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DEPARTMENT OF REVENUE

**2021 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

JOHNSON COUNTY



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Johnson County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Johnson County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Terry Keebler, Johnson County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

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

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county assessor's assessment performance, the Division 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 value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

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

calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The 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. The Division considers this chart and the analyses of factors impacting the COD 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 PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used 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.

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 professionally accepted mass appraisal methods. 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.

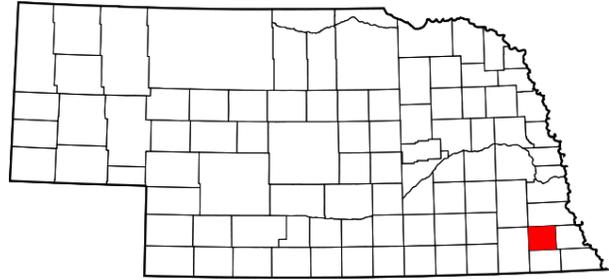
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

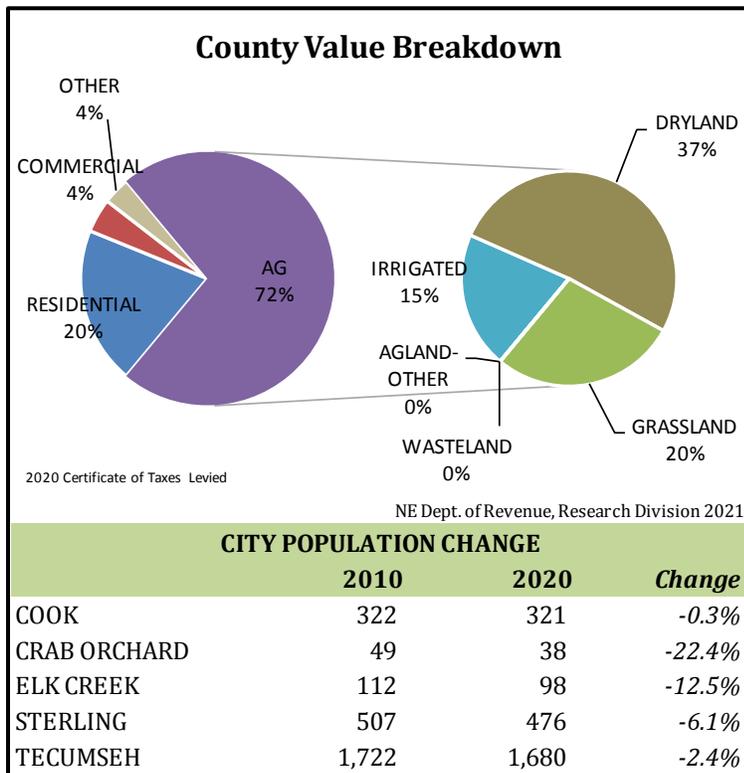
**Further information may be found in Exhibit 94*

County Overview

With a total area of 376 square miles, Johnson County has 5,071 residents, per the Census Bureau Quick Facts for 2019, a 3% population decline from the 2010 U.S. Census. Reports indicate that 75% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$89,740 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Johnson County are located in and around the county seat of Tecumseh, although there is limited commercial activity. According to the latest U.S. Census Bureau, there are 114 employer establishments with total employment of 914, for a 1% increase in employment.



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

2021 Residential Correlation for Johnson County

Assessment Actions

For 2021, the Johnson County Assessor conducted a review of land use and inspected rural residential parcels and outbuildings in Township 6 in accordance with the County's six year plan of assessment. Depreciation tables were adjusted for rural residential and suburban properties (2020) and in Tecumseh (2019) while adjustments to map factors were implemented for Tecumseh, Cook and rural residential properties.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales equal to the statewide average and continues to maintain acceptable sales verification and qualification practices.

The county assessor recognizes five valuation groups. Valuation Group 1 is the largest town in the county, Valuation Groups 2, 4 and 6 are small towns and Valuation Group 9 are rural acreages. Valuation groups are reviewed to ensure that any economic forces that affect market value are identified.

The required six-year inspection and review cycle is current for the residential class. Lot values are reviewed when reappraisal of the subclass is done during the review cycle.

The county assessor does not have a written valuation methodology on file explaining the assessment practices. The assessor utilizes depreciation tables from their Computer-Assisted Mass Appraisal (CAMA) system dated 2019/2020 and costing tables dated 2008.

Description of Analysis

Residential parcels are analyzed utilizing five valuation groups based on assessor locations.

Valuation Group	Description
1	Tecumseh
2	Cook
4	Elk Creek, Crab Orchard
6	Sterling
9	Rural Residential Acreages

2021 Residential Correlation for Johnson County

For the residential property class, there were 96 qualified sales representing all valuation groups. Review of the overall statistical sample shows that two of the three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. The COD is within the range and the PRD is slightly high.

Analysis of the individual valuation groups demonstrates that four of the five valuation groups are represented by a sample that all have medians within the acceptable range. The one remaining valuation group has an unreliably small sample size.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Equalization and Quality of Assessment

Review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggests that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Johnson County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	48	92.96	96.36	90.23	24.96	106.79
2	10	94.24	93.07	85.13	15.07	109.33
4	2	121.83	121.83	124.67	21.01	97.72
6	20	92.28	82.75	77.88	17.47	106.25
9	16	93.19	90.00	86.59	15.09	103.94
____ALL____	96	93.31	92.65	85.74	20.79	108.06

Level of Value

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

2021 Commercial Correlation for Johnson County

Assessment Actions

After monitoring the commercial market for sales and review of commercial records for possible adjustments, the Johnson County Assessor determined there were no further actions needed to be in compliance with statutory requirements for the assessment of commercial property in 2021.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average and continues to maintain acceptable sales verification and qualification practices.

The county has one valuation group assigned for the commercial class. Review of the valuation group is conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The required six-year inspection and review cycle is current for the commercial class. Lot values are reviewed when reappraisal is done during the review cycle. All commercial properties in the county were last reviewed in 2019. Drive-by reviews, physical inspections and aerial imagery are utilized to assist in their rural commercial reviews.

The county assessor does not have a written valuation methodology on file explaining the assessment practices. Depreciation tables are provided by Tax Valuation Inc. dated 2019 and costing tables are dated 2019.

Description of Analysis

All commercial parcels throughout the county are analyzed utilizing one valuation group.

Review of the sample shows 26 qualified sales. One of the three measures of central tendency are within the acceptable range, which is the mean and the COD is in the range. The median is one percentage point higher than the acceptable range however, review of the sales price substrata shows that five low dollar sales are inflating the median. If these sales are removed, the median is within the acceptable range along with the COD. Johnson County is a rural county. The qualitative statistics are low due to the recent reappraisal of commercial parcels in 2019. However, based on the sample size and dispersion that exists in rural commercial markets, the median is not a good indicator of the level of value. The PRD is above the range and is influenced by the low dollar

2021 Commercial Correlation for Johnson County

sales with high ratios of 73%-233%. Based on the size of the sample and the typical dispersion that exists in rural markets, the median will not be used as a point estimate of the level of value.

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
<u>Low \$ Ranges</u>							
Less Than	5,000	2	124.70	124.70	128.26	19.99	97.22
Less Than	15,000	5	106.84	132.60	128.61	39.34	103.10
Less Than	30,000	10	105.45	120.32	112.69	23.67	106.77
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	24	100.71	106.81	97.38	17.79	109.68
Greater Than	14,999	21	99.90	102.37	97.26	12.53	105.25
Greater Than	29,999	16	98.29	100.60	97.02	13.80	103.69

Comparison of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) support that values were applied uniformly to the commercial class and accurately reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Johnson County has achieved the statutory level of value of 100%.

2021 Agricultural Correlation for Johnson County

Assessment Actions

For the agricultural class, rural residential parcels and outbuildings in Township 6 were inspected. Depreciation tables were updated for rural residential parcels (2020) and map factors were implemented. New satellite images from 2020 were reviewed for land use changes and parcels were updated. No agricultural land values were changed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average and continues to maintain acceptable sales verification and qualification practices.

One market area is currently identified for the agricultural class. The county assessor studies the market each year to determine if additional areas are needed. Aerial imagery, physical inspections and drive by reviews are used to keep parcel land use up to date and to pick up new improvements.

Agricultural homes and rural residential homes carry the same value. Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of these parcels was last done in 2016, 2017, and 2020.

The required six-year inspection and review cycle is current for the agricultural class. The assessor utilizes depreciation tables from the Computer-Assisted Mass Appraisal (CAMA) system dated 2020 and costing tables dated 2008.

The county assessor does not have a written valuation methodology on file explaining the assessor's assessment practices. The county currently does not have intensive use defined.

Description of Analysis

The county has one market area defined for its agricultural analysis. For the agricultural class, all three measures of central tendency are within the acceptable range and show strong support of each other. The COD and PRD are also within the acceptable range indicating the data used for measurement appears reliable.

Further analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. For all subclasses, all three measures of central tendency are within the acceptable range as well as the COD and PRD.

2021 Agricultural Correlation for Johnson County

The average acre comparison chart displays that the values assigned by the county assessor are comparable to the adjoining counties.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that the Johnson County Assessor has achieved value equalization. The quality of assessment in the agricultural land class of property in Johnson County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	18	69.48	69.70	68.85	09.56	101.23
1	18	69.48	69.70	68.85	09.56	101.23
<u> Grass </u>						
County	14	68.85	74.64	73.36	16.46	101.74
1	14	68.85	74.64	73.36	16.46	101.74
<u> ALL </u>						
	50	70.80	72.89	72.00	10.85	101.24

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Johnson County is 71%.

2021 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	71	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, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Johnson County

Residential Real Property - Current

Number of Sales	96	Median	93.31
Total Sales Price	\$9,388,050	Mean	92.65
Total Adj. Sales Price	\$9,388,050	Wgt. Mean	85.74
Total Assessed Value	\$8,049,586	Average Assessed Value of the Base	\$76,233
Avg. Adj. Sales Price	\$97,792	Avg. Assessed Value	\$83,850

Confidence Interval - Current

95% Median C.I	87.12 to 97.18
95% Wgt. Mean C.I	80.92 to 90.57
95% Mean C.I	87.21 to 98.09
% of Value of the Class of all Real Property Value in the County	14.70
% of Records Sold in the Study Period	5.53
% of Value Sold in the Study Period	6.09

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	92	97	96.61
2019	81	97	96.93
2018	67	97	97.31
2017	79	94	93.70

2021 Commission Summary for Johnson County

Commercial Real Property - Current

Number of Sales	26	Median	100.71
Total Sales Price	\$5,353,230	Mean	108.18
Total Adj. Sales Price	\$5,353,230	Wgt. Mean	97.42
Total Assessed Value	\$5,215,098	Average Assessed Value of the Base	\$128,151
Avg. Adj. Sales Price	\$205,893	Avg. Assessed Value	\$200,581

Confidence Interval - Current

95% Median C.I	97.50 to 111.09
95% Wgt. Mean C.I	92.97 to 101.87
95% Mean C.I	94.96 to 121.40
% of Value of the Class of all Real Property Value in the County	4.34
% of Records Sold in the Study Period	8.52
% of Value Sold in the Study Period	13.34

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	17	100	99.16
2019	14	100	100.79
2018	11	100	126.62
2017	13	100	109.24

49 Johnson
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 96
Total Sales Price : 9,388,050
Total Adj. Sales Price : 9,388,050
Total Assessed Value : 8,049,586
Avg. Adj. Sales Price : 97,792
Avg. Assessed Value : 83,850

MEDIAN : 93
WGT. MEAN : 86
MEAN : 93
COD : 20.79
PRD : 108.06

COV : 29.37
STD : 27.21
Avg. Abs. Dev : 19.40
MAX Sales Ratio : 218.69
MIN Sales Ratio : 42.66

95% Median C.I. : 87.12 to 97.18
95% Wgt. Mean C.I. : 80.92 to 90.57
95% Mean C.I. : 87.21 to 98.09

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	9	98.31	100.20	98.91	08.31	101.30	81.04	120.67	93.39 to 111.06	89,878	88,898	
01-JAN-19 To 31-MAR-19	5	96.93	99.66	101.69	11.28	98.00	76.74	123.31	N/A	78,640	79,971	
01-APR-19 To 30-JUN-19	15	97.66	98.28	89.22	16.93	110.15	63.44	154.83	81.67 to 112.20	115,867	103,380	
01-JUL-19 To 30-SEP-19	13	98.01	105.90	89.69	30.86	118.07	55.42	218.69	64.28 to 139.31	49,269	44,190	
01-OCT-19 To 31-DEC-19	12	94.97	93.62	87.77	16.45	106.67	49.13	125.88	88.10 to 110.98	71,083	62,391	
01-JAN-20 To 31-MAR-20	6	89.21	92.21	85.18	22.05	108.25	54.03	131.75	54.03 to 131.75	132,833	113,152	
01-APR-20 To 30-JUN-20	14	72.89	72.97	68.87	25.19	105.95	42.66	119.21	48.04 to 89.58	125,746	86,597	
01-JUL-20 To 30-SEP-20	22	86.82	88.43	86.96	19.55	101.69	46.98	142.54	78.88 to 99.84	108,955	94,750	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	42	97.79	101.21	92.86	18.77	108.99	55.42	218.69	94.43 to 104.15	85,252	79,170	
01-OCT-19 To 30-SEP-20	54	87.43	86.00	81.35	21.34	105.72	42.66	142.54	82.16 to 92.98	107,545	87,490	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	45	96.93	99.39	90.32	20.31	110.04	49.13	218.69	93.22 to 101.53	80,549	72,750	
<u>ALL</u>	96	93.31	92.65	85.74	20.79	108.06	42.66	218.69	87.12 to 97.18	97,792	83,850	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	48	92.96	96.36	90.23	24.96	106.79	48.04	218.69	83.40 to 104.15	71,847	64,829	
2	10	94.24	93.07	85.13	15.07	109.33	51.58	116.72	76.74 to 116.07	42,400	36,094	
4	2	121.83	121.83	124.67	21.01	97.72	96.23	147.42	N/A	22,500	28,051	
6	20	92.28	82.75	77.88	17.47	106.25	42.66	111.06	68.65 to 96.63	124,000	96,573	
9	16	93.19	90.00	86.59	15.09	103.94	46.81	125.88	84.65 to 102.16	186,900	161,832	
<u>ALL</u>	96	93.31	92.65	85.74	20.79	108.06	42.66	218.69	87.12 to 97.18	97,792	83,850	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	95	93.22	92.59	85.73	20.97	108.00	42.66	218.69	87.12 to 96.93	98,753	84,665	
06												
07	1	98.31	98.31	98.31	00.00	100.00	98.31	98.31	N/A	6,500	6,390	
<u>ALL</u>	96	93.31	92.65	85.74	20.79	108.06	42.66	218.69	87.12 to 97.18	97,792	83,850	

49 Johnson
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 96
Total Sales Price : 9,388,050
Total Adj. Sales Price : 9,388,050
Total Assessed Value : 8,049,586
Avg. Adj. Sales Price : 97,792
Avg. Assessed Value : 83,850

MEDIAN : 93
WGT. MEAN : 86
MEAN : 93
COD : 20.79
PRD : 108.06

COV : 29.37
STD : 27.21
Avg. Abs. Dev : 19.40
MAX Sales Ratio : 218.69
MIN Sales Ratio : 42.66

95% Median C.I. : 87.12 to 97.18
95% Wgt. Mean C.I. : 80.92 to 90.57
95% Mean C.I. : 87.21 to 98.09

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	5	98.31	103.23	103.06	12.81	100.16	83.40	124.33	N/A	11,500	11,852	
Less Than 30,000	18	105.26	113.10	115.79	25.44	97.68	52.53	218.69	94.05 to 128.42	19,417	22,483	
___Ranges Excl. Low \$___												
Greater Than 4,999	96	93.31	92.65	85.74	20.79	108.06	42.66	218.69	87.12 to 97.18	97,792	83,850	
Greater Than 14,999	91	93.15	92.07	85.64	21.15	107.51	42.66	218.69	86.91 to 96.93	102,534	87,806	
Greater Than 29,999	78	92.01	87.94	84.58	18.74	103.97	42.66	142.54	84.65 to 96.12	115,879	98,011	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	5	98.31	103.23	103.06	12.81	100.16	83.40	124.33	N/A	11,500	11,852	
15,000 TO 29,999	13	112.20	116.89	118.30	27.78	98.81	52.53	218.69	82.16 to 147.42	22,462	26,572	
30,000 TO 59,999	14	111.02	111.62	110.29	09.39	101.21	90.62	131.75	98.01 to 124.91	37,907	41,810	
60,000 TO 99,999	26	81.36	78.38	78.09	18.10	100.37	48.04	109.70	63.44 to 89.58	77,210	60,295	
100,000 TO 149,999	21	92.44	86.77	86.37	19.43	100.46	42.66	142.54	71.27 to 97.66	129,333	111,711	
150,000 TO 249,999	10	94.67	89.85	89.69	12.26	100.18	54.03	104.69	72.56 to 104.59	178,540	160,129	
250,000 TO 499,999	7	84.65	76.85	77.27	13.40	99.46	46.81	93.15	46.81 to 93.15	285,571	220,668	
500,000 TO 999,999												
1,000,000 +												
___ALL___	96	93.31	92.65	85.74	20.79	108.06	42.66	218.69	87.12 to 97.18	97,792	83,850	

49 Johnson
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 26
Total Sales Price : 5,353,230
Total Adj. Sales Price : 5,353,230
Total Assessed Value : 5,215,098
Avg. Adj. Sales Price : 205,893
Avg. Assessed Value : 200,581

MEDIAN : 101
WGT. MEAN : 97
MEAN : 108
COD : 18.33
PRD : 111.04

COV : 30.26
STD : 32.73
Avg. Abs. Dev : 18.46
MAX Sales Ratio : 233.52
MIN Sales Ratio : 45.24

95% Median C.I. : 97.50 to 111.09
95% Wgt. Mean C.I. : 92.97 to 101.87
95% Mean C.I. : 94.96 to 121.40

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	96.96	96.96	96.96	00.00	100.00	96.96	96.96	N/A	30,000	29,087
01-APR-18 To 30-JUN-18	3	99.77	97.39	95.61	02.48	101.86	92.49	99.90	N/A	1,167,910	1,116,659
01-JUL-18 To 30-SEP-18	3	104.88	104.49	102.08	04.32	102.36	97.50	111.09	N/A	80,833	82,516
01-OCT-18 To 31-DEC-18	3	138.69	137.29	133.01	06.27	103.22	123.54	149.63	N/A	19,667	26,159
01-JAN-19 To 31-MAR-19	1	89.24	89.24	89.24	00.00	100.00	89.24	89.24	N/A	45,000	40,156
01-APR-19 To 30-JUN-19	3	98.21	96.21	96.65	05.98	99.54	86.40	104.02	N/A	28,667	27,708
01-JUL-19 To 30-SEP-19	3	104.06	108.10	110.51	08.05	97.82	97.55	122.68	N/A	47,167	52,125
01-OCT-19 To 31-DEC-19	3	112.88	148.48	99.87	39.71	148.67	99.03	233.52	N/A	366,000	365,513
01-JAN-20 To 31-MAR-20	4	96.21	99.66	107.73	18.28	92.51	73.25	132.98	N/A	24,375	26,259
01-APR-20 To 30-JUN-20	2	76.04	76.04	57.56	40.50	132.11	45.24	106.84	N/A	25,000	14,390
01-JUL-20 To 30-SEP-20											
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	7	99.77	100.37	96.04	04.14	104.51	92.49	111.09	92.49 to 111.09	539,461	518,087
01-OCT-18 To 30-SEP-19	10	104.04	111.40	108.03	15.69	103.12	86.40	149.63	89.24 to 138.69	33,150	35,813
01-OCT-19 To 30-SEP-20	9	101.52	110.68	98.78	30.41	112.05	45.24	233.52	73.25 to 132.98	138,389	136,706
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	10	102.39	111.45	96.61	13.79	115.36	92.49	149.63	96.96 to 138.69	383,523	370,509
01-JAN-19 To 31-DEC-19	10	101.53	114.76	100.42	20.36	114.28	86.40	233.52	89.24 to 122.68	137,050	137,619
<u>ALL</u>	26	100.71	108.18	97.42	18.33	111.04	45.24	233.52	97.50 to 111.09	205,893	200,581

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	26	100.71	108.18	97.42	18.33	111.04	45.24	233.52	97.50 to 111.09	205,893	200,581
<u>ALL</u>	26	100.71	108.18	97.42	18.33	111.04	45.24	233.52	97.50 to 111.09	205,893	200,581

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	26	100.71	108.18	97.42	18.33	111.04	45.24	233.52	97.50 to 111.09	205,893	200,581
04											
<u>ALL</u>	26	100.71	108.18	97.42	18.33	111.04	45.24	233.52	97.50 to 111.09	205,893	200,581

49 Johnson
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 26
Total Sales Price : 5,353,230
Total Adj. Sales Price : 5,353,230
Total Assessed Value : 5,215,098
Avg. Adj. Sales Price : 205,893
Avg. Assessed Value : 200,581

MEDIAN : 101
WGT. MEAN : 97
MEAN : 108
COD : 18.33
PRD : 111.04

COV : 30.26
STD : 32.73
Avg. Abs. Dev : 18.46
MAX Sales Ratio : 233.52
MIN Sales Ratio : 45.24

95% Median C.I. : 97.50 to 111.09
95% Wgt. Mean C.I. : 92.97 to 101.87
95% Mean C.I. : 94.96 to 121.40

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	2	124.70	124.70	128.26	19.99	97.22	99.77	149.63	N/A	3,500	4,489
Less Than 15,000	5	106.84	132.60	128.61	39.34	103.10	73.25	233.52	N/A	5,500	7,073
Less Than 30,000	10	105.45	120.32	112.69	23.67	106.77	73.25	233.52	98.21 to 149.63	13,550	15,270
Ranges Excl. Low \$											
Greater Than 4,999	24	100.71	106.81	97.38	17.79	109.68	45.24	233.52	96.96 to 111.09	222,760	216,922
Greater Than 14,999	21	99.90	102.37	97.26	12.53	105.25	45.24	138.69	96.96 to 111.09	253,606	246,654
Greater Than 29,999	16	98.29	100.60	97.02	13.80	103.69	45.24	138.69	90.90 to 111.09	326,108	316,400
Incremental Ranges											
0 TO 4,999	2	124.70	124.70	128.26	19.99	97.22	99.77	149.63	N/A	3,500	4,489
5,000 TO 14,999	3	106.84	137.87	128.73	50.00	107.10	73.25	233.52	N/A	6,833	8,796
15,000 TO 29,999	5	104.06	108.04	108.64	07.05	99.45	98.21	123.54	N/A	21,600	23,466
30,000 TO 59,999	10	97.26	98.69	97.51	17.42	101.21	45.24	138.69	86.40 to 132.98	37,300	36,370
60,000 TO 99,999	2	116.89	116.89	117.18	04.96	99.75	111.09	122.68	N/A	63,250	74,120
100,000 TO 149,999	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	142,500	138,940
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +	3	99.03	97.14	96.41	02.49	100.76	92.49	99.90	N/A	1,525,243	1,470,509
ALL	26	100.71	108.18	97.42	18.33	111.04	45.24	233.52	97.50 to 111.09	205,893	200,581

49 Johnson
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 26
Total Sales Price : 5,353,230
Total Adj. Sales Price : 5,353,230
Total Assessed Value : 5,215,098
Avg. Adj. Sales Price : 205,893
Avg. Assessed Value : 200,581

MEDIAN : 101
WGT. MEAN : 97
MEAN : 108
COD : 18.33
PRD : 111.04

COV : 30.26
STD : 32.73
Avg. Abs. Dev : 18.46
MAX Sales Ratio : 233.52
MIN Sales Ratio : 45.24

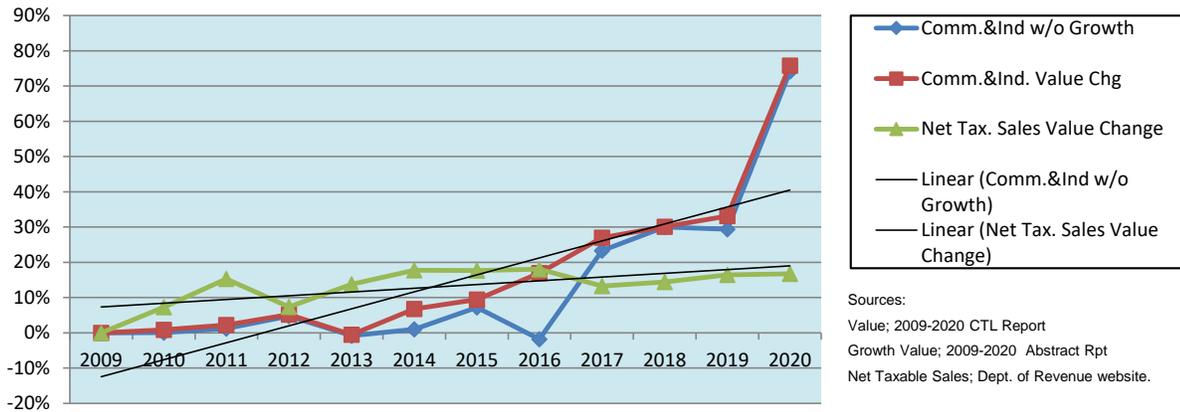
95% Median C.I. : 97.50 to 111.09
95% Wgt. Mean C.I. : 92.97 to 101.87
95% Mean C.I. : 94.96 to 121.40

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
152	1	73.25	73.25	73.25	00.00	100.00	73.25	73.25	N/A	5,500	4,029
344	4	119.91	120.63	122.12	12.68	98.78	104.02	138.69	N/A	28,750	35,110
345	1	149.63	149.63	149.63	00.00	100.00	149.63	149.63	N/A	4,000	5,985
349	1	111.09	111.09	111.09	00.00	100.00	111.09	111.09	N/A	60,000	66,655
352	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	142,500	138,940
353	8	97.59	100.38	98.73	09.73	101.67	86.40	123.54	86.40 to 123.54	29,500	29,125
358	1	101.52	101.52	101.52	00.00	100.00	101.52	101.52	N/A	25,000	25,379
390	1	45.24	45.24	45.24	00.00	100.00	45.24	45.24	N/A	40,000	18,096
406	1	122.68	122.68	122.68	00.00	100.00	122.68	122.68	N/A	66,500	81,584
451	2	96.20	96.20	95.61	03.86	100.62	92.49	99.90	N/A	1,750,365	1,673,492
471	1	99.77	99.77	99.77	00.00	100.00	99.77	99.77	N/A	3,000	2,993
494	3	104.06	145.04	108.09	43.55	134.18	97.55	233.52	N/A	26,667	28,823
595	1	99.03	99.03	99.03	00.00	100.00	99.03	99.03	N/A	1,075,000	1,064,543
<u>ALL</u>	<u>26</u>	100.71	108.18	97.42	18.33	111.04	45.24	233.52	97.50 to 111.09	205,893	200,581

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 22,236,015	\$ 299,300		\$ 21,936,715	--	\$ 21,085,209	--
2009	\$ 22,147,875	\$ 12,360	0.06%	\$ 22,135,515	--	\$ 19,888,799	--
2010	\$ 22,343,105	\$ 182,530	0.82%	\$ 22,160,575	0.06%	\$ 21,344,501	7.32%
2011	\$ 22,636,555	\$ 219,320	0.97%	\$ 22,417,235	0.33%	\$ 22,929,042	7.42%
2012	\$ 23,303,855	\$ 104,870	0.45%	\$ 23,198,985	2.48%	\$ 21,351,895	-6.88%
2013	\$ 22,033,725	\$ 63,520	0.29%	\$ 21,970,205	-5.72%	\$ 22,628,581	5.98%
2014	\$ 23,645,895	\$ 1,279,890	5.41%	\$ 22,366,005	1.51%	\$ 23,413,073	3.47%
2015	\$ 24,233,635	\$ 484,350	2.00%	\$ 23,749,285	0.44%	\$ 23,399,715	-0.06%
2016	\$ 25,896,973	\$ 4,144,902	16.01%	\$ 21,752,071	-10.24%	\$ 23,481,827	0.35%
2017	\$ 28,123,066	\$ 818,510	2.91%	\$ 27,304,556	5.44%	\$ 22,530,355	-4.05%
2018	\$ 28,816,747	\$ 12,753	0.04%	\$ 28,803,994	2.42%	\$ 22,754,350	0.99%
2019	\$ 29,477,922	\$ 824,430	2.80%	\$ 28,653,492	-0.57%	\$ 23,164,319	1.80%
2020	\$ 38,939,505	\$ 380,005	0.98%	\$ 38,559,500	30.81%	\$ 23,224,529	0.26%
Ann %chg	2.90%			Average	-0.39%	1.54%	1.63%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.06%	0.88%	7.32%
2011	1.22%	2.21%	15.29%
2012	4.75%	5.22%	7.36%
2013	-0.80%	-0.52%	13.78%
2014	0.98%	6.76%	17.72%
2015	7.23%	9.42%	17.65%
2016	-1.79%	16.93%	18.07%
2017	23.28%	26.98%	13.28%
2018	30.05%	30.11%	14.41%
2019	29.37%	33.10%	16.47%
2020	74.10%	75.82%	16.77%

County Number	49
County Name	Johnson

49 Johnson
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 50
Total Sales Price : 21,528,467
Total Adj. Sales Price : 21,528,467
Total Assessed Value : 15,500,680
Avg. Adj. Sales Price : 430,569
Avg. Assessed Value : 310,014

MEDIAN : 71
WGT. MEAN : 72
MEAN : 73
COD : 10.85
PRD : 101.24

COV : 15.26
STD : 11.12
Avg. Abs. Dev : 07.68
MAX Sales Ratio : 112.62
MIN Sales Ratio : 50.27

95% Median C.I. : 68.59 to 73.40
95% Wgt. Mean C.I. : 69.05 to 74.95
95% Mean C.I. : 69.81 to 75.97

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	9	69.41	71.65	67.15	14.12	106.70	50.27	112.62	61.67 to 76.57	410,609	275,739	
01-JAN-18 To 31-MAR-18	4	73.61	73.56	73.31	01.24	100.34	72.45	74.58	N/A	465,709	341,406	
01-APR-18 To 30-JUN-18	3	80.99	79.46	77.11	08.84	103.05	67.96	89.44	N/A	416,000	320,766	
01-JUL-18 To 30-SEP-18	4	70.34	68.41	68.02	03.77	100.57	61.77	71.17	N/A	297,500	202,347	
01-OCT-18 To 31-DEC-18	2	70.45	70.45	70.51	02.64	99.91	68.59	72.31	N/A	330,000	232,668	
01-JAN-19 To 31-MAR-19	5	66.60	70.53	69.11	11.02	102.05	61.16	93.43	N/A	603,461	417,042	
01-APR-19 To 30-JUN-19	6	70.49	70.45	72.96	09.49	96.56	56.95	81.94	56.95 to 81.94	274,040	199,943	
01-JUL-19 To 30-SEP-19	4	72.01	74.55	71.28	17.04	104.59	60.44	93.73	N/A	230,588	164,360	
01-OCT-19 To 31-DEC-19	1	77.59	77.59	77.59	00.00	100.00	77.59	77.59	N/A	1,500,000	1,163,901	
01-JAN-20 To 31-MAR-20	7	77.07	76.60	76.21	12.77	100.51	57.00	97.36	57.00 to 97.36	324,506	247,313	
01-APR-20 To 30-JUN-20	2	70.08	70.08	70.14	00.81	99.91	69.51	70.65	N/A	578,356	405,645	
01-JUL-20 To 30-SEP-20	3	73.40	75.00	74.90	06.70	100.13	68.43	83.18	N/A	786,667	589,232	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	20	71.06	72.56	70.27	10.09	103.26	50.27	112.62	67.96 to 74.35	399,816	280,948	
01-OCT-18 To 30-SEP-19	17	68.59	71.44	70.59	11.56	101.20	56.95	93.73	63.52 to 79.89	367,288	259,273	
01-OCT-19 To 30-SEP-20	13	73.40	75.31	75.11	10.29	100.27	57.00	97.36	68.43 to 83.18	560,635	421,083	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	13	72.31	72.86	72.62	05.79	100.33	61.77	89.44	68.59 to 74.58	381,603	277,126	
01-JAN-19 To 31-DEC-19	16	68.75	71.94	72.08	12.74	99.81	56.95	93.73	63.52 to 79.89	442,743	319,138	
<u>ALL</u>	50	70.80	72.89	72.00	10.85	101.24	50.27	112.62	68.59 to 73.40	430,569	310,014	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	50	70.80	72.89	72.00	10.85	101.24	50.27	112.62	68.59 to 73.40	430,569	310,014	
<u>ALL</u>	50	70.80	72.89	72.00	10.85	101.24	50.27	112.62	68.59 to 73.40	430,569	310,014	

49 Johnson
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 50
 Total Sales Price : 21,528,467
 Total Adj. Sales Price : 21,528,467
 Total Assessed Value : 15,500,680
 Avg. Adj. Sales Price : 430,569
 Avg. Assessed Value : 310,014

MEDIAN : 71
 WGT. MEAN : 72
 MEAN : 73
 COD : 10.85
 PRD : 101.24

COV : 15.26
 STD : 11.12
 Avg. Abs. Dev : 07.68
 MAX Sales Ratio : 112.62
 MIN Sales Ratio : 50.27

95% Median C.I. : 68.59 to 73.40
 95% Wgt. Mean C.I. : 69.05 to 74.95
 95% Mean C.I. : 69.81 to 75.97

Printed:3/30/2021 3:00:13PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	7	67.41	66.87	66.83	05.67	100.06	61.67	72.86	61.67 to 72.86	456,780	305,246
1	7	67.41	66.87	66.83	05.67	100.06	61.67	72.86	61.67 to 72.86	456,780	305,246
<u> Grass </u>											
County	11	74.58	78.15	76.22	15.84	102.53	61.16	112.62	64.12 to 97.36	284,880	217,144
1	11	74.58	78.15	76.22	15.84	102.53	61.16	112.62	64.12 to 97.36	284,880	217,144
<u> ALL </u>	50	70.80	72.89	72.00	10.85	101.24	50.27	112.62	68.59 to 73.40	430,569	310,014

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
<u> Dry </u>											
County	18	69.48	69.70	68.85	09.56	101.23	50.27	93.43	63.52 to 72.45	438,313	301,767
1	18	69.48	69.70	68.85	09.56	101.23	50.27	93.43	63.52 to 72.45	438,313	301,767
<u> Grass </u>											
County	14	68.85	74.64	73.36	16.46	101.74	56.95	112.62	61.16 to 89.44	290,771	213,298
1	14	68.85	74.64	73.36	16.46	101.74	56.95	112.62	61.16 to 89.44	290,771	213,298
<u> ALL </u>	50	70.80	72.89	72.00	10.85	101.24	50.27	112.62	68.59 to 73.40	430,569	310,014

Johnson County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Johnson	1	6850	n/a	6100	5390	3600	3578	3300	2820	5237
Gage	1	5306	n/a	5062	5078	4393	n/a	3981	3980	4771
Gage	2	4180	n/a	3750	3504	3135	n/a	2796	2854	3219
Lancaster	1	6975	6188	5771	5400	4987	4789	4573	4387	5302
Nemaha	1	5475	n/a	4950	4850	n/a	4650	3850	3750	4803
Otoe	1	5500	n/a	5212	5383	4900	4900	4200	4200	5067
Otoe	2	4700	n/a	4300	4200	n/a	4000	3800	3800	4166
Pawnee	1	4250	4200	3860	3860	3360	2910	2760	2760	3526

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3106
Gage	1	4000	4000	3720	3720	3040	n/a	2490	2490	3230
Gage	2	3400	3400	3215	3215	n/a	2525	2100	2100	2710
Lancaster	1	5400	4869	4495	4193	4006	3524	3297	3185	4065
Nemaha	1	4530	4369	3819	3581	3658	3629	2770	2520	3723
Otoe	1	4400	4400	4068	3980	3747	3850	3300	2999	3949
Otoe	2	3900	3830	3680	3580	3400	3200	3000	2850	3443
Pawnee	1	3540	3500	3220	3220	2800	2425	2300	2300	2803

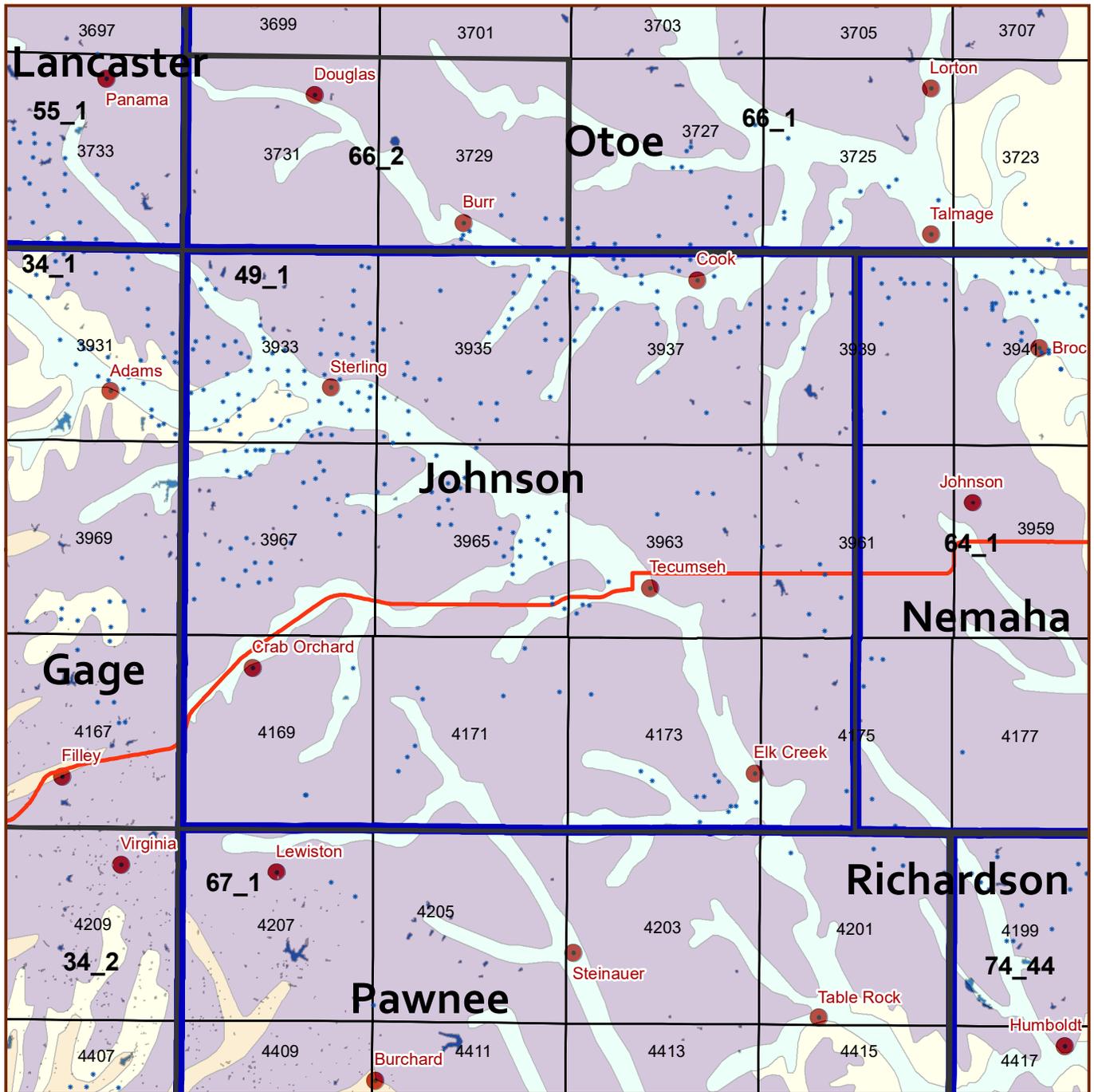
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Gage	1	1915	1915	1915	1915	1915	1915	n/a	1915	1915
Gage	2	1795	1795	1795	n/a	1795	n/a	n/a	1795	1795
Lancaster	1	2156	2147	2101	n/a	2072	2007	2099	1957	2138
Nemaha	1	1600	1600	1600	n/a	1400	1400	n/a	n/a	1571
Otoe	1	1999	1998	1900	1900	1800	1789	1750	1550	1988
Otoe	2	1900	1900	1800	n/a	n/a	n/a	1400	1200	1884
Pawnee	1	1813	1811	1793	n/a	1733	1683	n/a	1575	1800

County	Mkt Area	CRP	TIMBER	WASTE
Johnson	1	2495	1374	130
Gage	1	2784	1000	200
Gage	2	2367	1000	200
Lancaster	1	n/a	n/a	748
Nemaha	1	2478	900	99
Otoe	1	2988	1103	100
Otoe	2	2794	1128	100
Pawnee	1	2476	1101	900

Source: 2021 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.

JOHNSON COUNTY



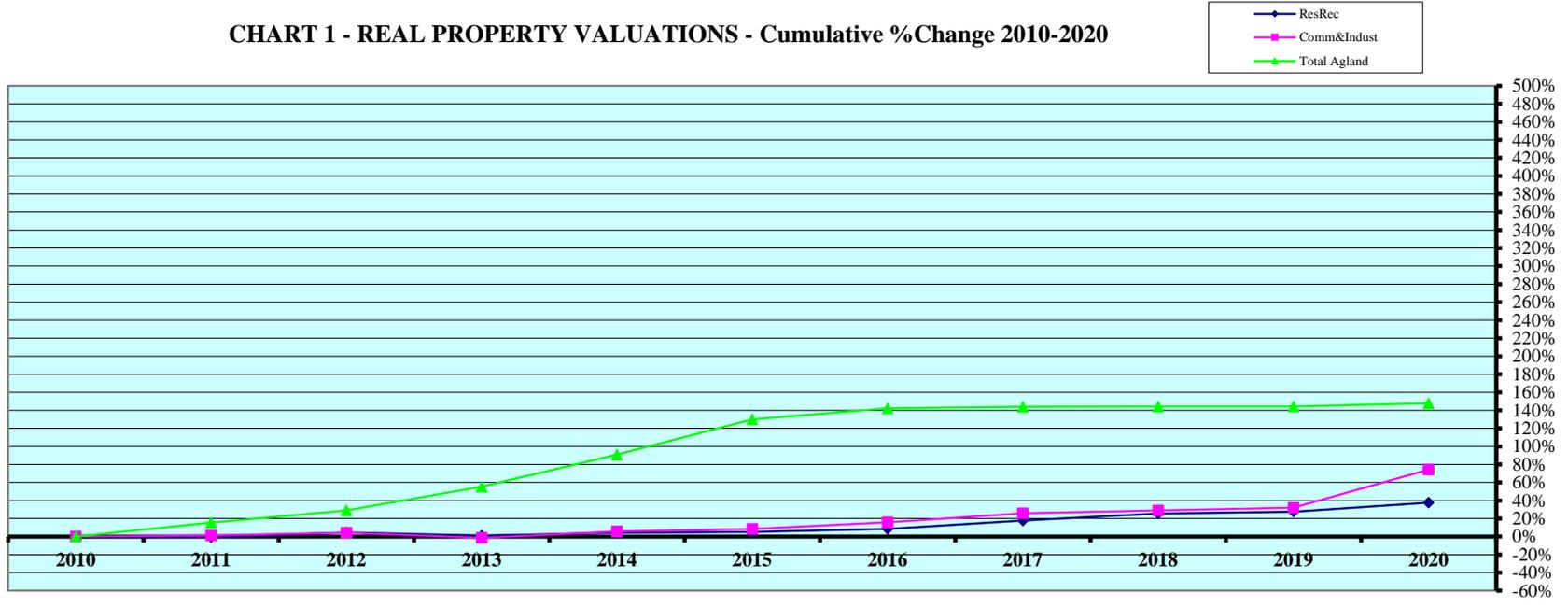
Legend

- 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 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	91,924,030	--	--	--	22,343,105	--	--	--	260,912,000	--	--	--
2011	91,118,510	-805,520	-0.88%	-0.88%	22,636,555	293,450	1.31%	1.31%	301,521,430	40,609,430	15.56%	15.56%
2012	96,244,200	5,125,690	5.63%	4.70%	23,303,855	667,300	2.95%	4.30%	336,166,340	34,644,910	11.49%	28.84%
2013	92,870,130	-3,374,070	-3.51%	1.03%	22,033,725	-1,270,130	-5.45%	-1.38%	405,414,280	69,247,940	20.60%	55.38%
2014	95,834,920	2,964,790	3.19%	4.25%	23,645,895	1,612,170	7.32%	5.83%	497,926,060	92,511,780	22.82%	90.84%
2015	96,752,360	917,440	0.96%	5.25%	24,233,635	587,740	2.49%	8.46%	600,192,807	102,266,747	20.54%	130.04%
2016	99,728,870	2,976,510	3.08%	8.49%	25,896,973	1,663,338	6.86%	15.91%	631,962,521	31,769,714	5.29%	142.21%
2017	108,242,349	8,513,479	8.54%	17.75%	28,123,066	2,226,093	8.60%	25.87%	636,378,338	4,415,817	0.70%	143.91%
2018	115,463,254	7,220,905	6.67%	25.61%	28,816,747	693,681	2.47%	28.97%	637,018,155	639,817	0.10%	144.15%
2019	117,172,144	1,708,890	1.48%	27.47%	29,477,922	661,175	2.29%	31.93%	637,109,498	91,343	0.01%	144.19%
2020	126,471,053	9,298,909	7.94%	37.58%	38,939,505	9,461,583	32.10%	74.28%	646,830,820	9,721,322	1.53%	147.91%

Rate Annual %chg: Residential & Recreational **3.24%**

Commercial & Industrial **5.71%**

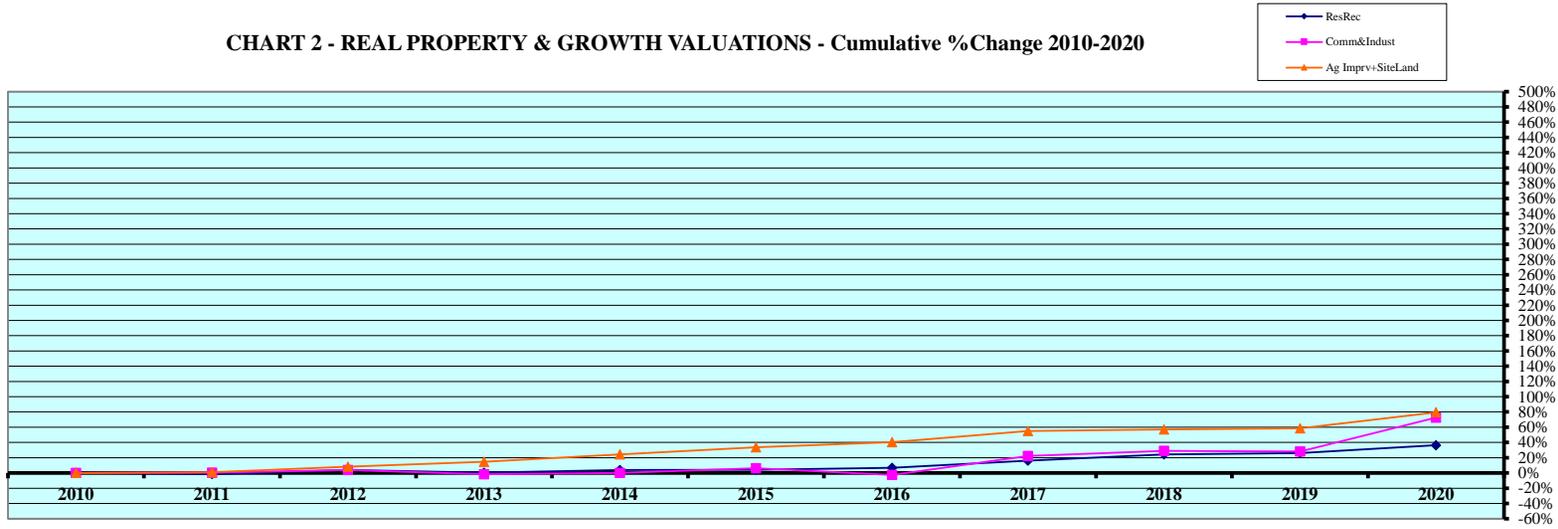
Agricultural Land **9.50%**

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

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2010	91,924,030	470,690	0.51%	91,453,340	--	--	22,343,105	182,530	0.82%	22,160,575	--	--						
2011	91,118,510	580,865	0.64%	90,537,645	-1.51%	-1.51%	22,636,555	219,320	0.97%	22,417,235	0.33%	0.33%						
2012	96,244,200	827,860	0.86%	95,416,340	4.72%	3.80%	23,303,855	104,870	0.45%	23,198,985	2.48%	3.83%						
2013	92,870,130	629,080	0.68%	92,241,050	-4.16%	0.34%	22,033,725	63,520	0.29%	21,970,205	-5.72%	-1.67%						
2014	95,834,920	325,295	0.34%	95,509,625	2.84%	3.90%	23,645,895	1,279,890	5.41%	22,366,005	1.51%	0.10%						
2015	96,752,360	1,036,990	1.07%	95,715,370	-0.12%	4.12%	24,233,635	484,350	2.00%	23,749,285	0.44%	6.29%						
2016	99,728,870	1,587,029	1.59%	98,141,841	1.44%	6.76%	25,896,973	4,144,902	16.01%	21,752,071	-10.24%	-2.65%						
2017	108,242,349	1,618,098	1.49%	106,624,251	6.91%	15.99%	28,123,066	818,510	2.91%	27,304,556	5.44%	22.21%						
2018	115,463,254	1,305,387	1.13%	114,157,867	5.47%	24.19%	28,816,747	12,753	0.04%	28,803,994	2.42%	28.92%						
2019	117,172,144	1,376,747	1.17%	115,795,397	0.29%	25.97%	29,477,922	824,430	2.80%	28,653,492	-0.57%	28.24%						
2020	126,471,053	1,060,883	0.84%	125,410,170	7.03%	36.43%	38,939,505	380,005	0.98%	38,559,500	30.81%	72.58%						
Rate Ann%chg	3.24%			Resid & Recreat w/o growth			2.29%			5.71%			C & I w/o growth			2.69%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	34,256,460	12,777,130	47,033,590	1,163,190	2.47%	45,870,400	--	--		
2011	35,052,400	13,240,300	48,292,700	823,225	1.70%	47,469,475	0.93%	0.93%		
2012	38,395,990	15,244,410	53,640,400	2,741,700	5.11%	50,898,700	5.40%	8.22%		
2013	37,034,810	18,642,870	55,677,680	1,738,140	3.12%	53,939,540	0.56%	14.68%		
2014	37,060,860	22,274,320	59,335,180	843,530	1.42%	58,491,650	5.05%	24.36%		
2015	39,921,744	24,964,180	64,885,924	2,040,850	3.15%	62,845,074	5.92%	33.62%		
2016	41,256,498	25,500,844	66,757,342	761,316	1.14%	65,996,026	1.71%	40.32%		
2017	46,630,424	28,054,480	74,684,904	1,727,889	2.31%	72,957,015	9.29%	55.12%		
2018	47,773,174	27,333,708	75,106,882	1,175,242	1.56%	73,931,640	-1.01%	57.19%		
2019	48,351,187	27,853,403	76,204,590	1,705,441	2.24%	74,499,149	-0.81%	58.40%		
2020	54,031,709	31,110,125	85,141,834	737,226	0.87%	84,404,108	10.76%	79.45%		
Rate Ann%chg	4.66%		9.31%		6.11%		Ag Imprv+Site w/o growth		3.78%	

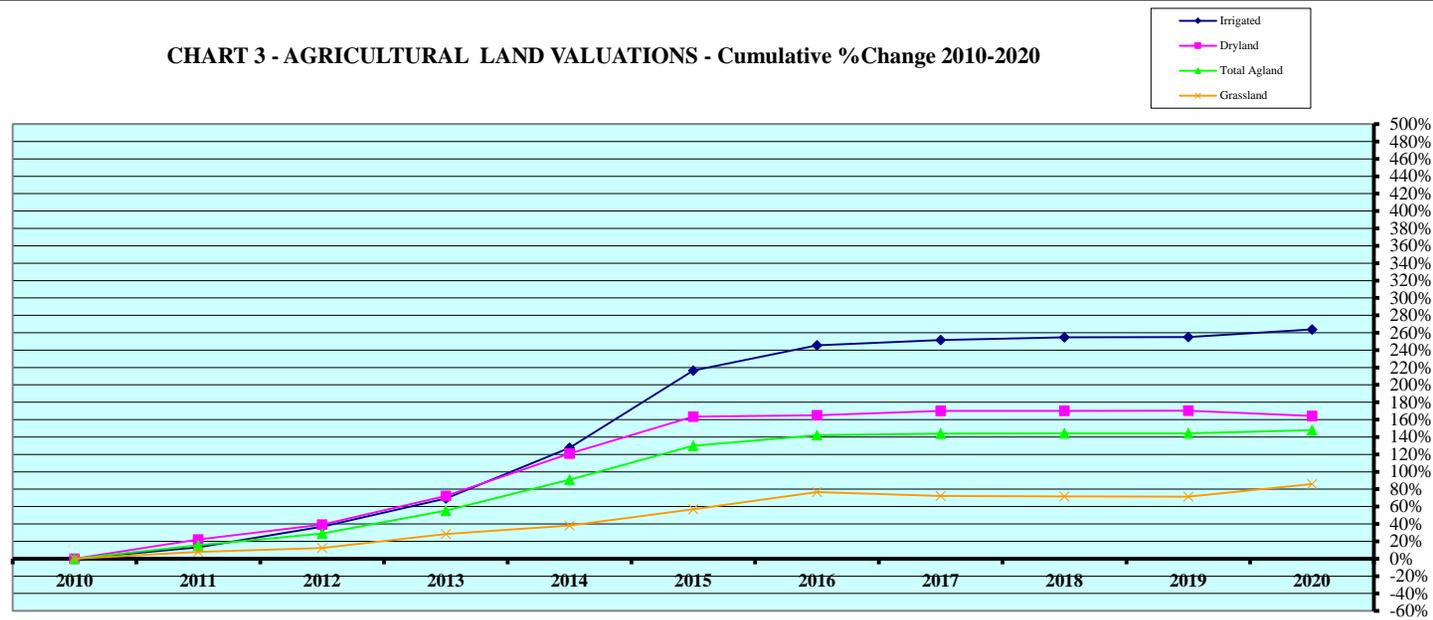
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 49
County JOHNSON

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	36,571,990	--	--	--	125,870,020	--	--	--	97,372,530	--	--	--
2011	41,407,610	4,835,620	13.22%	13.22%	153,733,520	27,863,500	22.14%	22.14%	104,956,830	7,584,300	7.79%	7.79%
2012	50,017,870	8,610,260	20.79%	36.77%	175,230,080	21,496,560	13.98%	39.22%	109,484,460	4,527,630	4.31%	12.44%
2013	61,925,750	11,907,880	23.81%	69.33%	216,876,720	41,646,640	23.77%	72.30%	125,081,090	15,596,630	14.25%	28.46%
2014	83,195,310	21,269,560	34.35%	127.48%	278,230,980	61,354,260	28.29%	121.05%	134,474,280	9,393,190	7.51%	38.10%
2015	115,751,604	32,556,294	39.13%	216.50%	331,546,310	53,315,330	19.16%	163.40%	152,767,378	18,293,098	13.60%	56.89%
2016	126,353,677	10,602,073	9.16%	245.49%	333,481,089	1,934,779	0.58%	164.94%	172,008,200	19,240,822	12.59%	76.65%
2017	128,541,503	2,187,826	1.73%	251.48%	340,055,594	6,574,505	1.97%	170.16%	167,660,341	-4,347,859	-2.53%	72.18%
2018	129,699,979	1,158,476	0.90%	254.64%	339,924,137	-131,457	-0.04%	170.06%	167,272,321	-388,020	-0.23%	71.79%
2019	129,853,594	153,615	0.12%	255.06%	340,215,475	291,338	0.09%	170.29%	166,917,391	-354,930	-0.21%	71.42%
2020	133,052,317	3,198,723	2.46%	263.81%	332,615,818	-7,599,657	-2.23%	164.25%	181,038,846	14,121,455	8.46%	85.92%

Rate Ann.%chg: Irrigated **13.79%** Dryland **10.21%** Grassland **6.40%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	1,091,710	--	--	--	5,750	--	--	--	260,912,000	--	--	--
2011	1,422,090	330,380	30.26%	30.26%	1,380	-4,370	-76.00%	-76.00%	301,521,430	40,609,430	15.56%	15.56%
2012	1,433,930	11,840	0.83%	31.35%	0	-1,380	-100.00%	-100.00%	336,166,340	34,644,910	11.49%	28.84%
2013	1,530,720	96,790	6.75%	40.21%	0	0	0	-100.00%	405,414,280	69,247,940	20.60%	55.38%
2014	2,025,490	494,770	32.32%	85.53%	0	0	0	-100.00%	497,926,060	92,511,780	22.82%	90.84%
2015	127,515	-1,897,975	-93.70%	-88.32%	0	0	0	-100.00%	600,192,807	102,266,747	20.54%	130.04%
2016	119,555	-7,960	-6.24%	-89.05%	0	0	0	-100.00%	631,962,521	31,769,714	5.29%	142.21%
2017	120,900	1,345	1.13%	-88.93%	0	0	0	-100.00%	636,378,338	4,415,817	0.70%	143.91%
2018	121,718	818	0.68%	-88.85%	0	0	0	-100.00%	637,018,155	639,817	0.10%	144.15%
2019	123,038	1,320	1.08%	-88.73%	0	0	0	-100.00%	637,109,498	91,343	0.01%	144.19%
2020	123,839	801	0.65%	-88.66%	0	0	0	-100.00%	646,830,820	9,721,322	1.53%	147.91%

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

Rate Ann.%chg: Total Agric Land **9.50%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	38,038,430	17,598	2,162			125,993,180	95,625	1,318			81,700,995	133,333	613		
2011	41,530,550	17,516	2,371	9.69%	9.69%	153,560,700	95,422	1,609	22.14%	22.14%	89,688,965	135,300	663	8.18%	9.46%
2012	49,743,630	18,940	2,626	10.77%	21.51%	175,877,070	97,839	1,798	11.70%	36.43%	89,574,800	130,628	686	3.44%	13.24%
2013	61,947,400	20,013	3,095	17.86%	43.20%	216,855,680	100,135	2,166	20.47%	64.36%	97,239,960	127,646	762	11.09%	25.80%
2014	83,535,800	21,654	3,858	24.63%	78.47%	277,971,020	103,113	2,696	24.48%	104.60%	128,539,130	127,483	1,008	32.36%	66.50%
2015	115,008,317	22,737	5,058	31.12%	134.01%	332,354,630	104,684	3,175	17.77%	140.96%	149,636,865	127,257	1,176	16.62%	94.17%
2016	124,741,750	23,771	5,248	3.74%	142.77%	334,411,833	105,463	3,171	-0.12%	140.66%	164,929,515	127,713	1,291	9.83%	113.25%
2017	128,419,029	24,616	5,217	-0.59%	141.35%	337,661,972	106,387	3,174	0.10%	140.89%	174,353,050	127,360	1,369	6.01%	126.06%
2018	128,928,129	24,813	5,196	-0.40%	140.38%	340,449,363	107,344	3,172	-0.07%	140.71%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	129,846,741	25,082	5,177	-0.37%	139.50%	340,213,599	107,227	3,173	0.04%	140.81%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	133,340,534	25,465	5,236	1.15%	142.25%	332,577,329	107,039	3,107	-2.07%	135.82%	180,890,300	90,599	1,997	54.87%	225.84%

Rate Annual %chg Average Value/Acre:

9.25%

8.96%

12.54%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	69,210	923	75			0	0				262,180,110	224,329	1,169		
2011	69,220	923	75	0.01%	0.01%	0	0				301,540,060	224,339	1,344	15.01%	15.01%
2012	69,640	929	75	0.00%	0.02%	0	0				336,408,890	224,256	1,500	11.61%	28.35%
2013	91,970	919	100	33.42%	33.44%	0	0				336,408,890	224,110	1,809	20.59%	54.78%
2014	118,810	915	130	29.80%	73.20%	0	0				498,140,050	223,993	2,224	22.94%	90.28%
2015	131,084	937	140	7.67%	86.48%	0	0				599,796,557	224,221	2,675	20.28%	128.88%
2016	119,412	918	130	-7.03%	73.38%	0	0				631,578,848	224,038	2,819	5.38%	141.21%
2017	119,675	920	130	0.00%	73.38%	0	0				635,728,821	223,985	2,838	0.68%	142.85%
2018	121,698	936	130	0.00%	73.37%	0	0				636,784,114	224,056	2,842	0.13%	143.18%
2019	123,035	946	130	0.00%	73.37%	0	0				637,147,212	224,064	2,844	0.05%	143.31%
2020	123,839	953	130	0.00%	73.38%	0	0				646,932,002	224,055	2,887	1.54%	147.05%

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Rate Annual %chg Average Value/Acre:

9.47%

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

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,217	JOHNSON	24,913,257	11,218,429	30,479,147	126,127,093	34,283,438	4,656,067	343,960	646,830,820	54,031,709	31,110,125	0	963,994,045
cnty sectorvalue % of total value:		2.58%	1.16%	3.16%	13.08%	3.56%	0.48%	0.04%	67.10%	5.60%	3.23%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
321	COOK	90,188	58,269	2,753	6,618,083	854,032	0	0	11,222	0	0	0	7,634,547
6.15%	%sector of county sector	0.36%	0.52%	0.01%	5.25%	2.49%			0.00%				0.79%
	%sector of municipality	1.18%	0.76%	0.04%	86.69%	11.19%			0.15%				100.00%
38	CRAB ORCHARD	88,583	33,793	1,597	462,941	12,399	0	0	71,994	0	86,876	0	758,183
0.73%	%sector of county sector	0.36%	0.30%	0.01%	0.37%	0.04%			0.01%		0.28%		0.08%
	%sector of municipality	11.68%	4.46%	0.21%	61.06%	1.64%			9.50%		11.46%		100.00%
98	ELK CREEK	352,524	153,489	586,474	1,145,266	498,697	0	0	59,669	0	0	0	2,796,119
1.88%	%sector of county sector	1.42%	1.37%	1.92%	0.91%	1.45%			0.01%				0.29%
	%sector of municipality	12.61%	5.49%	20.97%	40.96%	17.84%			2.13%				100.00%
476	STERLING	635,532	657,778	1,263,509	17,048,089	4,411,326	0	0	54,628	0	0	0	24,070,862
9.12%	%sector of county sector	2.55%	5.86%	4.15%	13.52%	12.87%			0.01%				2.50%
	%sector of municipality	2.64%	2.73%	5.25%	70.82%	18.33%			0.23%				100.00%
1,680	TECUMSEH	7,273,141	1,459,290	2,057,991	40,892,257	17,339,083	4,656,067	0	302,366	0	20,220	0	74,000,415
32.20%	%sector of county sector	29.19%	13.01%	6.75%	32.42%	50.58%	100.00%		0.05%		0.06%		7.68%
	%sector of municipality	9.83%	1.97%	2.78%	55.26%	23.43%	6.29%		0.41%		0.03%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
2,613	Total Municipalities	8,439,968	2,362,619	3,912,324	66,166,636	23,115,537	4,656,067	0	499,879	0	107,096	0	109,260,126
50.09%	%all municip.sectors of cnty	33.88%	21.06%	12.84%	52.46%	67.42%	100.00%		0.08%		0.34%		11.33%

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Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

Total Real Property Sum Lines 17, 25, & 30	Records : 4,391	Value : 899,915,898	Growth 3,627,579	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	140	730,655	21	248,217	11	315,361	172	1,294,233	
02. Res Improve Land	1,164	7,943,464	59	1,948,077	307	12,170,782	1,530	22,062,323	
03. Res Improvements	1,185	61,524,810	59	7,418,635	317	39,621,103	1,561	108,564,548	
04. Res Total	1,325	70,198,929	80	9,614,929	328	52,107,246	1,733	131,921,104	2,087,261
% of Res Total	76.46	53.21	4.62	7.29	18.93	39.50	39.47	14.66	57.54
05. Com UnImp Land	34	529,409	2	18,000	3	161,980	39	709,389	
06. Com Improve Land	240	2,192,268	5	210,405	11	1,585,810	256	3,988,483	
07. Com Improvements	244	20,598,771	6	572,167	13	8,559,089	263	29,730,027	
08. Com Total	278	23,320,448	8	800,572	16	10,306,879	302	34,427,899	236,731
% of Com Total	92.05	67.74	2.65	2.33	5.30	29.94	6.88	3.83	6.53
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	101,867	0	0	0	0	3	101,867	
11. Ind Improvements	3	4,556,179	0	0	0	0	3	4,556,179	
12. Ind Total	3	4,658,046	0	0	0	0	3	4,658,046	1,979
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.07	0.52	0.05
13. Rec UnImp Land	0	0	0	0	1	176,760	1	176,760	
14. Rec Improve Land	0	0	0	0	1	165,000	1	165,000	
15. Rec Improvements	0	0	0	0	1	2,200	1	2,200	
16. Rec Total	0	0	0	0	2	343,960	2	343,960	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	0.04	0.00
Res & Rec Total	1,325	70,198,929	80	9,614,929	330	52,451,206	1,735	132,265,064	2,087,261
% of Res & Rec Total	76.37	53.07	4.61	7.27	19.02	39.66	39.51	14.70	57.54
Com & Ind Total	281	27,978,494	8	800,572	16	10,306,879	305	39,085,945	238,710
% of Com & Ind Total	92.13	71.58	2.62	2.05	5.25	26.37	6.95	4.34	6.58
17. Taxable Total	1,606	98,177,423	88	10,415,501	346	62,758,085	2,040	171,351,009	2,325,971
% of Taxable Total	78.73	57.30	4.31	6.08	16.96	36.63	46.46	19.04	64.12

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	10	36,000	1,010,983	0	0	0
19. Commercial	0	0	0	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	10	36,000	1,010,983
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				10	36,000	1,010,983

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	185	73	257	515

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	50	596,021	154	31,993,773	1,355	382,316,079	1,559	414,905,873
28. Ag-Improved Land	4	43,682	63	17,483,291	702	237,054,845	769	254,581,818
29. Ag Improvements	4	78,818	63	3,902,490	725	55,095,890	792	59,077,198

30. Ag Total					2,351	728,564,889
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	24	25.00	479,500	
33. HomeSite Improvements	0	0.00	0	24	0.00	3,164,206	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.87	4,785	18	17.35	166,555	
36. FarmSite Improv Land	4	5.54	30,470	59	151.28	965,280	
37. FarmSite Improvements	4	0.00	78,818	62	0.00	738,284	
38. FarmSite Total							
39. Road & Ditches	0	1.67	0	0	261.88	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	17,500	1	1.00	17,500	
32. HomeSite Improv Land	426	434.58	7,818,830	450	459.58	8,298,330	
33. HomeSite Improvements	416	0.00	42,813,614	440	0.00	45,977,820	785,927
34. HomeSite Total				441	460.58	54,293,650	
35. FarmSite UnImp Land	140	171.67	1,568,530	159	189.89	1,739,870	
36. FarmSite Improv Land	652	1,700.18	10,018,290	715	1,857.00	11,014,040	
37. FarmSite Improvements	703	0.00	12,282,276	769	0.00	13,099,378	515,681
38. FarmSite Total				928	2,046.89	25,853,288	
39. Road & Ditches	0	4,336.19	0	0	4,599.74	0	
40. Other- Non Ag Use	0	108.37	130,044	0	108.37	130,044	
41. Total Section VI				1,369	7,215.58	80,276,982	1,301,608

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	20	2,027.46	4,428,421	20	2,027.46	4,428,421

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	3,049.61	11.81%	20,889,879	15.45%	6,850.02
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	6,199.86	24.02%	37,819,146	27.98%	6,100.00
48. 2A	10,238.52	39.66%	55,183,038	40.82%	5,389.75
49. 3A1	29.31	0.11%	105,516	0.08%	3,600.00
50. 3A	2,857.57	11.07%	10,225,548	7.56%	3,578.41
51. 4A1	2,619.59	10.15%	8,644,471	6.39%	3,299.93
52. 4A	820.07	3.18%	2,312,595	1.71%	2,820.00
53. Total	25,814.53	100.00%	135,180,193	100.00%	5,236.59
Dry					
54. 1D1	2,552.62	2.38%	11,359,250	3.41%	4,450.04
55. 1D	5,154.42	4.81%	20,617,680	6.20%	4,000.00
56. 2D1	18,648.27	17.41%	68,066,772	20.46%	3,650.03
57. 2D	41,013.96	38.30%	135,346,068	40.69%	3,300.00
58. 3D1	749.13	0.70%	2,172,477	0.65%	2,900.00
59. 3D	20,489.08	19.13%	53,247,915	16.01%	2,598.84
60. 4D1	12,918.18	12.06%	31,003,632	9.32%	2,400.00
61. 4D	5,565.37	5.20%	10,852,791	3.26%	1,950.06
62. Total	107,091.03	100.00%	332,666,585	100.00%	3,106.39
Grass					
63. 1G1	57,999.18	64.18%	125,042,298	69.34%	2,155.93
64. 1G	16,268.47	18.00%	30,128,054	16.71%	1,851.93
65. 2G1	9,185.56	10.17%	15,572,617	8.64%	1,695.34
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	5,275.38	5.84%	6,960,309	3.86%	1,319.39
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,624.46	1.80%	2,600,322	1.44%	1,600.73
70. 4G	10.82	0.01%	16,076	0.01%	1,485.77
71. Total	90,363.87	100.00%	180,319,676	100.00%	1,995.48
Irrigated Total					
	25,814.53	11.51%	135,180,193	20.85%	5,236.59
Dry Total					
	107,091.03	47.77%	332,666,585	51.31%	3,106.39
Grass Total					
	90,363.87	40.30%	180,319,676	27.81%	1,995.48
72. Waste	934.17	0.42%	121,453	0.02%	130.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	426.05	0.19%	0	0.00%	0.00
75. Market Area Total	224,203.60	100.00%	648,287,907	100.00%	2,891.51

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1.03	6,846	2,582.57	14,577,530	23,230.93	120,595,817	25,814.53	135,180,193
77. Dry Land	132.98	467,066	6,778.76	22,293,621	100,179.29	309,905,898	107,091.03	332,666,585
78. Grass	70.20	130,507	5,763.44	10,969,881	84,530.23	169,219,288	90,363.87	180,319,676
79. Waste	0.22	29	189.96	24,697	743.99	96,727	934.17	121,453
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	426.05	0	426.05	0
82. Total	204.43	604,448	15,314.73	47,865,729	208,684.44	599,817,730	224,203.60	648,287,907

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	25,814.53	11.51%	135,180,193	20.85%	5,236.59
Dry Land	107,091.03	47.77%	332,666,585	51.31%	3,106.39
Grass	90,363.87	40.30%	180,319,676	27.81%	1,995.48
Waste	934.17	0.42%	121,453	0.02%	130.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	426.05	0.19%	0	0.00%	0.00
Total	224,203.60	100.00%	648,287,907	100.00%	2,891.51

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Agland	0	0	4	289,050	4	666,595	4	955,645	457,197
83.2 Cook - R	12	45,424	156	948,793	156	6,088,069	168	7,082,286	15,653
83.3 Crab Orchard - R	17	16,089	38	33,727	38	426,074	55	475,890	12,949
83.4 Elk Creek - R	15	12,992	64	79,063	64	1,053,211	79	1,145,266	0
83.5 Recreational	1	176,760	1	165,000	1	2,200	2	343,960	0
83.6 Rural - Mh	0	0	11	526,101	16	708,959	16	1,235,060	0
83.7 Rural - R	34	570,974	336	13,274,068	340	44,854,665	374	58,699,707	894,907
83.8 St Mary - R	2	1,451	17	79,825	18	832,507	20	913,783	0
83.9 Sterling - R	27	149,906	218	2,292,852	218	14,939,319	245	17,382,077	335,748
83.10 Tecumseh - R	65	497,397	686	4,538,844	707	38,995,149	772	44,031,390	370,807
84 Residential Total	173	1,470,993	1,531	22,227,323	1,562	108,566,748	1,735	132,265,064	2,087,261

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	2	4,538	26	131,327	27	719,706	29	855,571	1,326
85.2	Crab Orchard - C	1	213	2	753	2	11,433	3	12,399	0
85.3	Elk Creek - C	3	4,544	22	21,729	23	472,424	26	498,697	0
85.4	Rural - C	1	18,000	5	824,983	5	3,383,960	6	4,226,943	0
85.5	Rural Hwy - C	3	161,200	8	961,716	9	5,392,073	12	6,514,989	37,713
85.6	St Mary - C	1	780	3	9,516	4	340,279	5	350,575	0
85.7	Sterling - C	10	43,434	49	239,877	51	4,276,489	61	4,559,800	160,540
85.8	Sterling Hwy - C	1	7,926	0	0	0	0	1	7,926	0
85.9	Tecumseh - C	12	137,572	113	1,030,353	114	14,354,249	126	15,522,174	39,131
85.10	Tecumseh Hwy - C	5	331,182	31	870,096	31	5,335,593	36	6,536,871	0
86	Commercial Total	39	709,389	259	4,090,350	266	34,286,206	305	39,085,945	238,710

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	40,591.65	64.57%	88,040,082	69.14%	2,168.92
88. 1G	11,876.29	18.89%	22,208,752	17.44%	1,870.01
89. 2G1	6,520.30	10.37%	10,893,598	8.55%	1,670.72
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	2,250.48	3.58%	3,600,768	2.83%	1,600.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,613.81	2.57%	2,582,096	2.03%	1,600.00
94. 4G	8.76	0.01%	14,016	0.01%	1,600.00
95. Total	62,861.29	100.00%	127,339,312	100.00%	2,025.72
CRP					
96. 1C1	10,075.25	74.34%	26,005,231	76.91%	2,581.10
97. 1C	1,770.25	13.06%	4,248,600	12.56%	2,400.00
98. 2C1	1,651.18	12.18%	3,461,062	10.24%	2,096.11
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	45.93	0.34%	82,674	0.24%	1,800.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	9.47	0.07%	17,046	0.05%	1,800.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	13,552.08	100.00%	33,814,613	100.00%	2,495.16
Timber					
105. 1T1	7,332.28	52.56%	10,996,985	57.38%	1,499.80
106. 1T	2,621.93	18.79%	3,670,702	19.15%	1,400.00
107. 2T1	1,014.08	7.27%	1,217,957	6.35%	1,201.05
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	2,978.97	21.35%	3,276,867	17.10%	1,100.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	1.18	0.01%	1,180	0.01%	1,000.00
112. 4T	2.06	0.01%	2,060	0.01%	1,000.00
113. Total	13,950.50	100.00%	19,165,751	100.00%	1,373.84
<hr/>					
Grass Total	62,861.29	69.56%	127,339,312	70.62%	2,025.72
CRP Total	13,552.08	15.00%	33,814,613	18.75%	2,495.16
Timber Total	13,950.50	15.44%	19,165,751	10.63%	1,373.84
<hr/>					
114. Market Area Total	90,363.87	100.00%	180,319,676	100.00%	1,995.48

**2021 County Abstract of Assessment for Real Property, Form 45
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

49 Johnson

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	126,127,093	131,921,104	5,794,011	4.59%	2,087,261	2.94%
02. Recreational	343,960	343,960	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	54,031,709	54,293,650	261,941	0.48%	785,927	-0.97%
04. Total Residential (sum lines 1-3)	180,502,762	186,558,714	6,055,952	3.36%	2,873,188	1.76%
05. Commercial	34,283,438	34,427,899	144,461	0.42%	236,731	-0.27%
06. Industrial	4,656,067	4,658,046	1,979	0.04%	1,979	0.00%
07. Total Commercial (sum lines 5-6)	38,939,505	39,085,945	146,440	0.38%	238,710	-0.24%
08. Ag-Farmsite Land, Outbuildings	30,980,081	25,853,288	-5,126,793	-16.55%	515,681	-18.21%
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)	31,110,125	25,983,332	-5,126,793	-16.48%	515,681	-18.14%
12. Irrigated	133,052,317	135,180,193	2,127,876	1.60%		
13. Dryland	332,615,818	332,666,585	50,767	0.02%		
14. Grassland	181,038,846	180,319,676	-719,170	-0.40%		
15. Wasteland	123,839	121,453	-2,386	-1.93%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	646,830,820	648,287,907	1,457,087	0.23%		
18. Total Value of all Real Property (Locally Assessed)	897,383,212	899,915,898	2,532,686	0.28%	3,627,579	-0.12%

2021 Assessment Survey for Johnson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$127,366
7.	Adopted budget, or granted budget if different from above:
	Same
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:
	\$26,951 - this amount includes Vanguard and GIS Licensing, GIS Website, and Hardware.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,350
12.	Amount of last year's assessor's budget not used:
	\$5610.35

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
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - http://johnson.assessor.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
10.	When was the aerial imagery last updated?
	2018

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

2021 Residential Assessment Survey for Johnson County

1.	Valuation data collection done by:														
	Assessor and Deputy.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tecumseh - County seat and main trade center of the County. Stable population, K-12 school (Johnson County Central). State correctional facility just north of town.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Cook - situated between Tecumseh and Syracuse, limited retail, elementary and middle school</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Elk Creek - Located in southern part of County just off highway 50. Limited commercial - bank, bar, elevator, service station. No school.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Sterling - K-12 School, limited retail - bank, bar, lumberyard, repair, gas/conv, located on Highway 41</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Rural Residential Acreages - Townships 4 (reappraised in 2017), 5 (reappraised in 2016) and 6 (reappraised in 2020)</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Rural farm homes and outbuildings are valued at the same time as the rural residential</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Tecumseh - County seat and main trade center of the County. Stable population, K-12 school (Johnson County Central). State correctional facility just north of town.	2	Cook - situated between Tecumseh and Syracuse, limited retail, elementary and middle school	4	Elk Creek - Located in southern part of County just off highway 50. Limited commercial - bank, bar, elevator, service station. No school.	6	Sterling - K-12 School, limited retail - bank, bar, lumberyard, repair, gas/conv, located on Highway 41	9	Rural Residential Acreages - Townships 4 (reappraised in 2017), 5 (reappraised in 2016) and 6 (reappraised in 2020)	AG	Rural farm homes and outbuildings are valued at the same time as the rural residential
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AG	Rural farm homes and outbuildings are valued at the same time as the rural residential														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach is used--RCNLD (replacement cost new less depreciation).														
4.	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 are used and then an economic factor adjustment (map factor) is applied for each valuation group.														
5.	Are individual depreciation tables developed for each valuation group?														
	Yes, and depreciation tables are adjusted by an economic factor (map factor) for each valuation group that is reviewed.														
6.	Describe the methodology used to determine the residential lot values?														
	The County uses market value based on a per-square-foot basis.														
7.	How are rural residential site values developed?														
	The assessor utilizes the prior assessor's site study to value rural sites.														
8.	Are there form 191 applications on file?														
	No														

9.	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.																																							
10.	<table border="1"> <thead> <tr> <th data-bbox="201 222 363 306"><u>Valuation Group</u></th> <th data-bbox="363 222 651 306"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 222 906 306"><u>Date of Costing</u></th> <th data-bbox="906 222 1175 306"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 222 1484 306"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="201 306 363 363">1</td> <td data-bbox="363 306 651 363">2019</td> <td data-bbox="651 306 906 363">2008</td> <td data-bbox="906 306 1175 363">2017</td> <td data-bbox="1175 306 1484 363">2017</td> </tr> <tr> <td data-bbox="201 363 363 420">2</td> <td data-bbox="363 363 651 420">2019</td> <td data-bbox="651 363 906 420">2008</td> <td data-bbox="906 363 1175 420">2019</td> <td data-bbox="1175 363 1484 420">2019</td> </tr> <tr> <td data-bbox="201 420 363 476">4</td> <td data-bbox="363 420 651 476">2019</td> <td data-bbox="651 420 906 476">2008</td> <td data-bbox="906 420 1175 476">2016</td> <td data-bbox="1175 420 1484 476">2016</td> </tr> <tr> <td data-bbox="201 476 363 533">6</td> <td data-bbox="363 476 651 533">2019</td> <td data-bbox="651 476 906 533">2008</td> <td data-bbox="906 476 1175 533">2019</td> <td data-bbox="1175 476 1484 533">2019</td> </tr> <tr> <td data-bbox="201 533 363 590">9</td> <td data-bbox="363 533 651 590">2020</td> <td data-bbox="651 533 906 590">2008</td> <td data-bbox="906 533 1175 590">2016</td> <td data-bbox="1175 533 1484 590">2016</td> </tr> <tr> <td data-bbox="201 590 363 646">AG</td> <td data-bbox="363 590 651 646">2020</td> <td data-bbox="651 590 906 646">2008</td> <td data-bbox="906 590 1175 646">2016</td> <td data-bbox="1175 590 1484 646">2016</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2019	2008	2017	2017	2	2019	2008	2019	2019	4	2019	2008	2016	2016	6	2019	2008	2019	2019	9	2020	2008	2016	2016	AG	2020	2008	2016	2016
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AG	2020	2008	2016	2016																																				
	The County maintains that the valuation groups are tied to amenities available in the communities and the appraisal cycle the county has. Each valuation group is analyzed separately as they tend to have their own unique markets. Adjustments for assessor locations are applied by a factor using the base year of 2008. For Valuation Group 9 Rural Residential Acreages, Township 5 was reappraised in 2016, Township 4 was reappraised in 2017 and Township 6 was reappraised in 2020.																																							

2021 Commercial Assessment Survey for Johnson County

1.	Valuation data collection done by:				
	Assessor and deputy				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	The entire County is considered as one valuation group.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The county uses the sales approach and cost approach--RCNLD. The county determines an economic depreciation based on sales for each valuation group.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The County will use comparable properties in similar markets with local adjustments.				
4.	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 county uses depreciation tables created by Tax Valuation, Inc. that are based on the counties' sales.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	No, there is only one grouping used for the entire county for commercial & economic depreciation is applied based on an economic factor adjustment (map factor).				
6.	Describe the methodology used to determine the commercial lot values.				
	The county uses a market approach in determining lot values and generally prices them out using a square foot basis.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2019	2019	2019	2019
	For Johnson County there is not a lot of commercial market activity in the County and what does occur is not an organized or consistent market.				

2021 Agricultural Assessment Survey for Johnson County

1.	Valuation data collection done by:							
	Assessor and Deputy.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">The entire county is considered as one market area.</td> <td style="text-align: center; padding: 5px;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is considered as one market area.	2016	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The entire county is considered as one market area.	2016						
3.	Describe the process used to determine and monitor market areas.							
	The county reviews all ag sales to update land use and analyzes these sales to determine characteristics that impact the market. This review aids in determining if there are differing characteristics in different areas of the county that impact the agricultural market. The county also conducts a thorough sales verification.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Present use of the parcel is given the greatest consideration. Recreational land is land that is generally not used for residential, commercial or agricultural uses. WRP is one type of land that is considered as recreational land. The county also conducts sales verification as well as mailing out questionnaires to aid in determining present and intended uses for the property.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Johnson County has no separate market analysis for intensive use properties.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Presently with few available sales for analysis the county bases the value by placing a factor on the current grassland value. In the counties opinion this represents the market value of the parcel.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No							

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 2021:

Residential—

1. Re-appraisal of rural residential property in Township 6, including all related improvements associated with the main improvement, to include all rural buildings whether agricultural or non-agricultural in use, take new photos of the properties, implement new replacement cost, develop new market analysis and depreciation, and establish new assessed value for 2021.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law. Complete pickup work for new improvements or improvement changes made throughout county prior to January 1, 2021.
3. Continue with review and analysis of sales as they occur.

Commercial—

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

new improvements or improvement changes made throughout county prior to January 1, 2021.

2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, adjusting by class/subclass to arrive at acceptable levels of value.
2. Continue with review and analysis of sales as they occur.
3. Continue land use updates when discovered or identified, use new aerial photography when it becomes available and complete pickup work for new agricultural improvements or changes made throughout county prior to January 1, 2021.

BUDGET REQUEST FOR 2020-2021:

Requested budget of \$127,366 is needed to:

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes.

Tax Year 2022:

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 2022.
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, 2022.
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, 2022.
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, 2022.

Tax Year 2023:

Residential—

1. Re-appraisal of rural residential property in Township 4 and urban residential properties in Crab Orchard and Elk Creek 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 2023.
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, 2023.
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Commercial—

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Agricultural/Horticultural Land—

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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, 2023.

Date: June 14, 2020



Terry Keebler
Johnson County Assessor

UPDATE FOLLOWING August 4th, 2020 office budget hearing, and September 15th, 2020 ADOPTION OF 2020-2021 BUDGET:

Changes made to requested budget: NONE

Date: October 23, 2020



Terry Keebler
Johnson County Assessor