

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

JOHNSON COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Johnson County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Johnson County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Karen Koehler, Johnson County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

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

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

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 methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds’ records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

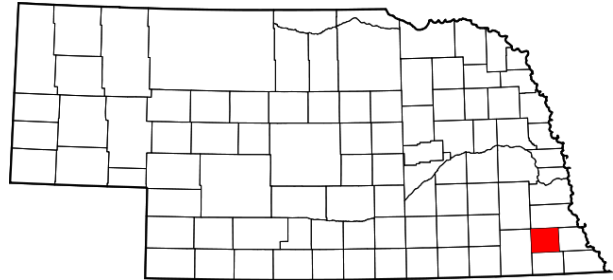
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

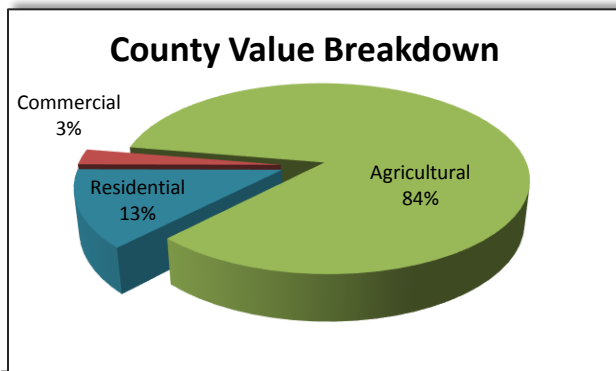
**Further information may be found in Exhibit 94*

County Overview

With a total area of 376 miles, Johnson had 5,173 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Johnson has seen a steady drop in population of 18% (Nebraska Department of Economic Development). Reports indicated that 74% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Johnson convene in and around Tecumseh, the county seat, although there is limited commercial activity. Per the latest information available from the U.S. Census Bureau, there were 115 employer establishments in Johnson. County-wide employment was at 2,070 an 8% loss relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
COOK	322	321	0%
CRAB ORCHARD	49	38	-22%
ELK CREEK	112	98	-13%
STERLING	507	476	-6%
TECUMSEH	1,722	1,680	-2%

Simultaneously, the agricultural economy has remained another strong anchor for Johnson that has fortified the local rural area economies. Johnson is included in the Nemaha Natural Resource District (NRD). A mix of dry and grass land makes up a majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Johnson ranks fifth in poultry and eggs. In top livestock inventory items, Johnson ranks first in poultry broilers and other meat-type

chickens (USDA AgCensus).

2017 Residential Correlation for Johnson County

Assessment Actions

For 2017, the County re-appraised all rural residential property in Township 4, and urban residential property in the Villages of Elk Creek and Crab Orchard. Including all related improvements associated with the main improvement, to include all buildings, take new photos of the property, implement cost, develop new market analysis and depreciation, and establish new assessed value for 2017.

In addition, a sales study was conducted and adjustments were made to the economic depreciation of residential improvements for the following market areas: Tecumseh & Cook – Removed 2015 economic adjustment, Sterling – Decreased economic adjustment 5% and all Rural – Decreased economic adjustment 10%. All pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

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

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

For the residential property class, a review of Johnson County's statistical analysis profiles 79 residential sales, representing the valuation groupings. Valuation group 01 constitutes about 52% of the sales in the residential class of property, is the county seat, and the major trade center of the county.

Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the mean). The weighted mean or arithmetic average is skewed by outlying sales. The measures of central tendency offer support of each other. All of the valuation groups fall within the acceptable range for the calculated median. The statistical median for the sales in the study period is 94%.

2017 Residential Correlation for Johnson County

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Johnson County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Johnson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

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

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

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

2017 Residential Correlation for Johnson County

Equalization

A review of both the statistics and the assessment practices suggest that assessments within the county are in compliance with professionally accepted mass appraisal standards, and therefore are considered equalized.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	41	91.75	95.62	91.64	16.24	104.34
02	12	96.48	97.95	93.44	19.50	104.83
04	1	99.59	99.59	99.59		100.00
06	10	95.11	93.98	93.22	09.52	100.82
09	15	93.70	92.13	88.37	13.98	104.25
<u>ALL</u>						
10/01/2014 To 09/30/2016	79	93.70	95.15	90.78	15.33	104.81

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Johnson County is 94%.

2017 Commercial Correlation for Johnson County

Assessment Actions

For 2017, the county analyzed the sales within the commercial class of properties and determined that no adjustments were necessary for this year. The county verified all commercial sales in the county. The county completed the permit and pickup work for the year.

Description of Analysis

For the commercial property class, a review of Johnson County's statistical profile displays 14 commercial sales, representing one valuation group for the county. All of the sales originate from either Sterling or Tecumseh. The sample is not considered adequate for number of sales or representative of the commercial class of properties in the county. The removal of two sales at the extreme high end of the ratio compared to the removal of two sales at the low end of the ratio shows the median moves from 100% to 108%. With such a variance in the median ratio of two sales explains why the small number of sales are unreliable. The calculated median is above the statutory range and will not be relied on in the determination of a level of value.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Johnson County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Johnson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

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

2017 Commercial Correlation for Johnson County

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

Equalization

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

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	14	104.62	111.35	103.61	31.72	107.47
----- ALL -----						
10/01/2013 To 09/30/2016	14	104.62	111.35	103.61	31.72	107.47

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

Level of Value

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

2017 Agricultural Correlation for Johnson County

Assessment Actions

Johnson County continually verifies sales along with updating land use in the agricultural class of property. Reviews are conducted using aerial imagery and/or a physical inspection. When additional information was needed, the property owner was contacted to provide Farm Service Agency maps or certifications. The county also updated the soil conversion, which resulted in two Pawnee soils being combined--one soil resulted in an increase in value and one remained the same. Values were increased county wide for all rural home sites and building sites. After a market analysis of the sales and a review of the statistics were completed, no other agricultural values were changed throughout the county for 2017.

Description of Analysis

The majority of agricultural land in Johnson County is predominately dry land and grassland with little irrigated. Johnson County utilizes only one market area in the valuation of agricultural land. The county uses a schedule of values based generally on the LCG structure with some variations by soil type. The schedule of values for Johnson County is similar when compared to the market area 1 of Gage County in irrigated and dry land uses. The grassland measures well against the Pawnee county grass. The dry land in Nemaha tends to trend higher due to greater capability of the soils.

There are 38 agricultural sales in the statistical profile for the county. The county has only one market area for the county. The calculated median of the sample is rounded to 70%. A review of the statistical profile for the 80% majority land use (MLU) by Market Area indicates that all subclasses of land are within the acceptable range.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action. Johnson County needs improvement in submit sales information to the state sales file in a timely fashion. While the delay never interfered with a review of the assessment, practices the sales from the county were not always available to other users of the state sales file. The county has improved the submission of sales over the past year and is trying to submit sales on a monthly routine schedule.

One assessment practice reviewed is that of sales qualification and verification. Johnson County's reviews all agricultural transaction as well as conducting a physical inspection of the parcel. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are

2017 Agricultural Correlation for Johnson County

supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land. The county's inspection and review cycle for all real property was also discussed with the county assessor. Within the agricultural class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Land use was updated for this assessment year, via comparison of each record to the information supplied by aerial imagery. In addition, Conservation Reserve Program acres are confirmed on a yearly basis. The county has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the agricultural class.

Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. 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. Wetland Reserve Program enrolled land is considered recreational land. The county also conducts sales verification as well as mailing out questionnaires to aid in determining recent and intended uses for the property.

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

Equalization

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

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

2017 Agricultural Correlation for Johnson County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	2	80.18	80.18	79.52	06.36	100.83
1	2	80.18	80.18	79.52	06.36	100.83
<u> Dry </u>						
County	18	68.60	71.90	64.04	23.21	112.27
1	18	68.60	71.90	64.04	23.21	112.27
<u> Grass </u>						
County	3	69.93	62.31	58.10	15.12	107.25
1	3	69.93	62.31	58.10	15.12	107.25
<u> ALL </u>						
10/01/2013 To 09/30/2016	38	69.70	69.78	65.49	17.85	106.55

Level of Value

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

2017 Opinions of the Property Tax Administrator for Johnson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Johnson County

Residential Real Property - Current

Number of Sales	79	Median	93.70
Total Sales Price	\$5,549,875	Mean	95.15
Total Adj. Sales Price	\$5,549,875	Wgt. Mean	90.78
Total Assessed Value	\$5,038,151	Average Assessed Value of the Base	\$62,259
Avg. Adj. Sales Price	\$70,252	Avg. Assessed Value	\$63,774

Confidence Interval - Current

95% Median C.I	89.29 to 97.92
95% Wgt. Mean C.I	86.77 to 94.79
95% Mean C.I	90.79 to 99.51
% of Value of the Class of all Real Property Value in the County	12.81
% of Records Sold in the Study Period	4.54
% of Value Sold in the Study Period	4.65

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	85	95	95.29
2015	76	98	98.49
2014	69	99	98.61
2013	72	97	96.77

2017 Commission Summary for Johnson County

Commercial Real Property - Current

Number of Sales	13	Median	109.24
Total Sales Price	\$679,000	Mean	112.22
Total Adj. Sales Price	\$679,000	Wgt. Mean	103.62
Total Assessed Value	\$703,569	Average Assessed Value of the Base	\$86,734
Avg. Adj. Sales Price	\$52,231	Avg. Assessed Value	\$54,121

Confidence Interval - Current

95% Median C.I	68.73 to 147.91
95% Wgt. Mean C.I	69.23 to 138.00
95% Mean C.I	85.80 to 138.64
% of Value of the Class of all Real Property Value in the County	3.15
% of Records Sold in the Study Period	4.23
% of Value Sold in the Study Period	2.64

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	9	100	99.81
2015	11	100	109.24
2014	10	100	96.35
2013	7		93.80

49 Johnson
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 79
Total Sales Price : 5,549,875
Total Adj. Sales Price : 5,549,875
Total Assessed Value : 5,038,151
Avg. Adj. Sales Price : 70,252
Avg. Assessed Value : 63,774

MEDIAN : 94
WGT. MEAN : 91
MEAN : 95
COD : 15.33
PRD : 104.81

COV : 20.79
STD : 19.78
Avg. Abs. Dev : 14.36
MAX Sales Ratio : 161.31
MIN Sales Ratio : 51.88

95% Median C.I. : 89.29 to 97.92
95% Wgt. Mean C.I. : 86.77 to 94.79
95% Mean C.I. : 90.79 to 99.51

Printed:3/28/2017 1:56:28PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	6	100.89	103.55	102.93	08.02	100.60	91.75	119.95	91.75 to 119.95	63,333	65,188
01-JAN-15 To 31-MAR-15	10	95.16	96.78	89.79	13.79	107.78	76.36	161.31	77.82 to 99.02	48,520	43,568
01-APR-15 To 30-JUN-15	15	89.85	91.66	93.93	15.89	97.58	59.02	137.09	78.84 to 101.05	54,613	51,296
01-JUL-15 To 30-SEP-15	13	87.04	88.44	84.43	18.46	104.75	51.88	129.90	72.95 to 106.28	77,906	65,774
01-OCT-15 To 31-DEC-15	11	101.85	105.30	99.29	16.32	106.05	78.31	144.00	83.41 to 126.41	62,800	62,354
01-JAN-16 To 31-MAR-16	4	92.69	95.12	97.06	05.26	98.00	88.81	106.31	N/A	75,125	72,916
01-APR-16 To 30-JUN-16	11	88.97	88.15	85.02	11.73	103.68	57.11	107.65	74.52 to 103.36	99,491	84,591
01-JUL-16 To 30-SEP-16	9	101.05	99.45	88.50	16.51	112.37	71.39	144.72	77.35 to 111.22	85,222	75,419
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	44	94.30	93.49	90.88	15.41	102.87	51.88	161.31	86.57 to 98.06	61,299	55,712
01-OCT-15 To 30-SEP-16	35	93.70	97.24	90.68	15.10	107.23	57.11	144.72	88.97 to 103.36	81,506	73,909
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	49	93.56	94.91	91.29	16.87	103.97	51.88	161.31	87.04 to 97.92	61,387	56,043
<u>ALL</u>	79	93.70	95.15	90.78	15.33	104.81	51.88	161.31	89.29 to 97.92	70,252	63,774

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	41	91.75	95.62	91.64	16.24	104.34	57.11	144.72	87.41 to 101.05	59,031	54,096
02	12	96.48	97.95	93.44	19.50	104.83	56.00	161.31	78.31 to 103.36	38,558	36,030
04	1	99.59	99.59	99.59	00.00	100.00	99.59	99.59	N/A	17,000	16,931
06	10	95.11	93.98	93.22	09.52	100.82	76.36	111.22	79.68 to 106.28	60,250	56,166
09	15	93.70	92.13	88.37	13.98	104.25	51.88	119.95	79.02 to 106.31	136,493	120,617
<u>ALL</u>	79	93.70	95.15	90.78	15.33	104.81	51.88	161.31	89.29 to 97.92	70,252	63,774

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	74	94.61	96.27	91.17	15.03	105.59	51.88	161.31	89.51 to 98.39	73,377	66,900
06											
07	5	79.68	78.56	72.95	14.98	107.69	56.00	96.57	N/A	24,000	17,508
<u>ALL</u>	79	93.70	95.15	90.78	15.33	104.81	51.88	161.31	89.29 to 97.92	70,252	63,774

49 Johnson
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 79
Total Sales Price : 5,549,875
Total Adj. Sales Price : 5,549,875
Total Assessed Value : 5,038,151
Avg. Adj. Sales Price : 70,252
Avg. Assessed Value : 63,774

MEDIAN : 94
WGT. MEAN : 91
MEAN : 95
COD : 15.33
PRD : 104.81

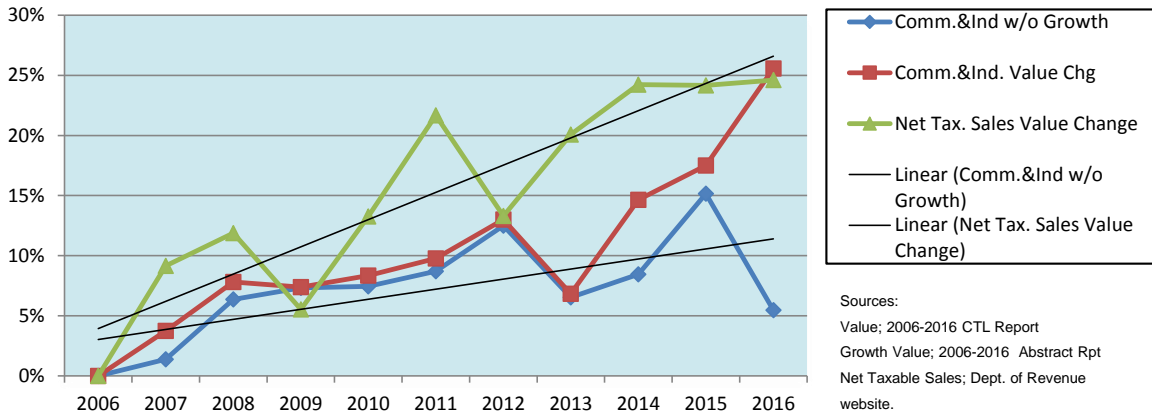
COV : 20.79
STD : 19.78
Avg. Abs. Dev : 14.36
MAX Sales Ratio : 161.31
MIN Sales Ratio : 51.88

95% Median C.I. : 89.29 to 97.92
95% Wgt. Mean C.I. : 86.77 to 94.79
95% Mean C.I. : 90.79 to 99.51

Printed:3/28/2017 1:56:28PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	4	122.93	124.25	126.15	23.10	98.49	89.85	161.31	N/A	9,750	12,300	
Less Than 30,000	15	99.59	104.34	99.46	21.19	104.91	59.02	161.31	89.00 to 126.41	18,833	18,731	
___Ranges Excl. Low \$___												
Greater Than 4,999	79	93.70	95.15	90.78	15.33	104.81	51.88	161.31	89.29 to 97.92	70,252	63,774	
Greater Than 14,999	75	93.64	93.60	90.53	14.30	103.39	51.88	144.72	88.97 to 97.32	73,478	66,519	
Greater Than 29,999	64	93.56	93.00	90.31	13.34	102.98	51.88	137.09	88.15 to 96.76	82,303	74,331	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	4	122.93	124.25	126.15	23.10	98.49	89.85	161.31	N/A	9,750	12,300	
15,000 TO 29,999	11	97.32	97.10	95.18	18.32	102.02	59.02	144.72	63.04 to 126.41	22,136	21,069	
30,000 TO 59,999	25	101.05	99.32	100.31	14.52	99.01	56.00	137.09	89.29 to 111.22	43,571	43,705	
60,000 TO 99,999	25	91.67	90.55	90.48	09.64	100.08	57.11	120.46	86.57 to 95.28	76,728	69,426	
100,000 TO 149,999	5	95.08	94.26	93.39	06.97	100.93	77.35	106.31	N/A	123,800	115,619	
150,000 TO 249,999	8	79.80	80.63	80.71	13.83	99.90	51.88	109.13	51.88 to 109.13	165,113	133,265	
250,000 TO 499,999	1	88.97	88.97	88.97	00.00	100.00	88.97	88.97	N/A	320,000	284,700	
500,000 TO 999,999												
1,000,000 +												
___ALL___	79	93.70	95.15	90.78	15.33	104.81	51.88	161.31	89.29 to 97.92	70,252	63,774	

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
2006	\$ 20,623,765	\$ 2,195,480	10.65%	\$ 18,428,285	-	\$ 18,845,347	-
2007	\$ 21,394,585	\$ 484,360	2.26%	\$ 20,910,225	1.39%	\$ 20,571,166	9.16%
2008	\$ 22,236,015	\$ 299,300	1.35%	\$ 21,936,715	2.53%	\$ 21,085,209	2.50%
2009	\$ 22,147,875	\$ 12,360	0.06%	\$ 22,135,515	-0.45%	\$ 19,888,799	-5.67%
2010	\$ 22,343,105	\$ 182,530	0.82%	\$ 22,160,575	0.06%	\$ 21,344,501	7.32%
2011	\$ 22,636,555	\$ 219,320	0.97%	\$ 22,417,235	0.33%	\$ 22,929,042	7.42%
2012	\$ 23,303,855	\$ 104,870	0.45%	\$ 23,198,985	2.48%	\$ 21,351,895	-6.88%
2013	\$ 22,033,725	\$ 63,520	0.29%	\$ 21,970,205	-5.72%	\$ 22,628,581	5.98%
2014	\$ 23,645,895	\$ 1,279,890	5.41%	\$ 22,366,005	1.51%	\$ 23,413,073	3.47%
2015	\$ 24,233,635	\$ 484,350	2.00%	\$ 23,749,285	0.44%	\$ 23,399,715	-0.06%
2016	\$ 25,896,973	\$ 4,144,902	16.01%	\$ 21,752,071	-10.24%	\$ 23,481,827	0.35%
Ann %chg	2.30%			Average	-0.77%	2.43%	2.36%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	1.39%	3.74%	9.16%
2008	6.37%	7.82%	11.89%
2009	7.33%	7.39%	5.54%
2010	7.45%	8.34%	13.26%
2011	8.70%	9.76%	21.67%
2012	12.49%	13.00%	13.30%
2013	6.53%	6.84%	20.08%
2014	8.45%	14.65%	24.24%
2015	15.15%	17.50%	24.17%
2016	5.47%	25.57%	24.60%

County Number: 49
 County Name: Johnson

49 Johnson
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 13
Total Sales Price : 679,000
Total Adj. Sales Price : 679,000
Total Assessed Value : 703,569
Avg. Adj. Sales Price : 52,231
Avg. Assessed Value : 54,121

MEDIAN : 109
WGT. MEAN : 104
MEAN : 112
COD : 32.07
PRD : 108.30

COV : 38.95
STD : 43.71
Avg. Abs. Dev : 35.03
MAX Sales Ratio : 190.16
MIN Sales Ratio : 43.88

95% Median C.I. : 68.73 to 147.91
95% Wgt. Mean C.I. : 69.23 to 138.00
95% Mean C.I. : 85.80 to 138.64

Printed:3/28/2017 1:56:28PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	1	109.24	109.24	109.24	00.00	100.00	109.24	109.24	N/A	25,000	27,310
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	1	117.86	117.86	117.86	00.00	100.00	117.86	117.86	N/A	28,000	33,000
01-JUL-14 To 30-SEP-14	2	84.27	84.27	92.04	18.44	91.56	68.73	99.81	N/A	80,000	73,630
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	84.93	84.93	84.52	01.68	100.49	83.50	86.36	N/A	31,000	26,200
01-APR-15 To 30-JUN-15	1	64.80	64.80	64.80	00.00	100.00	64.80	64.80	N/A	143,000	92,670
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	147.58	147.58	147.58	00.00	100.00	147.58	147.58	N/A	55,000	81,170
01-APR-16 To 30-JUN-16	3	147.91	121.40	74.77	28.96	162.36	43.88	172.40	N/A	28,167	21,060
01-JUL-16 To 30-SEP-16	2	158.39	158.39	170.02	20.06	93.16	126.62	190.16	N/A	60,750	103,290
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	4	104.53	98.91	97.45	14.01	101.50	68.73	117.86	N/A	53,250	51,893
01-OCT-14 To 30-SEP-15	3	83.50	78.22	70.77	08.61	110.53	64.80	86.36	N/A	68,333	48,357
01-OCT-15 To 30-SEP-16	6	147.75	138.09	134.46	21.71	102.70	43.88	190.16	43.88 to 190.16	43,500	58,488
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	99.81	95.47	95.88	16.41	99.57	68.73	117.86	N/A	62,667	60,087
01-JAN-15 To 31-DEC-15	3	83.50	78.22	70.77	08.61	110.53	64.80	86.36	N/A	68,333	48,357
<u>ALL</u>	13	109.24	112.22	103.62	32.07	108.30	43.88	190.16	68.73 to 147.91	52,231	54,121

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	13	109.24	112.22	103.62	32.07	108.30	43.88	190.16	68.73 to 147.91	52,231	54,121
<u>ALL</u>	13	109.24	112.22	103.62	32.07	108.30	43.88	190.16	68.73 to 147.91	52,231	54,121

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	190.16	190.16	190.16	00.00	100.00	190.16	190.16	N/A	83,000	157,830
03	12	104.53	105.72	91.57	29.86	115.45	43.88	172.40	68.73 to 147.58	49,667	45,478
04											
<u>ALL</u>	13	109.24	112.22	103.62	32.07	108.30	43.88	190.16	68.73 to 147.91	52,231	54,121

49 Johnson
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 13
Total Sales Price : 679,000
Total Adj. Sales Price : 679,000
Total Assessed Value : 703,569
Avg. Adj. Sales Price : 52,231
Avg. Assessed Value : 54,121

MEDIAN : 109
WGT. MEAN : 104
MEAN : 112
COD : 32.07
PRD : 108.30

COV : 38.95
STD : 43.71
Avg. Abs. Dev : 35.03
MAX Sales Ratio : 190.16
MIN Sales Ratio : 43.88

95% Median C.I. : 68.73 to 147.91
95% Wgt. Mean C.I. : 69.23 to 138.00
95% Mean C.I. : 85.80 to 138.64

Printed:3/28/2017 1:56:28PM

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	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310	
Less Than 15,000	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310	
Less Than 30,000	5	117.86	126.75	116.74	21.16	108.57	86.36	172.40	N/A	19,900	23,232	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	12	104.53	107.20	103.36	31.27	103.72	43.88	190.16	68.73 to 147.58	56,375	58,272	
Greater Than 14,999	12	104.53	107.20	103.36	31.27	103.72	43.88	190.16	68.73 to 147.58	56,375	58,272	
Greater Than 29,999	8	91.66	103.14	101.36	41.36	101.76	43.88	190.16	43.88 to 190.16	72,438	73,426	
___ Incremental Ranges ___												
0 TO 4,999	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310	
5,000 TO 14,999												
15,000 TO 29,999	4	113.55	115.34	115.31	15.45	100.03	86.36	147.91	N/A	24,250	27,963	
30,000 TO 59,999	4	105.06	106.61	109.98	29.02	96.94	68.73	147.58	N/A	43,375	47,702	
60,000 TO 99,999	2	117.02	117.02	128.78	62.50	90.87	43.88	190.16	N/A	71,500	92,080	
100,000 TO 149,999	2	82.31	82.31	80.78	21.27	101.89	64.80	99.81	N/A	131,500	106,220	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	13	109.24	112.22	103.62	32.07	108.30	43.88	190.16	68.73 to 147.91	52,231	54,121	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
340	1	68.73	68.73	68.73	00.00	100.00	68.73	68.73	N/A	40,000	27,490	
344	2	122.24	122.24	122.93	03.58	99.44	117.86	126.62	N/A	33,250	40,875	
352	2	144.99	144.99	136.75	31.16	106.03	99.81	190.16	N/A	101,500	138,800	
381	1	83.50	83.50	83.50	00.00	100.00	83.50	83.50	N/A	40,000	33,400	
406	1	147.91	147.91	147.91	00.00	100.00	147.91	147.91	N/A	22,000	32,540	
408	1	64.80	64.80	64.80	00.00	100.00	64.80	64.80	N/A	143,000	92,670	
442	1	109.24	109.24	109.24	00.00	100.00	109.24	109.24	N/A	25,000	27,310	
470	1	172.40	172.40	172.40	00.00	100.00	172.40	172.40	N/A	2,500	4,310	
477	1	43.88	43.88	43.88	00.00	100.00	43.88	43.88	N/A	60,000	26,330	
501	1	86.36	86.36	86.36	00.00	100.00	86.36	86.36	N/A	22,000	19,000	
702	1	147.58	147.58	147.58	00.00	100.00	147.58	147.58	N/A	55,000	81,170	
___ ALL ___	13	109.24	112.22	103.62	32.07	108.30	43.88	190.16	68.73 to 147.91	52,231	54,121	

49 Johnson
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 38
Total Sales Price : 18,888,227
Total Adj. Sales Price : 20,447,252
Total Assessed Value : 13,389,999
Avg. Adj. Sales Price : 538,086
Avg. Assessed Value : 352,368

MEDIAN : 70
WGT. MEAN : 65
MEAN : 70
COD : 17.85
PRD : 106.55

COV : 23.79
STD : 16.60
Avg. Abs. Dev : 12.44
MAX Sales Ratio : 123.79
MIN Sales Ratio : 42.64

95% Median C.I. : 61.46 to 74.35
95% Wgt. Mean C.I. : 60.57 to 70.40
95% Mean C.I. : 64.50 to 75.06

Printed:3/28/2017 1:56:29PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	6	76.05	76.71	70.06	21.96	109.49	50.75	123.79	50.75 to 123.79	452,717	317,184
01-JAN-14 To 31-MAR-14	5	61.46	62.52	63.12	13.29	99.05	52.35	75.80	N/A	783,178	494,338
01-APR-14 To 30-JUN-14	3	69.46	76.32	70.96	19.51	107.55	59.43	100.07	N/A	331,757	235,402
01-JUL-14 To 30-SEP-14	3	58.80	60.61	59.32	06.65	102.17	55.65	67.37	N/A	711,867	422,250
01-OCT-14 To 31-DEC-14	2	63.29	63.29	59.34	15.94	106.66	53.20	73.37	N/A	788,610	467,924
01-JAN-15 To 31-MAR-15	2	74.51	74.51	72.69	13.35	102.50	64.56	84.46	N/A	257,000	186,820
01-APR-15 To 30-JUN-15	5	74.35	76.12	72.05	11.88	105.65	63.33	93.84	N/A	366,316	263,917
01-JUL-15 To 30-SEP-15	1	54.25	54.25	54.25	00.00	100.00	54.25	54.25	N/A	872,025	473,074
01-OCT-15 To 31-DEC-15	1	64.05	64.05	64.05	00.00	100.00	64.05	64.05	N/A	500,000	320,243
01-JAN-16 To 31-MAR-16	5	48.46	59.16	57.91	27.22	102.16	42.64	85.28	N/A	605,106	350,408
01-APR-16 To 30-JUN-16	4	78.40	81.31	79.84	11.24	101.84	69.93	98.52	N/A	524,960	419,145
01-JUL-16 To 30-SEP-16	1	72.44	72.44	72.44	00.00	100.00	72.44	72.44	N/A	264,000	191,249
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	17	67.37	69.63	65.02	19.53	107.09	50.75	123.79	55.06 to 77.86	574,298	373,397
01-OCT-14 To 30-SEP-15	10	70.55	71.05	64.70	14.78	109.81	53.20	93.84	54.25 to 84.46	479,483	310,214
01-OCT-15 To 30-SEP-16	11	71.38	68.87	66.90	17.82	102.94	42.64	98.52	48.05 to 85.28	535,397	358,192
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	13	61.46	65.38	62.39	15.52	104.79	52.35	100.07	53.20 to 73.37	663,383	413,884
01-JAN-15 To 31-DEC-15	9	67.73	71.99	66.89	14.41	107.62	54.25	93.84	63.33 to 84.46	413,067	276,282
<u>ALL</u>	38	69.70	69.78	65.49	17.85	106.55	42.64	123.79	61.46 to 74.35	538,086	352,368

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
0	1	81.72	81.72	81.72	00.00	100.00	81.72	81.72	N/A	809,424	661,479
1	37	69.46	69.46	64.82	17.92	107.16	42.64	123.79	61.46 to 74.23	530,752	344,014
<u>ALL</u>	38	69.70	69.78	65.49	17.85	106.55	42.64	123.79	61.46 to 74.35	538,086	352,368

49 Johnson
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 38
Total Sales Price : 18,888,227
Total Adj. Sales Price : 20,447,252
Total Assessed Value : 13,389,999
Avg. Adj. Sales Price : 538,086
Avg. Assessed Value : 352,368

MEDIAN : 70
WGT. MEAN : 65
MEAN : 70
COD : 17.85
PRD : 106.55

COV : 23.79
STD : 16.60
Avg. Abs. Dev : 12.44
MAX Sales Ratio : 123.79
MIN Sales Ratio : 42.64

95% Median C.I. : 61.46 to 74.35
95% Wgt. Mean C.I. : 60.57 to 70.40
95% Mean C.I. : 64.50 to 75.06

Printed:3/28/2017 1:56:29PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	85.28	85.28	85.28	00.00	100.00	85.28	85.28	N/A	659,000	561,973
1	1	85.28	85.28	85.28	00.00	100.00	85.28	85.28	N/A	659,000	561,973
_____Dry_____											
County	9	75.80	74.83	63.81	22.88	117.27	50.75	100.07	52.81 to 98.52	552,817	352,779
1	9	75.80	74.83	63.81	22.88	117.27	50.75	100.07	52.81 to 98.52	552,817	352,779
_____Grass_____											
County	3	69.93	62.31	58.10	15.12	107.25	42.64	74.35	N/A	312,408	181,504
1	3	69.93	62.31	58.10	15.12	107.25	42.64	74.35	N/A	312,408	181,504
_____ALL_____	38	69.70	69.78	65.49	17.85	106.55	42.64	123.79	61.46 to 74.35	538,086	352,368

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	80.18	80.18	79.52	06.36	100.83	75.08	85.28	N/A	757,207	602,129
1	2	80.18	80.18	79.52	06.36	100.83	75.08	85.28	N/A	757,207	602,129
_____Dry_____											
County	18	68.60	71.90	64.04	23.21	112.27	48.05	123.79	53.20 to 84.46	572,396	366,548
1	18	68.60	71.90	64.04	23.21	112.27	48.05	123.79	53.20 to 84.46	572,396	366,548
_____Grass_____											
County	3	69.93	62.31	58.10	15.12	107.25	42.64	74.35	N/A	312,408	181,504
1	3	69.93	62.31	58.10	15.12	107.25	42.64	74.35	N/A	312,408	181,504
_____ALL_____	38	69.70	69.78	65.49	17.85	106.55	42.64	123.79	61.46 to 74.35	538,086	352,368

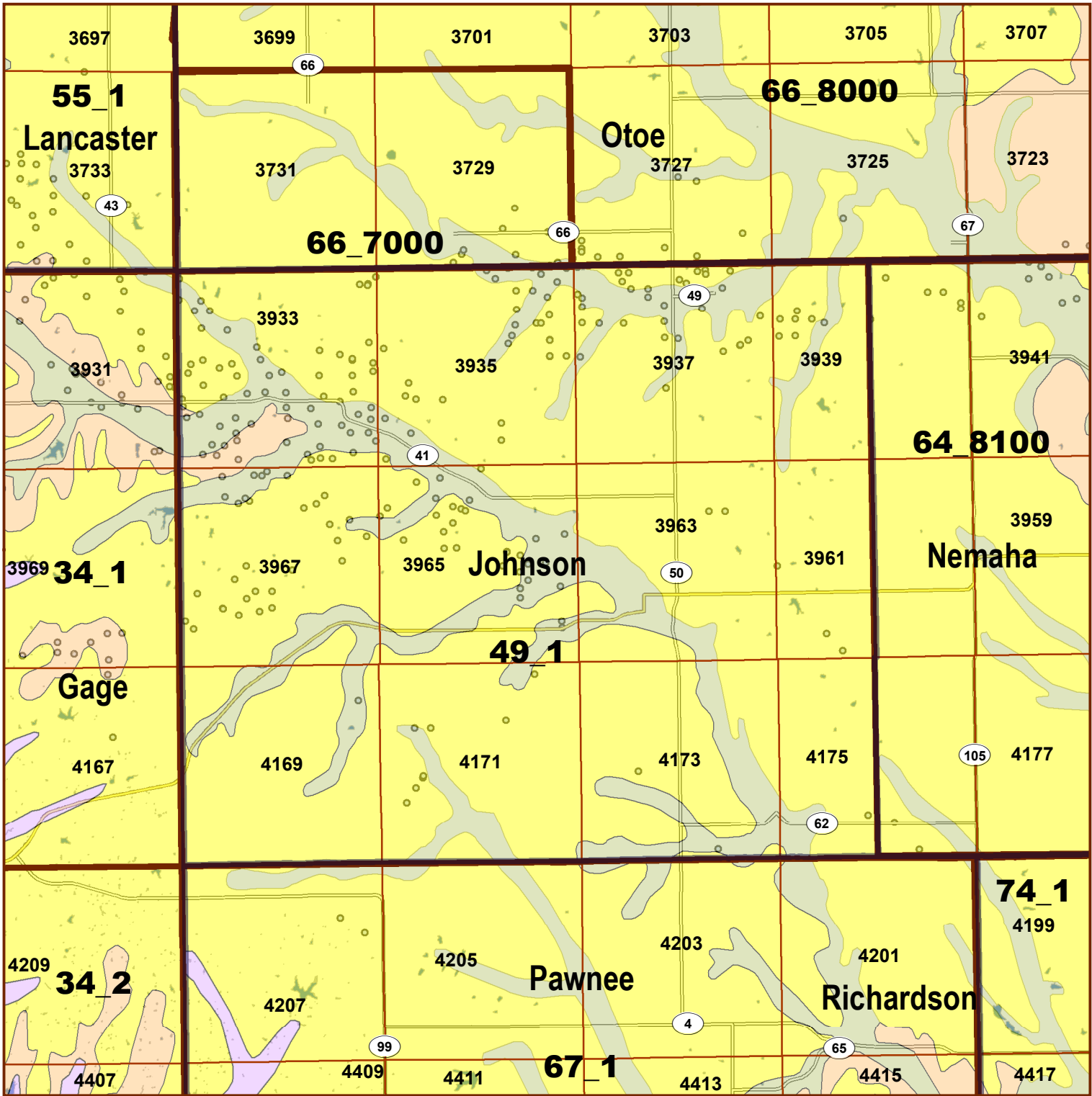
Johnson County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Johnson	1	7344	5957	6820	5465	4321	n/a	3250	2770	5217
Gage	1	6157	6204	5974	5979	5133	5155	4749	4727	5768
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5021
Otoe	7000	4900	4900	4500	4500	4200	n/a	4100	4100	4400
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5215
Pawnee	1	4450	4450	3860	3860	3130	3005	2885	2885	3738

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Johnson	1	4212	3897	3810	3446	3012	3312	2500	1870	3174
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	3588
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	3844
Otoe	7000	4100	4100	4000	3900	3680	n/a	3400	3100	3746
Otoe	8000	4600	4600	4350	4300	4200	4200	3600	3200	4244
Pawnee	1	3710	3710	3215	3215	2605	2505	2405	2405	2942

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Johnson	1	2810	2740	2280	1974	1903	1980	1880	1410	1888
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1622
Otoe	7000	2200	2200	2100	2100	2000	n/a	1400	1200	1883
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	1999
Pawnee	1	2425	2425	2107	2110	1900	1875	1845	1845	1943

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



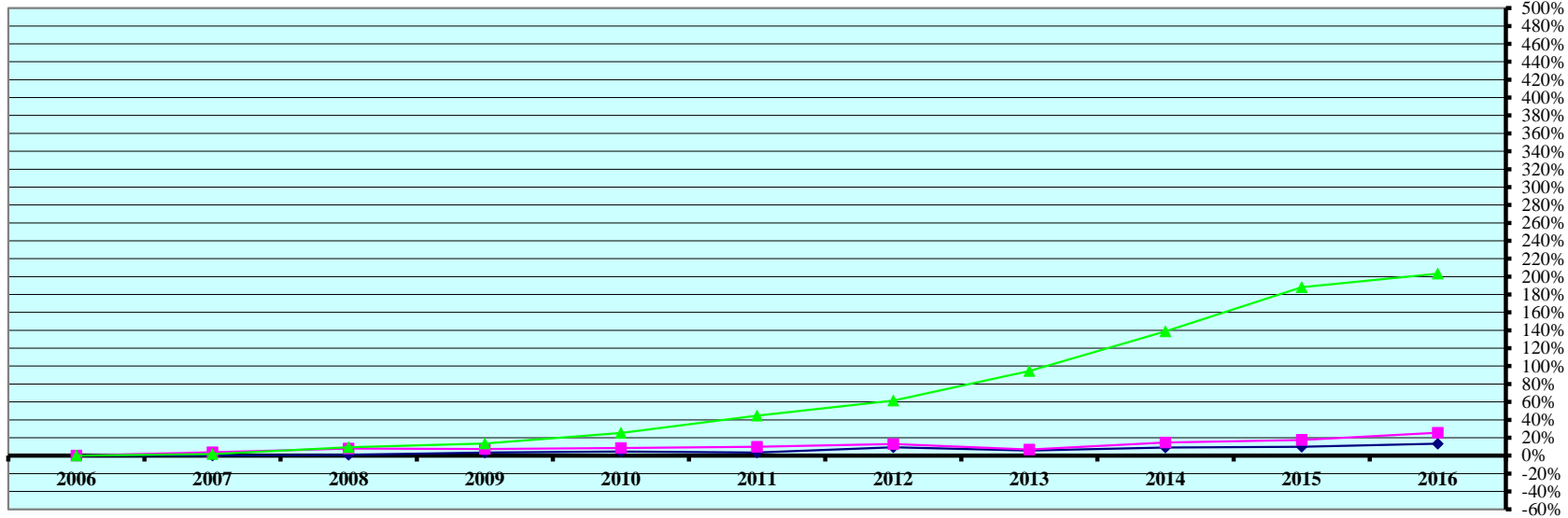
Legend

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

Johnson County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



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
2006	87,997,480	--	--	--	20,623,765	--	--	--	208,395,970	--	--	--
2007	88,140,270	142,790	0.16%	0.16%	21,394,585	770,820	3.74%	3.74%	212,125,450	3,729,480	1.79%	1.79%
2008	88,902,030	761,760	0.86%	1.03%	22,236,015	841,430	3.93%	7.82%	227,907,190	15,781,740	7.44%	9.36%
2009	91,046,240	2,144,210	2.41%	3.46%	22,147,875	-88,140	-0.40%	7.39%	236,368,790	8,461,600	3.71%	13.42%
2010	91,924,030	877,790	0.96%	4.46%	22,343,105	195,230	0.88%	8.34%	260,912,000	24,543,210	10.38%	25.20%
2011	91,118,510	-805,520	-0.88%	3.55%	22,636,555	293,450	1.31%	9.76%	301,521,430	40,609,430	15.56%	44.69%
2012	96,244,200	5,125,690	5.63%	9.37%	23,303,855	667,300	2.95%	13.00%	336,166,340	34,644,910	11.49%	61.31%
2013	92,870,130	-3,374,070	-3.51%	5.54%	22,033,725	-1,270,130	-5.45%	6.84%	405,414,280	69,247,940	20.60%	94.54%
2014	95,834,920	2,964,790	3.19%	8.91%	23,645,895	1,612,170	7.32%	14.65%	497,926,060	92,511,780	22.82%	138.93%
2015	96,752,360	917,440	0.96%	9.95%	24,233,635	587,740	2.49%	17.50%	600,192,807	102,266,747	20.54%	188.01%
2016	99,728,870	2,976,510	3.08%	13.33%	25,896,973	1,663,338	6.86%	25.57%	631,962,521	31,769,714	5.29%	203.25%

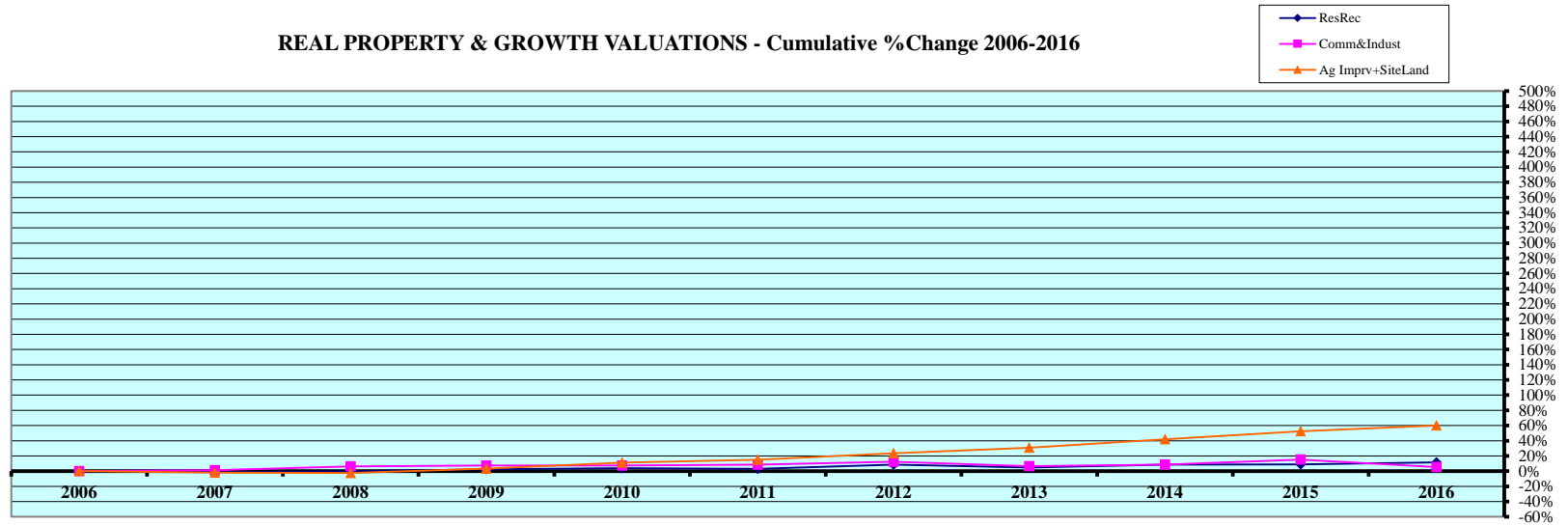
Rate Annual %chg: Residential & Recreational **1.26%** Commercial & Industrial **2.30%** Agricultural Land **11.73%**

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

CHART 1 EXHIBIT 49B Page 1

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

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



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
2006	87,997,480	1,978,380	2.25%	86,019,100	--	--	20,623,765	2,195,480	10.65%	18,428,285	--	--
2007	88,140,270	1,159,915	1.32%	86,980,355	-1.16%	-1.16%	21,394,585	484,360	2.26%	20,910,225	1.39%	1.39%
2008	88,902,030	1,114,060	1.25%	87,787,970	-0.40%	-0.24%	22,236,015	299,300	1.35%	21,936,715	2.53%	6.37%
2009	91,046,240	820,400	0.90%	90,225,840	1.49%	2.53%	22,147,875	12,360	0.06%	22,135,515	-0.45%	7.33%
2010	91,924,030	470,690	0.51%	91,453,340	0.45%	3.93%	22,343,105	182,530	0.82%	22,160,575	0.06%	7.45%
2011	91,118,510	580,865	0.64%	90,537,645	-1.51%	2.89%	22,636,555	219,320	0.97%	22,417,235	0.33%	8.70%
2012	96,244,200	827,860	0.86%	95,416,340	4.72%	8.43%	23,303,855	104,870	0.45%	23,198,985	2.48%	12.49%
2013	92,870,130	629,080	0.68%	92,241,050	-4.16%	4.82%	22,033,725	63,520	0.29%	21,970,205	-5.72%	6.53%
2014	95,834,920	325,295	0.34%	95,509,625	2.84%	8.54%	23,645,895	1,279,890	5.41%	22,366,005	1.51%	8.45%
2015	96,752,360	1,036,990	1.07%	95,715,370	-0.12%	8.77%	24,233,635	484,350	2.00%	23,749,285	0.44%	15.15%
2016	99,728,870	1,587,029	1.59%	98,141,841	1.44%	11.53%	25,896,973	4,144,902	16.01%	21,752,071	-10.24%	5.47%
Rate Ann%chg	1.26%			0.36%			2.30%			C & I w/o growth -0.77%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	32,683,400	8,558,570	41,241,970	835,320	2.03%	40,406,650	--	--
2007	32,143,020	8,788,340	40,931,360	525,520	1.28%	40,405,840	-2.03%	-2.03%
2008	32,065,520	9,365,450	41,430,970	1,188,000	2.87%	40,242,970	-1.68%	-2.42%
2009	32,969,050	10,777,880	43,746,930	1,085,320	2.48%	42,661,610	2.97%	3.44%
2010	34,256,460	12,777,130	47,033,590	1,163,190	2.47%	45,870,400	4.85%	11.22%
2011	35,052,400	13,240,300	48,292,700	823,225	1.70%	47,469,475	0.93%	15.10%
2012	38,395,990	15,244,410	53,640,400	2,741,700	5.11%	50,898,700	5.40%	23.41%
2013	37,034,810	18,642,870	55,677,680	1,738,140	3.12%	53,939,540	0.56%	30.79%
2014	37,060,860	22,274,320	59,335,180	843,530	1.42%	58,491,650	5.05%	41.83%
2015	39,921,744	24,964,180	64,885,924	2,040,850	3.15%	62,845,074	5.92%	52.38%
2016	41,256,498	25,500,844	66,757,342	761,316	1.14%	65,996,026	1.71%	60.02%
Rate Ann%chg	2.36%	11.54%	4.93%	Ag Imprv+Site w/o growth		2.37%		

(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.

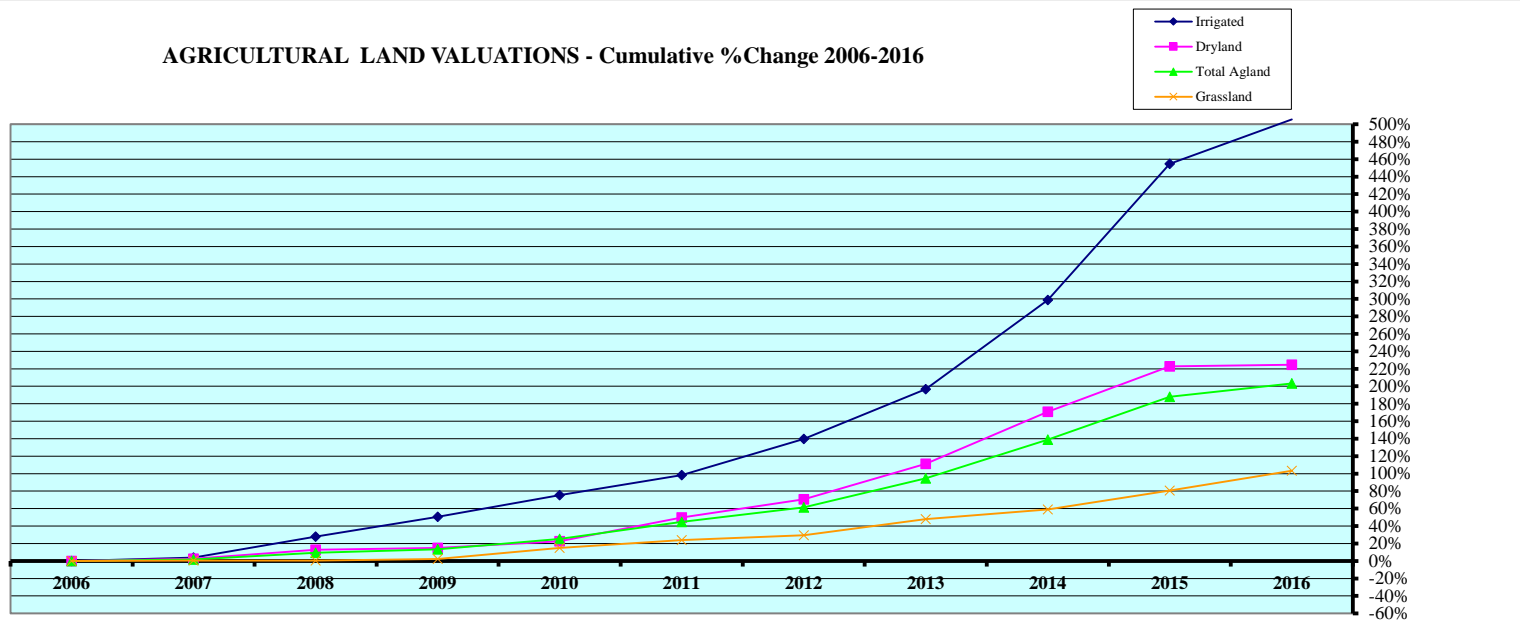
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

Cnty# 49
County JOHNSON

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



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
2006	20,867,080	--	--	--	102,716,880	--	--	--	84,599,620	--	--	--
2007	21,675,420	808,340	3.87%	3.87%	105,241,080	2,524,200	2.46%	2.46%	84,992,610	392,990	0.46%	0.46%
2008	26,705,690	5,030,270	23.21%	27.98%	115,938,870	10,697,790	10.17%	12.87%	85,013,320	20,710	0.02%	0.49%
2009	31,397,960	4,692,270	17.57%	50.47%	118,211,700	2,272,830	1.96%	15.08%	86,509,200	1,495,880	1.76%	2.26%
2010	36,571,990	5,174,030	16.48%	75.26%	125,870,020	7,658,320	6.48%	22.54%	97,372,530	10,863,330	12.56%	15.10%
2011	41,407,610	4,835,620	13.22%	98.44%	153,733,520	27,863,500	22.14%	49.67%	104,956,830	7,584,300	7.79%	24.06%
2012	50,017,870	8,610,260	20.79%	139.70%	175,230,080	21,496,560	13.98%	70.60%	109,484,460	4,527,630	4.31%	29.41%
2013	61,925,750	11,907,880	23.81%	196.76%	216,876,720	41,646,640	23.77%	111.14%	125,081,090	15,596,630	14.25%	47.85%
2014	83,195,310	21,269,560	34.35%	298.69%	278,230,980	61,354,260	28.29%	170.87%	134,474,280	9,393,190	7.51%	58.95%
2015	115,751,604	32,556,294	39.13%	454.71%	331,546,310	53,315,330	19.16%	222.78%	152,767,378	18,293,098	13.60%	80.58%
2016	126,353,677	10,602,073	9.16%	505.52%	333,481,089	1,934,779	0.58%	224.66%	172,008,200	19,240,822	12.59%	103.32%

Rate Ann.%chg: Irrigated **19.73%** Dryland **12.50%** Grassland **7.35%**

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
2006	212,390	--	--	--	0	--	--	--	208,395,970	--	--	--
2007	216,340	3,950	1.86%	1.86%	0	0			212,125,450	3,729,480	1.79%	1.79%
2008	249,310	32,970	15.24%	17.38%	0	0			227,907,190	15,781,740	7.44%	9.36%
2009	249,930	620	0.25%	17.68%	0	0			236,368,790	8,461,600	3.71%	13.42%
2010	1,091,710	841,780	336.81%	414.01%	5,750	5,750			260,912,000	24,543,210	10.38%	25.20%
2011	1,422,090	330,380	30.26%	569.57%	1,380	-4,370	-76.00%		301,521,430	40,609,430	15.56%	44.69%
2012	1,433,930	11,840	0.83%	575.14%	0	-1,380	-100.00%		336,166,340	34,644,910	11.49%	61.31%
2013	1,530,720	96,790	6.75%	620.71%	0	0			405,414,280	69,247,940	20.60%	94.54%
2014	2,025,490	494,770	32.32%	853.67%	0	0			497,926,060	92,511,780	22.82%	138.93%
2015	127,515	-1,897,975	-93.70%	-39.96%	0	0			600,192,807	102,266,747	20.54%	188.01%
2016	119,555	-7,960	-6.24%	-43.71%	0	0			631,962,521	31,769,714	5.29%	203.25%

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

Rate Ann.%chg: Total Agric Land **11.73%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (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
2006	20,556,950	14,001	1,468			117,726,130	115,814	1,017			70,176,230	93,986	747		
2007	21,606,340	14,754	1,464	-0.26%	-0.26%	105,372,990	99,817	1,056	3.85%	3.85%	84,930,610	108,822	780	4.53%	4.53%
2008	26,705,690	15,498	1,723	17.67%	17.36%	116,194,850	98,962	1,174	11.22%	15.51%	84,783,230	108,888	779	-0.23%	4.28%
2009	31,042,300	15,999	1,940	12.60%	32.15%	118,416,290	98,356	1,204	2.54%	18.44%	86,572,540	108,829	795	2.17%	6.54%
2010	38,038,430	17,598	2,162	11.40%	47.22%	125,993,180	95,625	1,318	9.44%	29.62%	98,079,290	110,184	890	11.90%	19.22%
2011	41,530,550	17,516	2,371	9.69%	61.49%	153,560,700	95,422	1,609	22.14%	58.31%	106,379,590	110,478	963	8.17%	28.96%
2012	49,743,630	18,940	2,626	10.77%	78.89%	175,877,070	97,839	1,798	11.70%	76.84%	110,718,550	106,548	1,039	7.92%	39.17%
2013	61,947,400	20,013	3,095	17.86%	110.83%	216,855,680	100,135	2,166	20.47%	113.05%	126,509,260	103,043	1,228	18.15%	64.43%
2014	83,535,800	21,654	3,858	24.63%	162.75%	277,971,020	103,113	2,696	24.48%	165.20%	136,514,420	98,312	1,389	13.10%	85.97%
2015	115,008,317	22,737	5,058	31.12%	244.51%	332,354,630	104,684	3,175	17.77%	212.33%	152,302,526	95,863	1,589	14.42%	112.78%
2016	124,741,750	23,771	5,248	3.74%	257.41%	334,411,833	105,463	3,171	-0.12%	211.94%	172,305,853	93,886	1,835	15.52%	145.80%

Rate Annual %chg Average Value/Acre: 13.58%

12.05%

9.41%

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
2006	64,440	1,288	50			0	0				208,523,750	225,090	926		
2007	216,340	1,589	136	172.14%	172.14%	0	0				212,126,280	224,982	943	1.78%	1.78%
2008	249,310	1,605	155	14.09%	210.49%	0	0				227,933,080	224,953	1,013	7.47%	9.37%
2009	249,930	1,618	155	-0.51%	208.90%	0	0				236,281,060	224,801	1,051	3.73%	13.46%
2010	69,210	923	75	-51.47%	49.91%	0	0				262,180,110	224,329	1,169	11.19%	26.16%
2011	69,220	923	75	0.01%	49.93%	0	0				301,540,060	224,339	1,344	15.01%	45.09%
2012	69,640	929	75	0.00%	49.94%	0	0				336,408,890	224,256	1,500	11.61%	61.93%
2013	91,970	919	100	33.42%	100.05%	0	0				405,404,310	224,110	1,809	20.59%	95.27%
2014	118,810	915	130	29.80%	159.65%	0	0				498,140,050	223,993	2,224	22.94%	140.06%
2015	131,084	937	140	7.67%	179.56%	0	0				599,796,557	224,221	2,675	20.28%	188.75%
2016	119,412	918	130	-7.03%	159.91%	0	0				631,578,848	224,038	2,819	5.38%	204.30%

49
JOHNSON

Rate Annual %chg Average Value/Acre: 11.77%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 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	34,342,212	9,321,874	22,553,313	99,509,398	21,261,447	4,635,526	219,472	631,962,521	41,256,498	25,500,844	0	890,563,105
cnty sectorvalue % of total value:		3.86%	1.05%	2.53%	11.17%	2.39%	0.52%	0.02%	70.96%	4.63%	2.86%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
321	COOK	157,116	43,374	7,859	6,281,580	582,900	0	0	11,938	0	0	0	7,084,767
6.15%	%sector of county sector	0.46%	0.47%	0.03%	6.31%	2.74%			0.00%				0.80%
	%sector of municipality	2.22%	0.61%	0.11%	88.66%	8.23%			0.17%				100.00%
38	CRAB ORCHARD	4,496	25,155	4,558	495,376	13,800	0	0	67,103	0	0	0	610,488
0.73%	%sector of county sector	0.01%	0.27%	0.02%	0.50%	0.06%			0.01%				0.07%
	%sector of municipality	0.74%	4.12%	0.75%	81.14%	2.26%			10.99%				100.00%
98	ELK CREEK	931,007	143,731	442,537	1,071,020	509,210	0	0	55,620	0	150	0	3,153,275
1.88%	%sector of county sector	2.71%	1.54%	1.96%	1.08%	2.39%			0.01%		0.00%		0.35%
	%sector of municipality	29.53%	4.56%	14.03%	33.97%	16.15%			1.76%		0.00%		100.00%
476	STERLING	466,560	557,509	939,256	12,635,370	2,733,180	0	0	38,246	0	0	0	17,370,121
9.12%	%sector of county sector	1.36%	5.98%	4.16%	12.70%	12.86%			0.01%				1.95%
	%sector of municipality	2.69%	3.21%	5.41%	72.74%	15.73%			0.22%				100.00%
1,680	TECUMSEH	12,011,329	1,043,981	1,527,057	35,665,164	10,987,842	4,635,526	0	253,272	0	1,015	0	66,125,186
32.20%	%sector of county sector	34.98%	11.20%	6.77%	35.84%	51.68%	100.00%		0.04%		0.00%		7.43%
	%sector of municipality	18.16%	1.58%	2.31%	53.94%	16.62%	7.01%		0.38%		0.00%		100.00%
2,613	Total Municipalities	13,570,508	1,813,750	2,921,267	56,148,510	14,826,932	4,635,526	0	426,179	0	1,165	0	94,343,837
50.09%	%all municip.sect of cnty	39.52%	19.46%	12.95%	56.43%	69.74%	100.00%		0.07%		0.00%		10.59%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
49	JOHNSON

CHART 5

EXHIBIT

49B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,352	Value : 845,677,885	Growth 4,164,497	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	149	687,085	24	196,529	16	375,688	189	1,259,302	
02. Res Improve Land	1,162	6,054,279	61	1,573,367	294	9,042,033	1,517	16,669,679	
03. Res Improvements	1,183	52,140,643	61	6,560,849	305	31,487,553	1,549	90,189,045	
04. Res Total	1,332	58,882,007	85	8,330,745	321	40,905,274	1,738	108,118,026	1,618,098
% of Res Total	76.64	54.46	4.89	7.71	18.47	37.83	39.94	12.78	38.85
05. Com UnImp Land	34	421,170	1	15,000	3	138,320	38	574,490	
06. Com Improve Land	238	1,651,496	6	195,230	14	1,380,078	258	3,226,804	
07. Com Improvements	242	12,818,426	7	619,277	17	4,752,790	266	18,190,493	
08. Com Total	276	14,891,092	8	829,507	20	6,271,188	304	21,991,787	818,510
% of Com Total	90.79	67.71	2.63	3.77	6.58	28.52	6.99	2.60	19.65
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	88,563	0	0	0	0	3	88,563	
11. Ind Improvements	3	4,546,963	0	0	0	0	3	4,546,963	
12. Ind Total	3	4,635,526	0	0	0	0	3	4,635,526	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.07	0.55	0.00
13. Rec UnImp Land	0	0	0	0	1	61,085	1	61,085	
14. Rec Improve Land	0	0	0	0	1	150,000	1	150,000	
15. Rec Improvements	0	0	0	0	1	2,200	1	2,200	
16. Rec Total	0	0	0	0	2	213,285	2	213,285	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	0.03	0.00
Res & Rec Total	1,332	58,882,007	85	8,330,745	323	41,118,559	1,740	108,331,311	1,618,098
% of Res & Rec Total	76.55	54.35	4.89	7.69	18.56	37.96	39.98	12.81	38.85
Com & Ind Total	279	19,526,618	8	829,507	20	6,271,188	307	26,627,313	818,510
% of Com & Ind Total	90.88	73.33	2.61	3.12	6.51	23.55	7.05	3.15	19.65
17. Taxable Total	1,611	78,408,625	93	9,160,252	343	47,389,747	2,047	134,958,624	2,436,608
% of Taxable Total	78.70	58.10	4.54	6.79	16.76	35.11	47.04	15.96	58.51

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	556,885	1,872,785	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	556,885	1,872,785
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	556,885	1,872,785

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

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

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	40	435,532	155	31,811,123	1,311	365,117,351	1,506	397,364,006
28. Ag-Improved Land	2	112,636	60	16,839,254	716	239,919,191	778	256,871,081
29. Ag Improvements	2	241	60	3,447,111	737	53,036,822	799	56,484,174
30. Ag Total							2,305	710,719,261

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	23	24.00	350,000	
33. HomeSite Improvements	0	0.00	0	23	0.00	2,566,124	
34. HomeSite Total							
35. FarmSite UnImp Land	2	1.16	4,640	34	54.42	367,680	
36. FarmSite Improv Land	1	1.00	4,000	56	135.93	662,720	
37. FarmSite Improvements	1	0.00	241	59	0.00	880,987	
38. FarmSite Total							
39. Road & Ditches	0	0.86	0	0	261.86	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	1	1.00	13,500	1	1.00	13,500	
32. HomeSite Improv Land	433	438.08	6,047,322	456	462.08	6,397,322	
33. HomeSite Improvements	425	0.00	38,753,898	448	0.00	41,320,022	822,137
34. HomeSite Total				449	463.08	47,730,844	
35. FarmSite UnImp Land	245	294.49	2,436,960	281	350.07	2,809,280	
36. FarmSite Improv Land	661	1,883.24	8,489,400	718	2,020.17	9,156,120	
37. FarmSite Improvements	698	0.00	14,282,924	758	0.00	15,164,152	905,752
38. FarmSite Total				1,039	2,370.24	27,129,552	
39. Road & Ditches	0	4,354.75	0	0	4,617.47	0	
40. Other- Non Ag Use	0	108.37	130,044	0	108.37	130,044	
41. Total Section VI				1,488	7,559.16	74,990,440	1,727,889

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,067.93	12.46%	22,529,546	17.54%	7,343.57
46. 1A	3,172.85	12.89%	18,900,824	14.72%	5,957.05
47. 2A1	1,136.06	4.62%	7,747,930	6.03%	6,820.00
48. 2A	7,007.01	28.47%	38,294,298	29.82%	5,465.14
49. 3A1	7,264.33	29.51%	31,388,217	24.44%	4,320.87
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	2,785.63	11.32%	9,053,378	7.05%	3,250.03
52. 4A	182.25	0.74%	504,836	0.39%	2,770.02
53. Total	24,616.06	100.00%	128,419,029	100.00%	5,216.88
Dry					
54. 1D1	4,086.01	3.84%	17,210,295	5.10%	4,212.01
55. 1D	9,264.77	8.71%	36,101,501	10.69%	3,896.64
56. 2D1	7,104.35	6.68%	27,067,628	8.02%	3,810.01
57. 2D	19,070.82	17.93%	65,727,126	19.47%	3,446.48
58. 3D1	49,298.65	46.34%	148,496,307	43.98%	3,012.18
59. 3D	0.26	0.00%	861	0.00%	3,311.54
60. 4D1	16,218.93	15.25%	40,547,325	12.01%	2,500.00
61. 4D	1,342.72	1.26%	2,510,929	0.74%	1,870.03
62. Total	106,386.51	100.00%	337,661,972	100.00%	3,173.92
Grass					
63. 1G1	1,301.50	1.41%	2,830,817	1.67%	2,175.04
64. 1G	3,166.87	3.44%	8,308,256	4.90%	2,623.49
65. 2G1	6,011.46	6.53%	12,435,291	7.34%	2,068.60
66. 2G	6,352.18	6.90%	13,011,313	7.68%	2,048.32
67. 3G1	34,296.80	37.25%	65,754,067	38.79%	1,917.21
68. 3G	4.50	0.00%	8,910	0.01%	1,980.00
69. 4G1	27,512.48	29.88%	50,482,326	29.78%	1,834.89
70. 4G	13,416.37	14.57%	16,697,165	9.85%	1,244.54
71. Total	92,062.16	100.00%	169,528,145	100.00%	1,841.45
Irrigated Total					
Irrigated Total	24,616.06	10.99%	128,419,029	20.20%	5,216.88
Dry Total					
Dry Total	106,386.51	47.50%	337,661,972	53.11%	3,173.92
Grass Total					
Grass Total	92,062.16	41.10%	169,528,145	26.67%	1,841.45
72. Waste	920.48	0.41%	119,675	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	223,985.21	100.00%	635,728,821	100.00%	2,838.26

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1.08	7,635	2,603.54	14,718,677	22,011.44	113,692,717	24,616.06	128,419,029
77. Dry Land	115.29	418,429	6,571.40	22,027,922	99,699.82	315,215,621	106,386.51	337,661,972
78. Grass	60.65	113,365	5,912.51	10,497,286	86,089.00	158,917,494	92,062.16	169,528,145
79. Waste	0.76	99	200.70	26,092	719.02	93,484	920.48	119,675
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	177.78	539,528	15,288.15	47,269,977	208,519.28	587,919,316	223,985.21	635,728,821

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	24,616.06	10.99%	128,419,029	20.20%	5,216.88
Dry Land	106,386.51	47.50%	337,661,972	53.11%	3,173.92
Grass	92,062.16	41.10%	169,528,145	26.67%	1,841.45
Waste	920.48	0.41%	119,675	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	223,985.21	100.00%	635,728,821	100.00%	2,838.26

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Cook - R	11	14,950	155	232,239	155	6,325,728	166	6,572,917	3,850
83.2 Crab Orchard - Ag	0	0	1	2,351	1	95,463	1	97,814	32,153
83.3 Crab Orchard - C	1	78	0	0	0	0	1	78	0
83.4 Crab Orchard - R	20	15,188	39	32,127	39	396,332	59	443,647	342
83.5 Elk Creek - R	14	10,685	65	81,370	65	1,062,195	79	1,154,250	1,266
83.6 Recreational	1	61,085	1	150,000	1	2,200	2	213,285	0
83.7 Rural - C	1	8,389	2	0	2	0	3	8,389	0
83.8 Rural - Mh	0	0	12	439,498	17	663,724	17	1,103,222	800
83.9 Rural - R	42	570,937	327	10,132,461	332	36,773,634	374	47,477,032	1,355,963
83.10 St Mary - R	2	1,451	18	81,271	19	631,492	21	714,214	0
83.11 Sterling - R	28	105,265	217	1,145,846	217	12,363,790	245	13,614,901	157,644
83.12 Tecumseh - R	70	532,359	681	4,522,516	702	31,876,687	772	36,931,562	66,080
84 Residential Total	190	1,320,387	1,518	16,819,679	1,550	90,191,245	1,740	108,331,311	1,618,098

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Cook - C	3	1,620	27	72,400	28	507,580	31	581,600	0
85.2	Crab Orchard - C	0	0	3	837	3	6,458	3	7,295	0
85.3	Elk Creek - C	3	2,490	23	21,350	24	489,830	27	513,670	0
85.4	Rural - C	1	15,000	6	1,016,754	6	3,145,612	7	4,177,366	514,529
85.5	Rural Hwy - C	2	138,200	7	467,304	9	1,846,455	11	2,451,959	103,816
85.6	St Mary - C	1	120	3	9,870	4	169,480	5	179,470	0
85.7	Sterling - C	8	14,350	38	61,588	40	1,898,923	48	1,974,861	60,998
85.8	Sterling Hwy - C	2	15,070	8	80,412	8	805,932	10	901,414	65,502
85.9	Tecumseh - C	12	119,870	110	679,496	111	9,927,790	123	10,727,156	20,909
85.10	Tecumseh - R	1	8,360	1	8,151	1	42,106	2	58,617	42,106
85.11	Tecumseh Hwy - C	5	259,410	35	897,205	35	3,897,290	40	5,053,905	10,650
86	Commercial Total	38	574,490	261	3,315,367	269	22,737,456	307	26,627,313	818,510

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	251.04	0.40%	705,425	0.59%	2,810.01
88. 1G	2,093.49	3.30%	5,736,161	4.79%	2,740.00
89. 2G1	3,048.99	4.81%	6,951,693	5.81%	2,280.00
90. 2G	3,918.63	6.18%	7,735,076	6.46%	1,973.92
91. 3G1	25,235.90	39.79%	48,034,811	40.12%	1,903.43
92. 3G	4.50	0.01%	8,910	0.01%	1,980.00
93. 4G1	20,988.91	33.09%	39,459,154	32.95%	1,880.00
94. 4G	7,879.33	12.42%	11,109,929	9.28%	1,410.01
95. Total	63,420.79	100.00%	119,741,159	100.00%	1,888.04
CRP					
96. 1C1	49.74	0.34%	153,952	0.49%	3,095.13
97. 1C	447.63	3.05%	1,370,645	4.38%	3,062.00
98. 2C1	594.89	4.05%	1,695,470	5.42%	2,850.06
99. 2C	1,654.84	11.27%	4,179,014	13.35%	2,525.33
100. 3C1	7,374.21	50.23%	15,446,547	49.35%	2,094.67
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	4,307.28	29.34%	8,097,688	25.87%	1,880.00
103. 4C	251.21	1.71%	354,216	1.13%	1,410.04
104. Total	14,679.80	100.00%	31,297,532	100.00%	2,132.01
Timber					
105. 1T1	1,000.72	7.17%	1,971,440	10.66%	1,970.02
106. 1T	625.75	4.48%	1,201,450	6.50%	1,920.02
107. 2T1	2,367.58	16.96%	3,788,128	20.49%	1,600.00
108. 2T	778.71	5.58%	1,097,223	5.93%	1,409.03
109. 3T1	1,686.69	12.08%	2,272,709	12.29%	1,347.44
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	2,216.29	15.87%	2,925,484	15.82%	1,319.99
112. 4T	5,285.83	37.86%	5,233,020	28.30%	990.01
113. Total	13,961.57	100.00%	18,489,454	100.00%	1,324.31
<hr/>					
Grass Total	63,420.79	68.89%	119,741,159	70.63%	1,888.04
CRP Total	14,679.80	15.95%	31,297,532	18.46%	2,132.01
Timber Total	13,961.57	15.17%	18,489,454	10.91%	1,324.31
<hr/>					
114. Market Area Total	92,062.16	100.00%	169,528,145	100.00%	1,841.45

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

49 Johnson

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	99,509,398	108,118,026	8,608,628	8.65%	1,618,098	7.02%
02. Recreational	219,472	213,285	-6,187	-2.82%	0	-2.82%
03. Ag-Homesite Land, Ag-Res Dwelling	41,256,498	47,730,844	6,474,346	15.69%	822,137	13.70%
04. Total Residential (sum lines 1-3)	140,985,368	156,062,155	15,076,787	10.69%	2,440,235	8.96%
05. Commercial	21,261,447	21,991,787	730,340	3.44%	818,510	-0.41%
06. Industrial	4,635,526	4,635,526	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	25,896,973	26,627,313	730,340	2.82%	818,510	-0.34%
08. Ag-Farmsite Land, Outbuildings	25,370,800	27,129,552	1,758,752	6.93%	905,752	3.36%
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)	25,500,844	27,259,596	1,758,752	6.90%	905,752	3.34%
12. Irrigated	126,353,677	128,419,029	2,065,352	1.63%		
13. Dryland	333,481,089	337,661,972	4,180,883	1.25%		
14. Grassland	172,008,200	169,528,145	-2,480,055	-1.44%		
15. Wasteland	119,555	119,675	120	0.10%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	631,962,521	635,728,821	3,766,300	0.60%		
18. Total Value of all Real Property (Locally Assessed)	824,345,706	845,677,885	21,332,179	2.59%	4,164,497	2.08%

2017 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:
	112,179
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	26,797 this amount includes Vanguard and GIS Licensing, GIS Website, and Hardware
11.	Amount of the assessor's budget set aside for education/workshops:
	1,250
12.	
13.	Amount of last year's assessor's budget not used:
	\$91.77

B. Computer, Automation Information and GIS

1.	Administrative software:
	VCS by Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	No
4.	
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes http://johnson.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	Assessor and Deputy
8.	Personal Property software:
	Vanguard

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Vanguard
2.	GIS Services:
	GIS Workshop
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	Certified General
4.	Have the existing contracts been approved by the PTA?
	There are currently no contracts.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2017 Residential Assessment Survey for Johnson County

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

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2011	2008	2011	2011
	02	2013	2008	2013	2013
	04	2014	2008	2016	2016
	06	2013	2008	2013	2013
	09	2014	2008	2016	2016
	09	2014	2008	2016	2015
	AG	2008	2008	2011-2015	2011-2015

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

The rural ag parcels in Township 5&6 have been updated with Vanguard pricing.

2017 Commercial Assessment Survey for Johnson County

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

2017 Agricultural Assessment Survey for Johnson County

1.	Valuation data collection done by:						
	Assessor and Deputy.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county is considered as one market area</td> <td style="text-align: center;">2014</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	2014
<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	2014					
3.	Describe the process used to determine and monitor market areas.						
	The county reviews all ag sales to update land use and analyzes these sales to determine characteristics that impact the market. This review aids in determining if there are differing characteristics in different areas of the county that impact the agricultural market. The county also conducts a thorough sales verification.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Present use of the parcel is given the greatest consideration. Recreational land is land that is generally not used for residential, commercial or agricultural uses. WRP is one type of land that is considered as recreational land. The county also conducts sales verification as well as mailing out questionnaires to aid in determining present and intended uses for the property.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Presently with few available sales for analysis the county bases the value by placing a factor on the current grassland value. In the counties opinion this represents the market value of the parcel.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	None						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	All ag sales are reviewed, sales questionnaires mailed, realtors or buyers/sellers personally asked and land use on each parcel reviewed on site at least once a year to determine if non-agricultural influences are apparent.						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
7c.	Describe the non-agricultural influences recognized within the county.						
	None. All land is valued as it is currently used.						
7d.	Where is the influenced area located within the county?						

	None recognized.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

PLAN OF ASSESSMENT FOR JOHNSON COUNTY

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

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

The following is a plan of assessment for:

Tax Year 2017:

Residential—

1. Re-appraisal of all rural residential property in Township 4, and urban residential property in the villages of Elk Creek and Crab Orchard including all related improvements associated with the main improvement, to include all buildings, take new photos of the property, implement new replacement cost, develop new market analysis and depreciation, and establish new assessed value for 2017.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial—

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

2. Re-appraisal of all commercial elevators to include all related IOLL improvements, with new photos, new market analysis and depreciation, with new costing from Vanguard manual, and establish new assessed value for 2017.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

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

BUDGET REQUEST FOR 2016-2017:

Requested budget of \$20,000 is needed to:

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes;
2. In September 2016 begin drive-by reviews for rural Township 4 and towns of Elk Creek and Crab Orchard residential and related improvements—It will include new pictures, implement new replacement cost, and re-calculation of physical and economic depreciation. New values will be applied for the 2017 tax roll.
3. Analyze and possible adjustment to class/subclass of residential (includes mobile homes), commercial/industrial, and agricultural improvements.
4. Analyze and possible adjustments to class/subclass of agland.
5. Re-appraisal of all commercial elevators to include all related IOLL improvements.

Tax Year 2018:

Residential—

1. Re-appraisal of all Tecumseh urban residential property including all related improvements associated with the main improvement, to include all buildings, take new photos of the property, implement new replacement cost, develop new market analysis, depreciation and establish new assessed value for 2018.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division,

analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.

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

Commercial—

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

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

Agricultural/Horticultural Land—

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

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

3. Continue land use updates when discovered or identified.

Tax Year 2019:

Residential—

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

Commercial—

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

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

Agricultural/Horticultural Land—

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

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

3. Continue land use updates when discovered or identified.

Date: June 15, 2016

Karen A. Koehler
Karen A. Koehler
Johnson County Assessor



UPDATE FOLLOWING August 8, 2016, office budget hearing, and September 6, 2016, ADOPTION OF 2016-2017 BUDGET.

The amount of \$20,000 for re-appraisal was decreased to ~~\$0~~⁰. The re-appraisal of all commercial elevators and related IOLs will not occur.

Date: September 9, 2016

Karen A. Koehler
Karen A. Koehler
Johnson County Assessor



PLAN OF ASSESSMENT FOR JOHNSON COUNTY

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

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

The following is a plan of assessment for:

Tax Year 2017:

Residential—

1. Re-appraisal of all rural residential property in Township 4, and urban residential property in the villages of Elk Creek and Crab Orchard including all related improvements associated with the main improvement, to include all buildings, take new photos of the property, implement new replacement cost, develop new market analysis and depreciation, and establish new assessed value for 2017.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial—

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

2. Re-appraisal of all commercial elevators to include all related IOLL improvements, with new photos, new market analysis and depreciation, with new costing from Vanguard manual, and establish new assessed value for 2017.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

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

BUDGET REQUEST FOR 2016-2017:

Requested budget of \$20,000 is needed to:

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes;
2. In September 2016 begin drive-by reviews for rural Township 4 and towns of Elk Creek and Crab Orchard residential and related improvements—It will include new pictures, implement new replacement cost, and re-calculation of physical and economic depreciation. New values will be applied for the 2017 tax roll.
3. Analyze and possible adjustment to class/subclass of residential (includes mobile homes), commercial/industrial, and agricultural improvements.
4. Analyze and possible adjustments to class/subclass of agland.
5. Re-appraisal of all commercial elevators to include all related IOLL improvements.

Tax Year 2018:

Residential—

1. Re-appraisal of all Tecumseh urban residential property including all related improvements associated with the main improvement, to include all buildings, take new photos of the property, implement new replacement cost, develop new market analysis, depreciation and establish new assessed value for 2018.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division,

analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.

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

Commercial—

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

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

Agricultural/Horticultural Land—

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

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

3. Continue land use updates when discovered or identified.

Tax Year 2019:

Residential—

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

Commercial—

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

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

Agricultural/Horticultural Land—

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

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

3. Continue land use updates when discovered or identified.

Date: June 15, 2016

Karen A. Koehler
Karen A. Koehler
Johnson County Assessor



UPDATE FOLLOWING August 8, 2016, office budget hearing, and September 6, 2016, ADOPTION OF 2016-2017 BUDGET.

The amount of \$20,000 for re-appraisal was decreased to ~~\$0~~ ¹. The re-appraisal of all commercial elevators and related IOLLs will not occur.

Date: September 9, 2016

Karen A. Koehler
Karen A. Koehler
Johnson County Assessor

