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2010 Commission Summary

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Residential Real Property - Current

Number of Sales	73	Median	97
Total Sales Price	\$3,837,020	Mean	110
Total Adj. Sales Price	\$3,834,520	Wgt. Mean	99
Total Assessed Value	\$3,778,630	Average Assessed Value of the Base	\$51,023
Avg. Adj. Sales Price	\$52,528	Avg. Assessed Value	\$51,762

Confidence Interval - Current

95% Median C.I	94.34 to 102.48
95% Mean C.I	99.51 to 120.09
95% Wgt. Mean C.I	93.96 to 103.13

% of Value of the Class of all Real Property Value in the County	21.74
% of Records Sold in the Study Period	4.04
% of Value Sold in the Study Period	4.10

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	75	97	97
2008	120	97	97
2007	134	98	98
2006	149	98	98

2010 Commission Summary

49 Johnson

Commercial Real Property - Current

Number of Sales	13	Median	93
Total Sales Price	\$1,591,900	Mean	111
Total Adj. Sales Price	\$1,711,900	Wgt. Mean	85
Total Assessed Value	\$1,451,473	Average Assessed Value of the Base	\$69,315
Avg. Adj. Sales Price	\$131,685	Avg. Assessed Value	\$111,652

Confidence Interval - Current

95% Median C.I	63.68 to 105.91
95% Mean C.I	60.75 to 160.25
95% Wgt. Mean C.I	53.92 to 115.66

% of Value of the Class of all Real Property Value in the County	5.27
% of Records Sold in the Study Period	4.04
% of Value Sold in the Study Period	6.50

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	12	95	95
2008	12	99	99
2007	18	94	94
2006	18	99	99

2010 Opinions of the Property Tax Administrator for Johnson County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). 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 this 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.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Johnson County is 97% of market value. The quality of assessment for the class of residential real property in Johnson County indicates the assessment practices meet generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Johnson County is 100% of market value. The quality of assessment for the class of commercial real property in Johnson County indicates the assessment practices meet generally accepted mass appraisal practices.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Johnson County is 73% of market value. The quality of assessment for the class of agricultural land in Johnson County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

**2010 Assessment Actions for Johnson County
taken to address the following property classes/subclasses:**

Residential;

Johnson County reviewed Area 2 rural parcels only. The review consisted of updating cost tables for a new RCN, new depreciation, and new photos as well as reviewing the listing for the property. During the review the additions or deletions of improvements were noted on the property record card. The statistics were reviewed for possible adjustments to all residential parcels.

The County also completed their permit and pick-up work for the year.

2010 Assessment Survey for Johnson County

Residential Appraisal Information

1.	Valuation data collection done by:	
	Lister/Appraiser/Assessor	
2.	List the valuation groupings used by the County:	
	Urban- 5—Tecumseh, Sterling, Cook, Crab Orchard, Elk Creek Rural- 3—Area 1, Area 2, Area 3 Res. Ag- 3—Area 1, Area 2, Area 3	
	01	Tecumseh Largest town in the county, the county seat and the main trade and employment center for the county
	02	Cook Location between two county seats (larger trade and employment centers) and having a different market to similarly sized villages in Johnson County.
	04	Elk Creek Located in the south east area of the county with and isolated market. An active economic climate with bank, post office, gas/propane, busy elevator, active community club/building, beauty shop and bar.
	06	Sterling Located away from the county seat (or trade and employment centers) to have its own market
	09	Acreage 1 Appraisal and valuation of the rural residential parcels follow the valuation and appraisal routine for the farm sites and the Market Area 1 for the agricultural land.
	10	Acreage 2 Appraisal and valuation of the rural residential parcels follow the valuation and appraisal routine for the farm sites and the Market Area 2 for the agricultural land.
	11	Acreage 3 Appraisal and valuation of the rural residential parcels follow the valuation and appraisal routine for the farm sites and the Market Area 3 for the agricultural land.
	15	Crab Orchard St Mary Vesta Small and unincorporated villages with almost no market activity and minimal economic progress.
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	Areas/ neighborhoods are defined by the township: Area 1 is Township 6; Area 2 is Township 5; Area 3 is Township 4. The towns of Sterling, Cook, and Tecumseh are looked at as three different market areas. The towns of Elk Creek and Crab Orchard are individually analyzed due to lack of recent sales activity.	
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Replacement Cost new less Depreciation	

4	When was the last lot value study completed?
	Tecumseh—2007; Sterling—2005; Cook—2005; Elk Creek—2006; Crab Orchard—2006
a.	What methodology was used to determine the residential lot values?
	Sales and the type of amenities present are adjusted for, such as gravel vs. paved streets, sewer/septic, public water/well. Urban lots are valued on square foot basis and rural land is valued on acre count.
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Use the CAMA adjusted by the local sales studies.
a.	How often does the County update depreciation tables?
	June 2008- Area 1, Urban and Rural June 2009-Area 2, Rural June 2004- Areas 3 June 2004- Tecumseh
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor and Appraiser
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	On schedule.
a.	Does the County maintain a tracking process? If yes describe.
	Yes. The initials and dates of inspection and re-appraisal are found in the working file of TerraScan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Each valuation group is individually judged on its own sales, adjusted with an economic depreciation, if necessary, and then equalized with the inspected and reviewed parcels in their respective valuation group.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	73	MEDIAN:	97	COV:	40.85	95% Median C.I.:	94.34 to 102.48	(!: Derived)
TOTAL Sales Price:	3,837,020	WGT. MEAN:	99	STD:	44.85	95% Wgt. Mean C.I.:	93.96 to 103.13	
TOTAL Adj.Sales Price:	3,834,520	MEAN:	110	AVG.ABS.DEV:	24.52	95% Mean C.I.:	99.51 to 120.09	
TOTAL Assessed Value:	3,778,630							
AVG. Adj. Sales Price:	52,527	COD:	25.38	MAX Sales Ratio:	309.33			
AVG. Assessed Value:	51,762	PRD:	111.43	MIN Sales Ratio:	39.75			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	9	97.02	103.65	99.98	12.37	103.67	82.74	171.67	90.51 to 102.81	39,000	38,993
10/01/07 TO 12/31/07	9	103.59	129.34	98.75	35.88	130.97	79.05	270.57	90.88 to 160.75	54,700	54,018
01/01/08 TO 03/31/08	5	94.60	99.64	97.95	5.76	101.72	93.94	120.03	N/A	62,480	61,202
04/01/08 TO 06/30/08	11	93.72	90.26	94.10	9.78	95.92	55.62	112.85	70.67 to 102.69	56,913	53,558
07/01/08 TO 09/30/08	14	107.05	128.93	99.04	37.24	130.19	73.18	309.33	81.95 to 138.14	52,750	52,241
10/01/08 TO 12/31/08	8	121.46	124.96	117.04	31.46	106.77	39.75	219.00	39.75 to 219.00	35,437	41,475
01/01/09 TO 03/31/09	4	101.48	103.93	107.70	15.43	96.50	83.31	129.45	N/A	81,250	87,510
04/01/09 TO 06/30/09	13	96.53	92.86	89.71	17.16	103.51	44.93	138.63	73.31 to 112.43	54,290	48,703
<u>Study Years</u>											
07/01/07 TO 06/30/08	34	95.63	105.53	97.22	18.25	108.54	55.62	270.57	93.84 to 99.97	52,404	50,948
07/01/08 TO 06/30/09	39	101.00	113.53	99.69	30.00	113.88	39.75	309.33	93.35 to 114.20	52,635	52,471
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	38	96.03	113.05	99.89	29.09	113.17	39.75	309.33	93.84 to 112.50	51,590	51,535
<u>ALL</u>											
	73	96.62	109.80	98.54	25.38	111.43	39.75	309.33	94.34 to 102.48	52,527	51,762

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	44	100.49	111.83	98.03	22.49	114.07	62.09	309.33	93.94 to 111.36	51,351	50,342
02	11	95.86	123.21	100.84	49.52	122.18	44.93	270.57	55.62 to 257.04	22,597	22,786
04	4	94.01	92.78	103.04	11.42	90.04	70.67	112.43	N/A	19,500	20,092
06	5	94.24	83.75	93.27	13.42	89.79	39.75	97.44	N/A	46,400	43,276
09	4	96.88	104.64	99.57	10.19	105.10	93.24	131.56	N/A	128,750	128,190
10	2	113.04	113.04	112.14	14.52	100.80	96.62	129.45	N/A	137,500	154,195
11	3	83.31	101.85	86.11	24.53	118.28	80.47	141.77	N/A	75,500	65,010
<u>ALL</u>											
	73	96.62	109.80	98.54	25.38	111.43	39.75	309.33	94.34 to 102.48	52,527	51,762

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	70	96.58	110.87	98.58	25.31	112.46	44.93	309.33	94.34 to 102.48	54,578	53,804
2	3	101.00	84.98	88.21	24.57	96.34	39.75	114.20	N/A	4,666	4,116
<u>ALL</u>											
	73	96.62	109.80	98.54	25.38	111.43	39.75	309.33	94.34 to 102.48	52,527	51,762

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

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TOTAL Assessed Value:	3,778,630							
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AVG. Assessed Value:	51,762	PRD:	111.43	MIN Sales Ratio:	39.75			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	72	96.58	108.29	98.45	23.98	109.99	39.75	309.33	94.34 to 101.60	53,215	52,389
06											
07	1	219.00	219.00	219.00			219.00	219.00	N/A	3,000	6,570
ALL	73	96.62	109.80	98.54	25.38	111.43	39.75	309.33	94.34 to 102.48	52,527	51,762

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	70.67	109.81	102.80	84.55	106.82	39.75	219.00	N/A	3,333	3,426
5000 TO 9999	5	114.20	177.70	179.68	67.51	98.90	93.41	309.33	N/A	6,260	11,248
Total \$											
1 TO 9999	8	107.60	152.24	161.07	70.66	94.52	39.75	309.33	39.75 to 309.33	5,162	8,315
10000 TO 29999	19	121.38	123.82	118.55	28.48	104.45	44.93	257.04	94.60 to 153.20	17,987	21,324
30000 TO 59999	21	96.42	100.52	101.53	10.43	99.01	73.31	131.56	93.35 to 111.36	41,692	42,329
60000 TO 99999	13	93.24	93.23	93.10	7.31	100.14	73.18	112.94	86.28 to 102.69	72,761	67,740
100000 TO 149999	11	96.62	93.26	93.97	12.35	99.24	62.09	129.45	79.05 to 102.48	126,090	118,491
150000 TO 249999	1	96.30	96.30	96.30			96.30	96.30	N/A	243,000	234,000
ALL	73	96.62	109.80	98.54	25.38	111.43	39.75	309.33	94.34 to 102.48	52,527	51,762

**2010 Correlation Section
for Johnson County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Johnson County, as determined by the PTA is 97%. The mathematically calculated median is 97%.

RESIDENTIAL: The analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both above the acceptable range however based on the knowledge of assessment practices it is my opinion that the assessments are uniform in the residential class of property. Two of the measures of central tendency are within the range while the mean is outside the range. It should be noted that the occurrence of low dollar sales are contributing to the high mean in the class. The highest mean occurs in sales where the sale amount is under 20,000 dollars. These also tend to be in smaller valuation groups where there is less of an organized market. Additional discussion and documentation has been included in the following tables. The overall residential market appears relatively flat in the County.

Being knowledgeable of the property in the county along with keeping with market trends and statistical reviews the County assessor is maintaining equalized valuation for the residential properties in Johnson County.

The assessor's office maintains a website with parcel search capabilities using GIS technology. The addition of this technology has improved the efficiency and accuracy in the office and afforded greater access to the assessment records by the taxpayers and the general public.

It is the opinion of the Division that the Reports and Opinion statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value and that the median is the most reliable measure for the level of value for this class of property.

**2010 Correlation Section
for Johnson County**

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

RESIDENTIAL:Knowing the assessment practices in Johnson County and their methodology of analyzing and verifying sales assures that both the sold and unsold parcels are valued without bias. The County's sales verification practices are consistent and acceptable. A review of the non-qualified residential sales reveals the reasons given for disqualifying sales and provides information regarding the County's sales verification practices. The majority of the sales that were disqualified appear to be family transactions, substantially changed properties, or private sales that were not available on the open market. The county also notes that they will also contact buyers, sellers, auctioneers, real estate agents or other real estate professionals to clarify sale terms. The County relies upon their knowledge of the local market when verifying sales.

**2010 Correlation Section
for Johnson County**

III. Measure of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

	Median	Wgt. Mean	Mean
R&O Statistics	97	99	110

**2010 Correlation Section
for Johnson County**

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section
for Johnson County**

2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Johnson County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	25.38	111.43

RESIDENTIAL: Calculating a COD and/or a PRD that do not fall within a certain range may be a function of the unpredictability of the market, not a reflection of the quality of the County's assessment practices. To demonstrate this point a hypothetical removal of low dollar sales (below \$10,000) brings the PRD down to 106.82 and the COD down to 18.44. Considering the volatility the low dollar sales occurring in small non organized markets have on the analysis would suggest that uniformity has been achieved in the residential class.

**2010 Assessment Actions for Johnson County
taken to address the following property classes/subclasses:**

Commercial:

Johnson County reviewed the statistical analysis and completed permit and pickup work for the class.

2010 Assessment Survey for Johnson County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	
	Appraiser with Assessor review	
2.	List the valuation groupings used by the County:	
	Urban- 5—Tecumseh, Sterling, Cook, Crab Orchard, Elk Creek Rural- 3—Area 1, Area 2, Area 3	
	01	Tecumseh Largest town in the county, the county seat and the main trade and employment center for the county
	02	Cook Location between two county seats (larger trade and employment centers)
	04	Elk Creek Active economic climate with local business and community services
	06	Sterling Located away from the county seat (or trade and employment centers) to have its own market
	15	Crab Orchard Off of the beaten path with very little economic or market activity
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	Areas/neighborhoods are defined by the township: Area 1 is Township 6; Area 2 is Township 5; Area 3 is Township 4. The towns of Sterling, Cook, and Tecumseh are looked at as three different market areas. The towns of Elk Creek and Crab Orchard are “individually” analyzed due to lack of recent sales activity. Each valuation grouping currently has different economic depreciation	
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Replacement cost new less depreciation.	
4	When was the last lot value study completed?	
	2004	
a.	What methodology was used to determine the commercial lot values?	
	Sales and the type of amenities present are adjusted for, such as gravel vs. paved streets, sewer/septic, public water/well. Urban lots are valued on square foot basis and rural land is valued on acre count.	
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?	
	Yes.	
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?	
	Use the CAMA adjusted by the local sales studies.	

a.	How often does the County update the depreciation tables?
	During a re-appraisal.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes.
b.	By Whom?
	Appraiser with Assessor review
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes.
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	On schedule.
a.	Does the County maintain a tracking process? If yes describe.
	Yes. The initials and dates of inspection and re-appraisal are found in the working file of TerraScan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The entire commercial class are entirely reviewed and re-appraised at the same time.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	13	MEDIAN:	93	COV:	74.50	95% Median C.I.:	63.68 to 105.91	(! Derived)
TOTAL Sales Price:	1,591,900	WGT. MEAN:	85	STD:	82.32	95% Wgt. Mean C.I.:	53.92 to 115.66	
TOTAL Adj.Sales Price:	1,711,900	MEAN:	111	AVG.ABS.DEV:	41.83	95% Mean C.I.:	60.75 to 160.25	
TOTAL Assessed Value:	1,451,473							
AVG. Adj. Sales Price:	131,684	COD:	45.15	MAX Sales Ratio:	361.00			
AVG. Assessed Value:	111,651	PRD:	130.33	MIN Sales Ratio:	45.05			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	3	89.20	78.54	48.43	20.96	162.18	45.17	101.25	N/A	148,833	72,076
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	1	96.33	96.33	96.33			96.33	96.33	N/A	30,000	28,900
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08	1	92.66	92.66	92.66			92.66	92.66	N/A	30,500	28,260
07/01/08 TO 09/30/08	2	139.67	139.67	102.25	26.96	136.60	102.01	177.33	N/A	471,500	482,096
10/01/08 TO 12/31/08	2	75.53	75.53	87.08	15.69	86.73	63.68	87.38	N/A	75,950	66,140
01/01/09 TO 03/31/09	3	69.53	158.53	60.60	151.47	261.61	45.05	361.00	N/A	25,666	15,553
04/01/09 TO 06/30/09	1	105.91	105.91	105.91			105.91	105.91	N/A	33,000	34,950
<u>Study Years</u>											
07/01/06 TO 06/30/07	4	92.77	82.99	51.44	17.03	161.32	45.17	101.25	N/A	119,125	61,282
07/01/07 TO 06/30/08	1	92.66	92.66	92.66			92.66	92.66	N/A	30,500	28,260
07/01/08 TO 06/30/09	8	94.69	126.49	97.77	63.44	129.37	45.05	361.00	45.05 to 361.00	150,612	147,260
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	1	96.33	96.33	96.33			96.33	96.33	N/A	30,000	28,900
01/01/08 TO 12/31/08	5	92.66	104.61	99.94	27.69	104.67	63.68	177.33	N/A	225,080	224,946
<u>ALL</u>											
	13	92.66	110.50	84.79	45.15	130.33	45.05	361.00	63.68 to 105.91	131,684	111,651

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	96.33	86.80	85.29	15.88	101.76	45.17	105.91	45.17 to 105.91	233,285	198,974
02	3	89.20	165.08	54.85	118.07	300.97	45.05	361.00	N/A	14,500	7,953
06	3	92.66	111.22	98.28	40.88	113.17	63.68	177.33	N/A	11,800	11,596
<u>ALL</u>											
	13	92.66	110.50	84.79	45.15	130.33	45.05	361.00	63.68 to 105.91	131,684	111,651

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	92.66	108.68	84.65	42.20	128.39	45.05	361.00	45.17 to 105.91	155,181	131,358
2	2	120.51	120.51	133.27	47.16	90.42	63.68	177.33	N/A	2,450	3,265
<u>ALL</u>											
	13	92.66	110.50	84.79	45.15	130.33	45.05	361.00	63.68 to 105.91	131,684	111,651

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	13	MEDIAN:	93	COV:	74.50	95% Median C.I.:	63.68 to 105.91	(! : Derived)
TOTAL Sales Price:	1,591,900	WGT. MEAN:	85	STD:	82.32	95% Wgt. Mean C.I.:	53.92 to 115.66	
TOTAL Adj.Sales Price:	1,711,900	MEAN:	111	AVG.ABS.DEV:	41.83	95% Mean C.I.:	60.75 to 160.25	
TOTAL Assessed Value:	1,451,473							
AVG. Adj. Sales Price:	131,684	COD:	45.15	MAX Sales Ratio:	361.00			
AVG. Assessed Value:	111,651	PRD:	130.33	MIN Sales Ratio:	45.05			

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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	13	92.66	110.50	84.79	45.15	130.33	45.05	361.00	63.68 to 105.91	131,684	111,651
04											
ALL	13	92.66	110.50	84.79	45.15	130.33	45.05	361.00	63.68 to 105.91	131,684	111,651

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	133.27	172.80	147.26	72.31	117.34	63.68	361.00	N/A	2,100	3,092
Total \$											
1 TO 9999	4	133.27	172.80	147.26	72.31	117.34	63.68	361.00	N/A	2,100	3,092
10000 TO 29999	1	101.25	101.25	101.25			101.25	101.25	N/A	24,000	24,300
30000 TO 59999	5	92.66	81.90	79.74	18.92	102.70	45.05	105.91	N/A	33,900	27,032
150000 TO 249999	1	87.38	87.38	87.38			87.38	87.38	N/A	150,000	131,070
250000 TO 499999	1	45.17	45.17	45.17			45.17	45.17	N/A	420,000	189,700
500000 +	1	102.01	102.01	102.01			102.01	102.01	N/A	940,000	958,873
ALL	13	92.66	110.50	84.79	45.15	130.33	45.05	361.00	63.68 to 105.91	131,684	111,651

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	177.33	200.67	171.86	55.89	116.76	63.68	361.00	N/A	1,966	3,380
340	1	45.17	45.17	45.17			45.17	45.17	N/A	420,000	189,700
344	1	101.25	101.25	101.25			101.25	101.25	N/A	24,000	24,300
353	3	96.33	98.30	98.51	4.58	99.78	92.66	105.91	N/A	31,166	30,703
406	2	79.37	79.37	70.81	12.39	112.09	69.53	89.20	N/A	19,250	13,630
426	1	87.38	87.38	87.38			87.38	87.38	N/A	150,000	131,070
470	1	45.05	45.05	45.05			45.05	45.05	N/A	40,000	18,020
540	1	102.01	102.01	102.01			102.01	102.01	N/A	940,000	958,873
ALL	13	92.66	110.50	84.79	45.15	130.33	45.05	361.00	63.68 to 105.91	131,684	111,651

2010 Correlation Section
for Johnson County

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Johnson County, as determined by the PTA is 100%. The mathematically calculated median is 93%.

COMMERCIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in the County it is the opinion of the Division that the level of value cannot be mathematically calculated.

Reviewing the statistical report for the commercial properties in Johnson County there are a limited number of sales that calculate a great disparity between the three measures of central tendencies including a high COD and PRD. This small and varied sample lends little reliability that the sales do not fully represent the commercial population in this county.

The following is to show that there is not a very organized commercial market in Johnson County. The following is a brief description of sales that have occurred in Tecumseh to demonstrate the variations that occur in the commercial market for many small counties including Johnson County. This is a breakdown of the various commercial sales in Tecumseh. There are 7 sales commercial sales in Tecumseh the remaining 6 sales in the county are spread between other valuation groups. Four of the 7 sales in Tecumseh are downtown, one parcel is a small office building with the remaining three sales being retail type structures one as a grocery store that sold as a turnkey operation with a significant adjustment for going concern and inventory with the two remaining parcels being used for other than retail purposes (but could still function as retail). The previous three parcels all include second floor living areas. There are three parcels remaining in Tecumseh and are located on the perimeter of town. One being a storage type structure, another a house converted into a daycare center and the last is a motel formerly part of a regional motel chain but now operated an independent motel.

Further analysis on such a limited number of sales would not provide information for any other conclusion.

Knowing the assessment practices used by the assessor in relation to the other property classes in the county it is our opinion the calculated statistics for the commercial class is not a reflection of poor assessment practices but shows the variability in the commercial market.

The assessor is knowledgeable of the valuations, trends and reviews in this class as well as the overall economics in the County. As with the residential the commercial market at this time is also relatively flat.

**2010 Correlation Section
for Johnson County**

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

COMMERCIAL:Knowing the assessment practices in Johnson County and their methodology of analyzing and verifying sales assures that both the sold and unsold parcels are valued without bias. The County's sales verification practices are consistent and acceptable. A review of the non-qualified commercial sales reveals the reasons given for disqualifying sales and provides information regarding the County's sales verification practices. The majority of the sales that were disqualified appear to be family transactions, substantially changed properties, or private sales that were not available on the open market. The county also notes that they also contact buyers, sellers, auctioneers, real estate agents or other real estate professionals to clarify sale terms. The County relies upon their knowledge of the local market when verifying sales.

**2010 Correlation Section
for Johnson County**

III. Measure of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

	Median	Wgt. Mean	Mean
R&O Statistics	93	85	111

**2010 Correlation Section
for Johnson County**

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section
for Johnson County**

2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Johnson County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	45.15	130.33

COMMERCIAL: The quality of assessment is satisfactory.

Calculating a COD and/or a PRD that do not fall within a certain range may be a function of the unpredictability of the market, a limited number of sales and low dollar sales (4 of the 13 sales in the sample were below \$10,000) is not a reflection of the quality of the County's assessment practices.

**Agricultural or Special
Valuation Reports**

**2010 Assessment Actions for Johnson County
taken to address the following property classes/subclasses:**

Agricultural:

Soil conversion from alpha to numeric and total county land use update using 2009 aerial maps and drive by review was completed for 2010. Electronic mapping is being used through GIS Workshop, Inc.

Adjustments to Areas 1, 2 and 3 were made to bring the land uses within 69 to 75 percent of market value.

Thought you might like to know this now for the R&O as to what I FINALLY did for 2010:

Ave. Sale Price/Acre

Area 1	12% increase to irrigated, dry, grass, trees, CRP included. from \$1500 to 1800
Area 2	7.5% increase to irrigated, dry, grass, trees, CRP. Included. from \$1300 to 1500
Area 3	7.5% increase to irrigated, dry, grass, trees, CRP included. from \$1130 to 1350

With the average sale price for agricultural land increased so did the adjoining agricultural building site acres on class 4000 (agricultural parcels). The sites on class 4500 (agricultural home sites) did not change as these values come from the residential home site market and that hasn't changed, except for the acreages in excess of 20 acres. The 21st acre on up is the same as the agricultural building site. The county increased the values on waste from \$50 to \$75 county-wide which is 5% of average sale price per acre.

2010 Assessment Survey for Johnson County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor.
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes Ag- 3 Market areas —Area 1, Area 2, Area 3
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Areas / neighborhoods are defined by the township: Area 1 is Township 6; Area 2 is Township 5; Area 3 is Township 4.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	The out-of-county influence starts on the north side with the Sarpy, Cass, Otoe & Lancaster County buyers moving south for additional agland when sales in their area affect what they can buy/sell per acre. Analysis of the sales in each of the three townships of Johnson County show from \$150 to \$300 average price per acre difference paid from north to south.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	The county uses the Assessor's Manual definitions statutes to define agricultural land.
b.	When is it agricultural land, when is it residential, when is it recreational?
	Agland is land used exclusively for commercial ag production; residential land is associated with improvements and non-ag uses; recreational is land not used predominantly for agriculture, residential or commercial purposes.
c.	Are these definitions in writing?
	Not at this time.
d.	What are the recognized differences?
	The predominant use (residential, agricultural or commercial) indicates the difference.
e.	Are rural farm home sites valued the same as rural residential home sites? If no, explain:
	Yes
f.	Are all rural farm home sites valued the same or are market differences recognized?
	Yes
g.	What are the recognized differences?
	Location in the county as defined by the market areas. Each market area currently has different economic depreciation based on sales.

4.	What is the status of the soil conversion from the alpha to numeric notation?
	Complete.
a.	Are land capability groupings (LCG) used to determine assessed value?
	No
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Soils and use are the units of comparison.
5.	Is land use updated annually?
	Yes.
a.	By what method? (Physical inspection, FSA maps, etc.)
	By use of the most current aerial maps that are available, physical inspection, and reported changes by the landowner.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No.
a.	How is the County developing the value for non-agricultural influences?
	NA
b.	Has the County received applications for special valuation?
	No.
c.	Describe special value methodology
	NA
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes.
b.	By Whom?
	Assessor and Appraiser.
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes.
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes.
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	On schedule.
a.	Does the County maintain a tracking process?
	Yes. The initials and dates of inspection and re-appraisal are found in the working file of TerraScan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Each valuation group is individually judged on its own sales, adjusted with an economic depreciation, if necessary, and then equalized with the inspected and reviewed parcels in their respective valuation group.

Proportionality Among Study Years

The following tables represent the distribution of sales among each year of the study period in the original sales file, the sales that were added to each area, and the resulting proportionality.

Preliminary Results:

Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	38	10	28
07/01/07 - 06/30/08	19	4	15
07/01/08 - 06/30/09	28	8	20
Totals	85	22	63

Added Sales:

Study Year	Total	Mkt 1	Mkt 2
7/1/06 - 6/30/07	0	0	0
7/1/07 - 6/30/08	0	0	0
7/1/08 - 6/30/09	3	0	3
	3		3

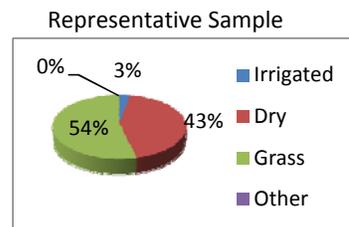
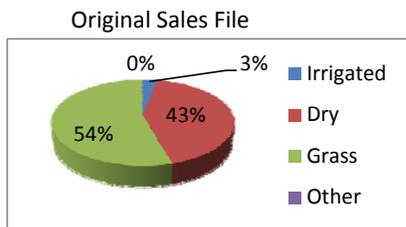
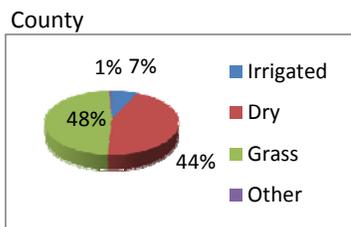
Final Results:

Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	38	10	28
07/01/07 - 06/30/08	19	4	15
07/01/08 - 06/30/09	31	8	23
Totals	88	22	66

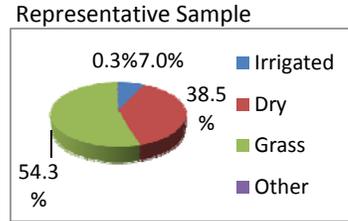
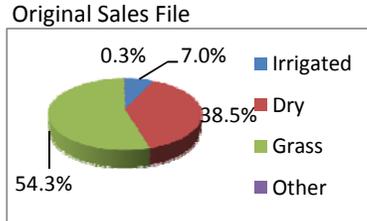
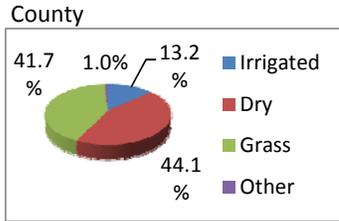
Representativeness by Majority Land Use

The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

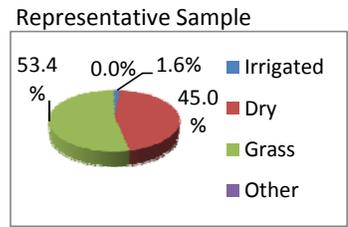
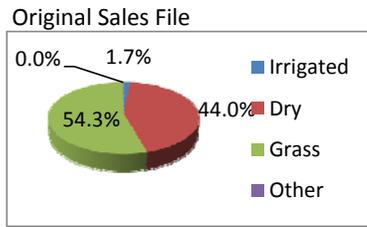
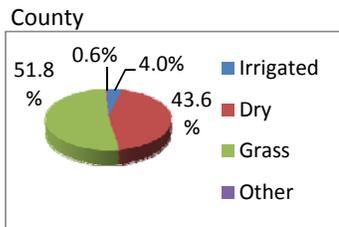
	Entire County		
	county	sales file	Sample
Irrigated	7%	3%	3%
Dry	44%	43%	43%
Grass	48%	54%	54%
Other	1%	0%	0%



Mkt Area 1			
	county	sales file	sample
Irrigated	13%	7%	7%
Dry	44%	38%	38%
Grass	42%	54%	54%
Other	1%	0%	0%



Mkt Area 2			
	county	sales file	sample
Irrigated	4%	2%	2%
Dry	44%	44%	45%
Grass	52%	54%	53%
Other	1%	0%	0%



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2
Number of Sales - Original Sales File	85	22	63
Number of Sales - Expanded Sample	88	22	66
Total Number of Acres Added	266	0	266

Ratio Study

Final Statistics

County # sales	88	Median	73%	AAD	15.70%
		Mean	75%	COD	21.60%
		W. Mean	73%	PRD	101.99%

Market Area 1 # sales	22	Median	75%	AAD	15.21%
		Mean	77%	COD	20.35%
		W. Mean	76%	PRD	101.75%

Market Area 2 # sales	66	Median	71%	AAD	15.86%
		Mean	74%	COD	22.34%
		W. Mean	72%	PRD	102.22%

Preliminary Statistics

Median	62%	AAD	12.96%
Mean	63%	COD	20.78%
W. Mean	61%	PRD	103.46%

Median	64%	AAD	13.46%
Mean	62%	COD	21.14%
W. Mean	60%	PRD	102.43%

Median	62%	AAD	12.80%
Mean	63%	COD	20.73%
W. Mean	61%	PRD	103.77%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	1	79.20%	12	67.96%	32	71.92%
Mkt Area 1	1	79.20%	4	86.72%	7	73.68%
Mkt Area 2	0	N/A	8	62.72%	25	71.06%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	3	72.58%	27	74.27%	37	71.06%
Mkt Area 1	2	71.85%	8	76.30%	8	77.25%
Mkt Area 2	1	72.58%	19	70.95%	29	69.08%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Johnson County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Johnson County, as determined by the PTA is 73%. The mathematically calculated median is 73%.

AGRICULTURAL LAND:

Based on an analysis of the 2010 agricultural land values, Johnson County has met the statutory level of value for agricultural land. The opinion of the level of value is a correlation of several aspects which pertain to Johnson County, including uninfluenced agricultural land market and the assessment practices used by the County to determine market areas, assessed values and sales verification.

Agricultural land analysis begins with sales of agricultural land that have been verified. It is my opinion that the county has properly verified and qualified the sales that have occurred in Johnson County. The county has also determined that the sales that occur in the county are not influenced by other than agricultural interests. The analysis must also identify a balanced and representative sample of sales, which must represent the general population of agricultural land in the county. The most prevalent influence in the agricultural land market in Nebraska is time of sale. To assist in the accounting for time, the sales occurring in the first year of the sales study are balanced with those occurring in the last year. The analysis of the uninfluenced agricultural sales occurring in Johnson County over the past three years indicates a slight imbalance. To balance County's file for time, comparable sales from adjoining jurisdictions may be borrowed. If sales that have been disqualified cannot be reasonably re-qualified, random removal of sales and the weighting of current sales in the time frame to build up unbalanced years is an option. The best solution was to borrow sales to balance the third year sales in Market Area 2.

Another component with less impact on value in the agricultural land analysis is identifying how the majority land use in the sales compares with the majority land use in the county. An imbalance in the majority land use could be reflected by an imbalance in the assessed values between the majority land uses. The analysis of the uninfluenced agricultural sales occurring in Johnson County over the past three years indicates a slight imbalance in the land use in Market Area 1. But because this imbalance is represented by a smaller market area with fewer sales that do not adequately represent the land use for this market area. It is our opinion that the balance in the land use between the entire county and the representative sample adequately represents the county.

Johnson County has identified two market areas for the agricultural properties within the county. They have identified that agricultural land sells for more in the north part of the county than land in the southern part of the county. The market values in the north part of the county do sell higher. One of the factors that cause higher market values is the proximity to adjoining counties where buyers of agricultural land are moving out and away from buying agricultural land that

2010 Correlation Section

For Johnson County

may have additional value added by non agricultural influences. Another characteristic that has a greater influence to this market area is the irrigation development in this area is greater than any other part of the county. Topography and soil associations are similar to the rest of the county. The exception is the northwest township where the Nemaha River has created a valley that is wider and a gently sloping topography. Predominant land use in this area is dryland. Market Area 2 is an area where the county has identified where the sales values are not as strong as what they have determined for Market Area 1. Again the major soil associations are similar to the balance of the county but with less irrigation potential. Dryland is also the predominant land use. I concur that the market areas which the county has established are necessary to address the difference in the way uninfluenced agricultural land sells in Johnson County. If no market areas existed there would not be equalization in the assessment process for property owners located in the south part of the county in favor of the property owners to the north.

2010 Correlation Section

For Johnson County

II. Analysis of Sales Verification

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

AGRICULTURAL LAND:

Knowing the assessment practices in Johnson County and their methodology of analyzing and verifying sales assures that both the sold and unsold parcels are valued without bias. The County's sales verification practices are consistent and acceptable. A review of the non-qualified agricultural sales reveals the reasons given for disqualifying sales and provides information regarding the County's sales verification practices. The county also notes that they will also contact buyers, sellers, auctioneers, real estate agents or other real estate professionals to clarify sale terms. The county relies upon their knowledge of the local market when verifying sales.

2010 Correlation Section

For Johnson County

III. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

	Median	Wgt.Mean	Mean
R&O Statistics	73	75	73

2010 Correlation Section

For Johnson County

IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

2010 Correlation Section

For Johnson County

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July, 2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Johnson County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	21.60	101.99

AGRICULTURAL LAND:

The quality of assessment is satisfactory.

Calculating a COD and/or a PRD that do not fall within a certain range may be a function of the unpredictability of the market, not a reflection of the quality of the County's assessment practices.

Total Real Property Sum Lines 17, 25, & 30	Records : 4,349	Value : 423,687,015	Growth 1,816,410	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	200	778,680	28	155,190	27	528,140	255	1,462,010	
02. Res Improve Land	1,180	6,394,390	62	1,262,440	273	6,164,480	1,515	13,821,310	
03. Res Improvements	1,202	51,475,380	62	4,609,390	284	20,602,960	1,548	76,687,730	
04. Res Total	1,402	58,648,450	90	6,027,020	311	27,295,580	1,803	91,971,050	470,690
% of Res Total	77.76	63.77	4.99	6.55	17.25	29.68	41.46	21.71	25.91
05. Com UnImp Land	41	329,095	3	21,850	3	76,200	47	427,145	
06. Com Improve Land	248	1,602,750	5	158,050	10	557,230	263	2,318,030	
07. Com Improvements	252	11,658,360	6	67,950	14	5,486,120	272	17,212,430	
08. Com Total	293	13,590,205	9	247,850	17	6,119,550	319	19,957,605	182,530
% of Com Total	91.85	68.10	2.82	1.24	5.33	30.66	7.34	4.71	10.05
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	77,260	0	0	0	0	3	77,260	
11. Ind Improvements	3	2,284,510	0	0	0	0	3	2,284,510	
12. Ind Total	3	2,361,770	0	0	0	0	3	2,361,770	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.07	0.56	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	2	124,920	2	124,920	
15. Rec Improvements	0	0	0	0	2	760	2	760	
16. Rec Total	0	0	0	0	2	125,680	2	125,680	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	1,402	58,648,450	90	6,027,020	313	27,421,260	1,805	92,096,730	470,690
% of Res & Rec Total	77.67	63.68	4.99	6.54	17.34	29.77	41.50	21.74	25.91
Com & Ind Total	296	15,951,975	9	247,850	17	6,119,550	322	22,319,375	182,530
% of Com & Ind Total	91.93	71.47	2.80	1.11	5.28	27.42	7.40	5.27	10.05
17. Taxable Total	1,698	74,600,425	99	6,274,870	330	33,540,810	2,127	114,416,105	653,220
% of Taxable Total	79.83	65.20	4.65	5.48	15.51	29.31	48.91	27.00	35.96

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	4	698,285	2,880,795	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	4	698,285	2,880,795
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	698,285	2,880,795

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. Producing	184	62	253	499

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	25,610	158	15,014,360	1,273	144,003,960	1,440	159,043,930
28. Ag-Improved Land	1	3,640	58	7,069,910	700	105,233,750	759	112,307,300
29. Ag Improvements	1	1,760	58	1,881,650	723	36,036,270	782	37,919,680
30. Ag Total							2,222	309,270,910

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	22	24.00	307,000	
33. HomeSite Improvements	0	0.00	0	23	24.00	1,446,920	
34. HomeSite Total							
35. FarmSite UnImp Land	2	1.40	3,330	13	40.01	83,890	
36. FarmSite Improv Land	1	1.00	2,000	54	118.69	222,130	
37. FarmSite Improvements	1	0.00	1,760	55	0.00	434,730	
38. FarmSite Total							
39. Road & Ditches	0	0.93	0	0	277.60	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	2	2.00	18,000	2	2.00	18,000	
32. HomeSite Improv Land	424	432.14	4,806,320	446	456.14	5,113,320	
33. HomeSite Improvements	438	424.14	27,714,140	461	448.14	29,161,060	1,163,190
34. HomeSite Total				463	458.14	34,292,380	
35. FarmSite UnImp Land	47	90.20	180,290	62	131.61	267,510	
36. FarmSite Improv Land	664	1,908.07	3,548,160	719	2,027.76	3,772,290	
37. FarmSite Improvements	694	0.00	8,322,130	750	0.00	8,758,620	0
38. FarmSite Total				812	2,159.37	12,798,420	
39. Road & Ditches	0	4,384.65	0	0	4,663.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,275	7,280.69	47,090,800	1,163,190

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	1,665,110	20	2,027.46	1,665,110

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	1,781.86	16.38%	5,425,980	21.85%	3,045.12
46. 1A	2,057.33	18.92%	5,760,540	23.20%	2,800.01
47. 2A1	454.45	4.18%	1,234,370	4.97%	2,716.18
48. 2A	3,031.27	27.87%	6,960,260	28.03%	2,296.15
49. 3A1	2,392.98	22.00%	4,139,640	16.67%	1,729.91
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	1,091.55	10.04%	1,250,880	5.04%	1,145.97
52. 4A	66.41	0.61%	62,120	0.25%	935.40
53. Total	10,875.85	100.00%	24,833,790	100.00%	2,283.39
Dry					
54. 1D1	1,836.38	5.59%	4,179,760	8.42%	2,276.09
55. 1D	4,048.51	12.32%	8,350,050	16.83%	2,062.50
56. 2D1	2,196.32	6.68%	3,977,580	8.02%	1,811.02
57. 2D	6,640.93	20.20%	10,633,090	21.43%	1,601.14
58. 3D1	10,315.76	31.38%	15,006,090	30.25%	1,454.68
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	7,473.40	22.73%	7,174,550	14.46%	960.01
61. 4D	361.33	1.10%	293,490	0.59%	812.25
62. Total	32,872.63	100.00%	49,614,610	100.00%	1,509.30
Grass					
63. 1G1	800.90	0.00%	991,530	3.20%	1,238.02
64. 1G	1,452.17	4.57%	2,414,860	7.79%	1,662.93
65. 2G1	1,946.12	6.13%	2,052,980	6.62%	1,054.91
66. 2G	4,514.50	14.21%	5,323,620	17.17%	1,179.23
67. 3G1	4,724.01	14.87%	5,916,130	19.08%	1,252.35
68. 3G	6.36	0.02%	5,190	0.02%	816.04
69. 4G1	14,609.20	46.00%	11,916,160	38.43%	815.66
70. 4G	3,706.11	11.67%	2,383,350	7.69%	643.09
71. Total	31,759.37	100.00%	31,003,820	100.00%	976.21
Irrigated Total					
Irrigated Total	10,875.85	14.32%	24,833,790	23.54%	2,283.39
Dry Total					
Dry Total	32,872.63	43.28%	49,614,610	47.03%	1,509.30
Grass Total					
Grass Total	31,759.37	41.82%	31,003,820	29.39%	976.21
Waste					
Waste	440.49	0.58%	33,010	0.03%	74.94
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	16.07	0.02%	0	0.00%	0.00
Market Area Total	75,948.34	100.00%	105,485,230	100.00%	1,388.91

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	895.65	16.55%	2,520,940	23.67%	2,814.65
46. 1A	489.92	9.05%	1,318,660	12.38%	2,691.58
47. 2A1	256.26	4.73%	571,570	5.37%	2,230.43
48. 2A	1,908.09	35.25%	3,870,120	36.34%	2,028.27
49. 3A1	849.59	15.70%	1,363,390	12.80%	1,604.76
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	982.88	18.16%	977,120	9.18%	994.14
52. 4A	30.32	0.56%	26,570	0.25%	876.32
53. Total	5,412.71	100.00%	10,648,370	100.00%	1,967.29
Dry					
54. 1D1	1,585.19	4.36%	2,821,360	6.09%	1,779.82
55. 1D	3,712.35	10.21%	6,203,700	13.39%	1,671.10
56. 2D1	2,833.30	7.79%	4,210,840	9.09%	1,486.20
57. 2D	9,130.03	25.12%	12,127,840	26.17%	1,328.35
58. 3D1	10,916.74	30.03%	14,327,460	30.92%	1,312.43
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	7,790.32	21.43%	6,384,780	13.78%	819.58
61. 4D	380.04	1.05%	266,140	0.57%	700.29
62. Total	36,347.97	100.00%	46,342,120	100.00%	1,274.96
Grass					
63. 1G1	310.49	0.00%	308,220	1.11%	992.69
64. 1G	1,077.99	3.43%	1,401,600	5.07%	1,300.20
65. 2G1	2,099.50	6.67%	1,844,330	6.67%	878.46
66. 2G	5,247.43	16.68%	5,389,440	19.49%	1,027.06
67. 3G1	4,372.23	13.90%	4,907,840	17.75%	1,122.50
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	14,459.03	45.96%	11,410,180	41.27%	789.14
70. 4G	3,896.62	12.38%	2,388,690	8.64%	613.02
71. Total	31,463.29	100.00%	27,650,300	100.00%	878.81
Irrigated Total	5,412.71	7.36%	10,648,370	12.58%	1,967.29
Dry Total	36,347.97	49.41%	46,342,120	54.74%	1,274.96
Grass Total	31,463.29	42.77%	27,650,300	32.66%	878.81
Waste	336.45	0.46%	25,260	0.03%	75.08
Other	0.00	0.00%	0	0.00%	0.00
Exempt	748.30	1.02%	0	0.00%	0.00
Market Area Total	73,560.42	100.00%	84,666,050	100.00%	1,150.97

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	100.85	7.70%	272,860	10.67%	2,705.60
46. 1A	109.86	8.39%	301,880	11.81%	2,747.86
47. 2A1	124.47	9.51%	308,560	12.07%	2,478.99
48. 2A	485.82	37.11%	1,101,980	43.11%	2,268.29
49. 3A1	145.04	11.08%	234,960	9.19%	1,619.97
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	339.23	25.91%	332,530	13.01%	980.25
52. 4A	3.98	0.30%	3,500	0.14%	879.40
53. Total	1,309.25	100.00%	2,556,270	100.00%	1,952.47
Dry					
54. 1D1	882.23	3.34%	1,555,940	5.18%	1,763.64
55. 1D	1,559.90	5.91%	2,726,210	9.08%	1,747.68
56. 2D1	1,686.78	6.39%	2,063,220	6.87%	1,223.17
57. 2D	3,826.10	14.49%	4,940,400	16.45%	1,291.24
58. 3D1	7,679.53	29.08%	10,042,800	33.44%	1,307.74
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,441.68	39.55%	8,478,220	28.23%	811.96
61. 4D	327.87	1.24%	229,660	0.76%	700.46
62. Total	26,404.09	100.00%	30,036,450	100.00%	1,137.57
Grass					
63. 1G1	267.03	0.00%	247,090	0.63%	925.33
64. 1G	1,217.66	2.59%	1,595,510	4.05%	1,310.31
65. 2G1	2,695.36	5.74%	2,221,500	5.63%	824.19
66. 2G	6,114.38	13.02%	6,101,030	15.47%	997.82
67. 3G1	4,149.43	8.84%	4,617,830	11.71%	1,112.88
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	26,373.89	56.16%	20,872,920	52.94%	791.42
70. 4G	6,143.32	13.08%	3,769,290	9.56%	613.56
71. Total	46,961.07	100.00%	39,425,170	100.00%	839.53
Irrigated Total					
Irrigated Total	1,309.25	1.75%	2,556,270	3.55%	1,952.47
Dry Total					
Dry Total	26,404.09	35.29%	30,036,450	41.70%	1,137.57
Grass Total					
Grass Total	46,961.07	62.77%	39,425,170	54.74%	839.53
Waste					
Waste	146.00	0.20%	10,940	0.02%	74.93
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	78.15	0.10%	0	0.00%	0.00
Market Area Total	74,820.41	100.00%	72,028,830	100.00%	962.69

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,410.83	5,760,370	15,186.98	32,278,060	17,597.81	38,038,430
77. Dry Land	12.56	20,870	6,678.97	9,999,870	88,933.16	115,972,440	95,624.69	125,993,180
78. Grass	3.45	3,050	6,723.14	5,694,740	103,457.14	92,381,500	110,183.73	98,079,290
79. Waste	0.00	0	216.86	16,270	706.08	52,940	922.94	69,210
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	78.84	0	763.68	0	842.52	0
82. Total	16.01	23,920	16,029.80	21,471,250	208,283.36	240,684,940	224,329.17	262,180,110

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	17,597.81	7.84%	38,038,430	14.51%	2,161.54
Dry Land	95,624.69	42.63%	125,993,180	48.06%	1,317.58
Grass	110,183.73	49.12%	98,079,290	37.41%	890.14
Waste	922.94	0.41%	69,210	0.03%	74.99
Other	0.00	0.00%	0	0.00%	0.00
Exempt	842.52	0.38%	0	0.00%	0.00
Total	224,329.17	100.00%	262,180,110	100.00%	1,168.73

2010 County Abstract of Assessment for Real Property, Form 45 Compared with the 2009 Certificate of Taxes Levied (CTL)

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	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	91,046,240	91,971,050	924,810	1.02%	470,690	0.50%
02. Recreational	0	125,680	125,680		0	
03. Ag-Homesite Land, Ag-Res Dwelling	32,969,050	34,292,380	1,323,330	4.01%	1,163,190	0.49%
04. Total Residential (sum lines 1-3)	124,015,290	126,389,110	2,373,820	1.91%	1,633,880	0.60%
05. Commercial	19,786,105	19,957,605	171,500	0.87%	182,530	-0.06%
06. Industrial	2,361,770	2,361,770	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	10,777,880	12,798,420	2,020,540	18.75%	0	18.75%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	32,925,755	35,117,795	2,192,040	6.66%	182,530	6.10%
10. Total Non-Agland Real Property	156,941,045	161,506,905	4,565,860	2.91%	1,816,410	1.75%
11. Irrigated	31,397,960	38,038,430	6,640,470	21.15%		
12. Dryland	118,211,700	125,993,180	7,781,480	6.58%		
13. Grassland	86,509,200	98,079,290	11,570,090	13.37%		
14. Wasteland	249,930	69,210	-180,720	-72.31%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	236,368,790	262,180,110	25,811,320	10.92%		
17. Total Value of all Real Property (Locally Assessed)	393,309,835	423,687,015	30,377,180	7.72%	1,816,410	7.26%

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 2010:

Residential—

1. Re-appraisal of all residential property in suburban and rural to include the unincorporated towns of Vesta and St. Mary of Market Area Two, also known as Township 5, including all related improvements associated with the main improvement, to include all rural buildings with new photos of the property, develop new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2010.
2. Review in-house preliminary sale statistics in all residential subclasses, review the preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, and analyze for any possible 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 in-house preliminary sale statistics in all commercial subclasses, review the preliminary statistical information received from Nebr. Dept of Revenue—Property Assessment Division, and analyze for any possible 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 update using most current aerial photography obtainable.
4. Implement 2008 soil conversion.

BUDGET REQUEST FOR 2009-2010:

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

1. Complete pickup work for new improvements or improvement changes made throughout county in all classes;
2. Analyze and possible adjustment to class/subclass of residential.
3. Analyze and possible adjustment to class/subclass of commercial.
4. Analyze and possible adjustments to class/subclass of agland.

UPDATE FOLLOWING September 2009 ADOPTION OF 2009-10 BUDGET:

1. In addition to the \$20,000 appraisal budget request, a contract with GIS Workshop, Inc. will be completed with an additional \$17,500 approved to complete a mapping project approved in 2008. This includes a cadastral layer and a new land use study. With this completed project in place, the new soil conversions are expected to be implemented for the 2010 tax year.

Tax Year 2011:

Residential—

1. Re-appraisal of all residential property in the towns of Elk Creek and Crab Orchard, and all rural and suburban in Market Area Three, also known as Township 4, including all related improvements associated with the main improvement, to include all rural buildings, with new photos of the property develop, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2011.
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 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 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 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. If necessary, continue land use update using most current aerial photography obtainable.

Tax Year 2012:

Residential—

1. Re-appraisal of all urban residential property in Tecumseh, including all related improvements associated with the main improvement, to include all buildings, with new photos of the property, develop new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2012.
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 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 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 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. If necessary, continue land use update using most current aerial photography obtainable.

Date: June 15, 2009

Karen A. Koehler
Johnson County Assessor

2010 Assessment Survey for Johnson County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	0
4.	Other part-time employees
	0
5.	Number of shared employees
	1 employee is shared with the Clerk's office, Treasurer's Office and Child Support
6.	Assessor's requested budget for current fiscal year
	\$116,313
7.	Adopted budget, or granted budget if different from above
	\$113,563
8.	Amount of the total budget set aside for appraisal work
	\$20,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	0
10.	Part of the budget that is dedicated to the computer system
	\$11,393
11.	Amount of the total budget set aside for education/workshops
	\$1,300
12.	Other miscellaneous funds
	GIS \$17,500
13.	Was any of last year's budget not used:
	Minimal amount. \$1,155

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes, Will be converting to digital mapping shortly with completion of GIS project with GIS Workshop, Inc.

4.	Who maintains the Cadastral Maps?
	Assessor and Deputy Assessor
5.	Does the county have GIS software?
	Yes.
6.	Who maintains the GIS software and maps?
	Assessor and Deputy Assessor
7.	Personal Property software:
	TerraScan

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?
	Cook, Crab Orchard, Elk Creek, Sterling, and Tecumseh.
4.	When was zoning implemented?
	January 1, 2006

D. Contracted Services

1.	Appraisal Services
	Wayne Cole dba. Linsali, Inc.
2.	Other services
	ASI for TerraScan; GIS Workshop, Inc

Certification

This is to certify that the 2010 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission and one printed copy by hand delivery to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Johnson County Assessor.

Dated this 7th day of April, 2010.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts