

## Steps taken to insure equitable values in Johnson County

### Commercial and Industrial

Adjusted land base rates for Commercial, Industrial and Residential based on vacant land sales.

Spreadsheets were created to show a per square foot rate based on sales price for commercial and industrial

Spreadsheets were created to show a per square foot rate based on income & expenses analysis for commercial

Rates developed through this procedure have been compared to the cost values and adjustments made according to

All Commercial and Industrial have been compared countywide. The four larger Townships hold the bulk of Commercial

Commercial and Industrial that are on the major roads compare to the larger townships, therefore Commercial

Information was used from appraisals that had been submitted with 2006 appeals.

### Residential and Ag Homesites

Multiple like neighborhoods have been combined to create a better market comparison

Land base rates have been adjusted where needed

Additional neighborhoods have been created in rural areas

In an effort to use all possible sales we have reviewed all the land sales. Pleasant Township has a large percentage of sales that went from Developer to Builder and then sold again to homeowner within a 12 month period. It appears not many sales have been used compared to the number of parcels and sales, however, all sales have been used can be and this represents a 9.6% sample size.

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