe	1	6,615	6,615	6,150	5,985	5,825	5,775	4,920	4,510	5,939
Otoe	2	6,100	5,800	5,567	5,450	5,100	4,790	4,300	4,150	5,188
Nemaha	1	7,170	7,170	5,975	5,315	5,175	5,663	3,715	3,450	5,776
Pawnee	1	4,265	4,210	3,852	3,875	3,365	2,925	2,770	2,770	3,371
Gage	1	6,445	6,450	6,240	6,240	4,670	n/a	4,445	4,445	5,513
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,692	5,362	5,024	6,209

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Johnson	1	3,060	2,920	2,740	n/a	2,740	n/a	2,740	2,740	2,980
Otoe	1	2,600	2,600	2,400	2,400	2,100	2,100	2,100	2,100	2,579
Otoe	2	2,600	2,600	2,400	n/a	n/a	n/a	2,100	2,100	2,581
Nemaha	1	3,160	3,160	2,525	n/a	2,525	2,525	n/a	2,525	3,066
Pawnee	1	2,692	2,691	2,661	n/a	2,580	2,502	n/a	2,345	2,673
Gage	1	2,360	2,360	2,360	2,360	2,360	2,360	n/a	2,360	2,360
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	2,996

County	Mkt Area	CRP	TIMBER	WASTE
Johnson	1	3,000	1,200	150
Otoe	1	3,136	1,263	200
Otoe	2	2,934	1,274	200
Nemaha	1	3,382	1,040	99
Pawnee	1	2,917	1,277	937
Gage	1	4,504	1,000	200
Lancaster	1	3,008	1,250	750

Source: 2026 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2023 to 09/30/2026 Posted Before : 03/30/2026

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/30/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
10/01/2025 To 12/31/2025											
01/01/2026 To 03/31/2026											
04/01/2026 To 06/30/2026											
07/01/2026 To 09/30/2026											
____Study Yrs____											
10/01/2023 To 09/30/2024											
10/01/2024 To 09/30/2025											
10/01/2025 To 09/30/2026											
____Calendar Yrs____											
01/01/2024 To 12/31/2024											
01/01/2025 To 12/31/2025											
____ALL____											
10/01/2023 To 09/30/2026											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2023 to 09/30/2026 Posted Before : 03/30/2026

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/30/2026

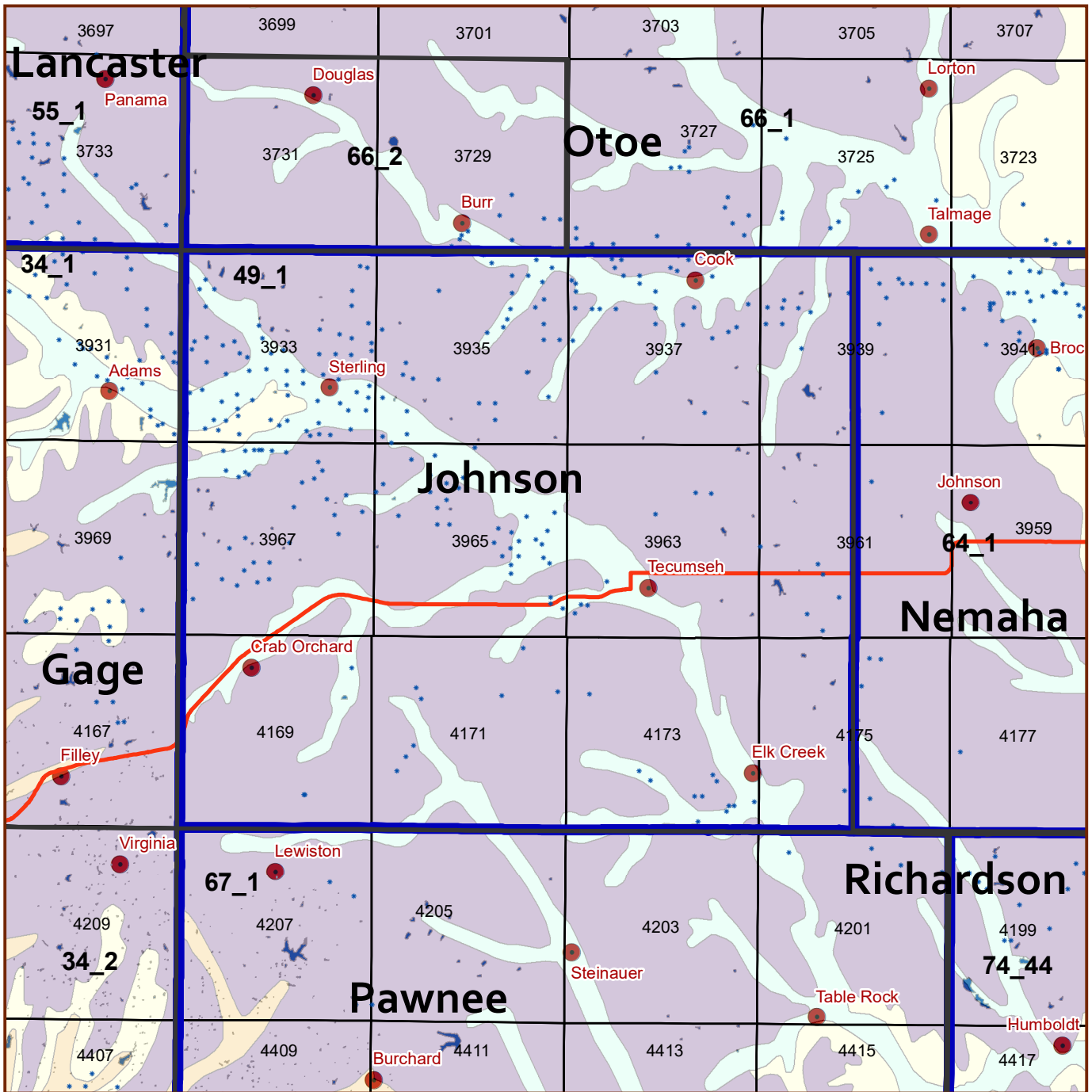
SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
340034											
490033											
490050											
640023											
660027											
670069											
740070											

_____ALL_____

10/01/2023 To 09/30/2026

JOHNSON COUNTY



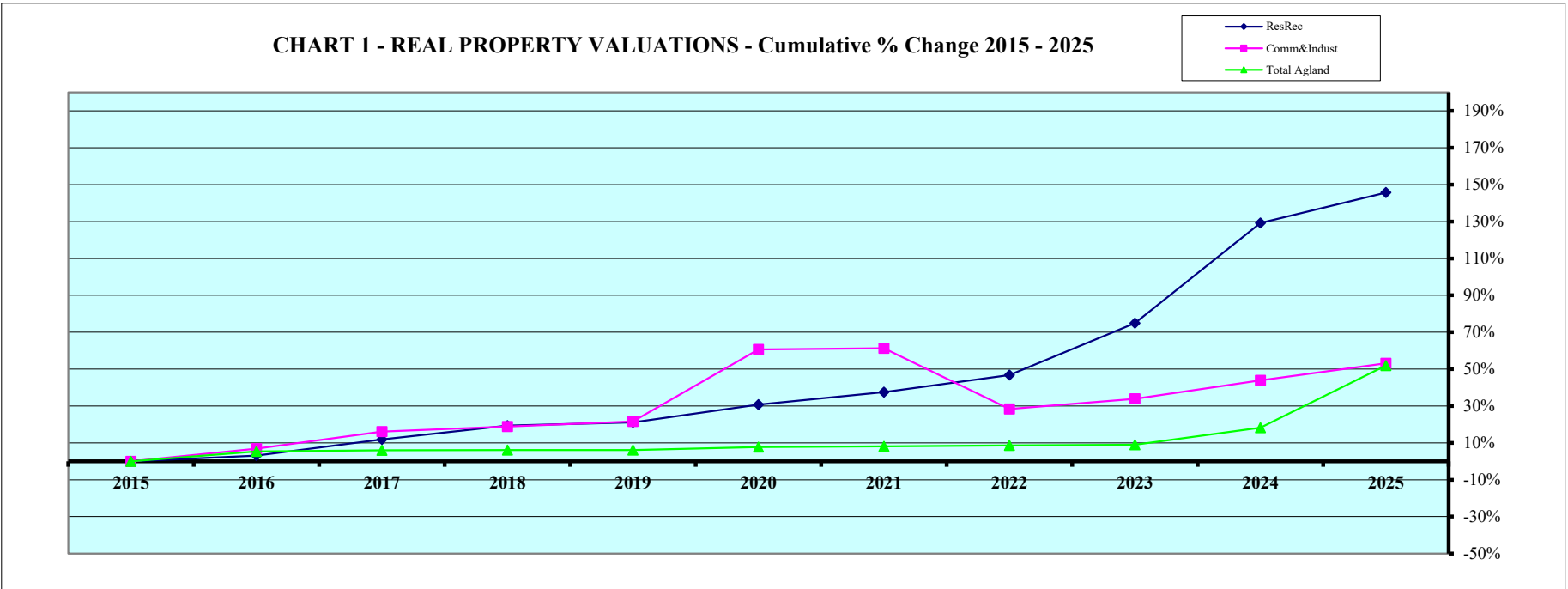
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	96,752,360	-	-	-	24,233,635	-	-	-	600,192,807	-	-	-
2016	99,728,870	2,976,510	3.08%	3.08%	25,896,973	1,663,338	6.86%	6.86%	631,962,521	31,769,714	5.29%	5.29%
2017	108,242,349	8,513,479	8.54%	11.88%	28,123,066	2,226,093	8.60%	16.05%	636,378,338	4,415,817	0.70%	6.03%
2018	115,463,254	7,220,905	6.67%	19.34%	28,816,747	693,681	2.47%	18.91%	637,018,155	639,817	0.10%	6.14%
2019	117,172,144	1,708,890	1.48%	21.11%	29,477,922	661,175	2.29%	21.64%	637,109,498	91,343	0.01%	6.15%
2020	126,471,053	9,298,909	7.94%	30.72%	38,939,505	9,461,583	32.10%	60.68%	646,830,820	9,721,322	1.53%	7.77%
2021	133,080,896	6,609,843	5.23%	37.55%	39,087,476	147,971	0.38%	61.29%	648,735,485	1,904,665	0.29%	8.09%
2022	141,937,836	8,856,940	6.66%	46.70%	31,110,188	-7,977,288	-20.41%	28.38%	651,443,716	2,708,231	0.42%	8.54%
2023	169,264,778	27,326,942	19.25%	74.95%	32,444,649	1,334,461	4.29%	33.88%	653,711,443	2,267,727	0.35%	8.92%
2024	221,737,312	52,472,534	31.00%	129.18%	34,867,324	2,422,675	7.47%	43.88%	709,587,244	55,875,801	8.55%	18.23%
2025	237,702,017	15,964,705	7.20%	145.68%	37,118,702	2,251,378	6.46%	53.17%	911,925,905	202,338,661	28.51%	51.94%

Rate Annual %chg: Residential & Recreational **9.40%**

Commercial & Industrial **4.36%**

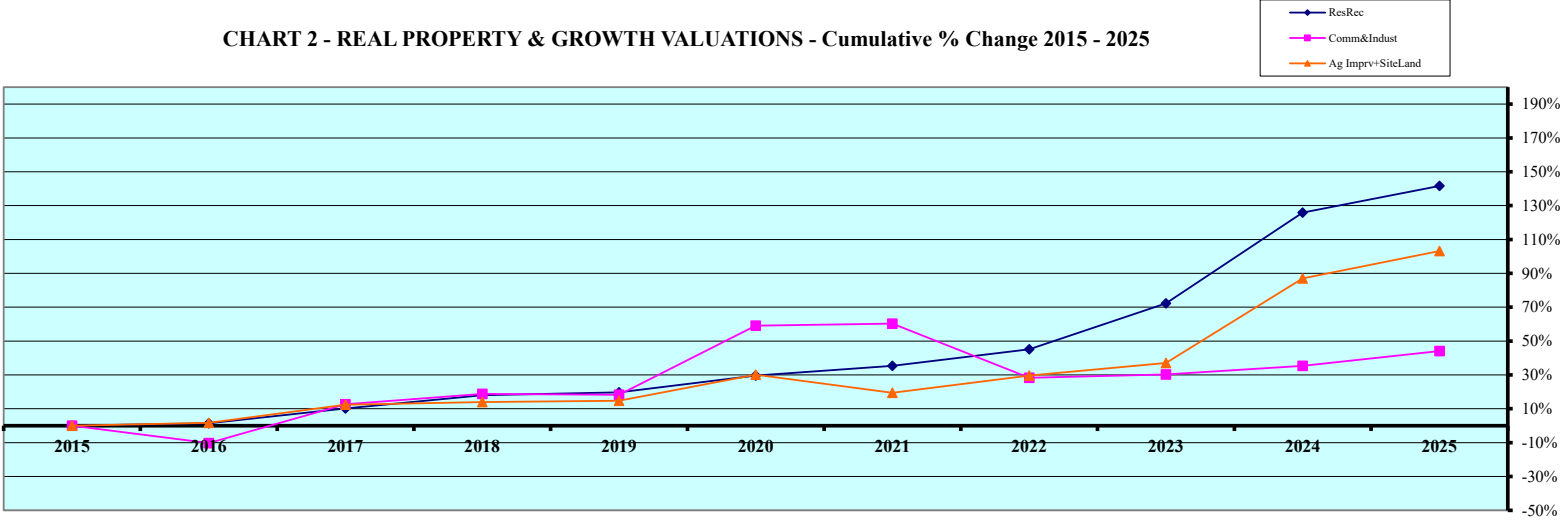
Agricultural Land **4.27%**

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: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Excl. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Excl. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	96,752,360	1,036,990	1.07%	95,715,370	--	--	24,233,635	484,350	2.00%	23,749,285	--	--
2016	99,728,870	1,587,029	1.59%	98,141,841	1.44%	1.44%	25,896,973	4,144,902	16.01%	21,752,071	-10.24%	-10.24%
2017	108,242,349	1,618,098	1.49%	106,624,251	6.91%	10.20%	28,123,066	818,510	2.91%	27,304,556	5.44%	12.67%
2018	115,463,254	1,305,387	1.13%	114,157,867	5.47%	17.99%	28,816,747	12,753	0.04%	28,803,994	2.42%	18.86%
2019	117,172,144	1,376,747	1.17%	115,795,397	0.29%	19.68%	29,477,922	824,430	2.80%	28,653,492	-0.57%	18.24%
2020	126,471,053	1,060,883	0.84%	125,410,170	7.03%	29.62%	38,939,505	380,005	0.98%	38,559,500	30.81%	59.12%
2021	133,080,896	2,087,261	1.57%	130,993,635	3.58%	35.39%	39,087,476	238,710	0.61%	38,848,766	-0.23%	60.31%
2022	141,937,836	1,478,799	1.04%	140,459,037	5.54%	45.17%	31,110,188	19,482	0.06%	31,090,706	-20.46%	28.30%
2023	169,264,778	2,589,754	1.53%	166,675,024	17.43%	72.27%	32,444,649	871,469	2.69%	31,573,180	1.49%	30.29%
2024	221,737,312	3,212,086	1.45%	218,525,226	29.10%	125.86%	34,867,324	2,079,656	5.96%	32,787,668	1.06%	35.30%
2025	237,702,017	3,914,320	1.65%	233,787,697	5.43%	141.64%	37,118,702	2,187,100	5.89%	34,931,602	0.18%	44.15%
Rate Ann%chg	9.40%			Resid & Recreat w/o growth			4.36%			C & I w/o growth		0.99%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Excl. Growth	Ann.%chg w/o grwth
2015	39,921,744	24,964,180	64,885,924	2,040,850	3.15%	62,845,074	--
2016	41,256,498	25,500,844	66,757,342	761,316	1.14%	65,996,026	1.71%
2017	46,630,424	28,054,480	74,684,904	1,727,889	2.31%	72,957,015	9.29%
2018	47,773,174	27,333,708	75,106,882	1,175,242	1.56%	73,931,640	-1.01%
2019	48,351,187	27,853,403	76,204,590	1,705,441	2.24%	74,499,149	-0.81%
2020	54,031,709	31,110,125	85,141,834	737,726	0.87%	84,404,108	10.76%
2021	53,274,743	25,556,257	78,831,000	1,301,608	1.65%	77,529,392	-8.94%
2022	55,141,751	31,118,943	86,260,694	2,116,594	2.45%	84,144,100	6.74%
2023	55,178,272	36,380,823	91,559,095	2,619,330	2.86%	88,939,765	3.11%
2024	81,446,482	44,319,435	125,765,917	4,432,213	3.52%	121,333,704	32.52%
2025	85,521,357	50,458,084	135,979,441	4,138,331	3.04%	131,841,110	4.83%
Rate Ann%chg	7.92%	7.29%	7.68%	Ag Imprv+Site w/o growth			5.82%

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

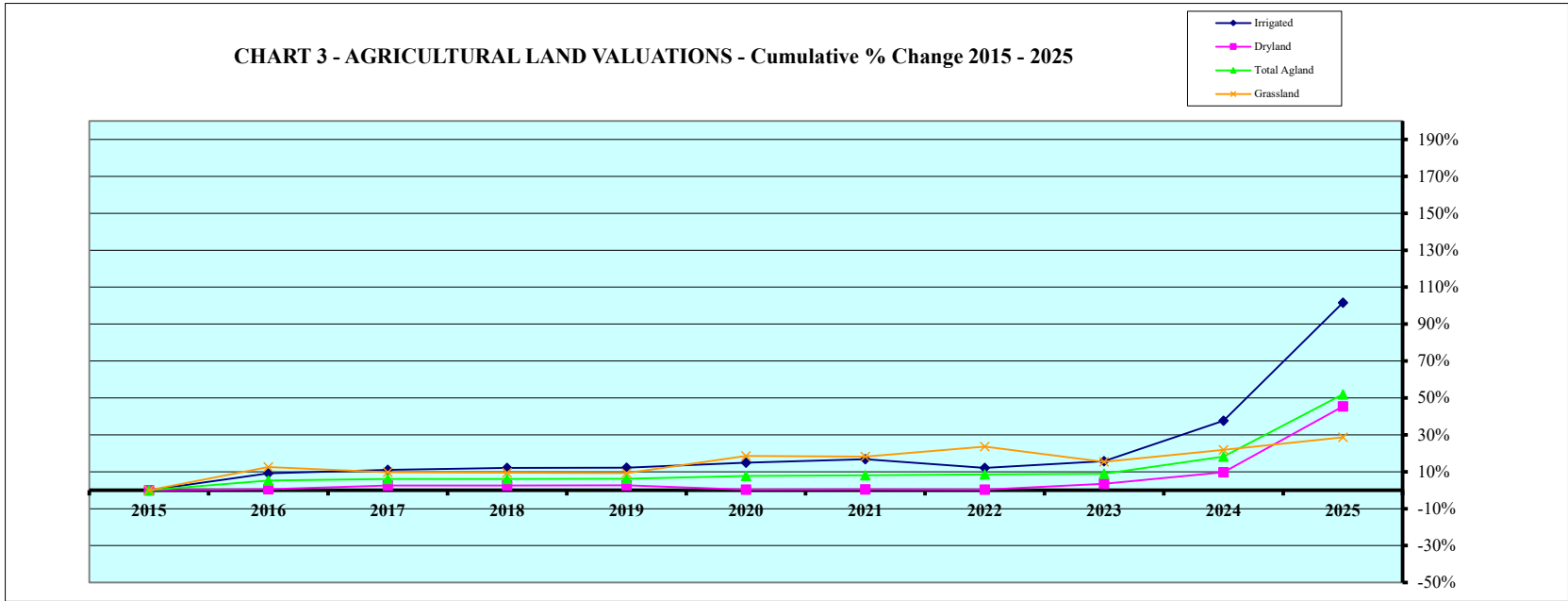
Sources:
 Value; 2015 - 2025 CTL
 Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.
 Prepared as of 02/24/2026

Cnty# 49
 County JOHNSON

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	115,751,604	-	-	-	331,546,310	-	-	-	152,767,378	-	-	-
2016	126,353,677	10,602,073	9.16%	9.16%	333,481,089	1,934,779	0.58%	0.58%	172,008,200	19,240,822	12.59%	12.59%
2017	128,541,503	2,187,826	1.73%	11.05%	340,055,594	6,574,505	1.97%	2.57%	167,660,341	-4,347,859	-2.53%	9.75%
2018	129,699,979	1,158,476	0.90%	12.05%	339,924,137	-131,457	-0.04%	2.53%	167,272,321	-388,020	-0.23%	9.49%
2019	129,853,594	153,615	0.12%	12.18%	340,215,475	291,338	0.09%	2.61%	166,917,391	-354,930	-0.21%	9.26%
2020	133,052,317	3,198,723	2.46%	14.95%	332,615,818	-7,599,657	-2.23%	0.32%	181,038,846	14,121,455	8.46%	18.51%
2021	135,175,756	2,123,439	1.60%	16.78%	332,780,362	164,544	0.05%	0.37%	180,658,205	-380,641	-0.21%	18.26%
2022	129,805,744	-5,370,012	-3.97%	12.14%	332,602,574	-177,788	-0.05%	0.32%	188,914,199	8,255,994	4.57%	23.66%
2023	133,995,764	4,190,020	3.23%	15.76%	343,282,967	10,680,393	3.21%	3.54%	176,311,536	-12,602,663	-6.67%	15.41%
2024	159,309,084	25,313,320	18.89%	37.63%	363,966,046	20,683,079	6.03%	9.78%	186,172,615	9,861,079	5.59%	21.87%
2025	233,314,731	74,005,647	46.45%	101.57%	481,943,533	117,977,487	32.41%	45.36%	196,527,216	10,354,601	5.56%	28.64%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	127,515	-	-	-	0	0	-	-	600,192,807	-	-	-
2016	119,555	-7,960	-6.24%	-6.24%	0	0	-	-	631,962,521	31,769,714	5.29%	5.29%
2017	120,900	1,345	1.13%	-5.19%	0	0	-	-	636,378,338	4,415,817	0.70%	6.03%
2018	121,718	818	0.68%	-4.55%	0	0	-	-	637,018,155	639,817	0.10%	6.14%
2019	123,038	1,320	1.08%	-3.51%	0	0	-	-	637,109,498	91,343	0.01%	6.15%
2020	123,839	801	0.65%	-2.88%	0	0	-	-	646,830,820	9,721,322	1.53%	7.77%
2021	121,162	-2,677	-2.16%	-4.98%	0	0	-	-	648,735,485	1,904,665	0.29%	8.09%
2022	121,199	37	0.03%	-4.95%	0	0	-	-	651,443,716	2,708,231	0.42%	8.54%
2023	121,176	-23	-0.02%	-4.97%	0	0	-	-	653,711,443	2,267,727	0.35%	8.92%
2024	139,499	18,323	15.12%	9.40%	0	0	-	-	709,587,244	55,875,801	8.55%	18.23%
2025	140,425	926	0.66%	10.12%	0	0	-	-	911,925,905	202,338,661	28.51%	51.94%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2015	115,008,317	22,737	5,058			332,354,630	104,684	3,175			152,302,526	95,863	1,589		
2016	124,741,750	23,771	5,248	3.74%	3.74%	334,411,833	105,463	3,171	-0.12%	-0.12%	172,305,853	93,886	1,835	15.52%	15.52%
2017	128,419,029	24,616	5,217	-0.59%	3.14%	337,661,972	106,387	3,174	0.10%	-0.03%	169,528,145	92,062	1,841	0.34%	15.91%
2018	128,928,129	24,813	5,196	-0.40%	2.72%	340,449,363	107,344	3,172	-0.07%	-0.10%	167,284,924	90,963	1,839	-0.13%	15.75%
2019	129,846,741	25,082	5,177	-0.37%	2.35%	340,213,599	107,227	3,173	0.04%	-0.06%	166,963,837	90,808	1,839	-0.02%	15.73%
2020	133,340,534	25,465	5,236	1.15%	3.52%	332,577,329	107,039	3,107	-2.07%	-2.13%	180,890,300	90,599	1,997	8.59%	25.67%
2021	135,180,193	25,815	5,237	0.01%	3.53%	332,666,585	107,091	3,106	-0.02%	-2.16%	180,319,676	90,364	1,995	-0.06%	25.60%
2022	129,805,744	25,881	5,016	-4.22%	-0.84%	332,571,438	107,051	3,107	0.01%	-2.15%	188,960,524	90,375	2,091	4.78%	31.60%
2023	133,995,764	26,834	4,994	-0.44%	-1.28%	343,298,238	106,501	3,223	3.76%	1.53%	176,322,261	89,881	1,962	-6.18%	23.48%
2024	159,309,084	27,463	5,801	16.17%	14.68%	363,626,638	106,221	3,423	6.20%	7.83%	186,455,093	89,304	2,088	6.43%	31.42%
2025	233,462,194	28,384	8,225	41.79%	62.61%	481,841,279	107,333	4,489	31.14%	41.40%	196,525,133	87,249	2,252	7.88%	41.77%

Rate Annual %chg Average Value/Acre:

7.34%

3.78%

2.58%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2015	131,084	937	140			0	0				599,796,557	224,221	2,675		
2016	119,412	918	130	-7.03%	-7.03%	0	0				631,578,848	224,038	2,819	5.38%	5.38%
2017	119,675	920	130	0.00%	-7.03%	0	0				635,728,821	223,985	2,838	0.68%	6.10%
2018	121,698	936	130	0.00%	-7.03%	0	0				636,784,114	224,056	2,842	0.13%	6.24%
2019	123,035	946	130	0.00%	-7.03%	0	0				637,147,212	224,064	2,844	0.05%	6.30%
2020	123,839	953	130	0.00%	-7.03%	0	0				646,932,002	224,055	2,887	1.54%	7.94%
2021	121,453	934	130	0.00%	-7.03%	0	0				648,287,907	224,204	2,892	0.14%	8.09%
2022	121,131	932	130	0.00%	-7.03%	0	0				651,458,837	224,239	2,905	0.47%	8.60%
2023	121,176	932	130	0.00%	-7.03%	0	0				653,737,439	224,148	2,917	0.39%	9.03%
2024	139,685	931	150	15.42%	7.30%	0	0				709,530,500	223,919	3,169	8.65%	18.45%
2025	140,345	935	150	0.00%	7.30%	0	0				911,968,951	223,902	4,073	28.54%	52.26%

49

JOHNSON

Rate Annual %chg Average Value/Acre:

4.28%

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

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,290	JOHNSON	33,046,949	17,060,378	33,762,000	236,940,064	32,734,026	4,384,676	761,953	911,925,905	85,521,357	50,458,084	0	1,406,595,392
cnty sector value % of total value:		2.35%	1.21%	2.40%	16.84%	2.33%	0.31%	0.05%	64.83%	6.08%	3.59%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
319	COOK	94,750	147,806	4,638	15,316,907	0	0	679,021	0	15,020	0	0	16,258,142
6.03%	%sector of county sector	0.29%	0.87%	0.01%	6.46%			89.12%		0.02%			1.16%
	%sector of municipality	0.58%	0.91%	0.03%	94.21%			4.18%		0.09%			100.00%
46	CRAB ORCHARD	56,113	85,721	2,690	817,666	0	0	8,620	0	94,968	122,353	0	1,188,131
0.87%	%sector of county sector	0.17%	0.50%	0.01%	0.35%			1.13%		0.11%	0.24%		0.08%
	%sector of municipality	4.72%	7.21%	0.23%	68.82%			0.73%		7.99%	10.30%		100.00%
69	ELK CREEK	36,283	241,677	650,008	1,812,515	0	0	530,984	0	70,282	0	0	3,341,749
1.30%	%sector of county sector	0.11%	1.42%	1.93%	0.76%			69.69%		0.08%			0.24%
	%sector of municipality	1.09%	7.23%	19.45%	54.24%			15.89%		2.10%			100.00%
480	STERLING	1,065,265	1,128,437	1,402,510	33,360,089	0	0	5,274,394	0	344,008	0	0	42,574,703
9.07%	%sector of county sector	3.22%	6.61%	4.15%	14.08%			692.22%		0.40%			3.03%
	%sector of municipality	2.50%	2.65%	3.29%	78.36%			12.39%		0.81%			100.00%
1,694	TECUMSEH	7,014,030	2,189,486	2,246,320	67,109,098	0	0	21,229,317	4,384,676	446,993	31,536	0	104,651,456
32.02%	%sector of county sector	21.22%	12.83%	6.65%	28.32%			2786.17%	0.48%	0.52%	0.06%		7.44%
	%sector of municipality	6.70%	2.09%	2.15%	64.13%			20.29%	4.19%	0.43%	0.03%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
2,608	Total Municipalities	8,266,441	3,793,127	4,306,166	118,416,279	0	0	27,722,373	4,384,676	971,271	153,889	0	168,014,186
49.31%	%all municip.sectors of cnty	25.01%	22.23%	12.75%	49.98%			3638.33%	0.48%	1.14%	0.30%		11.94%

Total Real Property Sum Lines 17, 25, & 30	Records : 4,417	Value : 1,495,610,510	Growth 10,062,649
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	153	1,757,673	12	317,020	14	369,409	179	2,444,102	
02. Res Improve Land	1,153	17,927,491	62	4,819,187	366	32,518,771	1,581	55,265,449	
03. Res Improvements	1,173	110,530,786	62	16,546,855	374	87,964,593	1,609	215,042,234	
04. Res Total	1,326	130,215,950	74	21,683,062	388	120,852,773	1,788	272,751,785	3,254,918
% of Res Total	74.16	47.74	4.14	7.95	21.70	44.31	40.48	18.24	32.35
05. Com UnImp Land	43	651,647	3	48,375	3	1,061,025	49	1,761,047	
06. Com Improve Land	242	3,944,227	5	275,261	6	878,193	253	5,097,681	
07. Com Improvements	246	38,602,835	5	870,621	8	3,087,327	259	42,560,783	
08. Com Total	289	43,198,709	8	1,194,257	11	5,026,545	308	49,419,511	2,863,169
% of Com Total	93.83	87.41	2.60	2.42	3.57	10.17	6.97	3.30	28.45
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	192,001	0	0	0	0	2	192,001	
11. Ind Improvements	2	6,294,350	0	0	0	0	2	6,294,350	
12. Ind Total	2	6,486,351	0	0	0	0	2	6,486,351	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.05	0.43	0.00
13. Rec UnImp Land	0	0	0	0	2	563,345	2	563,345	
14. Rec Improve Land	0	0	0	0	4	1,195,936	4	1,195,936	
15. Rec Improvements	0	0	0	0	4	57,492	4	57,492	
16. Rec Total	0	0	0	0	6	1,816,773	6	1,816,773	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.14	0.12	0.00
Res & Rec Total	1,326	130,215,950	74	21,683,062	394	122,669,546	1,794	274,568,558	3,254,918
% of Res & Rec Total	73.91	47.43	4.12	7.90	21.96	44.68	40.62	18.36	32.35
Com & Ind Total	291	49,685,060	8	1,194,257	11	5,026,545	310	55,905,862	2,863,169
% of Com & Ind Total	93.87	88.87	2.58	2.14	3.55	8.99	7.02	3.74	28.45
17. Taxable Total	1,617	179,901,010	82	22,877,319	405	127,696,091	2,104	330,474,420	6,118,087
% of Taxable Total	76.85	54.44	3.90	6.92	19.25	38.64	47.63	22.10	60.80

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	18	72,000	3,044,539	0	0	0
19. Commercial	1	39,638	905,973	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	18	72,000	3,044,539
19. Commercial	0	0	0	1	39,638	905,973
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				19	111,638	3,950,512

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	181	72	259	512

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	52	1,226,037	166	51,747,240	1,473	677,109,338	1,691	730,082,615
28. Ag-Improved Land	3	71,674	51	22,566,802	548	302,827,936	602	325,466,412
29. Ag Improvements	3	138,337	52	5,261,748	567	104,186,978	622	109,587,063

30. Ag Total				2,313	1,165,136,090
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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	19	20.00	1,009,500	
33. HomeSite Improvements	0	0.00	0	18	0.00	3,823,489	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	29	36.06	717,650	
36. FarmSite Improv Land	3	4.54	56,750	46	116.82	1,790,255	
37. FarmSite Improvements	3	0.00	138,337	47	0.00	1,438,259	
38. FarmSite Total							
39. Road & Ditches	0	5.46	0	0	244.75	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	88,500	2	2.00	88,500	
32. HomeSite Improv Land	380	385.00	19,283,000	399	405.00	20,292,500	
33. HomeSite Improvements	376	0.00	69,175,151	394	0.00	72,998,640	1,115,739
34. HomeSite Total				396	407.00	93,379,640	
35. FarmSite UnImp Land	250	321.99	6,283,320	279	358.05	7,000,970	
36. FarmSite Improv Land	511	1,613.47	20,172,840	560	1,734.83	22,019,845	
37. FarmSite Improvements	499	0.00	35,011,827	549	0.00	36,588,423	2,828,823
38. FarmSite Total				828	2,092.88	65,609,238	
39. Road & Ditches	0	4,314.80	0	0	4,565.01	0	
40. Other- Non Ag Use	0	108.37	130,044	0	108.37	130,044	
41. Total Section VI				1,224	7,173.26	159,118,922	3,944,562

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	6,530,306	20	2,027.46	6,530,306

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	3,031.08	10.60%	30,613,908	12.90%	10,100.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	6,356.91	22.23%	57,847,881	24.38%	9,100.00
48. 2A	11,703.24	40.93%	106,499,484	44.89%	9,100.00
49. 3A1	29.31	0.10%	171,757	0.07%	5,860.01
50. 3A	3,508.58	12.27%	20,560,279	8.67%	5,860.00
51. 4A1	2,975.64	10.41%	16,187,481	6.82%	5,440.00
52. 4A	989.40	3.46%	5,382,337	2.27%	5,440.00
53. Total	28,594.16	100.00%	237,263,127	100.00%	8,297.61
Dry					
54. 1D1	2,585.83	2.41%	17,738,798	3.32%	6,860.00
55. 1D	5,136.86	4.78%	31,540,321	5.90%	6,140.00
56. 2D1	18,686.72	17.40%	105,393,101	19.72%	5,640.00
57. 2D	40,220.28	37.45%	205,123,428	38.38%	5,100.00
58. 3D1	833.16	0.78%	3,732,557	0.70%	4,480.00
59. 3D	21,051.61	19.60%	94,311,213	17.65%	4,480.00
60. 4D1	12,922.90	12.03%	54,276,180	10.16%	4,200.00
61. 4D	5,963.93	5.55%	22,305,089	4.17%	3,740.00
62. Total	107,401.29	100.00%	534,420,687	100.00%	4,975.92
Grass					
63. 1G1	55,290.37	63.75%	155,740,449	66.50%	2,816.77
64. 1G	15,867.10	18.29%	41,839,721	17.87%	2,636.89
65. 2G1	8,798.78	10.14%	22,565,703	9.64%	2,564.64
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	5,165.59	5.96%	9,633,465	4.11%	1,864.93
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,591.90	1.84%	4,359,953	1.86%	2,738.84
70. 4G	20.77	0.02%	53,736	0.02%	2,587.19
71. Total	86,734.51	100.00%	234,193,027	100.00%	2,700.11
Irrigated Total					
Irrigated Total	28,594.16	12.78%	237,263,127	23.58%	8,297.61
Dry Total					
Dry Total	107,401.29	48.02%	534,420,687	53.12%	4,975.92
Grass Total					
Grass Total	86,734.51	38.78%	234,193,027	23.28%	2,700.11
72. Waste	935.15	0.42%	140,327	0.01%	150.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	822.70	0.37%	0	0.00%	0.00
75. Market Area Total	223,665.11	100.00%	1,006,017,168	100.00%	4,497.87

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1.03	10,123	2,726.43	24,007,823	25,866.70	213,245,181	28,594.16	237,263,127
77. Dry Land	183.44	1,017,187	6,286.76	32,893,447	100,931.09	500,510,053	107,401.29	534,420,687
78. Grass	81.13	213,540	5,378.68	13,867,487	81,274.70	220,112,000	86,734.51	234,193,027
79. Waste	0.74	111	185.81	27,880	748.60	112,336	935.15	140,327
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	69.59	0	753.11	0	822.70	0
82. Total	266.34	1,240,961	14,577.68	70,796,637	208,821.09	933,979,570	223,665.11	1,006,017,168

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	28,594.16	12.78%	237,263,127	23.58%	8,297.61
Dry Land	107,401.29	48.02%	534,420,687	53.12%	4,975.92
Grass	86,734.51	38.78%	234,193,027	23.28%	2,700.11
Waste	935.15	0.42%	140,327	0.01%	150.06
Other	0.00	0.00%	0	0.00%	0.00
Exempt	822.70	0.37%	0	0.00%	0.00
Total	223,665.11	100.00%	1,006,017,168	100.00%	4,497.87

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	12	135,454	158	1,801,417	158	14,008,812	170	15,945,683	2,982
83.2 Crab Orchard - R	27	182,003	31	204,319	31	735,589	58	1,121,911	6,938
83.3 Elk Creek - R	20	51,973	58	255,323	58	1,851,550	78	2,158,846	62,441
83.4 Recreational	2	563,345	4	1,195,936	4	57,492	6	1,816,773	0
83.5 Rural - Mh	0	0	9	737,723	13	1,193,919	13	1,931,642	8,257
83.6 Rural - R	30	706,679	419	36,600,235	423	103,317,529	453	140,624,443	2,088,425
83.7 Sterling - R	21	429,777	225	5,822,722	225	31,746,774	246	37,999,273	249,675
83.8 Tecumseh - R	69	938,216	681	9,843,710	701	62,188,061	770	72,969,987	836,200
84 Residential Total	181	3,007,447	1,585	56,461,385	1,613	215,099,726	1,794	274,568,558	3,254,918

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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	13,488	23	241,539	24	496,152	27	751,179	0
85.2	Crab Orchard - C	2	1,453	2	3,763	2	67,520	4	72,736	54,228
85.3	Elk Creek - C	4	7,472	23	37,206	24	2,405,412	28	2,450,090	1,818,003
85.4	Rural - C	3	1,063,020	3	190,000	4	499,885	7	1,752,905	0
85.5	Rural Hwy - C	3	46,380	7	963,454	8	3,447,853	11	4,457,687	0
85.6	Sterling - C	21	303,124	49	702,336	51	6,960,797	72	7,966,257	460,700
85.7	Sterling Hwy - C	1	19,395	0	0	0	0	1	19,395	0
85.8	Tecumseh - C	9	81,550	115	1,370,661	115	20,618,053	124	22,070,264	218,259
85.9	Tecumseh Hwy - C	3	225,165	33	1,780,723	33	14,359,461	36	16,365,349	311,979
86	Commercial Total	49	1,761,047	255	5,289,682	261	48,855,133	310	55,905,862	2,863,169

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	39,492.83	64.45%	120,848,956	66.17%	3,060.02
88. 1G	11,636.07	18.99%	33,977,323	18.61%	2,920.00
89. 2G1	6,366.51	10.39%	17,444,253	9.55%	2,740.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	2,178.22	3.55%	5,968,312	3.27%	2,740.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,581.23	2.58%	4,332,566	2.37%	2,740.00
94. 4G	18.71	0.03%	51,264	0.03%	2,739.93
95. Total	61,273.57	100.00%	182,622,674	100.00%	2,980.45
CRP					
96. 1C1	8,566.90	73.36%	26,214,725	74.83%	3,060.00
97. 1C	1,619.28	13.87%	4,728,298	13.50%	2,920.00
98. 2C1	1,430.34	12.25%	3,919,134	11.19%	2,740.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	52.15	0.45%	142,889	0.41%	2,739.96
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	9.47	0.08%	25,947	0.07%	2,739.92
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	11,678.14	100.00%	35,030,993	100.00%	2,999.71
Timber					
105. 1T1	7,230.64	52.46%	8,676,768	52.46%	1,200.00
106. 1T	2,611.75	18.95%	3,134,100	18.95%	1,200.00
107. 2T1	1,001.93	7.27%	1,202,316	7.27%	1,200.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	2,935.22	21.30%	3,522,264	21.30%	1,200.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	1.20	0.01%	1,440	0.01%	1,200.00
112. 4T	2.06	0.01%	2,472	0.01%	1,200.00
113. Total	13,782.80	100.00%	16,539,360	100.00%	1,200.00
<hr/>					
Grass Total	61,273.57	70.64%	182,622,674	77.98%	2,980.45
CRP Total	11,678.14	13.46%	35,030,993	14.96%	2,999.71
Timber Total	13,782.80	15.89%	16,539,360	7.06%	1,200.00
<hr/>					
114. Market Area Total	86,734.51	100.00%	234,193,027	100.00%	2,700.11

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

49 Johnson

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	236,940,064	272,751,785	35,811,721	15.11%	3,254,918	13.74%
02. Recreational	761,953	1,816,773	1,054,820	138.44%	0	138.44%
03. Ag-Homesite Land, Ag-Res Dwelling	85,521,357	93,379,640	7,858,283	9.19%	1,115,739	7.88%
04. Total Residential (sum lines 1-3)	323,223,374	367,948,198	44,724,824	13.84%	4,370,657	12.48%
05. Commercial	32,734,026	49,419,511	16,685,485	50.97%	2,863,169	42.23%
06. Industrial	4,384,676	6,486,351	2,101,675	47.93%	0	47.93%
07. Total Commercial (sum lines 5-6)	37,118,702	55,905,862	18,787,160	50.61%	2,863,169	42.90%
08. Ag-Farmsite Land, Outbuildings	50,328,040	65,609,238	15,281,198	30.36%	2,828,823	24.74%
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)	50,458,084	65,739,282	15,281,198	30.28%	2,828,823	24.68%
12. Irrigated	233,314,731	237,263,127	3,948,396	1.69%		
13. Dryland	481,943,533	534,420,687	52,477,154	10.89%		
14. Grassland	196,527,216	234,193,027	37,665,811	19.17%		
15. Wasteland	140,425	140,327	-98	-0.07%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	911,925,905	1,006,017,168	94,091,263	10.32%		
18. Total Value of all Real Property (Locally Assessed)	1,322,726,065	1,495,610,510	172,884,445	13.07%	10,062,649	12.31%

2026 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:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$151,090
7.	Adopted budget, or granted budget if different from above:
	\$151,090
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Part of Assessor.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$30,995 - this amount includes Vanguard and GIS Licensing, GIS Website, and Hardware.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,800
12.	Amount of last year's assessor's budget not used:
	\$6541

B. Computer, Automation Information and GIS

1.	Administrative software:
	VCS by Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	We use GIS mapping to show ownership.
5.	If so, who maintains the Cadastral Maps?
	gWorks and Assessor
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - https://johnson.gworks.com/
8.	Who maintains the GIS software and maps?
	Assessor and Deputy
9.	What type of aerial imagery is used in the cyclical review of properties?
	Satellite, FSA Federal Government
10.	When was the aerial imagery last updated?
	2024

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:
	NA
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.	List any outside appraisal or listing services employed by the county for the current assessment year
	NA
2.	If so, is the appraisal or listing service performed under contract?
	NA
3.	What appraisal certifications or qualifications does the County require?
	Certified General
4.	Have the existing contracts been approved by the PTA?
	NA
5.	Does the appraisal or listing service providers establish assessed values for the county?
	NA

2026 Residential Assessment Survey for Johnson County

1.	Valuation data collection done by:
	Assessor and Deputy.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is used--RCNLD (replacement cost new less depreciation).
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The CAMA physical depreciation tables, as modified by the county to be used based on our sales, are used and then an economic factor adjustment (map factor) is applied for each valuation group.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, depreciation tables are adjusted by an economic factor (map factor) for each valuation group that is reviewed.
5.	Describe the methodology used to determine the residential lot values?
	The County uses market value based on a per-square-foot basis.
6.	How are rural residential site values developed?
	The assessor utilizes the sales of acreages to value rural sites.
7.	Are there form 191 applications on file?
	Yes, for one that combined lots in Shawnee Ridge, Tecumseh
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	The county uses a market approach by reviewing lot sales in the town or surrounding towns if needed to determine average vacant lot sales prices.

2026 Commercial Assessment Survey for Johnson County

1.	Valuation data collection done by:
	Assessor and deputy
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The county uses the sales approach and cost approach--RCNLD. The county determines an economic depreciation based on sales for each valuation group.
2a.	Describe the process used to determine the value of unique commercial properties.
	The County will use comparable properties in similar markets with local adjustments.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	We have modified the Vanguard tables with our information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, there is only one grouping used for the entire county for commercial & economic depreciation is applied based on an economic factor adjustment (map factor).
5.	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.

2026 Agricultural Assessment Survey for Johnson County

1.	Valuation data collection done by:
	Assessor and Deputy.
2.	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.
3.	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.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes
5.	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.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Presently with few available sales for analysis the county bases the value by placing a factor on the current grassland value. In the counties opinion this represents the market value of the parcel.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	Zero
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Review of ag sales and land use in the county is done to determine if any non-agricultural influences exist. Present use of the parcel is given the greatest consideration.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	NA

7d.	Where is the influenced area located within the county?
	NA
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

PLAN OF ASSESSMENT FOR JOHNSON COUNTY

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

As required by Sec. 77-1311.02, R.R.S. Nebr. as amended by 2007 Neb. Laws LB334, 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 2026: **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, 2026.
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 2026.
2. Complete pickup work for new improvements or improvement changes made throughout county prior to January 1, 2026.
3. 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, 2026.

BUDGET REQUEST FOR 2025-2026:

Requested budget of \$151,090 is needed to:

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes.
2. Begin process of valuing mineral interests.

Tax Year 2027:

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 2027.
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, 2027.
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, 2027.
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, 2027.

Tax Year 2028:

Residential—

1. Re-appraisal of rural residential property in Township 5, 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 2028.
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, 2028.
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, 2028.

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, 2028.

Date: June 13, 2025

Terry Keebler
Johnson County Assessor

Changes made to requested budget: NONE

Date: October 6, 2025

Terry Keebler
Johnson County Assessor