



2016 REPORTS & OPINIONS

JOHNSON COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Johnson County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Johnson County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Karen Koehler, Johnson County Assessor

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Introduction

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

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

The statistical reports are developed using the 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:

Property Class	COD	PRD
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 are necessary to 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.

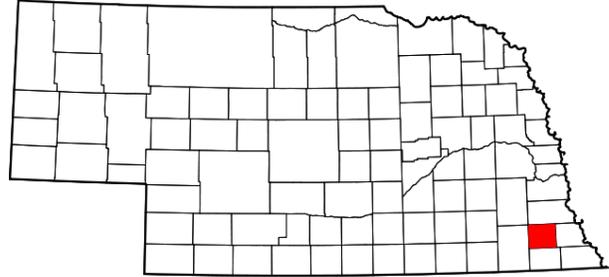
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

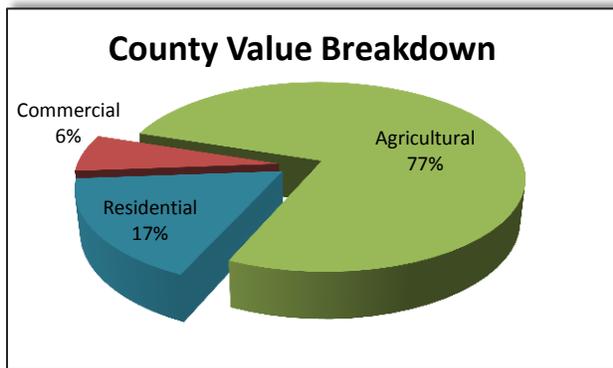
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 376 square miles, Johnson had 5,185 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty years, Johnson has seen a steady drop in population of 17% (Nebraska Department of Economic Development). Reports indicated that 73% 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 376 employer establishments in Johnson. County-wide employment was at 2,099 a 6% loss relative to the 2010 Census (Nebraska Department of Labor).



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 and ninth in cut Christmas trees and short rotation woody crops. In top livestock inventory items, Johnson ranks first in broilers and other meat-type chickens and eighth in layers (USDA AgCensus).

Johnson County Quick Facts	
Founded	1857
Namesake	Former Vice President Richard M. Johnson
Region	Southeast
County Seat	Tecumseh
Other Communities	Cook Crab Orchard Elk Creek Sterling
Most Populated	Tecumseh (1,644) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Johnson County

Assessment Actions

For the current assessment year, the County conducted a statistical analysis of the residential class of properties to determine if adjustments were necessary for any of the valuation groups. The county converted to the Vanguard system and updated with the costing schedules based out of the Vanguard system. The county completed a review of the rural parcels in ranges five and six. Additionally, 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 Locations
01	Tecumseh
02	Cook
04	Elk Creek
06	Sterling
09	Rural

For the residential property class, a review of Johnson’s statistical analysis profiles 85 residential sales, representing the valuation groupings. Valuation group 01 constitutes about 54% of the sales in the residential class of property and is the major trade center of the county and county seat.

Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the weighted mean). The mean or arithmetic average is skewed by outlying sales and dramatic improvement is observed when low dollar sales are removed as evident in the statistics of sales with a selling price of greater than 14,999. The measures of central tendency offer support of each other. All of the valuation groups fall within the acceptable range for the calculated median.

Study Yrs						
01-OCT-13 To 30-SEP-14	39	99.13	114.29	99.81	25.73	114.51
01-OCT-14 To 30-SEP-15	46	88.83	91.75	85.30	22.97	107.56

2016 Residential Correlation for Johnson County

The indicated trend for the residential market demonstrates an increasing market. An increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics. This upward trend is noted in the valuation groups that represent Tecumseh, Cook and Sterling. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the southeast area of the state. There has been an almost 3.5% increase in the base for residential properties when looking at the comparison of the 2015 CTL to the 2016 abstract for the 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 County utilizes a sales questionnaire to aid in the verification of all the residential sales. 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 county's inspection and review cycle for all real property was discussed with the county assessor. The county is current in their six year inspection and review cycle. The county assessor and staff have 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 impact 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. 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.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

2016 Residential Correlation for Johnson County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	46	93.37	104.17	91.76	28.98	113.52
02	15	99.02	110.20	103.13	32.68	106.86
04	1	122.83	122.83	122.83	00.00	100.00
06	10	93.97	91.13	89.10	11.24	102.28
09	13	95.31	92.23	89.39	11.44	103.18
<u> </u> ALL <u> </u>	85	95.29	102.09	91.95	24.82	111.03

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 95%.

2016 Commercial Correlation for Johnson County

Assessment Actions

The county conducted a statistical analysis of the class and verified all commercial sales. The county updated the industrial parcels and picked up over 3,000,000 in growth.

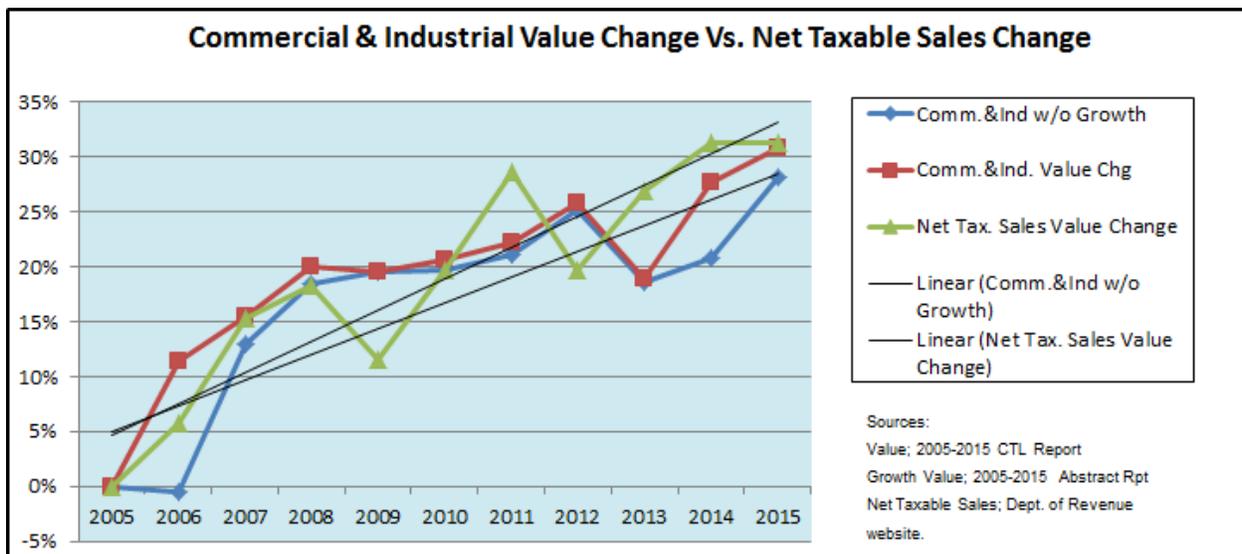
Additionally, all pickup work was completed by the county, as were onsite inspections of any remodeling and new additions.

Description of Analysis

Valuation Grouping	Assessor Location
01	All assessor locations in the county

For the commercial property class, a review of Johnson County’s statistical profile displays nine commercial sales. All of the sales originate from either Sterling or Tecumseh. Two of the three measures of central tendency for this valuation group are within acceptable range (the median and the mean). Due to the limited number of sales, any statistical analysis is challenging.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) that would be one modest indicator of commercial market activity, or as noted on the website “general sales and economic activity for selected locations”. The Net Taxable Sales by business classification is comprised of five codes—from Construction to Other Services. The three largest business classifications in Johnson County that provide the bulk of Net Taxable Sales are: Retail Other Services, and Construction.



2016 Commercial Correlation for Johnson County

Net Taxable Sales for the last eleven years indicates an average of 2.89% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 7B (0.2% annual percent change excluding growth for the same time period) indicates over a two point difference.

This would tend to indicate that overall, commercial value within the county has followed a general indicator of commercial market activity. Further, although there were three years in the data that indicated a decline from the previous year (years 2009, 2012 and 2015), the remainder were positive and the latest year's comparison of Net Taxable Sales [2015] to the previous year was down slightly -0.06%. This would indicate that overall the commercial market is not as robust as indicated in previous years.

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 county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor and staff do the majority of this review. The county has converted to a new administrative database vendor and has converted to a new costing manual.

Valuation groups and agricultural market areas were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact 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. With limited market information in the county it is difficult to identify separate valuation groups. 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.

2016 Commercial Correlation for Johnson County

Equalization and Quality of Assessment

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

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	9	99.81	98.25	87.19	19.78	112.68
____ALL____	9	99.81	98.25	87.19	19.78	112.68

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, the level of value of the commercial class of real property in Johnson County is 100%.

2016 Agricultural Correlation for Johnson County

Assessment Actions

The county continually reviews land use throughout the year. The review was primarily conducted using aerial imagery; when additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed.

Sales analysis was completed as a result grass land values increased approximately 13% throughout the county, and irrigated crop land values increased on average approximately 8%. Dry land values were virtually unchanged for 2016.

Description of Analysis

The agricultural land in Johnson County is predominately dry land (47%) and grass land (42%), with just over 10% is irrigated. Johnson County utilizes only one market area in the valuation of agricultural land.

There are 39 agricultural sales in the statistical profile. The statistical sample consists of sales that meet the required balance as to date of sale and are proportionate by majority land use. The calculated median of the sample is rounded to 70. All three of the measures of central tendency are within the acceptable range providing strong support for each other. A review of the profile supports that all land uses have been valued within the acceptable range. The adjustments made by the county assessor are similar to the general market trends in this portion of the state. Johnson County has observed a softening in the dryland market. The county assessor increased irrigated land as well as land enrolled in a Conservation Reserve Program (CRP) and timbered grass. A review of the statistical profile for the 80% MLU by Market Area indicates that for grass and dry classes of land, they 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.

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 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.

2016 Agricultural Correlation for Johnson County

The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings are reviewed at the same time as the rural residential review. The last review for the townships in range 4 were reviewed in 2011 and for those in range 5 and 6 land use was updated for this assessment year. Also, CRP acres are confirmed on a yearly basis.

The review process also examines the agricultural market areas to see if areas need to be further stratified to value all agricultural land at the same percentage of value. The summary of the market area analysis concluded that the county has adequately determined that market areas for the agricultural land class are unnecessary to provide equalization.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. At the present time recreational use is not confined to a finite area but is more sporadic in nature. To further distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sales verification questionnaire.

Equalization

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

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

80%MLU By Market Area				
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN
<u> Dry </u>				
County	17	74.09	80.25	68.57
1	17	74.09	80.25	68.57
<u> Grass </u>				
County	5	71.33	71.16	65.32
1	5	71.33	71.16	65.32
<u> ALL </u>				
	39	70.04	74.42	69.61

Level of Value

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

2016 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	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 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Johnson County

Residential Real Property - Current

Number of Sales	85	Median	95.29
Total Sales Price	\$5,289,275	Mean	102.09
Total Adj. Sales Price	\$5,258,275	Wgt. Mean	91.95
Total Assessed Value	\$4,835,035	Average Assessed Value of the Base	\$57,354
Avg. Adj. Sales Price	\$61,862	Avg. Assessed Value	\$56,883

Confidence Interval - Current

95% Median C.I	89.84 to 99.13
95% Wgt. Mean C.I	86.30 to 97.60
95% Mean C.I	94.53 to 109.65
% of Value of the Class of all Real Property Value in the	12.14
% of Records Sold in the Study Period	4.87
% of Value Sold in the Study Period	4.83

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	76	98	98.49
2014	69	99	98.61
2013	72	97	96.77
2012	51	97	97.48

2016 Commission Summary for Johnson County

Commercial Real Property - Current

Number of Sales	9	Median	99.81
Total Sales Price	\$447,000	Mean	98.25
Total Adj. Sales Price	\$447,000	Wgt. Mean	87.19
Total Assessed Value	\$389,760	Average Assessed Value of the Base	\$81,708
Avg. Adj. Sales Price	\$49,667	Avg. Assessed Value	\$43,307

Confidence Interval - Current

95% Median C.I	68.73 to 124.33
95% Wgt. Mean C.I	66.01 to 108.38
95% Mean C.I	79.97 to 116.53
% of Value of the Class of all Real Property Value in the County	3.16
% of Records Sold in the Study Period	2.82
% of Value Sold in the Study Period	1.50

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	11	100	109.24
2014	10	100	96.35
2013	7		93.80
2012	9		84.72

49 Johnson
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 85
Total Sales Price : 5,289,275
Total Adj. Sales Price : 5,258,275
Total Assessed Value : 4,835,035
Avg. Adj. Sales Price : 61,862
Avg. Assessed Value : 56,883

MEDIAN : 95
WGT. MEAN : 92
MEAN : 102
COD : 24.82
PRD : 111.03

COV : 34.83
STD : 35.56
Avg. Abs. Dev : 23.65
MAX Sales Ratio : 229.23
MIN Sales Ratio : 43.30

95% Median C.I. : 89.84 to 99.13
95% Wgt. Mean C.I. : 86.30 to 97.60
95% Mean C.I. : 94.53 to 109.65

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	11	94.69	105.23	95.74	23.84	109.91	71.15	229.23	80.18 to 122.83	50,000	47,868
01-JAN-14 To 31-MAR-14	2	138.27	138.27	102.61	31.07	134.75	95.31	181.23	N/A	176,500	181,103
01-APR-14 To 30-JUN-14	11	105.62	116.89	100.01	23.00	116.88	71.26	175.66	80.24 to 167.72	73,773	73,782
01-JUL-14 To 30-SEP-14	15	98.04	115.84	101.39	24.57	114.25	80.80	194.29	93.75 to 154.00	46,373	47,017
01-OCT-14 To 31-DEC-14	6	98.82	97.64	97.84	06.96	99.80	82.47	108.23	82.47 to 108.23	68,167	66,698
01-JAN-15 To 31-MAR-15	10	84.19	87.94	81.59	17.59	107.78	66.47	140.23	71.03 to 99.02	48,520	39,588
01-APR-15 To 30-JUN-15	16	89.85	94.19	94.23	22.48	99.96	59.02	166.20	68.24 to 105.88	52,763	49,716
01-JUL-15 To 30-SEP-15	14	81.96	89.16	75.50	33.31	118.09	43.30	217.81	56.00 to 113.35	79,270	59,850
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	39	99.13	114.29	99.81	25.73	114.51	71.15	229.23	95.29 to 108.53	61,797	61,683
01-OCT-14 To 30-SEP-15	46	88.83	91.75	85.30	22.97	107.56	43.30	217.81	79.68 to 96.57	61,917	52,813
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	34	103.12	114.29	100.45	22.06	113.78	71.26	194.29	95.83 to 108.53	66,738	67,037
<u>ALL</u>	85	95.29	102.09	91.95	24.82	111.03	43.30	229.23	89.84 to 99.13	61,862	56,883

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	46	93.37	104.17	91.76	28.98	113.52	43.30	229.23	86.57 to 105.74	56,021	51,405
02	15	99.02	110.20	103.13	32.68	106.86	56.00	166.20	81.80 to 154.00	32,547	33,565
04	1	122.83	122.83	122.83	00.00	100.00	122.83	122.83	N/A	23,000	28,250
06	10	93.97	91.13	89.10	11.24	102.28	71.03	108.53	79.68 to 107.16	39,450	35,150
09	13	95.31	92.23	89.39	11.44	103.18	47.75	108.23	80.24 to 105.62	136,585	122,090
<u>ALL</u>	85	95.29	102.09	91.95	24.82	111.03	43.30	229.23	89.84 to 99.13	61,862	56,883

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	78	95.57	103.80	92.43	25.44	112.30	43.30	229.23	91.36 to 101.05	65,459	60,503
06											
07	7	80.60	83.13	75.95	15.69	109.45	56.00	108.53	56.00 to 108.53	21,786	16,547
<u>ALL</u>	85	95.29	102.09	91.95	24.82	111.03	43.30	229.23	89.84 to 99.13	61,862	56,883

49 Johnson
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 85
 Total Sales Price : 5,289,275
 Total Adj. Sales Price : 5,258,275
 Total Assessed Value : 4,835,035
 Avg. Adj. Sales Price : 61,862
 Avg. Assessed Value : 56,883

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 102
 COD : 24.82
 PRD : 111.03

COV : 34.83
 STD : 35.56
 Avg. Abs. Dev : 23.65
 MAX Sales Ratio : 229.23
 MIN Sales Ratio : 43.30

95% Median C.I. : 89.84 to 99.13
 95% Wgt. Mean C.I. : 86.30 to 97.60
 95% Mean C.I. : 94.53 to 109.65

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	10	124.38	138.00	140.30	29.35	98.36	89.85	229.23	93.75 to 194.29	10,100	14,170	
Less Than 30,000	26	107.71	119.69	114.26	32.13	104.75	59.02	229.23	89.85 to 154.00	18,096	20,677	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	85	95.29	102.09	91.95	24.82	111.03	43.30	229.23	89.84 to 99.13	61,862	56,883	
Greater Than 14,999	75	93.37	97.31	91.00	22.36	106.93	43.30	217.81	86.57 to 98.04	68,764	62,578	
Greater Than 29,999	59	93.37	94.34	89.76	19.51	105.10	43.30	217.81	86.57 to 98.06	81,149	72,838	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	10	124.38	138.00	140.30	29.35	98.36	89.85	229.23	93.75 to 194.29	10,100	14,170	
15,000 TO 29,999	16	93.97	108.25	107.14	32.65	101.04	59.02	175.66	80.18 to 161.40	23,094	24,743	
30,000 TO 59,999	27	99.02	98.08	97.40	21.48	100.70	56.00	181.23	71.84 to 107.16	44,703	43,539	
60,000 TO 99,999	19	89.84	95.95	91.72	16.82	104.61	68.24	217.81	82.47 to 98.06	75,642	69,381	
100,000 TO 149,999	5	95.29	98.76	98.72	04.70	100.04	92.98	105.80	N/A	127,520	125,890	
150,000 TO 249,999	7	71.36	72.24	73.24	22.63	98.63	43.30	98.76	43.30 to 98.76	169,000	123,768	
250,000 TO 499,999	1	95.31	95.31	95.31	00.00	100.00	95.31	95.31	N/A	323,000	307,836	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	85	95.29	102.09	91.95	24.82	111.03	43.30	229.23	89.84 to 99.13	61,862	56,883	

49 Johnson
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 9
Total Sales Price : 447,000
Total Adj. Sales Price : 447,000
Total Assessed Value : 389,760
Avg. Adj. Sales Price : 49,667
Avg. Assessed Value : 43,307

MEDIAN : 100
WGT. MEAN : 87
MEAN : 98
COD : 19.78
PRD : 112.68

COV : 24.20
STD : 23.78
Avg. Abs. Dev : 19.74
MAX Sales Ratio : 129.65
MIN Sales Ratio : 64.80

95% Median C.I. : 68.73 to 124.33
95% Wgt. Mean C.I. : 66.01 to 108.38
95% Mean C.I. : 79.97 to 116.53

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13	1	124.33	124.33	124.33	00.00	100.00	124.33	124.33	N/A	9,000	11,190
01-APR-13 To 30-JUN-13	1	129.65	129.65	129.65	00.00	100.00	129.65	129.65	N/A	20,000	25,930
01-JUL-13 To 30-SEP-13											
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											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	2	126.99	126.99	128.00	02.09	99.21	124.33	129.65	N/A	14,500	18,560
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
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	124.33	121.07	119.31	05.47	101.48	109.24	129.65	N/A	18,000	21,477
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
<u>ALL</u>	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307
<u>ALL</u>	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307
04											
<u>ALL</u>	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307

49 Johnson
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 9
Total Sales Price : 447,000
Total Adj. Sales Price : 447,000
Total Assessed Value : 389,760
Avg. Adj. Sales Price : 49,667
Avg. Assessed Value : 43,307

MEDIAN : 100
WGT. MEAN : 87
MEAN : 98
COD : 19.78
PRD : 112.68

COV : 24.20
STD : 23.78
Avg. Abs. Dev : 19.74
MAX Sales Ratio : 129.65
MIN Sales Ratio : 64.80

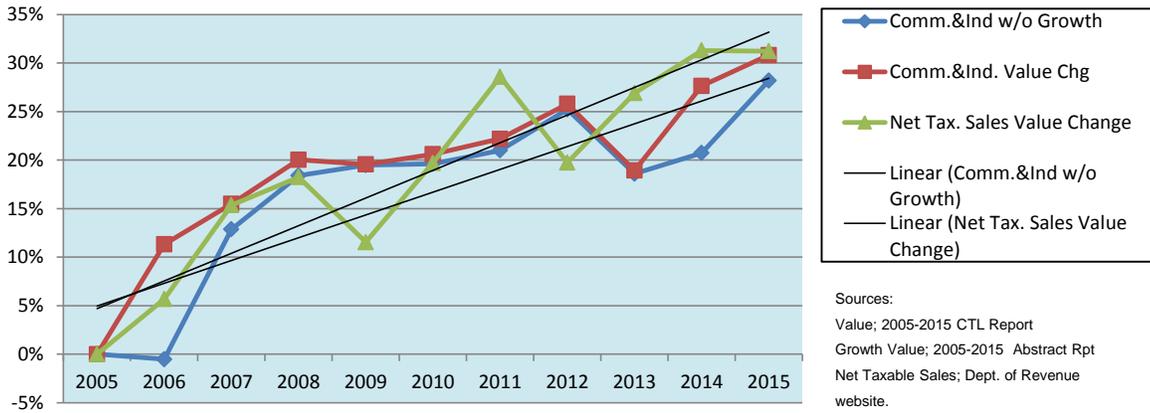
95% Median C.I. : 68.73 to 124.33
95% Wgt. Mean C.I. : 66.01 to 108.38
95% Mean C.I. : 79.97 to 116.53

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	124.33	124.33	124.33	00.00	100.00	124.33	124.33	N/A	9,000	11,190	
Less Than 30,000	5	117.86	113.49	111.95	09.91	101.38	86.36	129.65	N/A	20,800	23,286	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307	
Greater Than 14,999	8	93.09	94.99	86.43	20.57	109.90	64.80	129.65	64.80 to 129.65	54,750	47,321	
Greater Than 29,999	4	76.12	79.21	79.69	16.36	99.40	64.80	99.81	N/A	85,750	68,333	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	124.33	124.33	124.33	00.00	100.00	124.33	124.33	N/A	9,000	11,190	
15,000 TO 29,999	4	113.55	110.78	110.78	11.43	100.00	86.36	129.65	N/A	23,750	26,310	
30,000 TO 59,999	2	76.12	76.12	76.11	09.71	100.01	68.73	83.50	N/A	40,000	30,445	
60,000 TO 99,999												
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 ___	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
Blank	1	83.50	83.50	83.50	00.00	100.00	83.50	83.50	N/A	40,000	33,400	
309	1	129.65	129.65	129.65	00.00	100.00	129.65	129.65	N/A	20,000	25,930	
340	1	68.73	68.73	68.73	00.00	100.00	68.73	68.73	N/A	40,000	27,490	
344	1	117.86	117.86	117.86	00.00	100.00	117.86	117.86	N/A	28,000	33,000	
352	1	99.81	99.81	99.81	00.00	100.00	99.81	99.81	N/A	120,000	119,770	
406	1	124.33	124.33	124.33	00.00	100.00	124.33	124.33	N/A	9,000	11,190	
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	
501	1	86.36	86.36	86.36	00.00	100.00	86.36	86.36	N/A	22,000	19,000	
___ ALL ___	9	99.81	98.25	87.19	19.78	112.68	64.80	129.65	68.73 to 124.33	49,667	43,307	

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
2005	\$ 18,525,085	\$ 1,600,330	8.64%	\$ 16,924,755	-	\$ 17,831,169	-
2006	\$ 20,623,765	\$ 2,195,480	10.65%	\$ 18,428,285	-0.52%	\$ 18,845,347	5.69%
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%
Ann %chg	2.72%			Average	0.20%	3.07%	2.89%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.52%	11.33%	5.69%
2007	12.88%	15.49%	15.37%
2008	18.42%	20.03%	18.25%
2009	19.49%	19.56%	11.54%
2010	19.62%	20.61%	19.70%
2011	21.01%	22.19%	28.59%
2012	25.23%	25.80%	19.74%
2013	18.60%	18.94%	26.90%
2014	20.73%	27.64%	31.30%
2015	28.20%	30.82%	31.23%

County Number: 49
 County Name: Johnson

49 Johnson
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 39
Total Sales Price : 18,881,704
Total Adj. Sales Price : 20,198,104
Total Assessed Value : 14,059,522
Avg. Adj. Sales Price : 517,900
Avg. Assessed Value : 360,501

MEDIAN : 70
WGT. MEAN : 70
MEAN : 74
COD : 23.50
PRD : 106.91

COV : 29.88
STD : 22.24
Avg. Abs. Dev : 16.46
MAX Sales Ratio : 129.15
MIN Sales Ratio : 47.52

95% Median C.I. : 58.64 to 77.55
95% Wgt. Mean C.I. : 62.16 to 77.06
95% Mean C.I. : 67.44 to 81.40

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	7	74.75	76.18	69.21	20.74	110.07	47.52	108.11	47.52 to 108.11	588,026	406,979
01-JAN-13 To 31-MAR-13	1	120.06	120.06	120.06	00.00	100.00	120.06	120.06	N/A	1,085,000	1,302,685
01-APR-13 To 30-JUN-13	2	94.41	94.41	88.50	28.81	106.68	67.21	121.60	N/A	214,550	189,883
01-JUL-13 To 30-SEP-13	2	52.09	52.09	52.08	00.50	100.02	51.83	52.35	N/A	536,945	279,615
01-OCT-13 To 31-DEC-13	6	75.82	76.54	69.93	21.84	109.45	50.78	123.85	50.78 to 123.85	452,717	316,593
01-JAN-14 To 31-MAR-14	5	64.73	63.02	63.51	12.34	99.23	52.35	75.12	N/A	783,178	497,361
01-APR-14 To 30-JUN-14	3	69.46	75.57	70.25	19.18	107.57	58.64	98.61	N/A	331,757	233,057
01-JUL-14 To 30-SEP-14	3	58.32	60.66	59.41	07.12	102.10	55.61	68.05	N/A	711,867	422,935
01-OCT-14 To 31-DEC-14	2	63.71	63.71	69.55	20.73	91.60	50.50	76.91	N/A	332,633	231,362
01-JAN-15 To 31-MAR-15	2	106.81	106.81	103.22	20.93	103.48	84.46	129.15	N/A	181,000	186,837
01-APR-15 To 30-JUN-15	5	74.05	75.53	71.26	12.07	105.99	61.72	93.79	N/A	366,316	261,044
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	473,037
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	12	73.04	78.86	75.93	28.93	103.86	47.52	121.60	52.35 to 108.11	558,681	424,211
01-OCT-13 To 30-SEP-14	17	68.05	69.59	65.09	18.87	106.91	50.78	123.85	55.09 to 77.55	574,298	373,784
01-OCT-14 To 30-SEP-15	10	75.48	77.29	70.08	20.72	110.29	50.50	129.15	54.25 to 93.79	373,087	261,465
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	11	74.09	79.30	78.07	29.90	101.58	50.78	123.85	51.83 to 121.60	482,208	376,476
01-JAN-14 To 31-DEC-14	13	64.73	65.48	63.76	15.43	102.70	50.50	98.61	52.84 to 75.12	593,233	378,270
<u>ALL</u>	39	70.04	74.42	69.61	23.50	106.91	47.52	129.15	58.64 to 77.55	517,900	360,501

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	39	70.04	74.42	69.61	23.50	106.91	47.52	129.15	58.64 to 77.55	517,900	360,501
<u>ALL</u>	39	70.04	74.42	69.61	23.50	106.91	47.52	129.15	58.64 to 77.55	517,900	360,501

95%MLU By Market Area										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Dry</u>											
County	8	76.38	73.68	63.07	19.57	116.82	50.78	98.61	50.78 to 98.61	592,817	373,889
1	8	76.38	73.68	63.07	19.57	116.82	50.78	98.61	50.78 to 98.61	592,817	373,889
<u>Grass</u>											
County	5	71.33	71.16	65.32	22.39	108.94	50.50	108.11	N/A	317,475	207,369
1	5	71.33	71.16	65.32	22.39	108.94	50.50	108.11	N/A	317,475	207,369
<u>ALL</u>	39	70.04	74.42	69.61	23.50	106.91	47.52	129.15	58.64 to 77.55	517,900	360,501

49 Johnson
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

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 Total Assessed Value : 14,059,522
 Avg. Adj. Sales Price : 517,900
 Avg. Assessed Value : 360,501

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 74
 COD : 23.50
 PRD : 106.91

COV : 29.88
 STD : 22.24
 Avg. Abs. Dev : 16.46
 MAX Sales Ratio : 129.15
 MIN Sales Ratio : 47.52

95% Median C.I. : 58.64 to 77.55
 95% Wgt. Mean C.I. : 62.16 to 77.06
 95% Mean C.I. : 67.44 to 81.40

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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
_____Dry_____											
County	17	74.09	80.25	68.57	25.27	117.03	50.78	129.15	56.17 to 98.61	536,254	367,700
1	17	74.09	80.25	68.57	25.27	117.03	50.78	129.15	56.17 to 98.61	536,254	367,700
_____Grass_____											
County	5	71.33	71.16	65.32	22.39	108.94	50.50	108.11	N/A	317,475	207,369
1	5	71.33	71.16	65.32	22.39	108.94	50.50	108.11	N/A	317,475	207,369
_____ALL_____	39	70.04	74.42	69.61	23.50	106.91	47.52	129.15	58.64 to 77.55	517,900	360,501

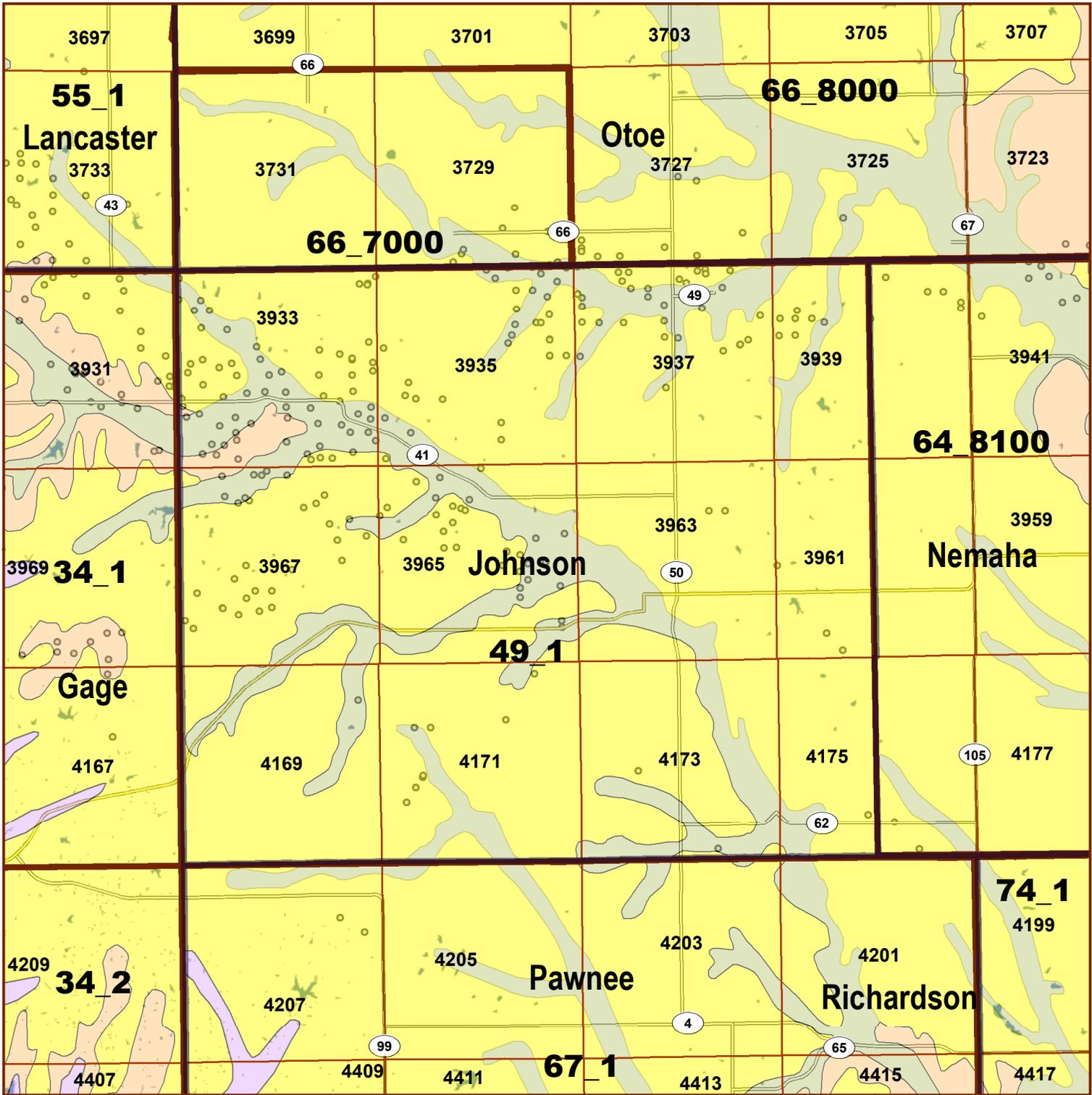
Johnson County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Johnson	1	7,342	5,983	6,820	5,379	4,800	n/a	3,250	2,770	5,248
Gage	1	6,730	6,797	6,558	6,570	5,775	5,800	5,591	5,561	6,410
Nemaha	1	5,775	5,550	5,250	5,150	5,050	4,950	4,150	4,050	5,131
Otoe	7000	4,900	4,900	4,500	4,500	4,200	n/a	4,100	4,100	4,397
Otoe	8000	5,600	5,600	5,500	5,500	5,000	5,000	4,200	4,200	5,210
Pawnee	1	4,220	4,220	n/a	3,660	2,965	n/a	2,735	2,735	3,649

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Johnson	1	4,214	3,894	3,810	3,305	3,310	3,312	2,500	1,870	3,171
Gage	1	4,562	4,565	3,960	3,960	3,350	3,350	2,680	2,680	3,688
Nemaha	1	4,900	4,749	4,449	4,200	3,900	3,749	2,850	2,600	3,942
Otoe	7000	4,100	4,100	4,050	4,050	3,800	n/a	3,500	3,200	3,830
Otoe	8000	4,600	4,600	4,350	4,300	4,200	4,200	3,600	3,100	4,203
Pawnee	1	3,515	3,515	3,050	3,050	2,470	2,375	2,280	2,280	2,811

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Johnson	1	2,811	2,746	2,282	1,803	1,982	1,980	1,880	1,410	1,872
Gage	1	2,183	2,185	1,990	1,990	1,805	1,805	1,675	1,675	1,803
Nemaha	1	2,250	2,100	1,925	1,825	1,775	1,725	1,575	1,450	1,691
Otoe	7000	2,201	2,200	2,100	2,100	2,000	n/a	1,400	1,200	1,774
Otoe	8000	2,290	2,250	2,200	2,190	2,050	2,030	1,800	1,600	2,006
Pawnee	1	2,308	2,312	2,020	2,112	1,800	1,775	1,750	1,750	1,884

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



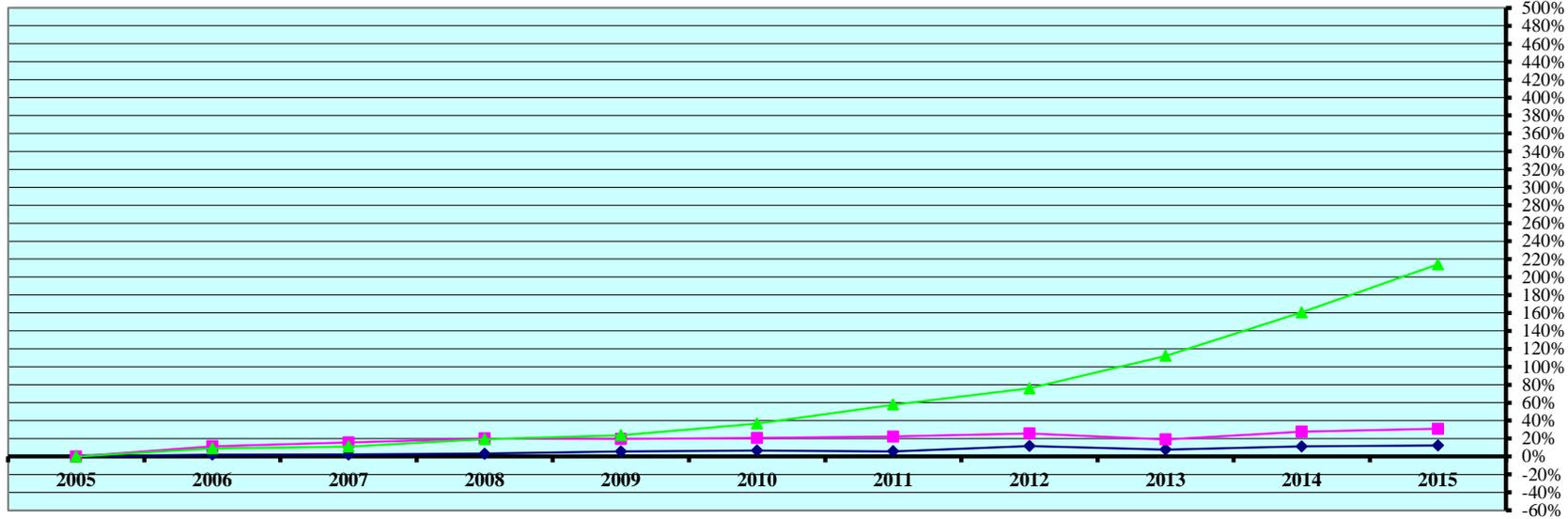
Legend

- 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 2005-2015



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
2005	86,199,530	--	--	--	18,525,085	--	--	--	191,051,490	--	--	--
2006	87,997,480	1,797,950	2.09%	2.09%	20,623,765	2,098,680	11.33%	11.33%	208,395,970	17,344,480	9.08%	9.08%
2007	88,140,270	142,790	0.16%	2.25%	21,394,585	770,820	3.74%	15.49%	212,125,450	3,729,480	1.79%	11.03%
2008	88,902,030	761,760	0.86%	3.14%	22,236,015	841,430	3.93%	20.03%	227,907,190	15,781,740	7.44%	19.29%
2009	91,046,240	2,144,210	2.41%	5.62%	22,147,875	-88,140	-0.40%	19.56%	236,368,790	8,461,600	3.71%	23.72%
2010	91,924,030	877,790	0.96%	6.64%	22,343,105	195,230	0.88%	20.61%	260,912,000	24,543,210	10.38%	36.57%
2011	91,118,510	-805,520	-0.88%	5.71%	22,636,555	293,450	1.31%	22.19%	301,521,430	40,609,430	15.56%	57.82%
2012	96,244,200	5,125,690	5.63%	11.65%	23,303,855	667,300	2.95%	25.80%	336,166,340	34,644,910	11.49%	75.96%
2013	92,870,130	-3,374,070	-3.51%	7.74%	22,033,725	-1,270,130	-5.45%	18.94%	405,414,280	69,247,940	20.60%	112.20%
2014	95,834,920	2,964,790	3.19%	11.18%	23,645,895	1,612,170	7.32%	27.64%	497,926,060	92,511,780	22.82%	160.62%
2015	96,752,360	917,440	0.96%	12.24%	24,233,635	587,740	2.49%	30.82%	600,192,807	102,266,747	20.54%	214.15%

Rate Annual %chg: Residential & Recreational 1.16%

Commercial & Industrial 2.72%

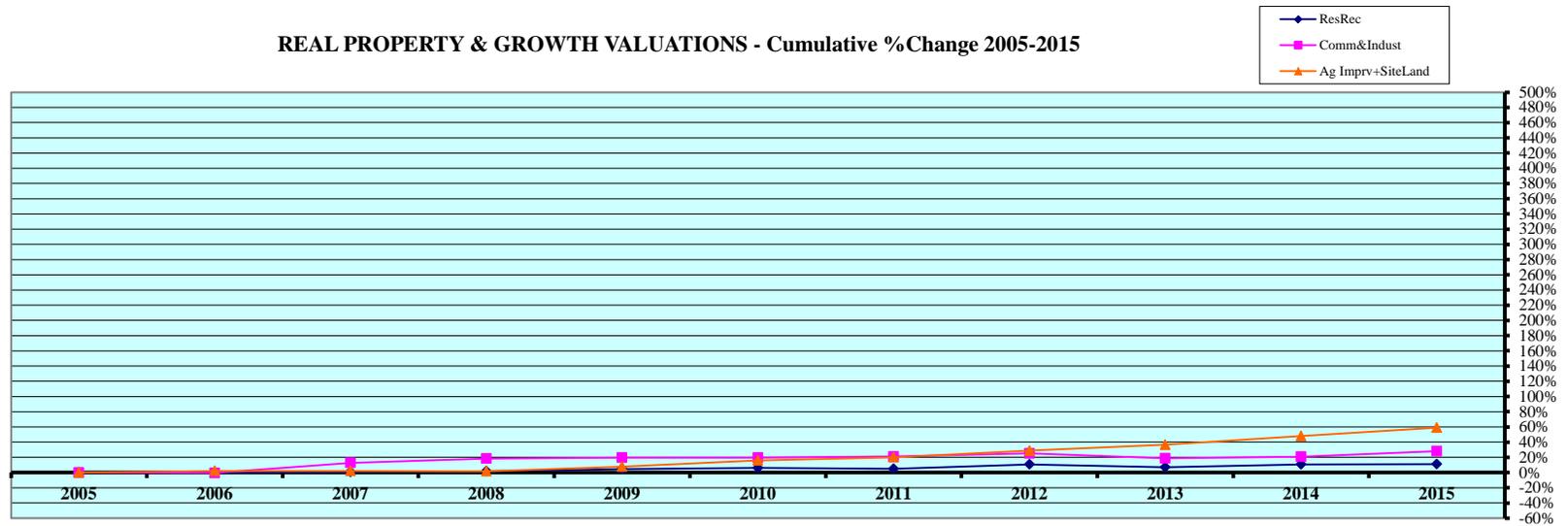
Agricultural Land 12.13%

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 2005-2015



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	
2005	86,199,530	1,641,445	1.90%	84,558,085	--	--	18,525,085	1,600,330	8.64%	16,924,755	--	--	
2006	87,997,480	1,978,380	2.25%	86,019,100	-0.21%	-0.21%	20,623,765	2,195,480	10.65%	18,428,285	-0.52%	-0.52%	
2007	88,140,270	1,159,915	1.32%	86,980,355	-1.16%	0.91%	21,394,585	484,360	2.26%	20,910,225	1.39%	12.88%	
2008	88,902,030	1,114,060	1.25%	87,787,970	-0.40%	1.84%	22,236,015	299,300	1.35%	21,936,715	2.53%	18.42%	
2009	91,046,240	820,400	0.90%	90,225,840	1.49%	4.67%	22,147,875	12,360	0.06%	22,135,515	-0.45%	19.49%	
2010	91,924,030	470,690	0.51%	91,453,340	0.45%	6.09%	22,343,105	182,530	0.82%	22,160,575	0.06%	19.62%	
2011	91,118,510	580,865	0.64%	90,537,645	-1.51%	5.03%	22,636,555	219,320	0.97%	22,417,235	0.33%	21.01%	
2012	96,244,200	827,860	0.86%	95,416,340	4.72%	10.69%	23,303,855	104,870	0.45%	23,198,985	2.48%	25.23%	
2013	92,870,130	629,080	0.68%	92,241,050	-4.16%	7.01%	22,033,725	63,520	0.29%	21,970,205	-5.72%	18.60%	
2014	95,834,920	325,295	0.34%	95,509,625	2.84%	10.80%	23,645,895	1,279,890	5.41%	22,366,005	1.51%	20.73%	
2015	96,752,360	1,036,990	1.07%	95,715,370	-0.12%	11.04%	24,233,635	484,350	2.00%	23,749,285	0.44%	28.20%	
Rate Ann%chg	1.16%			Resid & Rec. w/o growth			2.72%			C & I w/o growth			0.20%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	32,138,830	7,393,550	39,532,380	620,410	1.57%	--	--
2006	32,683,400	8,558,570	41,241,970	835,320	2.03%	2.21%	2.21%
2007	32,143,020	8,788,340	40,931,360	525,520	1.28%	-2.03%	2.21%
2008	32,065,520	9,365,450	41,430,970	1,188,000	2.87%	-1.68%	1.80%
2009	32,969,050	10,777,880	43,746,930	1,085,320	2.48%	2.97%	7.92%
2010	34,256,460	12,777,130	47,033,590	1,163,190	2.47%	4.85%	16.03%
2011	35,052,400	13,240,300	48,292,700	823,225	1.70%	0.93%	20.08%
2012	38,395,990	15,244,410	53,640,400	2,741,700	5.11%	5.40%	28.75%
2013	37,034,810	18,642,870	55,677,680	1,738,140	3.12%	0.56%	36.44%
2014	37,060,860	22,274,320	59,335,180	843,530	1.42%	5.05%	47.96%
2015	39,921,744	24,964,180	64,885,924	2,040,850	3.15%	5.92%	58.97%
Rate Ann%chg	2.19%	12.94%	5.08%	Ag Imprv+Site w/o growth		2.42%	

(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.

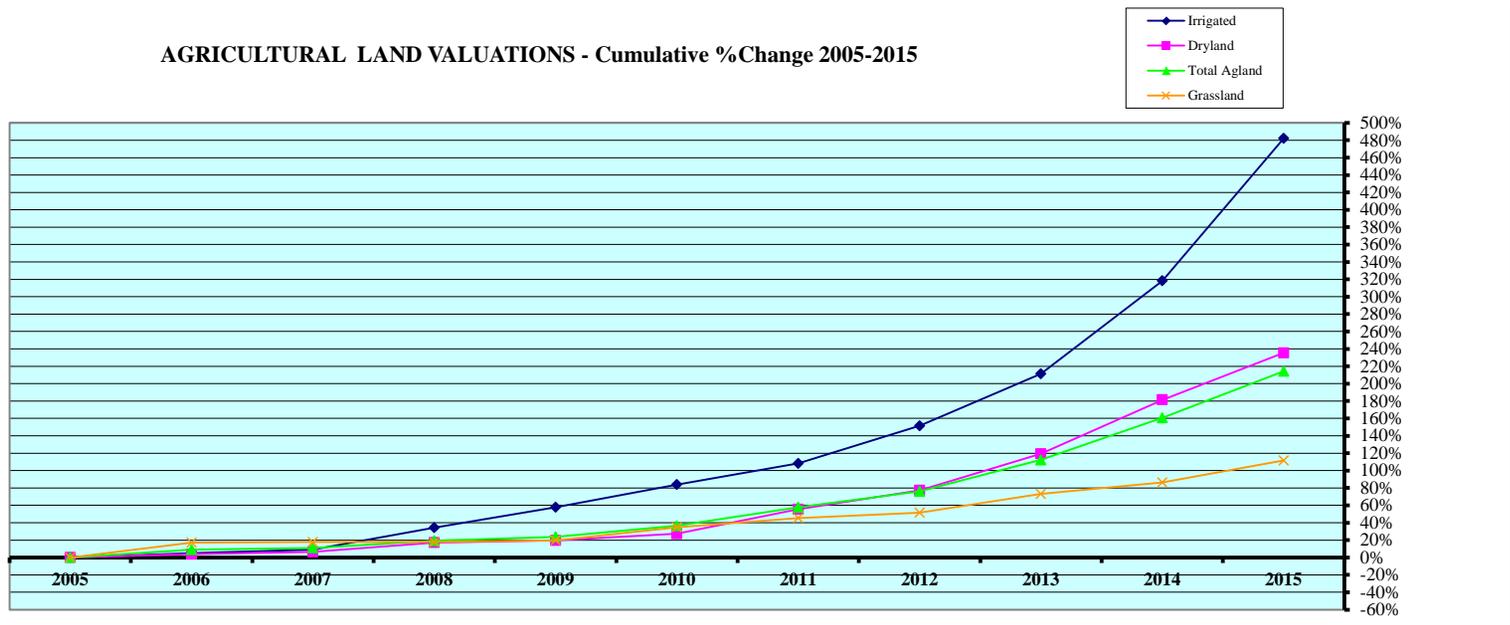
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

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

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	19,883,860	--	--	--	98,871,300	--	--	--	72,216,410	--	--	--
2006	20,867,080	983,220	4.94%	4.94%	102,716,880	3,845,580	3.89%	3.89%	84,599,620	12,383,210	17.15%	17.15%
2007	21,675,420	808,340	3.87%	9.01%	105,241,080	2,524,200	2.46%	6.44%	84,992,610	392,990	0.46%	17.69%
2008	26,705,690	5,030,270	23.21%	34.31%	115,938,870	10,697,790	10.17%	17.26%	85,013,320	20,710	0.02%	17.72%
2009	31,397,960	4,692,270	17.57%	57.91%	118,211,700	2,272,830	1.96%	19.56%	86,509,200	1,495,880	1.76%	19.79%
2010	36,571,990	5,174,030	16.48%	83.93%	125,870,020	7,658,320	6.48%	27.31%	97,372,530	10,863,330	12.56%	34.83%
2011	41,407,610	4,835,620	13.22%	108.25%	153,733,520	27,863,500	22.14%	55.49%	104,956,830	7,584,300	7.79%	45.34%
2012	50,017,870	8,610,260	20.79%	151.55%	175,230,080	21,496,560	13.98%	77.23%	109,484,460	4,527,630	4.31%	51.61%
2013	61,925,750	11,907,880	23.81%	211.44%	216,876,720	41,646,640	23.77%	119.35%	125,081,090	15,596,630	14.25%	73.20%
2014	83,195,310	21,269,560	34.35%	318.41%	278,230,980	61,354,260	28.29%	181.41%	134,474,280	9,393,190	7.51%	86.21%
2015	115,751,604	32,556,294	39.13%	482.14%	331,546,310	53,315,330	19.16%	235.33%	152,767,378	18,293,098	13.60%	111.54%

Rate Ann.%chg: Irrigated **19.26%** Dryland **12.86%** Grassland **7.78%**

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
2005	79,920	--	--	--	0	--	--	--	191,051,490	--	--	--
2006	212,390	132,470	165.75%	165.75%	0	0			208,395,970	17,344,480	9.08%	9.08%
2007	216,340	3,950	1.86%	170.70%	0	0			212,125,450	3,729,480	1.79%	11.03%
2008	249,310	32,970	15.24%	211.95%	0	0			227,907,190	15,781,740	7.44%	19.29%
2009	249,930	620	0.25%	212.73%	0	0			236,368,790	8,461,600	3.71%	23.72%
2010	1,091,710	841,780	336.81%	1266.00%	5,750	5,750			260,912,000	24,543,210	10.38%	36.57%
2011	1,422,090	330,380	30.26%	1679.39%	1,380	-4,370	-76.00%		301,521,430	40,609,430	15.56%	57.82%
2012	1,433,930	11,840	0.83%	1694.21%	0	-1,380	-100.00%		336,166,340	34,644,910	11.49%	75.96%
2013	1,530,720	96,790	6.75%	1815.32%	0	0			405,414,280	69,247,940	20.60%	112.20%
2014	2,025,490	494,770	32.32%	2434.40%	0	0			497,926,060	92,511,780	22.82%	160.62%
2015	127,515	-1,897,975	-93.70%	59.55%	0	0			600,192,807	102,266,747	20.54%	214.15%

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

Rate Ann.%chg: Total Agric Land **12.13%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	20,106,950	13,888	1,448			113,284,850	116,469	973			57,673,350	93,283	618		
2006	20,556,950	14,001	1,468	1.41%	1.41%	117,726,130	115,814	1,017	4.51%	4.51%	70,176,230	93,986	747	20.77%	20.77%
2007	21,606,340	14,754	1,464	-0.26%	1.15%	105,372,990	99,817	1,056	3.85%	8.53%	84,930,610	108,822	780	4.53%	26.23%
2008	26,705,690	15,498	1,723	17.67%	19.02%	116,194,850	98,962	1,174	11.22%	20.71%	84,783,230	108,888	779	-0.23%	25.94%
2009	31,042,300	15,999	1,940	12.60%	34.02%	118,416,290	98,356	1,204	2.54%	23.78%	86,572,540	108,829	795	2.17%	28.67%
2010	38,038,430	17,598	2,162	11.40%	49.30%	125,993,180	95,625	1,318	9.44%	35.46%	98,079,290	110,184	890	11.90%	43.97%
2011	41,530,550	17,516	2,371	9.69%	63.77%	153,560,700	95,422	1,609	22.14%	65.45%	106,379,590	110,478	963	8.17%	55.74%
2012	49,743,630	18,940	2,626	10.77%	81.41%	175,877,070	97,839	1,798	11.70%	84.81%	110,718,550	106,548	1,039	7.92%	68.07%
2013	61,947,400	20,013	3,095	17.86%	113.80%	216,855,680	100,135	2,166	20.47%	122.65%	126,509,260	103,043	1,228	18.15%	98.58%
2014	83,535,800	21,654	3,858	24.63%	166.46%	277,971,020	103,113	2,696	24.48%	177.16%	136,514,420	98,312	1,389	13.10%	124.59%
2015	115,008,317	22,737	5,058	31.12%	249.37%	332,354,630	104,684	3,175	17.77%	226.41%	152,302,526	95,863	1,589	14.42%	156.97%

Rate Annual %chg Average Value/Acre: 13.33%

12.56%

9.90%

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
2005	78,860	1,576	50			0	0				191,144,010	225,216	849		
2006	64,440	1,288	50	-0.01%	-0.01%	0	0				208,523,750	225,090	926	9.15%	9.15%
2007	216,340	1,589	136	172.14%	172.11%	0	0				212,126,280	224,982	943	1.78%	11.09%
2008	249,310	1,605	155	14.09%	210.45%	0	0				227,933,080	224,953	1,013	7.47%	19.39%
2009	249,930	1,618	155	-0.51%	208.86%	0	0				236,281,060	224,801	1,051	3.73%	23.84%
2010	69,210	923	75	-51.47%	49.89%	0	0				262,180,110	224,329	1,169	11.19%	37.71%
2011	69,220	923	75	0.01%	49.91%	0	0				301,540,060	224,339	1,344	15.01%	58.37%
2012	69,640	929	75	0.00%	49.92%	0	0				336,408,890	224,256	1,500	11.61%	76.75%
2013	91,970	919	100	33.42%	100.02%	0	0				405,404,310	224,110	1,809	20.59%	113.14%
2014	118,810	915	130	29.80%	159.62%	0	0				498,140,050	223,993	2,224	22.94%	162.03%
2015	131,084	937	140	7.67%	179.53%	0	0				599,796,557	224,221	2,675	20.28%	215.19%

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JOHNSON

Rate Annual %chg Average Value/Acre: 12.16%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 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	25,157,210	9,125,567	22,486,143	96,550,390	21,789,045	2,444,590	201,970	600,192,807	39,921,744	24,964,180	0	842,833,646
cnty sectorvalue % of total value:		2.98%	1.08%	2.67%	11.46%	2.59%	0.29%	0.02%	71.21%	4.74%	2.96%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
321	COOK	146,027	45,804	9,829	6,267,340	550,160	0	0	10,728	0	0	0	7,029,888
6.15%	%sector of county sector	0.58%	0.50%	0.04%	6.49%	2.52%			0.00%				0.83%
	%sector of municipality	2.08%	0.65%	0.14%	89.15%	7.83%			0.15%				100.00%
38	CRAB ORCHARD	8,836	26,565	5,700	422,780	13,800	0	0	73,110	0	0	0	550,791
0.73%	%sector of county sector	0.04%	0.29%	0.03%	0.44%	0.06%			0.01%				0.07%
	%sector of municipality	1.60%	4.82%	1.03%	76.76%	2.51%			13.27%				100.00%
98	ELK CREEK	1,045,732	134,394	428,288	1,087,880	502,650	0	0	42,346	0	0	0	3,241,290
1.88%	%sector of county sector	4.16%	1.47%	1.90%	1.13%	2.31%			0.01%				0.38%
	%sector of municipality	32.26%	4.15%	13.21%	33.56%	15.21%			1.31%				100.00%
476	STERLING	433,981	567,182	952,723	12,690,530	2,018,250	0	0	38,190	0	0	0	16,700,856
9.12%	%sector of county sector	1.73%	6.22%	4.24%	13.14%	9.26%			0.01%				1.98%
	%sector of municipality	2.60%	3.40%	5.70%	75.99%	12.08%			0.23%				100.00%
1,680	TECUMSEH	2,934,905	1,030,243	1,509,580	35,651,910	10,962,195	2,444,590	0	89,154	0	1,015	0	54,623,592
32.20%	%sector of county sector	11.67%	11.29%	6.71%	36.93%	50.31%	100.00%		0.01%		0.00%		6.48%
	%sector of municipality	5.37%	1.89%	2.76%	65.27%	20.07%	4.48%		0.16%		0.00%		100.00%
2,613	Total Municipalities	4,569,481	1,804,188	2,906,120	56,120,440	14,047,055	2,444,590	0	253,528	0	1,015	0	82,146,417
50.09%	%all municip.sect of cnty	18.16%	19.77%	12.92%	58.13%	64.47%	100.00%		0.04%		0.00%		9.75%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
49	JOHNSON

CHART 5

EXHIBIT

49B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,354	Value : 824,532,273	Growth 6,493,247	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	155	870,705	24	179,765	18	357,868	197	1,408,338	
02. Res Improve Land	1,151	6,050,195	61	1,514,818	292	8,368,046	1,504	15,933,059	
03. Res Improvements	1,180	49,491,491	61	5,921,441	305	27,108,958	1,546	82,521,890	
04. Res Total	1,335	56,412,391	85	7,616,024	323	35,834,872	1,743	99,863,287	1,587,029
% of Res Total	76.59	56.49	4.88	7.63	18.53	35.88	40.03	12.11	24.44
05. Com UnImp Land	41	424,100	2	19,324	3	121,800	46	565,224	
06. Com Improve Land	242	1,659,959	6	171,398	14	1,267,215	262	3,098,572	
07. Com Improvements	246	12,611,633	7	295,970	17	4,788,242	270	17,695,845	
08. Com Total	287	14,695,692	9	486,692	20	6,177,257	316	21,359,641	958,960
% of Com Total	90.82	68.80	2.85	2.28	6.33	28.92	7.26	2.59	14.77
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	4,616,739	0	0	0	0	3	4,616,739	
12. Ind Total	3	4,705,302	0	0	0	0	3	4,705,302	3,185,942
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.07	0.57	49.07
13. Rec UnImp Land	0	0	0	0	1	86,882	1	86,882	
14. Rec Improve Land	0	0	0	0	1	131,250	1	131,250	
15. Rec Improvements	0	0	0	0	1	1,340	1	1,340	
16. Rec Total	0	0	0	0	2	219,472	2	219,472	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	1,335	56,412,391	85	7,616,024	325	36,054,344	1,745	100,082,759	1,587,029
% of Res & Rec Total	76.50	56.37	4.87	7.61	18.62	36.02	40.08	12.14	24.44
Com & Ind Total	290	19,400,994	9	486,692	20	6,177,257	319	26,064,943	4,144,902
% of Com & Ind Total	90.91	74.43	2.82	1.87	6.27	23.70	7.33	3.16	63.83
17. Taxable Total	1,625	75,813,385	94	8,102,716	345	42,231,601	2,064	126,147,702	5,731,931
% of Taxable Total	78.73	60.10	4.55	6.42	16.72	33.48	47.40	15.30	88.28

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	185	71	254	510

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	34	263,070	153	31,086,488	1,301	360,804,005	1,488	392,153,563
28. Ag-Improved Land	3	123,126	61	17,209,255	718	238,941,993	782	256,274,374
29. Ag Improvements	3	2,001	61	2,963,208	738	46,991,425	802	49,956,634
30. Ag Total							2,290	698,384,571

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	324,000	
33. HomeSite Improvements	0	0.00	0	23	0.00	2,146,466	
34. HomeSite Total							
35. FarmSite UnImp Land	3	1.22	4,270	32	34.10	274,350	
36. FarmSite Improv Land	2	4.14	14,490	56	135.89	594,315	
37. FarmSite Improvements	2	0.00	2,001	59	0.00	816,742	
38. FarmSite Total							
39. Road & Ditches	0	0.86	0	0	262.54	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	13,000	1	1.00	13,000	
32. HomeSite Improv Land	430	437.29	5,735,344	453	461.29	6,059,344	
33. HomeSite Improvements	422	0.00	33,027,656	445	0.00	35,174,122	497,235
34. HomeSite Total				446	462.29	41,246,466	
35. FarmSite UnImp Land	247	302.42	2,338,920	282	337.74	2,617,540	
36. FarmSite Improv Land	654	1,870.42	7,550,400	712	2,010.45	8,159,205	
37. FarmSite Improvements	700	0.00	13,963,769	761	0.00	14,782,512	264,081
38. FarmSite Total				1,043	2,348.19	25,559,257	
39. Road & Ditches	0	4,373.13	0	0	4,636.53	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,489	7,447.01	66,805,723	761,316

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	4,124,886	20	2,027.46	4,124,886

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	3,029.41	12.74%	22,241,211	17.83%	7,341.76
46. 1A	3,072.16	12.92%	18,381,231	14.74%	5,983.16
47. 2A1	1,127.32	4.74%	7,688,321	6.16%	6,820.00
48. 2A	7,251.74	30.51%	39,006,343	31.27%	5,378.89
49. 3A1	4,716.54	19.84%	22,639,392	18.15%	4,800.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,406.09	18.54%	14,319,889	11.48%	3,250.02
52. 4A	168.00	0.71%	465,363	0.37%	2,770.02
53. Total	23,771.26	100.00%	124,741,750	100.00%	5,247.59
Dry					
54. 1D1	4,113.10	3.90%	17,333,957	5.18%	4,214.33
55. 1D	9,312.74	8.83%	36,268,015	10.85%	3,894.45
56. 2D1	7,052.45	6.69%	26,869,885	8.03%	3,810.01
57. 2D	21,361.01	20.25%	70,606,218	21.11%	3,305.38
58. 3D1	30,965.23	29.36%	102,494,968	30.65%	3,310.00
59. 3D	0.26	0.00%	861	0.00%	3,311.54
60. 4D1	31,377.02	29.75%	78,442,550	23.46%	2,500.00
61. 4D	1,280.93	1.21%	2,395,379	0.72%	1,870.03
62. Total	105,462.74	100.00%	334,411,833	100.00%	3,170.90
Grass					
63. 1G1	1,308.72	1.39%	2,852,129	1.66%	2,179.33
64. 1G	3,218.17	3.43%	8,476,126	4.92%	2,633.83
65. 2G1	6,053.46	6.45%	12,559,797	7.29%	2,074.81
66. 2G	12,430.09	13.24%	23,075,184	13.39%	1,856.40
67. 3G1	9,727.25	10.36%	20,476,293	11.88%	2,105.04
68. 3G	4.50	0.00%	8,910	0.01%	1,980.00
69. 4G1	47,682.05	50.79%	88,095,293	51.13%	1,847.56
70. 4G	13,461.51	14.34%	16,762,121	9.73%	1,245.19
71. Total	93,885.75	100.00%	172,305,853	100.00%	1,835.27
Irrigated Total					
	23,771.26	10.61%	124,741,750	19.75%	5,247.59
Dry Total					
	105,462.74	47.07%	334,411,833	52.95%	3,170.90
Grass Total					
	93,885.75	41.91%	172,305,853	27.28%	1,835.27
72. Waste	918.47	0.41%	119,412	0.02%	130.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	426.05	0.19%	0	0.00%	0.00
75. Market Area Total	224,038.22	100.00%	631,578,848	100.00%	2,819.07

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	2,602.03	14,714,206	21,168.15	110,019,909	23,771.26	124,741,750
77. Dry Land	76.25	288,421	6,446.17	21,650,612	98,940.32	312,472,800	105,462.74	334,411,833
78. Grass	38.98	71,310	6,042.38	10,712,217	87,804.39	161,522,326	93,885.75	172,305,853
79. Waste	0.54	70	200.32	26,043	717.61	93,299	918.47	119,412
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	116.85	367,436	15,290.90	47,103,078	208,630.47	584,108,334	224,038.22	631,578,848

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	23,771.26	10.61%	124,741,750	19.75%	5,247.59
Dry Land	105,462.74	47.07%	334,411,833	52.95%	3,170.90
Grass	93,885.75	41.91%	172,305,853	27.28%	1,835.27
Waste	918.47	0.41%	119,412	0.02%	130.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	426.05	0.19%	0	0.00%	0.00
Total	224,038.22	100.00%	631,578,848	100.00%	2,819.07

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	13	16,590	154	229,830	154	6,035,160	167	6,281,580	15,610
83.2 Crab Orchard - R	20	20,584	33	35,312	33	439,480	53	495,376	63,310
83.3 Elk Creek - R	17	18,490	63	77,020	63	983,300	80	1,078,810	5,260
83.4 Recreational	1	86,882	1	131,250	1	1,340	2	219,472	0
83.5 Rural - Mh	0	0	13	445,095	19	706,384	19	1,151,479	0
83.6 Rural - R	45	543,707	324	9,391,464	330	31,769,635	375	41,704,806	1,264,799
83.7 St Mary - R	2	1,451	18	81,200	19	573,065	21	655,716	0
83.8 Sterling - R	28	113,770	218	1,153,705	218	11,415,051	246	12,682,526	29,150
83.9 Tecumseh - R	72	693,746	681	4,519,433	710	30,599,815	782	35,812,994	208,900
84 Residential Total	198	1,495,220	1,505	16,064,309	1,547	82,523,230	1,745	100,082,759	1,587,029

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	4	2,920	26	69,810	27	505,820	31	578,550	0
85.2	Crab Orchard - C	4	660	9	3,140	9	10,000	13	13,800	0
85.3	Elk Creek - C	4	3,790	24	22,650	25	490,830	29	517,270	0
85.4	Rural - C	2	19,324	6	920,677	6	2,588,638	8	3,528,639	169,180
85.5	Rural Hwy - C	2	121,680	7	426,686	9	2,115,574	11	2,663,940	0
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	61,590	40	1,819,050	48	1,894,990	712,910
85.8	Sterling Hwy - C	3	20,040	7	73,040	7	740,430	10	833,510	45,280
85.9	Tecumseh - C	13	122,930	109	673,617	110	9,918,272	123	10,714,819	3,191,862
85.10	Tecumseh Hwy - C	5	259,410	36	926,055	36	3,954,490	41	5,139,955	25,670
86	Commercial Total	46	565,224	265	3,187,135	273	22,312,584	319	26,064,943	4,144,902

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	254.60	0.40%	715,643	0.60%	2,810.85
88. 1G	2,086.98	3.28%	5,731,603	4.82%	2,746.36
89. 2G1	3,048.71	4.80%	6,958,649	5.85%	2,282.49
90. 2G	8,788.92	13.83%	15,843,342	13.32%	1,802.65
91. 3G1	5,897.00	9.28%	11,686,105	9.82%	1,981.70
92. 3G	4.50	0.01%	8,910	0.01%	1,980.00
93. 4G1	35,590.12	56.01%	66,923,813	56.26%	1,880.40
94. 4G	7,867.52	12.38%	11,093,277	9.33%	1,410.01
95. Total	63,538.35	100.00%	118,961,342	100.00%	1,872.28
CRP					
96. 1C1	51.43	0.31%	161,164	0.46%	3,133.66
97. 1C	507.22	3.09%	1,546,491	4.42%	3,048.96
98. 2C1	634.81	3.87%	1,809,244	5.18%	2,850.06
99. 2C	2,420.01	14.75%	5,627,043	16.10%	2,325.21
100. 3C1	3,176.30	19.36%	7,881,171	22.55%	2,481.24
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	9,303.82	56.71%	17,491,188	50.04%	1,880.00
103. 4C	311.25	1.90%	438,874	1.26%	1,410.04
104. Total	16,404.84	100.00%	34,955,175	100.00%	2,130.78
Timber					
105. 1T1	1,002.69	7.19%	1,975,322	10.74%	1,970.02
106. 1T	623.97	4.48%	1,198,032	6.51%	1,920.02
107. 2T1	2,369.94	17.00%	3,791,904	20.62%	1,600.00
108. 2T	1,221.16	8.76%	1,604,799	8.73%	1,314.16
109. 3T1	653.95	4.69%	909,017	4.94%	1,390.04
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	2,788.11	20.00%	3,680,292	20.01%	1,320.00
112. 4T	5,282.74	37.89%	5,229,970	28.44%	990.01
113. Total	13,942.56	100.00%	18,389,336	100.00%	1,318.94
<hr/>					
Grass Total	63,538.35	67.68%	118,961,342	69.04%	1,872.28
CRP Total	16,404.84	17.47%	34,955,175	20.29%	2,130.78
Timber Total	13,942.56	14.85%	18,389,336	10.67%	1,318.94
<hr/>					
114. Market Area Total	93,885.75	100.00%	172,305,853	100.00%	1,835.27

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

49 Johnson

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	96,550,390	99,863,287	3,312,897	3.43%	1,587,029	1.79%
02. Recreational	201,970	219,472	17,502	8.67%	0	8.67%
03. Ag-Homesite Land, Ag-Res Dwelling	39,921,744	41,246,466	1,324,722	3.32%	497,235	2.07%
04. Total Residential (sum lines 1-3)	136,674,104	141,329,225	4,655,121	3.41%	2,084,264	1.88%
05. Commercial	21,789,045	21,359,641	-429,404	-1.97%	958,960	-6.37%
06. Industrial	2,444,590	4,705,302	2,260,712	92.48%	3,185,942	-37.85%
07. Ag-Farmsite Land, Outbuildings	24,964,180	25,559,257	595,077	2.38%	264,081	1.33%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	49,197,815	51,624,200	2,426,385	4.93%	4,408,983	-4.03%
10. Total Non-Agland Real Property	185,871,919	192,953,425	7,081,506	3.81%	6,493,247	0.32%
11. Irrigated	115,751,604	124,741,750	8,990,146	7.77%		
12. Dryland	331,546,310	334,411,833	2,865,523	0.86%		
13. Grassland	152,767,378	172,305,853	19,538,475	12.79%		
14. Wasteland	127,515	119,412	-8,103	-6.35%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	600,192,807	631,578,848	31,386,041	5.23%		
17. Total Value of all Real Property (Locally Assessed)	786,064,726	824,532,273	38,467,547	4.89%	6,493,247	4.07%

2016 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:
	112,016
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	1,000
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	28,300 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:
	0

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

2016 Residential Assessment Survey for Johnson County

1.	Valuation data collection done by:																
	Assessor and Deputy along with contracted lister																
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="text-align: center; width: 15%;"><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 5 and 6 Acreages</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Rural residential- Township 4</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 5 and 6 Acreages	09	Rural residential- Township 4	AG	Rural farm homes and outbuildings are valued at the same time as the rural residential
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09	Rural residential- Township 4																
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?																
	Depreciation tables from the CAMA system are used with an economic adjustment for each valuation group.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes, they are developed at the same time 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	2008	2008	2008	2010
	06	2013	2008	2013	2013
	09	2008	2008	2008	2015
	09	2008	2008	2011	2011
	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.

2016 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?				
	Yes, There is only one grouping used for the entire County.				
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.				

2016 Agricultural Assessment Survey for Johnson County

1.	Valuation data collection done by:							
	Assessor and Deputy							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county is considered as one market area</td> <td style="text-align: center;">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.							
7a.	How many special valuation applications are on file?							
	NA							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	NA							
7c.	Describe the non-agricultural influences recognized within the county.							
	NA							
7d.	Where is the influenced area located within the county?							
	NA							

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

PLAN OF ASSESSMENT FOR JOHNSON COUNTY

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

As required by Sec. 77-1311.02, R.R.S. Nebr. as amended by 2007 Neb. Laws LB334, 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 2016:

Residential—

1. Re-appraisal of all rural residential property in Township 5, 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 2016.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial—

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

Agricultural/Horticultural Land—

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

BUDGET REQUEST FOR 2015-2016:

Requested budget of \$1,000 is needed to:

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes;
2. In September 2015 begin drive-by reviews for rural Township 5 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 2016 tax roll.
3. Analyze and possible adjustment to class/subclass of residential (includes mobile homes), commercial/industrial, and agricultural improvements.
4. Analyze and possible adjustments to class/subclass of agland.

Tax Year 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. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

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

Tax Year 2018:

Residential—

1. Re-appraisal of all residential property in Tecumseh, 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 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.

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, and use new aerial photography as it becomes available.

Date: June 15, 2015

Karen A. Koehler
Karen A. Koehler
Johnson County Assessor



UPDATE FOLLOWING September 2015 ADOPTION OF 2015-2016 BUDGET

Date: Sept. 28, 2015

Karen A. Koehler
Karen A. Koehler
Johnson County Assessor

