

# Existing Economic Condition Johnson County

**INTRODUCTION ..... 62**  
**PROCEDURES..... 62**  
**POPULATION ..... 63**  
**EMPLOYMENT..... 69**  
**ECONOMIC DIVERSIFICATION ..... 77**  
**PERSONAL INCOME..... 79**  
**COUNTY GOVERNMENT REVENUE..... 89**  
**HOUSING ..... 97**

## INTRODUCTION

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The following is a discussion of the demographic and economic trends for Johnson County, Wyoming during the past 30 years. This information has been developed as a part of the background information for the Bighorn National Forest planning process currently being conducted by the U.S. Forest Service. The report is intended to provide insight into the structure and trends of the Johnson County economy.

## PROCEDURES

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The analysis considers six standard regional measures including: 1) Population, 2) Employment, 3) Diversification, 4) Personal income, 5) County government revenue, and 6) Housing. Information on population was obtained from the U.S. Bureau of Census and the U.S. Department of Commerce’s Regional Information System (REIS). Information on employment, personal income, and diversification were also developed from the REIS database. Information on county government revenue was obtained from various state and federal reports. Housing information was obtained from the Wyoming Department of Administration and Information’s Division of Economic Analysis and the Wyoming Housing Database Partnership. All dollar amounts except for housing were adjusted for inflation.

To put the information for Johnson County into perspective it is compared to similar measures for other regions of the country. In some cases these comparison involve the use of location quotients (LQ). In this report, a LQ is simply the percent of an economic activity at the county level divided by the percent of that economic activity at the state or national level. A LQ greater than one indicates that the county economy is specialized in the economic activity. A LQ of one or less indicates that the county economy is not specialized in the economic activity. LQ’s are also a rough indicator of the economic base of the county’s economy. A LQ of greater than one suggests that the county economy is more than self-sufficient in the production of the good or service and as a result exports some of the production. A LQ of one or less suggests that the county economy consumes all of its production of the good or service locally and does not produce any for export.

## POPULATION

Population is an important measure because the ability to attract and retain people to live, work, play, and retire is key to the long-term viability of the region. Figure 1 shows population growth for the county from 1970 to 1999. The figure highlights two important aspects of population growth in the county. One is growth – in 1999 there were over 22 percent more people in the county than there were in 1970. The second aspect is the variability of population growth in the county. From 1974 through 1983 the population in the county increased at a 3.3 percent per year rate. However, it then fell by -2.2 percent per year from 1983 to 1991. Since 1990, the county’s population has been growing by 1.2 percent per year. Much of the instability in the 1970’s and 1980’s can be attributed to the cyclical nature of the mineral industry in the region.

**Figure 1. Johnson County Population, 1970-1999**

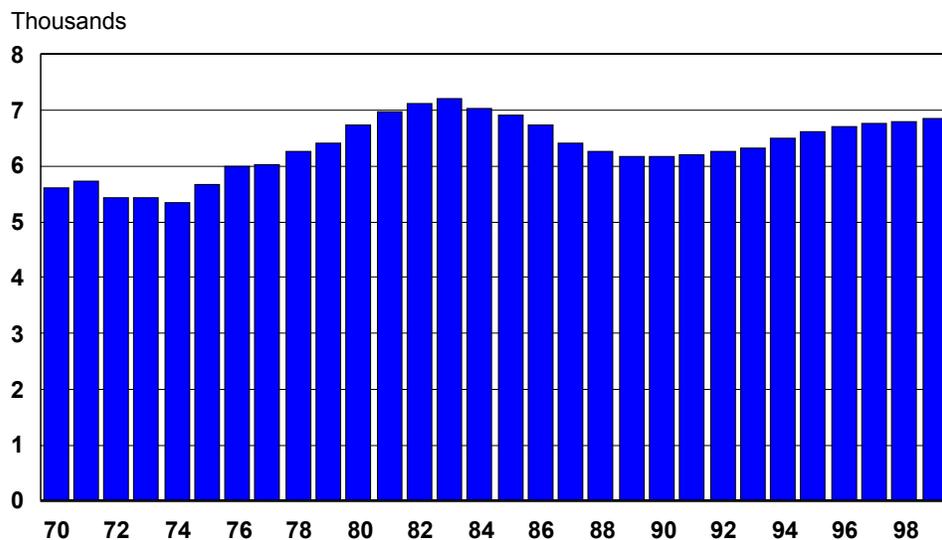
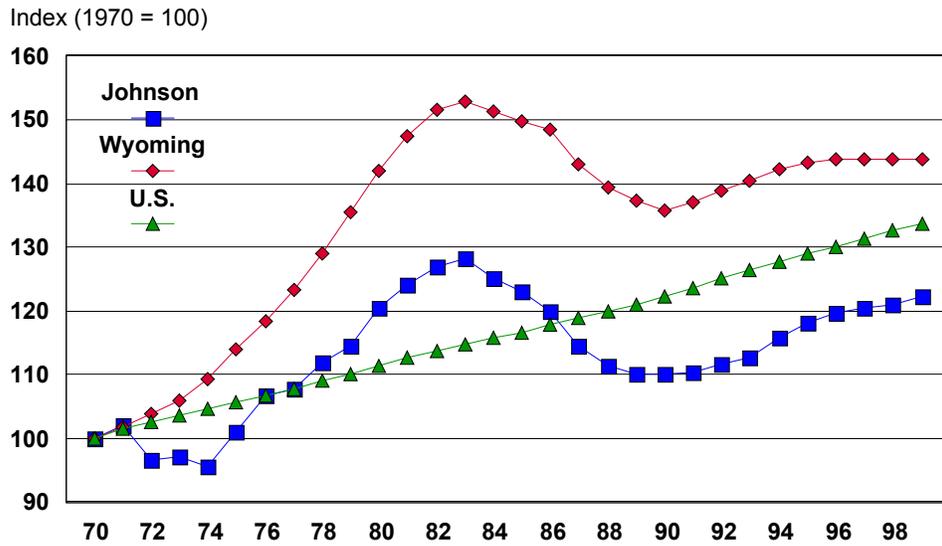


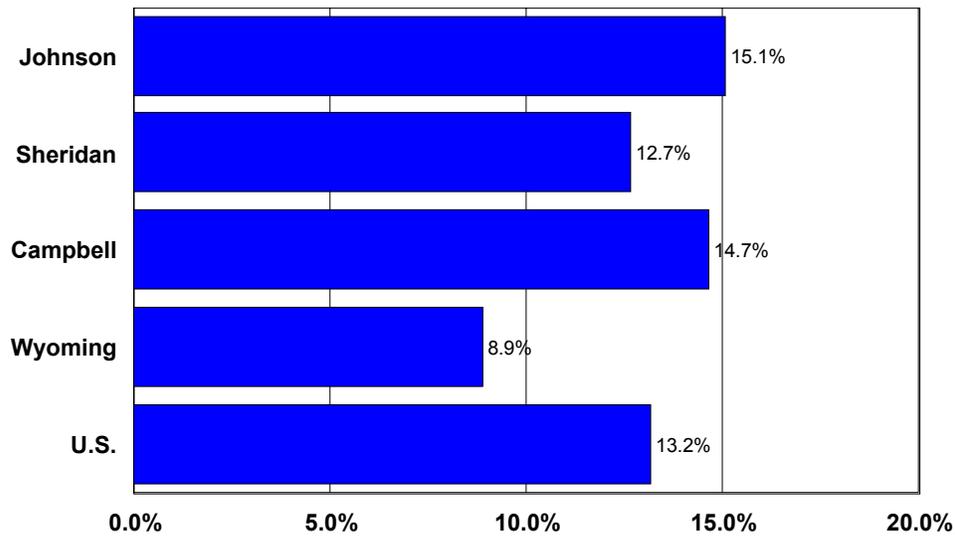
Figure 2 illustrates the variability of population growth in the county and Wyoming relative to the U.S. Between 1970 and 1999, the U.S. population grew at a stable rate of 1.0 percent per year. Total population growth in the county from 1970 to 1990 was 9 percent lower than in the U.S. and 15 percent lower than in Wyoming.

**Figure 2. Comparison of Population Change 1970-1999**



The latest Bureau of Census data indicates that the population of the county had decreased by over 15 percent between 1990 and 2000 (Figure 3). This is somewhat higher than the population increases for the neighboring counties of Sheridan and Campbell, but substantially higher than in Wyoming, statewide. This growth rate was also comparable to the U.S.

**Figure 3. Population Growth 1990-2000**



Population growth comes from one of two sources. One source is natural increase, which occurs when there are more births than deaths among residents. The second source is net in-migration, which occurs when more people move into a region than move out. For the county, all the population growth between 1990 and 2000 was from in-migration (107.7%) with natural increase actually decreasing (-7.7%) – Figure 4.

**Figure 4. Sources of Population Growth 1990-2000**

	Natural Increase	Net In-migration
Johnson	-7.7%	107.7%
Sheridan	5.4%	94.6%
Campbell	79.0%	21.0%
Wyoming	74.0%	26.0%

While this is comparable to Sheridan County, which also had substantial in-migration between 1990 and 2000, it is substantially different from Campbell County or Wyoming, statewide, where the majority of population growth was from natural increase.

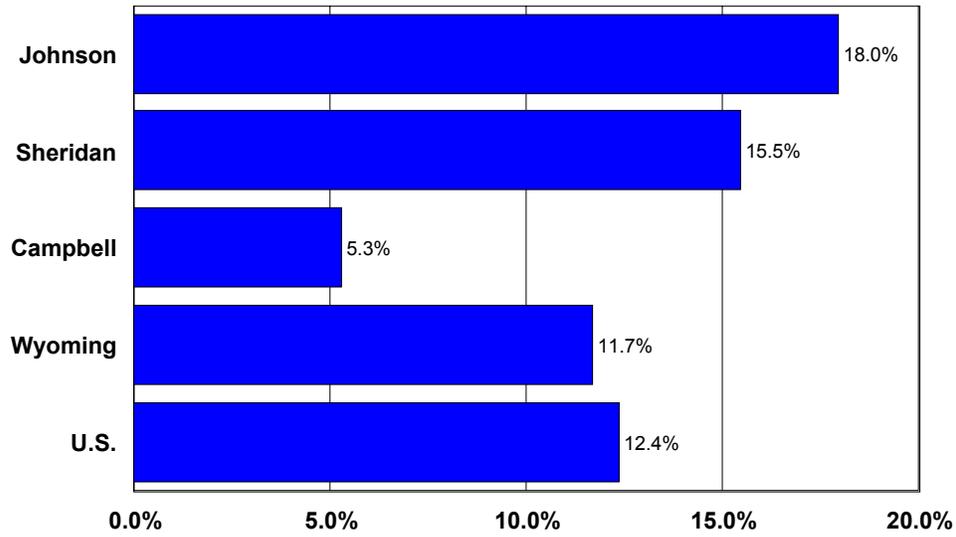
Spatial location is another important aspect of population growth. Between 1990 and 2000 over one-third of the population growth in the county occurred in rural areas outside of incorporated areas with the other two-thirds inside incorporated areas (Figure 5). Again this was comparable to Sheridan County, but significant different than Campbell or Wyoming, statewide where over 50 percent of the growth was outside incorporated areas. Part of the explanation for this difference may be higher land prices in rural areas of the Johnson and Sheridan Counties relative to the rest of Wyoming.

**Figure 5. Location of Population Growth 1990-2000**

	Unincorporated	Incorporated
Johnson	36.5%	63.5%
Sheridan	32.0%	68.0%
Campbell	51.0%	49.0%
Wyoming	55.2%	44.8%

A final aspect of population considered in the analysis was the age of the population. As show in Figure 6, 18 percent of the county’s population was 65 years of age or older in 2000. While this is somewhat higher than Sheridan County, it is substantially higher than Campbell County, Wyoming, or the U.S.

**Figure 6. Percent of Population 65 or Older, 2000**

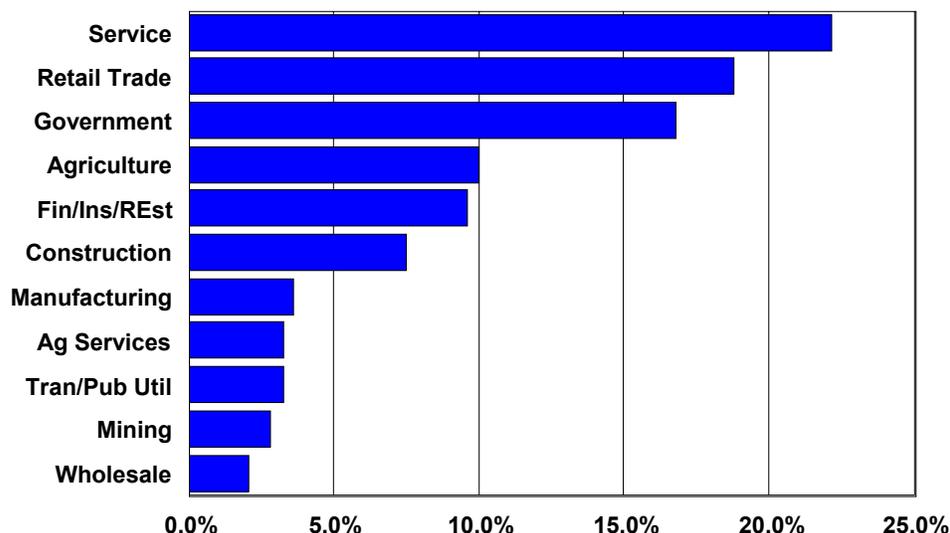


## EMPLOYMENT

Employment is an important measure because one of the major functions of a region’s economy is to provide jobs for residents. Employment growth is closely associated with population growth because people are both producers and consumers. As a result, employment growth is both a cause and affect of population growth.

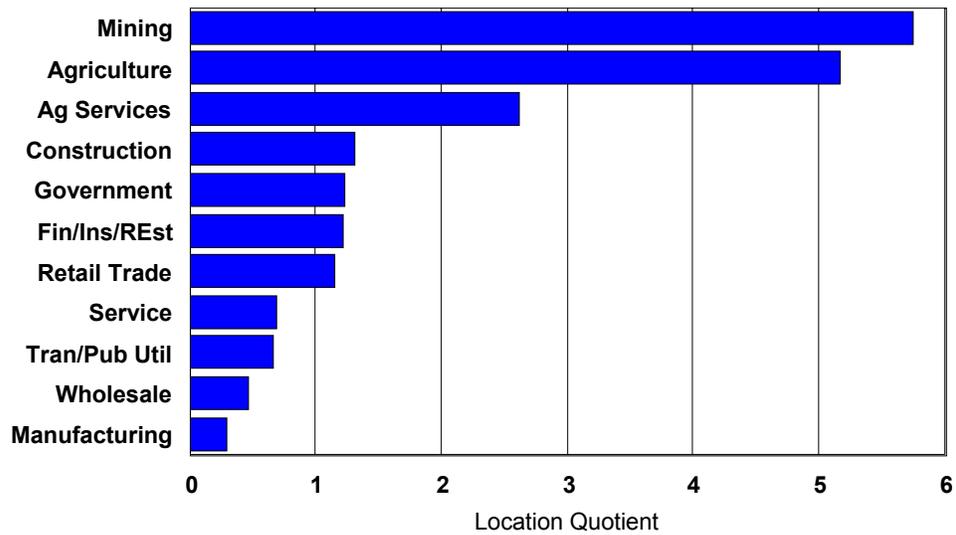
Figure 7 illustrates the distribution of employment in the county for 1999. County employment was concentrated in three sectors with largest being service (22.2%). Following service were retail trade (18.8%) and government (16.8%). These three sectors represented nearly sixty percent of total employment in the county.

**Figure 7. Employment by Sector in Johnson County, 1999**



Compared to the U.S. economy, county employment is highly specialized in two sectors. The location quotients in Figure 8 indicated that county employment in mining is nearly 5.8 times the national average and that county employment in agriculture is nearly 5.2 times the national average. Other sectors significantly above the national average include ag services (2.62 times) and construction (1.32 times). As is common with many rural economies, local government is also an area of specialization (1.58 times).

**Figure 8. Johnson County Employment Compared to U.S., 1999**



Employment in the county followed a growth pattern similar to that for population (Figure 9). In terms of growth there were almost twice as many jobs in the county in 1999 as there were in 1970. However, the growth rate was variable ranging from 3.6 percent per year from 1970 through 1980 to 0.2 percent per year between 1980 and 1990. Since 1990 county employment has been increasing at a rate of 2.4 percent per year.

**Figure 9. Total Employment in Johnson County, 1970-99**

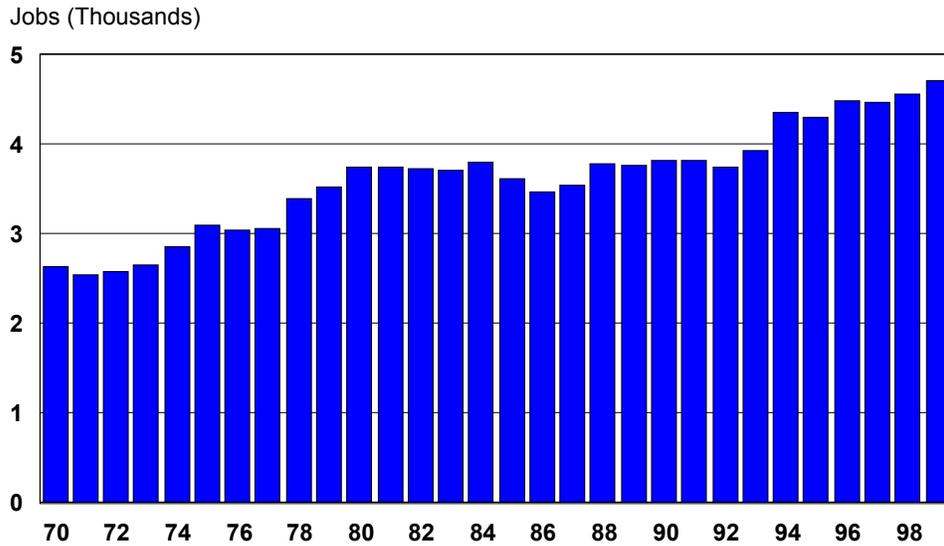
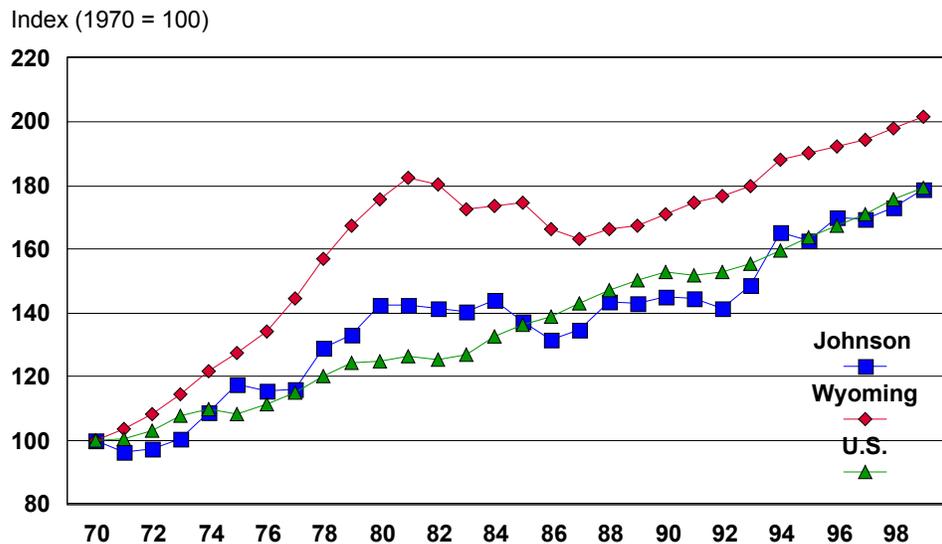


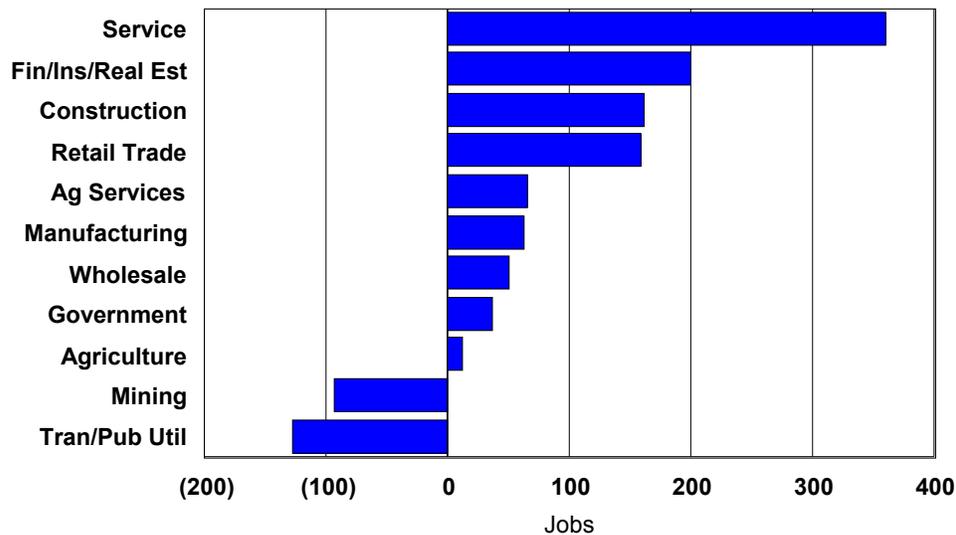
Figure 10 compares employment growth in the county with that for Wyoming and the U.S. The figure indicates that employment growth in the county has tended to be similar to the nation, but lower than Wyoming. Employment was also less stable for the county than at the national level. Despite the instability, overall employment growth in the county was very similar to the U.S. between 1970 and 1999.

**Figure 10. Comparison of Employment Growth, 1970-99**



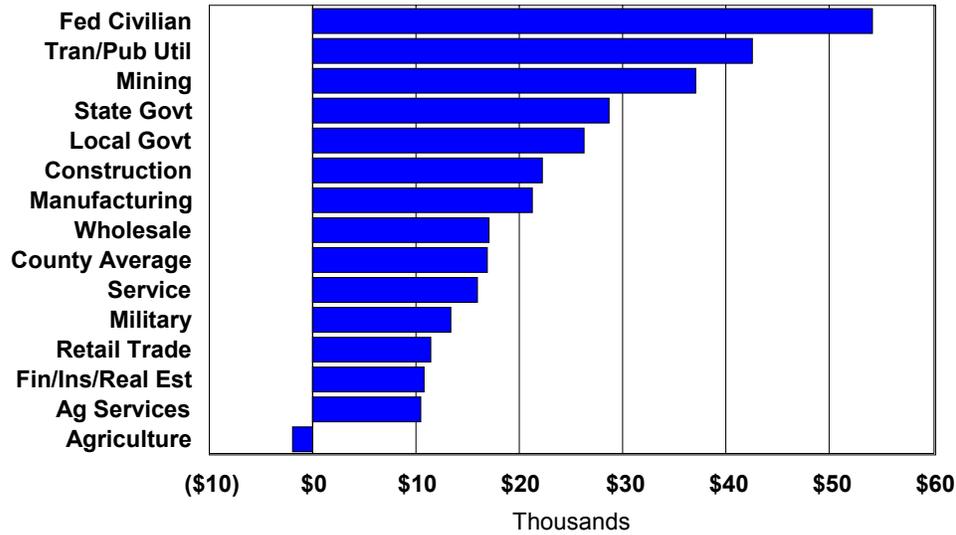
Employment in the county increased by nearly 900 jobs (23.4%) between 1990 and 1999 (Figure 11). The service sector accounted for over 40 percent of this growth, followed by finance/insurance/real estate (22.4%), construction (18.2%) and retail (17.7%). These four accounted for almost all of the employment growth between 1990 and 1999. The mining sector (-92 jobs) and transportation and public utilities sector (-127 jobs) both lost employment between 1990 and 1999. However, recent increases in coalbed methane activity in the county may have reversed this trend for mining. The fastest growing individual sectors were wholesale (102.0%), construction (85.8%), finance/insurance/real estate (79.1%) and agricultural services (74.2%).

**Figure 11. Changes in Johnson County Employment by Sector, 1990 to 1999**



Average earnings per job ranged from more than \$54,000 for Federal civilian employment to less than (\$1,800) for agriculture (Figure 12). The county average in 1999 was \$16,898. Excluding agricultural proprietors, averaging earnings per job for hired agricultural labor in the county was \$19,803 in 1999. This amount includes benefits such as housing provided by the agriculture operator. Average earnings for agricultural proprietors tend to be highly variable over time. The three sectors with the highest average earnings per job were federal civilian (\$54,118), transportation/public utilities (\$42,606), and mining (\$37,046).

**Figure 12. Average Earnings Per Job by Sector for Johnson County, 1999**



After peaking at \$25,197 in 1973, real (inflation adjusted) average earnings per job had declined by 36 percent in 1999 to \$16,124 (Figure 13). This decline reflects the increase lower paying jobs such as service and retail and the decrease in higher paying jobs such as mining and transportation/public utility.

**Figure 13. Average Earnings Per Job for Johnson County, 1970-99 (Adjusted for Inflation)**

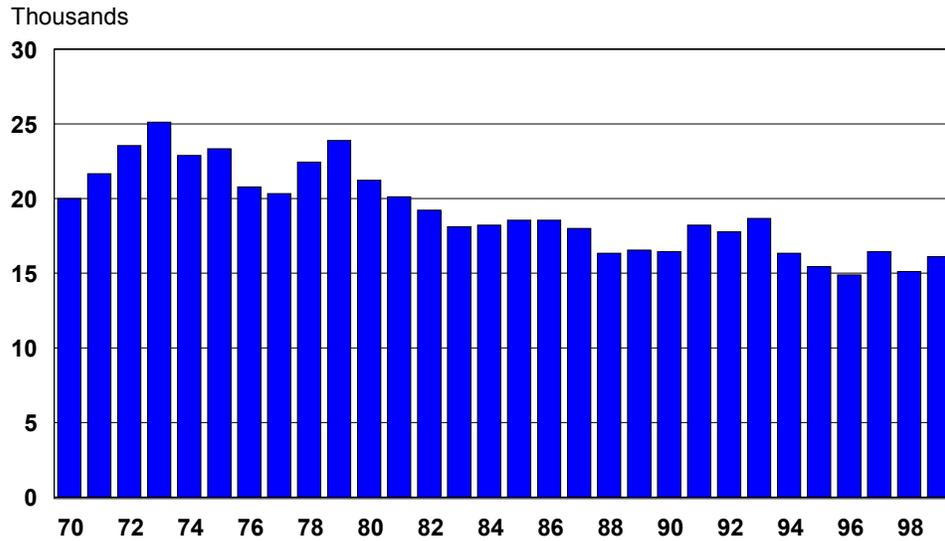
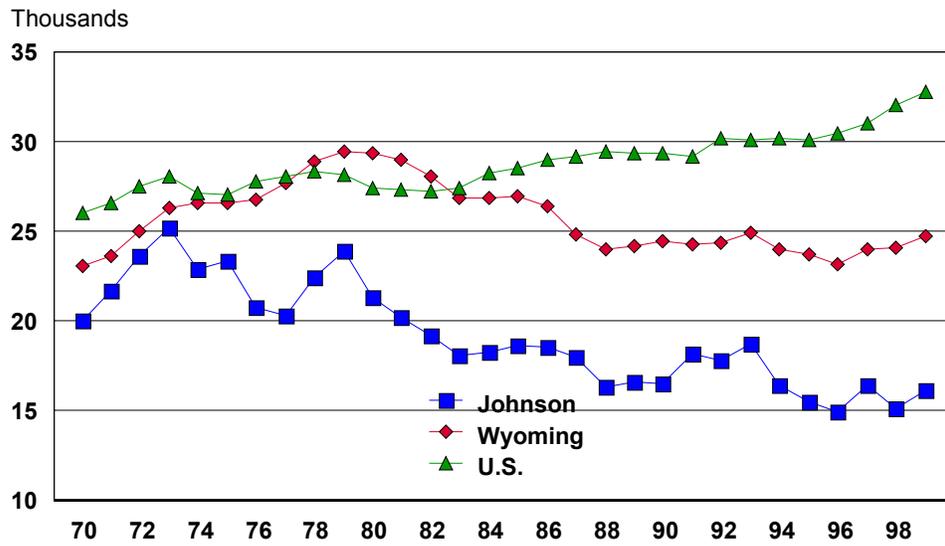


Figure 14 indicates that after being fairly comparable to Wyoming and the U.S. prior to 1974, county average earnings per job have lagged behind both Wyoming and the U.S. In 1999, county average earnings per job were 35 percent below the Wyoming average and over 50 percent below the U.S. average. Figure 14 indicates that this gap appears to be widening over time for both Wyoming and the county, but that the county gap is growing faster.

**Figure 14. Average Earnings Per Job, 1970-99  
(Adjusted for Inflation)**



## ECONOMIC DIVERSIFICATION

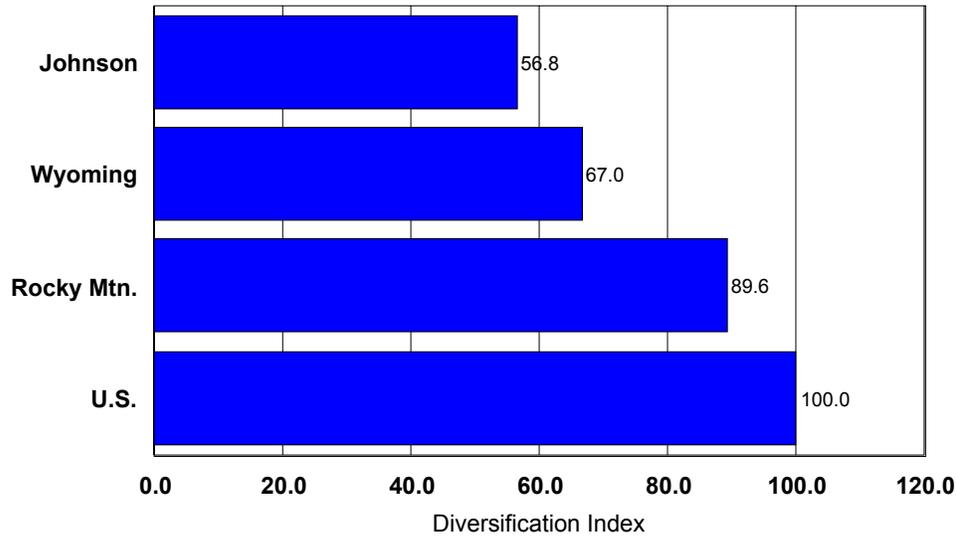
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Economic diversity is seen as a measure of the county's ability to respond to economic change. "Conventional wisdom" has held that more diverse economies are inherently more stable since they are better able to deal with external economic fluctuations since they are less dependent on any one industry for their economic prosperity. Similarly, it is felt that less diverse economies are less stable since they are not as able to deal with external economic fluctuations since they are more dependent on one or more industries for their economic prosperity. In a sense economic diversity is seen as a measure of a county's resiliency to economic change.

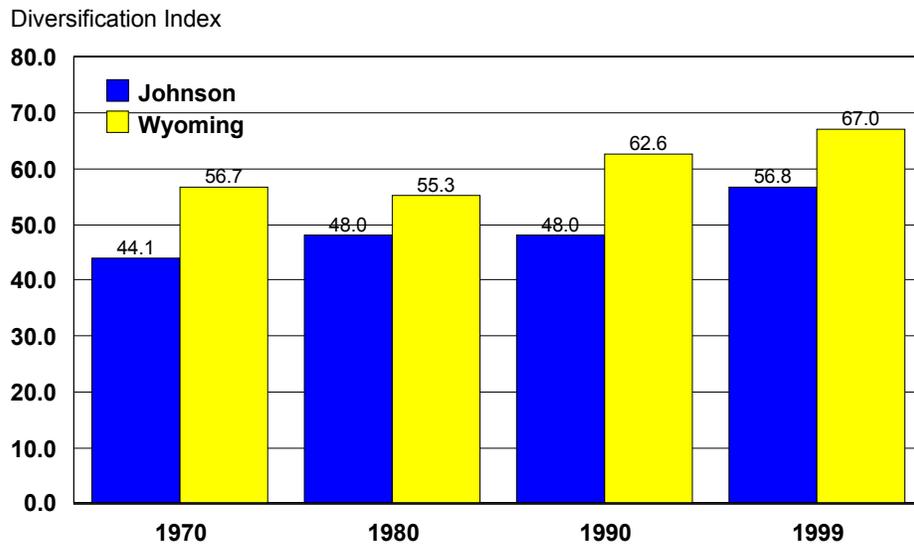
In this analysis economic diversity is measured by comparing the absolute differences in the distribution of the county's employment with that for the U.S. These differences were then summed, subtracted from one, and multiplied by 100 to develop a diversification index. An index of 100 indicates that a county's economy is as diversified as the U.S. economy. An index of less than 100 indicates that a county's economy is less diversified than the U.S. economy. For this analysis a diversity indices were calculate for 1970, 1980, 1990, and 1999 to look at the trend in diversity over time. To put the county's index in perspective it is compared to similar indices for Wyoming and the Rocky Mountain Regions.

Figure 15 shows that the economic diversity index for the county was 56.8 in 1999. This was 37 percent less than the index for the Rocky Mountain region (89.6), and 15 percent less than the index for Wyoming (67.0). This suggests that the county economy lacks diversity and is vulnerable to economic changes in key sectors. Figure 16 indicates that historically the county's diversification index has been significantly lower than Wyoming's. After remaining fairly constant from 1970 through 1990, the county's diversification index increased between 1990 and 1999. Between 1990 and 1999 the county's index increased by over 18 percent, more than 2.5 times the increase for Wyoming.

**Figure 15. Economic Diversification Index, 1999**



**Figure 16. Johnson County Economic Diversification Index, 1970, 1980, 1990, & 1999**



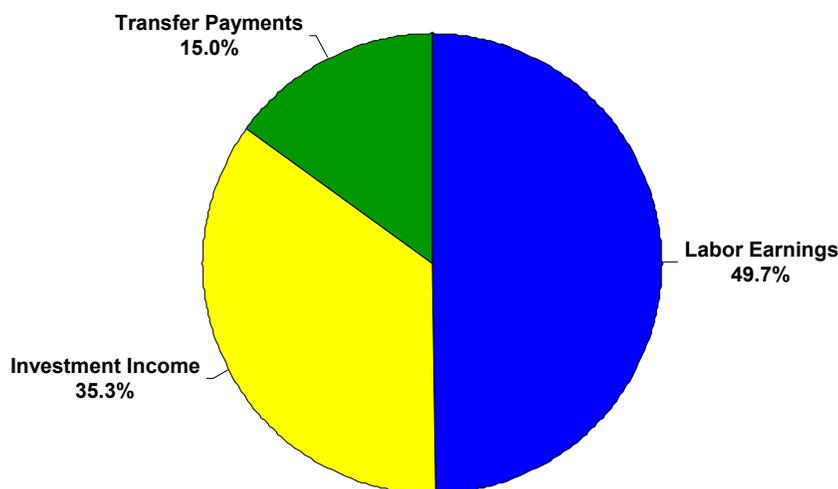
## PERSONAL INCOME

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Personal income is an important regional measure because it represents the dollars that residents live on. The U.S. Department of Commerce divides sources of personal income into three major categories: 1) Labor earnings which represent wages, salaries, and proprietor (self-employed) income, 2) Investment income which represents property income including dividends, interest, and rents, and 3) Transfer payment which are primarily government payments to individuals such as Social Security, Medicare, and Medicaid. The following is a summary of personal income in Johnson County.

Figure 17 illustrates the sources of personal income for the county in 1999. Labor earnings were the largest source accounting for one-half of county personal income. Following labor earnings were investment income (35.3%) and transfer payments (15.0%). Combining investment income and transfer payments indicates that one-half of local personal income in the county is not dependent on economic activity in the county.

**Figure 17. Source of Personal Income for Johnson County, 1999**



The sources of personal income for the county were very different than either Wyoming or the U.S (Figure 18). While 50 percent of county personal income was from labor earnings, Wyoming received over 60 percent and the U.S. received nearly 70 percent from labor earnings. While 35 percent of county personal income was from investment income, Wyoming received only 25 percent and the U.S. received only slightly more than 18 percent from investment income. This suggests a high proportion of county residents who are dependent on outside sources of income for their livelihood.

**Figure 18. Comparison of Source of Personal Income, 1999**

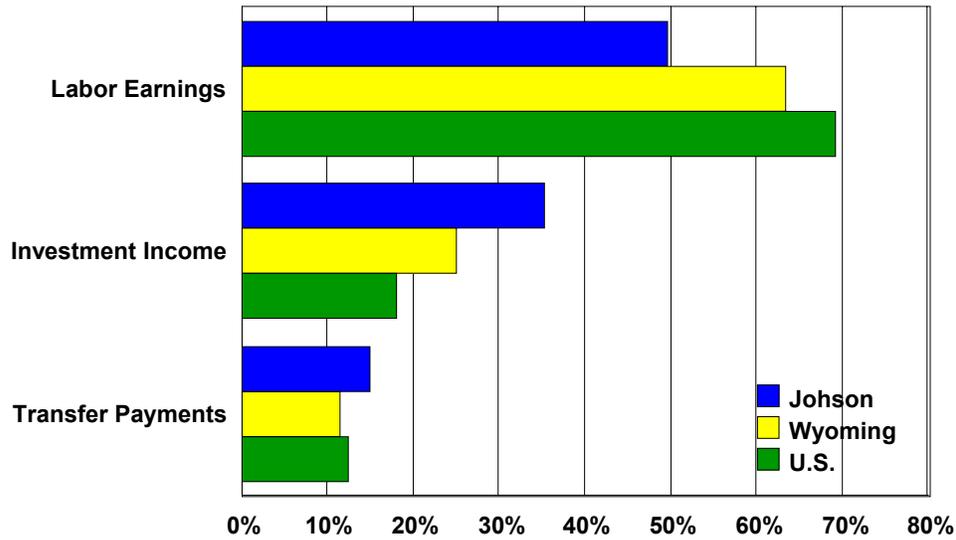
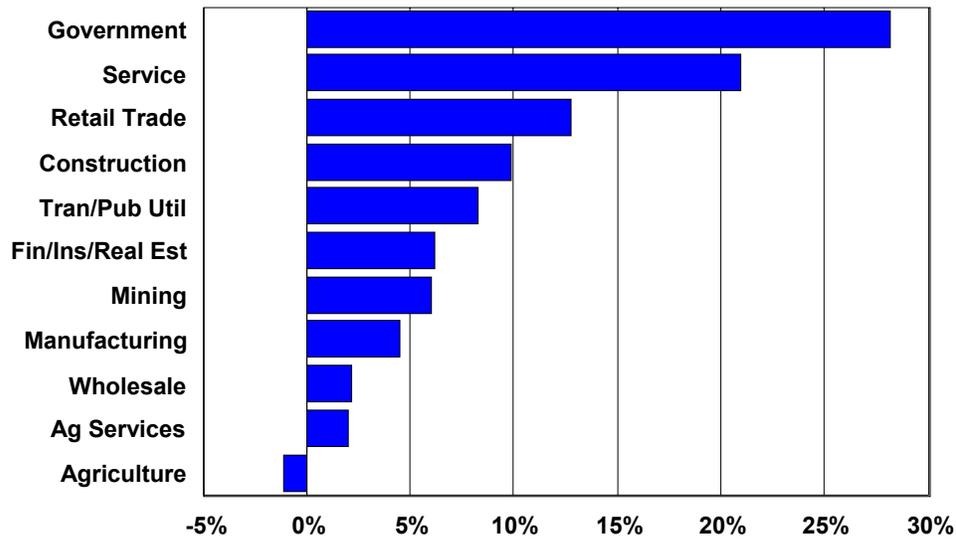


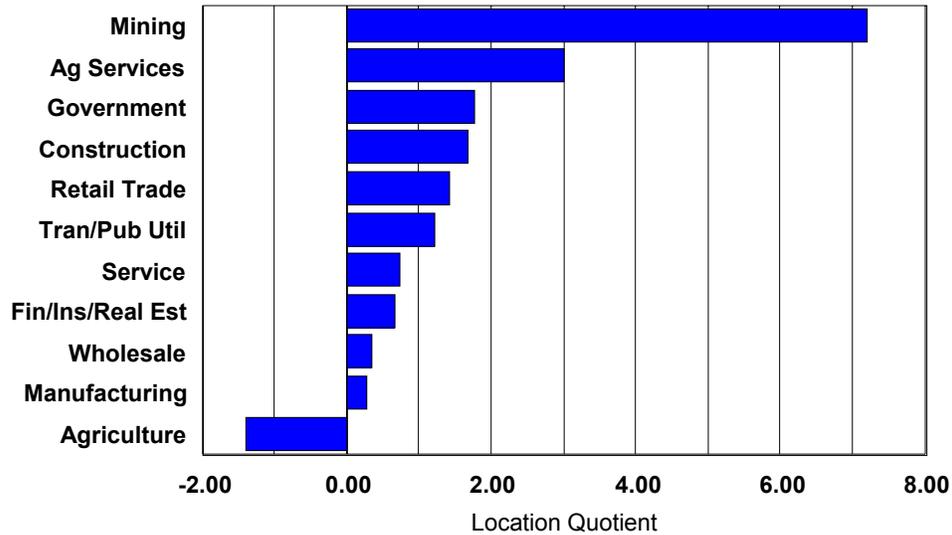
Figure 19 illustrates the distribution of labor earnings for the county in 1999. County labor earnings were concentrated in two sectors with the largest being government (28.2%), followed by service (21.0%). These two sectors represented nearly 50 percent of total labor earnings in the county.

**Figure 19. Labor Earnings by Sector for Johnson County, 1999**



Compared to the U.S. economy, county labor earnings are highly specialized in four sectors. The location quotients in Figure 20 indicate that county earnings in mining were 7.2 times the national average. Other sectors significantly above the national average include agricultural services (3.00 times), government (1.78 times), and construction (1.69 times). Government earnings were particularly specialized in terms of local government, which were 2.3 times the national average.

**Figure 20. Johnson County Labor Earnings Compared to U.S., 1999**



Total personal income in the county followed a growth pattern similar to that for population and employment (Figure 21). In terms of growth, county real total personal income (adjusted for inflation) was 2.1 times greater in 1999 than it was in 1970. However, the growth rate was variable ranging from 5.8 percent per year from 1970 through 1980 to 0.2 percent per year between 1980 and 1990. Since 1990 county personal income has been increasing at a rate of 2.8 percent per year.

**Figure 21. Total Personal Income for Johnson County, 1970-99  
(Adjusted for Inflation)**

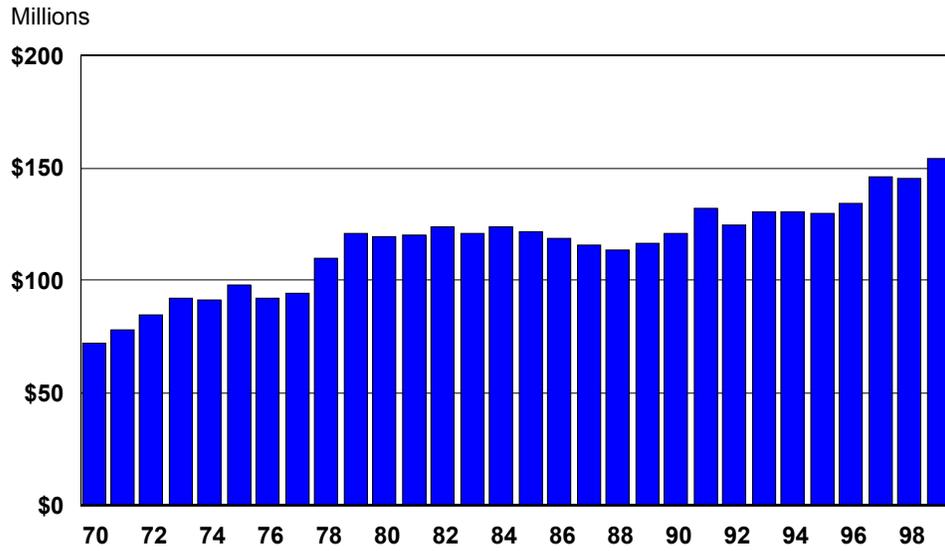
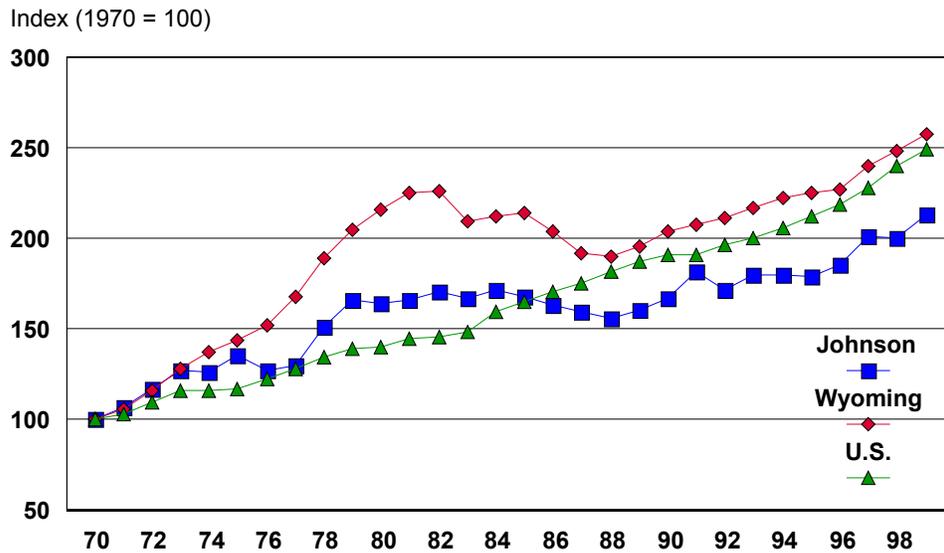


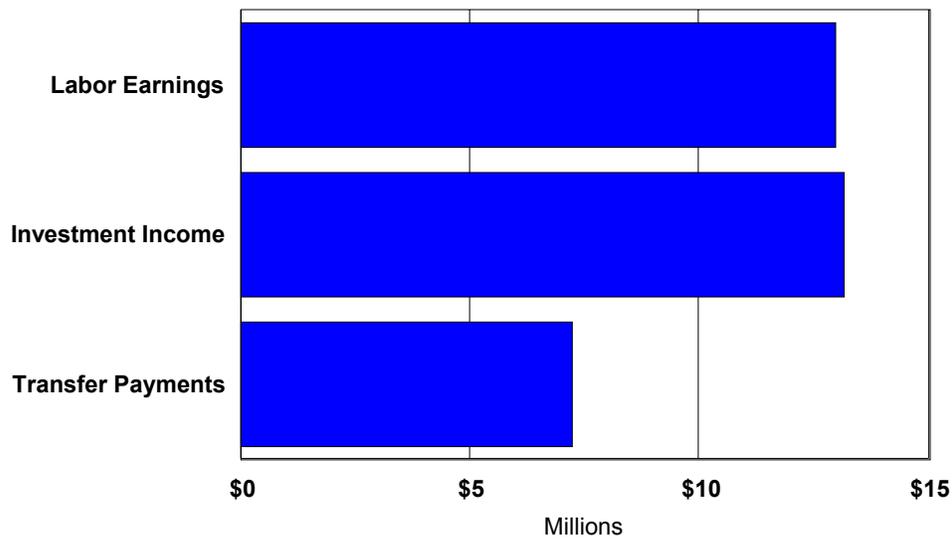
Figure 22 compares personal income growth in the county with that for Wyoming and the U.S. The figure indicates that income growth in the county was higher than the U.S., but somewhat lower than Wyoming up until 1985. Since 1985 county income growth has been below both U.S. and Wyoming. Overall, income growth in the county was about 14 percent less than the U.S. and about 17 percent less than Wyoming between 1970 and 1999.

**Figure 22. Comparison of Personal Income Growth, 1970-99  
(Adjusted for Inflation)**



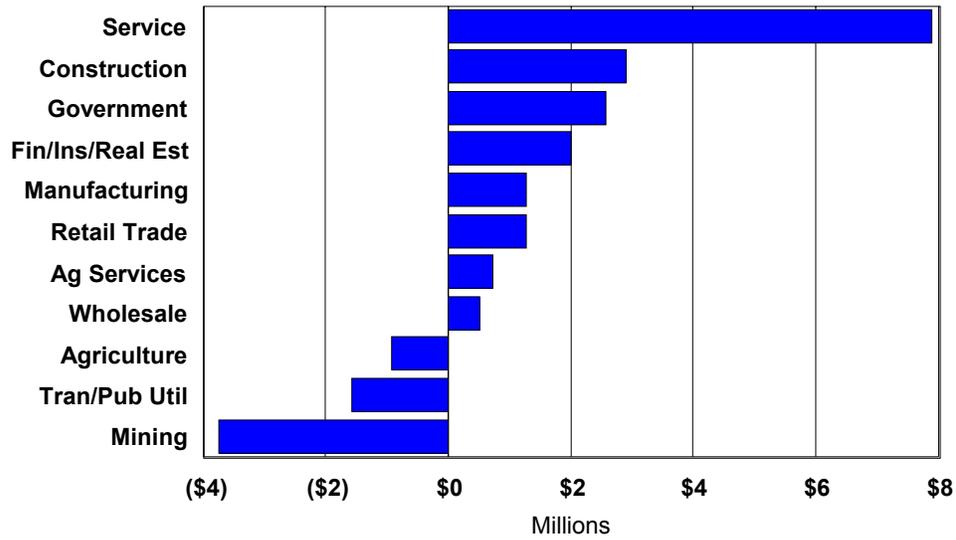
Total real personal income in the county increased by more than \$33 million (27.9%) between 1990 and 1999. Investment income and labor earnings each accounted for about 40 percent of this increase, with transfer payments representing about 20 percent of the increase (Figure 23). The fastest growing source of personal income was transfer payments (45.7%), followed by investment income (32.3%), and labor earnings (20.6%).

**Figure 23. Change in Johnson County Income by Source, 1990 to 1999 (Adjusted for Inflation)**



In terms of labor earnings, service sector earnings, which increased by nearly \$8 million, accounted for more than 60 percent of the increase between 1990 and 1999 (Figure 24). At the other extreme, mining earnings decline by nearly \$4 million between 1990 and 1999. The fastest growing individual sector was service, which nearly doubled between 1990 and 1999.

**Figure 24. Changes in Johnson County Labor Earnings by Sector, 1990 to 1999 (Adjusted for Inflation)**



Real per capita income for the county increased by nearly 75 percent from \$12,936 in 1970 to \$22,569 in 1999 (Figure 25). Except for a brief decline in 1976 and 1977, county per capita income has tended to be increasing or stable throughout the time period.

**Figure 25. Per Capita Income for Johnson County, 1970-99  
(Adjusted for Inflation)**

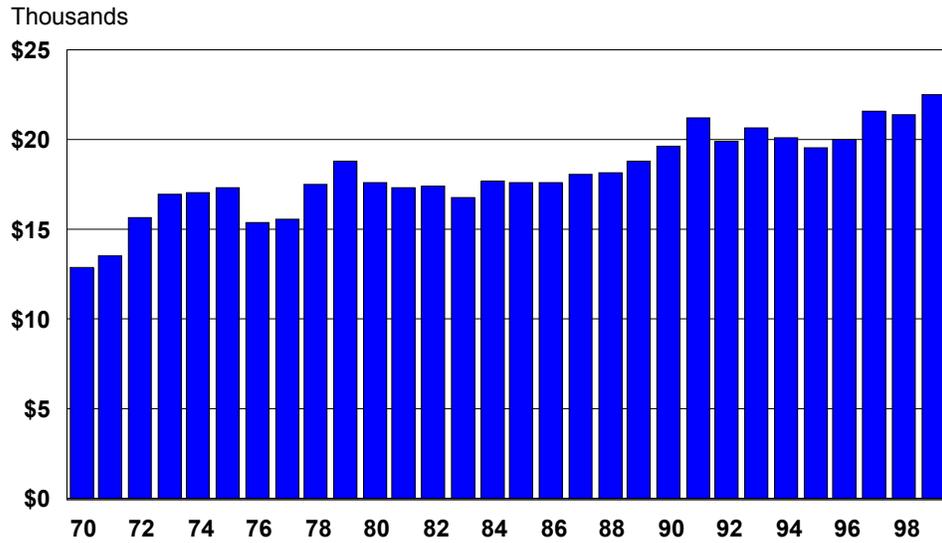
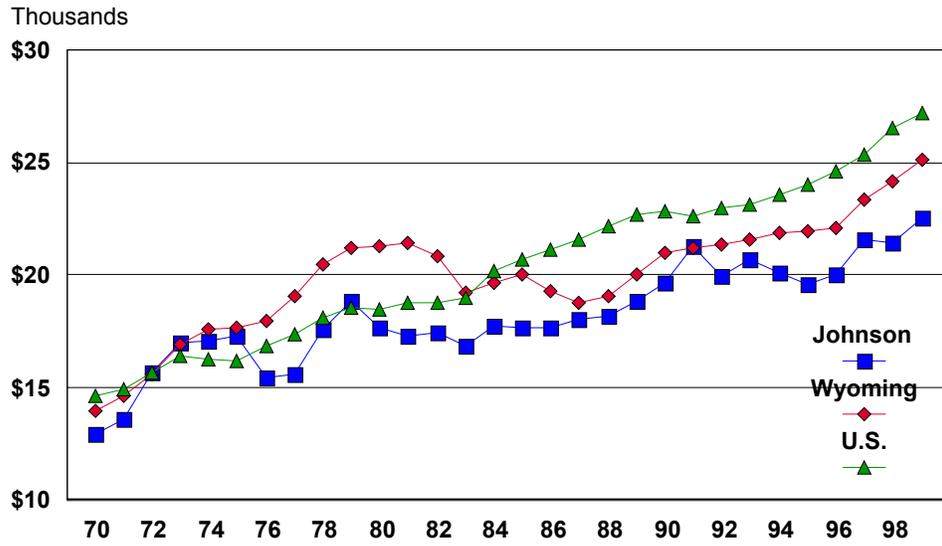


Figure 26 indicates that from 1970 to 1980, county per capita income was comparable to the U.S. and Wyoming. However, since 1980 county per capita income has been below the U.S. and Wyoming, except in 1992. In 1999 county per capita income was 10 percent lower than Wyoming and 17 percent lower than the U.S.

**Figure 26. Comparison of Per Capita Income, 1970-99  
(Adjusted for Inflation)**

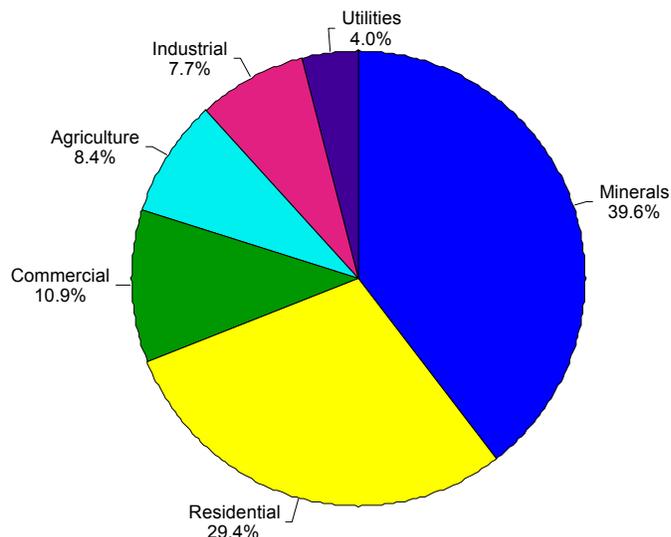


## COUNTY GOVERNMENT REVENUE

Another important aspect of the county’s economy is the fiscal capacity of county government. This is important because it determines the ability of the county to provide public services and maintain public infrastructure. Two aspects of county government finances are considered in the report: 1) Assessed valuation and 2) Federal land payments.

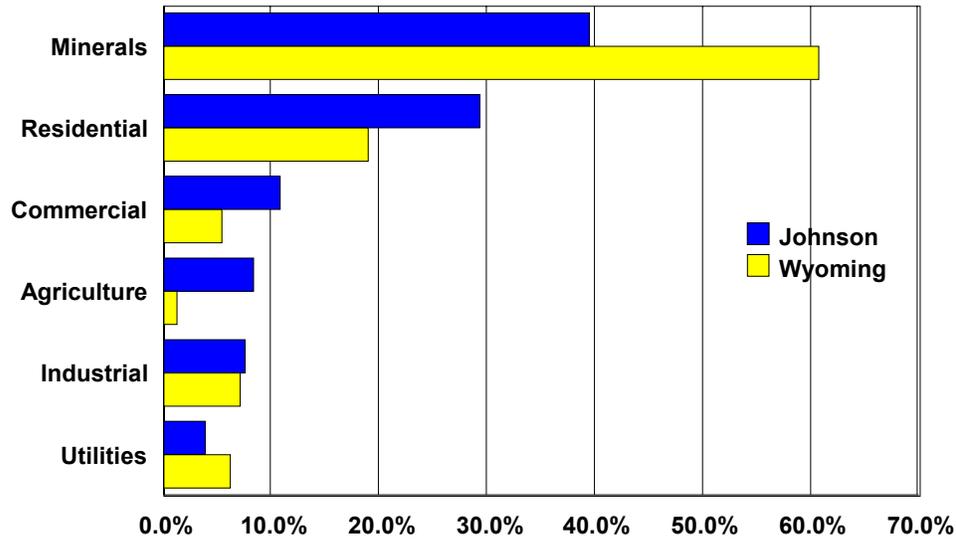
In 2001 the total assessed valuation for the county was \$100.5 million. Figure 27 shows that minerals were the largest source of assessed valuation for the county in 2001 (39.6%). Following minerals were residential property (29.4%), and commercial property (10.9%). These three categories represent nearly 80 percent of the total assessed valuation for the county.

**Figure 27. Johnson County Assessed Valuation, 2001**



The sources of the county’s assessed valuation are somewhat different from Wyoming in general (Figure 28). While residential property accounted for more than 29 percent of the county’s total assessed valuation it represented less than 20 percent of the state’s total assessed valuation. Conversely, while minerals account for more than 60 percent of the state’s total assessed valuation, it represents less than 40 percent of the county’s total assessed valuation. The county also had a higher proportion of its assessed valuation from commercial, industrial, and agriculture, but less from utility property.

**Figure 28. Sources of Assessed Valuation, 2001**



The county’s assessed valuation has fluctuated drastically during the last 20 years. Between 1980 and 1982, total assessed valuation increased in real terms by nearly 50 percent (Figure 29). However, from 1982 through 1999 county assessed valuation decreased by 68 percent. Since 1999, the county has experienced a growth in assessed valuation; still the county’s total assessed valuation in 2001 was more than 35 percent less in real terms than in 1980.

**Figure 29. Johnson County Assessed Valuation, 1980-01  
(Adjusted for Inflation)**

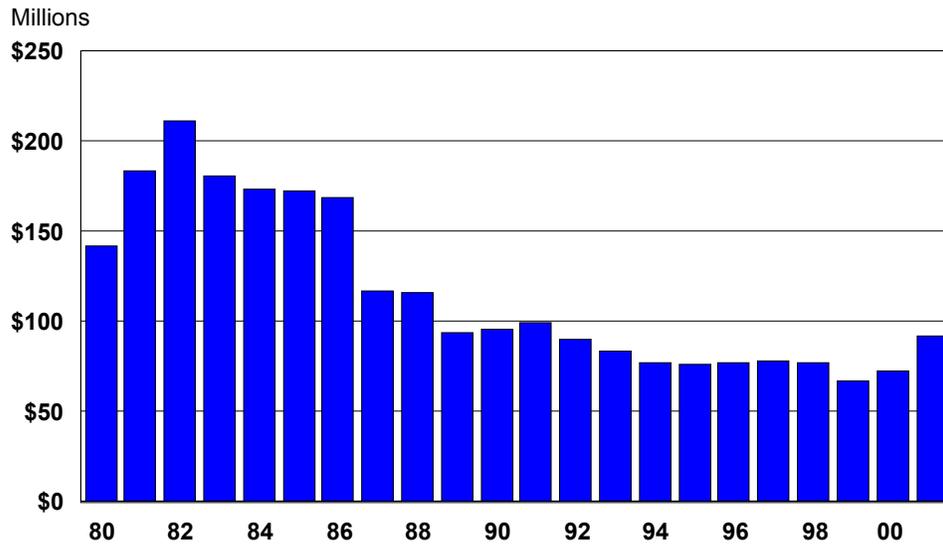
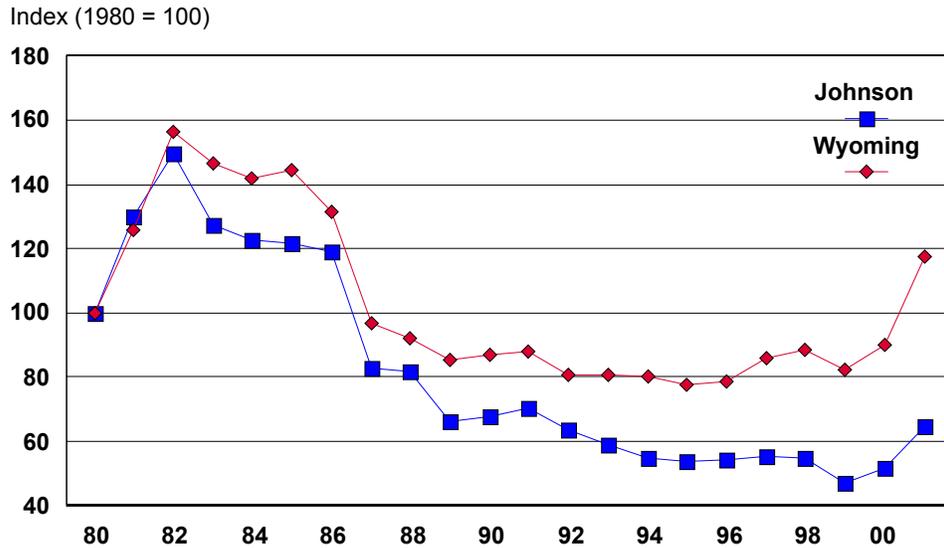


Figure 30 indicates that while Wyoming also experienced a decline in assessed valuation between 1980 and 1990, the county’s decline was more drastic. In addition, the growth in county assessed valuation since 1999 has lagged behind Wyoming’s. In 2001, county assessed valuation was less than 65 percent of the 1980 level in real terms. In comparison, the statewide-assessed valuation was nearly 20 percent higher than the 1980 level in real terms.

**Figure 30. Comparison of Assessed Valuation Growth, 1980-01 (Adjusted for Inflation)**



The county’s assessed valuation has increased by nearly \$25 million (37.3%) in real terms since 1999. Nearly 80 percent of this increase was in minerals, primarily crude oil (Figure 31). Residential property represented over 12 percent of the increase. The fastest growing individual categories of assessed valuation were minerals (117.0%) and industrial (41.3%).

**Figure 31. Changes in Johnson County Assessed Valuation, 1999-01 (Adjusted for Inflation)**

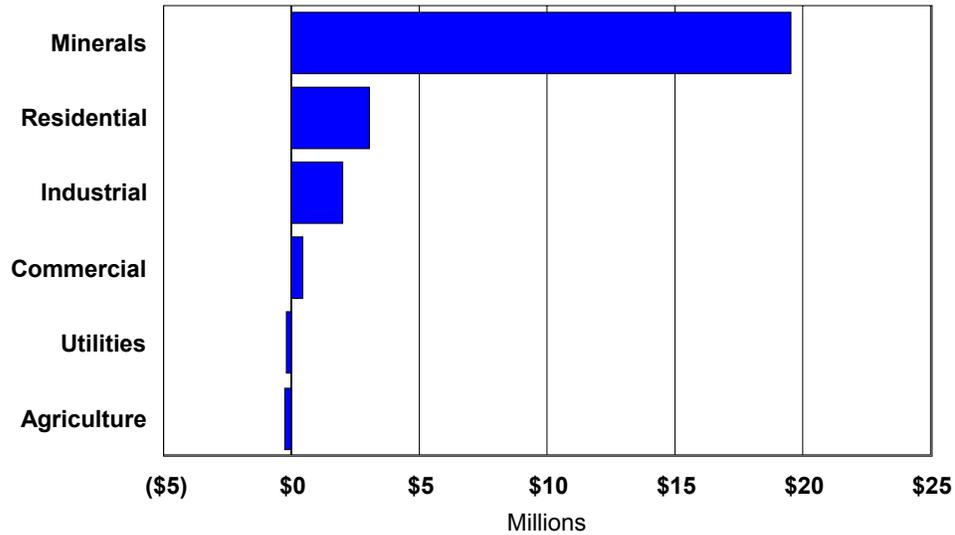
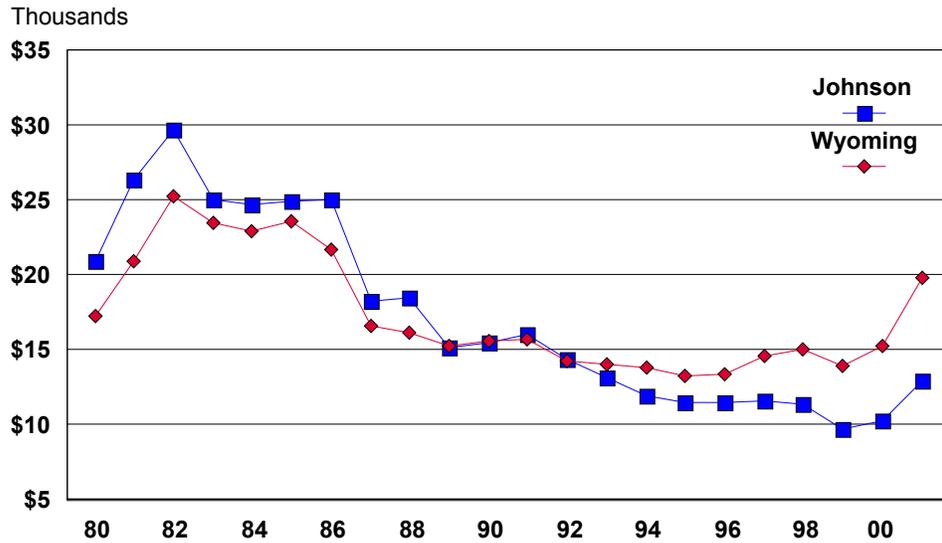


Figure 32 indicates that county per capita assessed valuation has decline in real terms since 1980. In 1980, per capita assessed valuation was \$20,977, however, by 2001 it had declined to \$12,893. Figure 32 also indicates that prior to 1993 county per capita assessed valuation was at or above the statewide average. However, since 1993 county per capita assessed valuation has lagged behind the state, with the gap increasing over time. In 1980, county per capita assessed valuation was over 21 percent above the state average (\$20,977 vs. \$17,250). In 2001, the county per capita assessed valuation was nearly 35 percent below the state average (\$12,893 vs. \$19,794). This lack of financial capacity limits county government’s ability to respond to economic changes in the county.

**Figure 32. Per Capita Assessed Valuation, 1990-01**



Counties containing Federal lands are entitled to payments under various Federal revenue-sharing programs. For the county these payments generally come in two forms: 1) Forest Service 25 Percent Funds and 2) Payments in Lieu of Taxes (PILT). Figure 33 summarizes 25 Percent Fund payments to the county from 1990 to 2001. The figure indicates that these payments, in real terms, have been variable over time ranging from a high of more than \$104,839 in 1994 to a low of \$54,539 in 2001. In addition, payments to the county have decline by nearly 50 percent since 1994.

**Figure 33. Johnson County 25 Percent Fund Payments, 1990-01 (Adjusted for Inflation)**

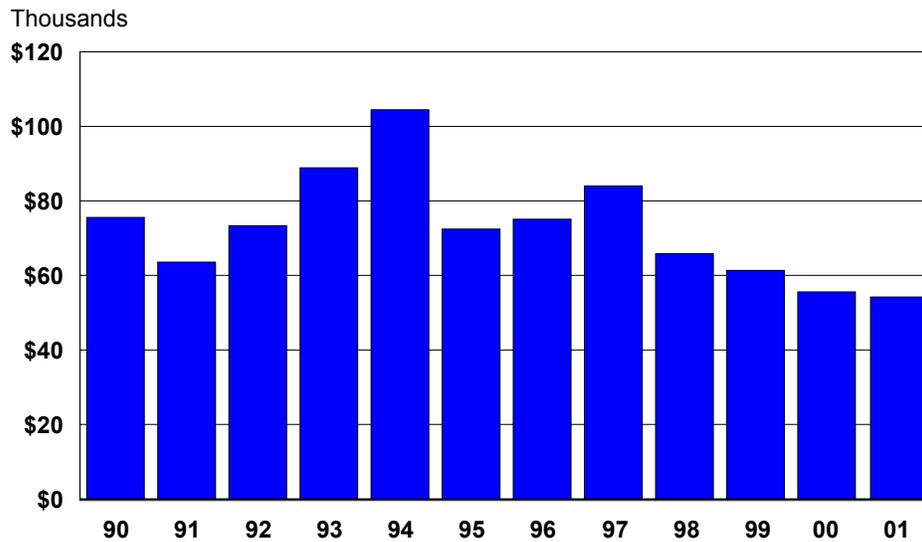
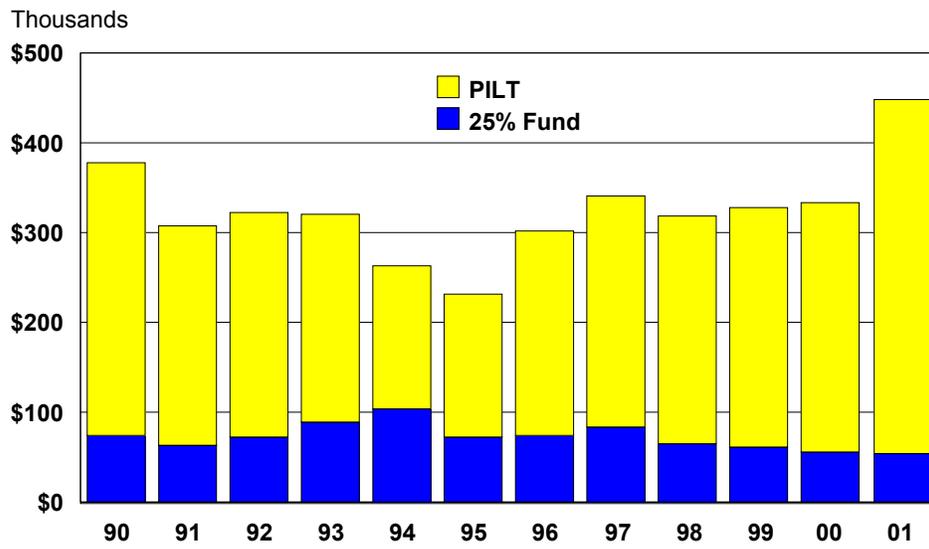


Figure 34 summarizes the county’s total federal land payments (25 Percent Funds + PILT) since 1990. Conceptually, changes in Federal revenue-sharing payments should be offset by changes in PILT payments. However, due to the way that the PILT program has been administered, there is still significant annual variability in county Federal land payments. Between 1990 and 2001, total county Federal land payments have ranged from a high of nearly \$449,362 in 2001 to a low of \$231,516 in 1995. The increase in PILT between 2000 and 2001 primarily represents an increase in the percentage of PILT formula funding by Congress from 42.2 percent in 2000 to 58.8 percent in 2001. If PILT had been fully funded, the county would have received \$735,684 in payments in 2001.

**Figure 34. Total Johnson County Federal Land Payments, 1990-01 (Adjusted for Inflation)**



## HOUSING

A major factor in the economic growth of a region is the availability of affordable housing. Without adequate, affordable housing it is difficult to recruit or retain businesses or individuals to live in the area. The price of housing is also a major determinant of the cost of living in the region. In addition, adequate housing is an important aspect of the quality of life for residents. The following information on housing in Johnson County comes from the State of Wyoming, Department of Administration and Information, Economic Analysis Division and the Wyoming Housing Database Partnership.

Figure 35 indicates that housing rental rates in the county have increased substantially between the second quarter of 1998 and the second quarter of 2001. The largest rent increase has been in mobile homes (24.3%), followed by apartments (16.0%), mobile home lots (12.2%), and single-family homes (3.7%). The increases in mobile homes and apartments rents were 1.3 to 2.0 times greater than the increases in rental rates statewide. Much of the increase in county rental rates probably results from expansion of coalbed methane development in the region.

**Figure 35. Average Rental Rates for Johnson County, 2Q98-2Q01**

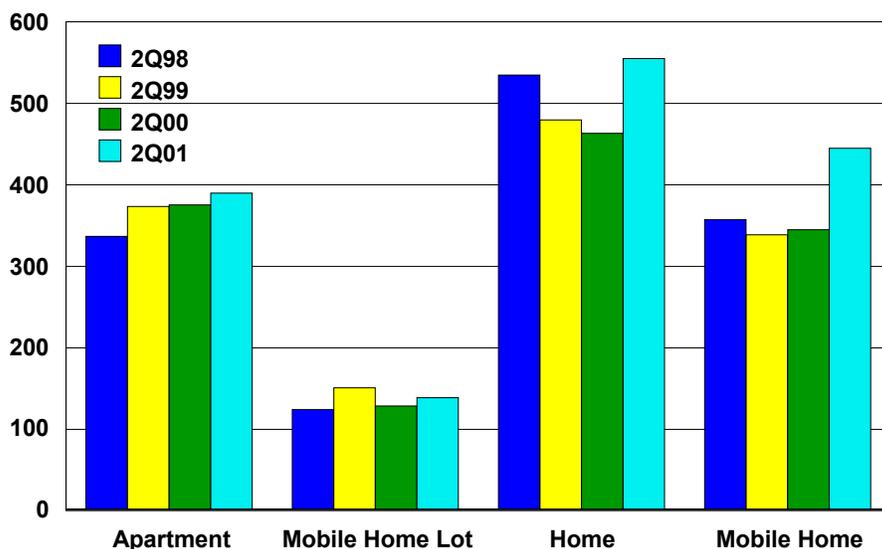
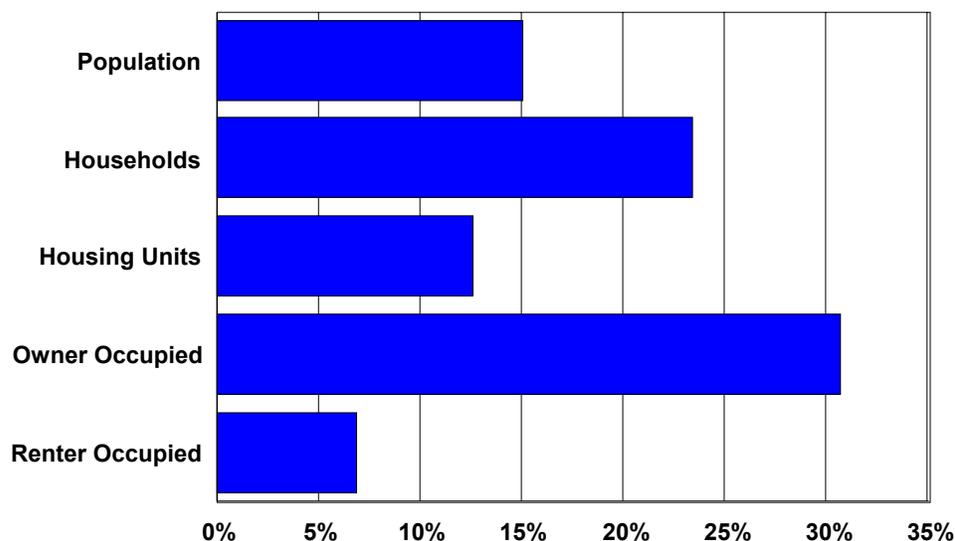


Figure 36 illustrates several demographic characteristics associated with housing in the county. Between 1990 and 2000 the population of the county increased by over 15 percent, while the number of household increased by over 23 percent. This reflects a decrease in average household size from 2.50 to 2.36 individuals. The declining household size is primarily associated with the aging of the population in the county, since older household tend to be smaller in size. The decline in average household size has important implications for the housing stock in the county since it means that 24 more housing units are required to house 1,000 people in 2000 than in 1990 (433 in 2000 vs. 400 in 1990). It also means that 38 more

housing units are required to house 1,000 people in the county than at the national level where the average household size is 2.59. Thus the impact on county housing stocks is more than just population increases. It is also related to higher housing demands per capita resulting from smaller average household size.

Figure 36 also indicates that while the number of households in the county increased by over 23 percent, the number of housing units expanded by less than 13 percent. The fact that the county housing stock grew more slowly than the increase in household formation, suggests a decline in the availability of housing. As a result, the occupancy rate in the county has increased from 77 percent in 1990 to nearly 85 percent in 2000. In addition the number of owner occupied dwellings has increased faster than the number of renter occupied dwellings (30.7% vs. 6.9%).

**Figure 36. Changes in Johnson County Housing 1990 to 2000**



The decrease in availability of housing has also affected the price of housing in the county. The county assessor reports that average home sales prices in the county have increased by 35 percent from \$90,648 in 1997 to \$122,354 in 2000 (Figure 37). Average price is defined as sales prices of existing homes on ten or fewer acres sold during the calendar year. The county’s average home sale price has gone from slightly below the state average in 1997 to 10 percent above the state average in 2000. While the average home sale price in the county was nearly 114 percent of the state average in 1999, county average earnings per job (\$16,898) were 35 percent below the state average (\$26,000) indicating that affordability of housing in the county may be a problem for the local work force relative to the rest of the state.

**Figure 37. Average Home Sale Price Reported by Assessors, 1997-2000**

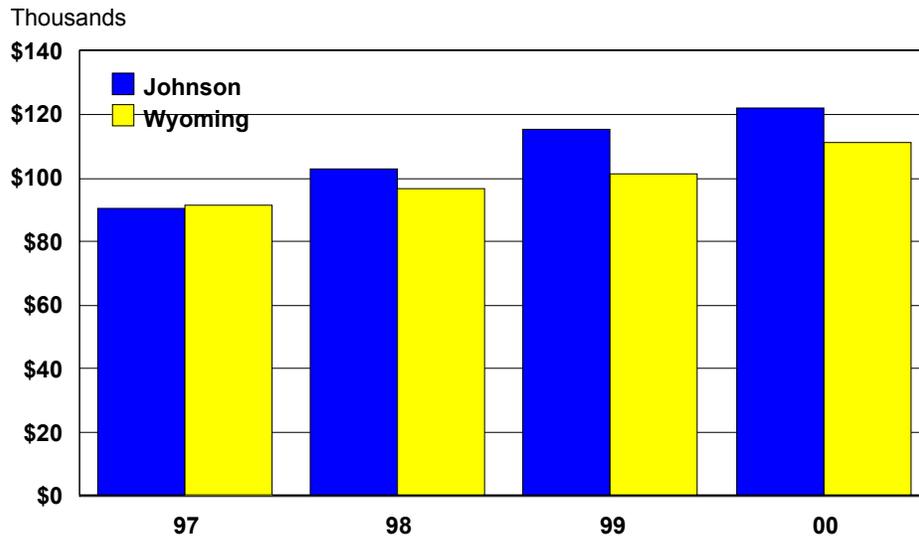


Figure 38 indicates that not only did the number of vacant housing units in the county decline by nearly 24 percent between 1990 and 2000, but the status of vacant dwellings has been changing. For example, the number of units for rent has decreased by over 75 percent and the number of units for sale has decreased by over 22 percent since 1990. Other vacancies such as rented or sold, but not occupied and housing for migratory workers has decreased by nearly 32 percent. On the other hand, second homes for seasonal, recreational, or occasional use have decreased by less than 3 percent. Thus the number of units actually available for rent or purchase has decreased substantially since 1990. A July 2001 rental vacancy survey of 82 rental units in the county indicated a 2.44 percent vacancy rate for rental units. This vacancy rates was 42 percent below the state average. With the recent expansion of coalbed methane development in the region the vacancy rates may be approaching zero.

**Figure 38. Status of Vacant Housing in Johnson County, 1990 & 2000**

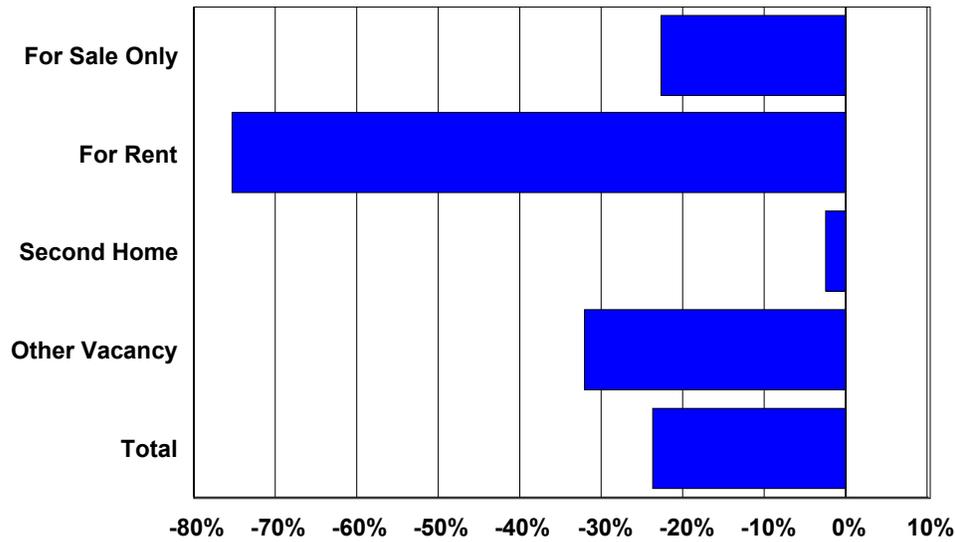


Figure 39 indicates that after substantial activity in the early part of the 1980's, residential construction practically came to a standstill between 1986 and 1995. Since 1995, the county has seen significant recovery in residential construction with most of the construction being single-family units. The lack of construction activity between 1986 and 1995 explains much of the relative decline in the county's housing stock.

**Figure 39. Building Permits Authorized by Johnson County, 1980-2000**

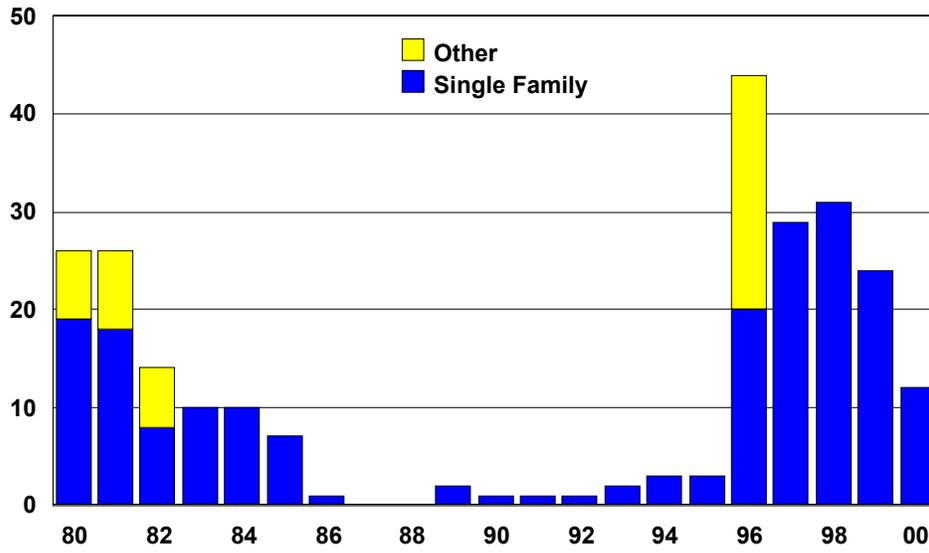


Table 1. Population 1970-1999

Year	Johnson	Wyoming	U.S.	Johnson Index	Wyoming Index	U.S. Index
70	5,611	333,795	203,798,722	100.0	100.0	100.0
71	5,722	340,023	206,817,509	102.0	101.9	101.5
72	5,426	346,863	209,274,882	96.7	103.9	102.7
73	5,444	353,353	211,349,205	97.0	105.9	103.7
74	5,361	364,548	213,333,635	95.5	109.2	104.7
75	5,663	380,477	215,456,585	100.9	114.0	105.7
76	5,994	395,446	217,553,859	106.8	118.5	106.7
77	6,043	411,530	219,760,875	107.7	123.3	107.8
78	6,272	430,897	222,098,244	111.8	129.1	109.0
79	6,423	451,850	224,568,579	114.5	135.4	110.2
80	6,755	474,185	227,224,719	120.4	142.1	111.5
81	6,965	491,712	229,465,744	124.1	147.3	112.6
82	7,128	506,400	231,664,432	127.0	151.7	113.7
83	7,200	510,344	233,792,014	128.3	152.9	114.7
84	7,025	504,895	235,824,907	125.2	151.3	115.7
85	6,909	499,696	237,923,734	123.1	149.7	116.7
86	6,730	495,633	240,132,831	119.9	148.5	117.8
87	6,417	476,966	242,288,936	114.4	142.9	118.9
88	6,253	465,103	244,499,004	111.4	139.3	120.0
89	6,185	458,373	246,819,222	110.2	137.3	121.1
90	6,170	453,401	249,464,396	110.0	135.8	122.4
91	6,197	457,739	252,153,092	110.4	137.1	123.7
92	6,260	463,491	255,029,699	111.6	138.9	125.1
93	6,330	469,033	257,782,608	112.8	140.5	126.5
94	6,496	474,982	260,327,021	115.8	142.3	127.7
95	6,624	478,447	262,803,276	118.1	143.3	129.0
96	6,713	480,085	265,228,572	119.6	143.8	130.1
97	6,761	480,031	267,783,607	120.5	143.8	131.4
98	6,796	480,045	270,248,003	121.1	143.8	132.6
99	6,858	479,602	272,690,813	122.2	143.7	133.8

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 2. Employment by Sector, 1999

Sector	Johnson Jobs	Johnson Percent	Wyoming Percent	U.S. Percent	Wyo Location Quotient	U.S. Location Quotient
Service	1,047	22.2%	25.6%	31.6%	0.87	0.70
Retail Trade	890	18.8%	17.9%	16.4%	1.05	1.15
Government	794	16.8%	19.3%	13.6%	0.87	1.24
Agriculture	473	10.0%	3.8%	1.9%	2.65	5.17
Fin/Ins/REst	455	9.6%	6.8%	7.9%	1.41	1.22
Construction	353	7.5%	7.4%	5.7%	1.01	1.32
Manufacturing	169	3.6%	4.2%	11.8%	0.86	0.30
Ag Services	155	3.3%	1.5%	1.3%	2.24	2.62
Tran/Pub Util	155	3.3%	5.3%	4.9%	0.62	0.67
Mining	130	2.8%	5.5%	0.5%	0.50	5.76
Wholesale	101	2.1%	2.7%	4.6%	0.80	0.47
Total Jobs	4,722	100.0%	100.0%	100.0%		
Fed Civilian	68	1.4%	2.2%	1.7%	0.66	0.85
Military	40	0.8%	1.9%	1.3%	0.44	0.67
State Govt	116	2.5%	4.1%	3.0%	0.60	0.83
Local Govt	570	12.1%	11.1%	7.7%	1.09	1.58
Total Govt	794	16.8%	19.3%	13.6%		

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 3. Employment and Employment Indices, 1970-99

Year	Johnson Jobs	Wyoming Jobs	U.S. Jobs	Johnson Index	Wyoming Index	U.S. Index
70	2,640	159,385	91,281,600	100.0	100.0	100.0
71	2,545	164,883	91,586,400	96.4	103.4	100.3
72	2,577	172,302	94,317,200	97.6	108.1	103.3
73	2,653	182,289	98,432,500	100.5	114.4	107.8
74	2,867	193,769	100,117,800	108.6	121.6	109.7
75	3,101	202,680	98,906,600	117.5	127.2	108.4
76	3,048	214,098	101,597,200	115.5	134.3	111.3
77	3,062	230,591	105,049,200	116.0	144.7	115.1
78	3,399	249,870	109,688,600	128.8	156.8	120.2
79	3,521	266,605	113,289,100	133.4	167.3	124.1
80	3,757	279,650	114,231,200	142.3	175.5	125.1
81	3,758	290,475	115,304,000	142.3	182.2	126.3
82	3,732	287,678	114,557,300	141.4	180.5	125.5
83	3,708	274,859	116,056,700	140.5	172.4	127.1
84	3,797	277,038	121,091,100	143.8	173.8	132.7
85	3,626	278,051	124,511,700	137.3	174.5	136.4
86	3,475	265,159	126,981,300	131.6	166.4	139.1
87	3,554	259,804	130,416,400	134.6	163.0	142.9
88	3,784	265,150	134,517,900	143.3	166.4	147.4
89	3,771	267,048	137,240,800	142.8	167.5	150.3
90	3,825	272,471	139,426,900	144.9	171.0	152.7
91	3,822	278,674	138,663,800	144.8	174.8	151.9
92	3,741	281,721	139,305,100	141.7	176.8	152.6
93	3,927	286,831	141,996,400	148.8	180.0	155.6
94	4,358	300,007	145,571,600	165.1	188.2	159.5
95	4,299	303,022	149,358,800	162.8	190.1	163.6
96	4,483	306,427	152,607,200	169.8	192.3	167.2
97	4,470	309,510	156,230,200	169.3	194.2	171.2
98	4,571	315,657	160,241,200	173.1	198.0	175.5
99	4,722	321,592	163,757,900	178.9	201.8	179.4

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 4. Changes in Johnson County Employment from 1990 to 1999

Sector	1990 Jobs	1999 Jobs	Change 1990-99	Percent of Change	Percent Change
Service	686	1,047	361	40.2%	52.6%
Fin/Ins/Real Est	254	455	201	22.4%	79.1%
Construction	190	353	163	18.2%	85.8%
Retail Trade	731	890	159	17.7%	21.8%
Ag Services	89	155	66	7.4%	74.2%
Manufacturing	105	169	64	7.1%	61.0%
Wholesale	50	101	51	5.7%	102.0%
Government	756	794	38	4.2%	5.0%
Agriculture	460	473	13	1.4%	2.8%
Mining	222	130	(92)	-10.3%	-41.4%
Tran/Pub Util	282	155	(127)	-14.2%	-45.0%
<b>Total Jobs</b>	<b>3,825</b>	<b>4,722</b>	<b>897</b>	<b>100.0%</b>	
Fed Civilian	67	68	1	0.1%	1.5%
Military	36	40	4	0.4%	11.1%
State Govt	116	116	0	0.0%	0.0%
Local Govt	537	570	33	3.7%	6.1%
<b>Total Govt</b>	<b>756</b>	<b>794</b>	<b>38</b>	<b>4.2%</b>	<b>5.0%</b>

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 5. Average Earnings Per Job by Sector for Johnson County, 1999

Sector	1999 Earnings (000\$)	1999 Jobs	Average Earnings Per Job	Percent of County Average
Fed Civilian	\$3,680	68	\$54,118	320.3%
Tran/Pub Util	\$6,604	155	\$42,606	252.1%
Mining	\$4,816	130	\$37,046	219.2%
State Govt	\$3,325	116	\$28,664	169.6%
Local Govt	\$14,950	570	\$26,228	155.2%
Construction	\$7,875	353	\$22,309	132.0%
Manufacturing	\$3,613	169	\$21,379	126.5%
Wholesale	\$1,728	101	\$17,109	101.2%
Service	\$16,759	1,047	\$16,007	94.7%
Military	\$535	40	\$13,375	79.2%
Retail Trade	\$10,232	890	\$11,497	68.0%
Fin/Ins/Real Est	\$4,924	455	\$10,822	64.0%
Ag Services	\$1,634	155	\$10,542	62.4%
Agriculture	(\$882)	473	(\$1,865)	-11.0%
<b>Total</b>	<b>\$79,793</b>	<b>4,722</b>	<b>\$16,898</b>	<b>100.0%</b>

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 6. Average Earnings Per Job, 1970-99

Year	Johnson (1996\$)	Wyoming (1996\$)	U.S. (1996\$)	Johnson/ Wyoming	Johnson/ U.S.
70	\$20,057	\$23,121	\$26,075	86.7%	76.9%
71	\$21,692	\$23,637	\$26,623	91.8%	81.5%
72	\$23,646	\$25,053	\$27,583	94.4%	85.7%
73	\$25,197	\$26,357	\$28,060	95.6%	89.8%
74	\$22,895	\$26,658	\$27,199	85.9%	84.2%
75	\$23,405	\$26,658	\$27,087	87.8%	86.4%
76	\$20,800	\$26,773	\$27,813	77.7%	74.8%
77	\$20,340	\$27,703	\$28,112	73.4%	72.4%
78	\$22,452	\$28,945	\$28,404	77.6%	79.0%
79	\$23,976	\$29,494	\$28,231	81.3%	84.9%
80	\$21,333	\$29,393	\$27,435	72.6%	77.8%
81	\$20,220	\$29,068	\$27,369	69.6%	73.9%
82	\$19,257	\$28,124	\$27,279	68.5%	70.6%
83	\$18,121	\$26,914	\$27,418	67.3%	66.1%
84	\$18,283	\$26,853	\$28,280	68.1%	64.6%
85	\$18,613	\$27,003	\$28,601	68.9%	65.1%
86	\$18,600	\$26,425	\$28,994	70.4%	64.1%
87	\$18,046	\$24,817	\$29,217	72.7%	61.8%
88	\$16,374	\$23,999	\$29,504	68.2%	55.5%
89	\$16,629	\$24,168	\$29,382	68.8%	56.6%
90	\$16,511	\$24,506	\$29,396	67.4%	56.2%
91	\$18,227	\$24,301	\$29,246	75.0%	62.3%
92	\$17,784	\$24,416	\$30,202	72.8%	58.9%
93	\$18,728	\$24,932	\$30,178	75.1%	62.1%
94	\$16,440	\$24,072	\$30,237	68.3%	54.4%
95	\$15,552	\$23,711	\$30,174	65.6%	51.5%
96	\$14,954	\$23,221	\$30,493	64.4%	49.0%
97	\$16,466	\$24,015	\$31,021	68.6%	53.1%
98	\$15,176	\$24,128	\$32,057	62.9%	47.3%
99	\$16,124	\$24,809	\$32,809	65.0%	49.1%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 7. Economic Diversity Indices

Sector	1970 Johnson Index	1970 Wyoming Index	1970 RMR Index	1980 Johnson Index	1980 Wyoming Index	1980 RMR Index
Agriculture	0.152819	0.046276	0.028304	0.096643	0.018616	0.011496
Ag Services	0.007882	0.002364	0.000954	0.010941	0.000749	0.000351
Mining	0.031623	0.072228	0.016064	0.118707	0.126570	0.022200
Construction	0.049159	0.010285	0.002719	0.033547	0.042778	0.013516
Manufacturing	0.178935	0.167110	0.104616	0.153974	0.144332	0.075657
Tran/Pub Util	0.015423	0.018831	0.002615	0.005737	0.018892	0.004692
Wholesale	0.038894	0.019706	0.002699	0.042279	0.014308	0.001792
Retail Trade	0.037807	0.011681	0.008997	0.002446	0.000774	0.007702
Fin/Ins/Real Est	0.017104	0.019064	0.004983	0.005584	0.018243	0.005190
Service	0.023685	0.010568	0.006578	0.014432	0.045645	0.007262
Government	0.005248	0.054781	0.049257	0.035385	0.015646	0.019562
Total	0.558580	0.432895	0.227787	0.519673	0.446552	0.169420
Index	44.1	56.7	77.2	48.0	55.3	83.1
Sector	1990 Johnson Index	1990 Wyoming Index	1990 RMR Index	1999 Johnson Index	1999 Wyoming Index	1999 RMR Index
Agriculture	0.097647	0.023174	0.010905	0.080736	0.018467	0.006077
Ag Services	0.012847	0.001885	0.000916	0.020296	0.002165	0.000622
Mining	0.050551	0.068997	0.009931	0.022737	0.050608	0.005253
Construction	0.002403	0.005846	0.003535	0.018199	0.017836	0.014817
Manufacturing	0.113822	0.100156	0.043859	0.081801	0.075792	0.035175
Tran/Pub Util	0.026614	0.013750	0.004251	0.015867	0.004380	0.002879
Wholesale	0.035064	0.020122	0.004557	0.024208	0.018888	0.004934
Retail Trade	0.026720	0.009029	0.004583	0.024667	0.014430	0.007740
Fin/Ins/Real Est	0.010428	0.013828	0.000389	0.017041	0.010951	0.009072
Service	0.098287	0.052678	0.000710	0.093933	0.059522	0.012056
Government	0.045625	0.064103	0.020266	0.032134	0.057269	0.005705
Total	0.520008	0.373569	0.103900	0.431619	0.330308	0.104330
Index	48.0	62.6	89.6	56.8	67.0	89.6

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 8. Sources of Total Personal Income, 1999

Sources	Johnson (000\$)	Johnson Percent	Wyoming Percent	U.S. Percent	Wyo Location Quotient	U.S. Location Quotient
Labor Earnings	\$79,793	49.7%	63.4%	69.3%	0.78	0.72
Investment Income	\$56,602	35.3%	25.0%	18.2%	1.41	1.94
Transfer Payments	\$24,157	15.0%	11.5%	12.5%	1.31	1.20
Personal Income	\$160,552	100.0%	100.0%	100.0%		
Mining	\$4,816	6.0%	13.7%	0.8%	0.44	7.22
Ag Services	\$1,634	2.0%	0.8%	0.7%	2.58	3.00
Government	\$22,490	28.2%	23.8%	15.8%	1.18	1.78
Construction	\$7,875	9.9%	8.5%	5.8%	1.17	1.69
Retail Trade	\$10,232	12.8%	9.7%	8.9%	1.33	1.43
Tran/Pub Util	\$6,604	8.3%	8.9%	6.7%	0.93	1.23
Service	\$16,759	21.0%	19.3%	28.9%	1.09	0.73
Fin/Ins/Real Est	\$4,924	6.2%	5.2%	9.1%	1.20	0.68
Wholesale	\$1,728	2.2%	3.3%	6.2%	0.66	0.35
Manufacturing	\$3,613	4.5%	5.2%	16.1%	0.87	0.28
Agriculture	(\$882)	-1.1%	1.7%	0.8%	-0.65	-1.39
Labor Earnings	\$79,793	100.0%	100.0%	100.0%		
Fed Civilian	\$3,680	4.6%	4.7%	3.2%	0.97	1.45
Military	\$535	0.7%	2.5%	1.3%	0.27	0.53
State Govt	\$3,325	4.2%	4.7%	3.3%	0.88	1.28
Local Govt	\$14,950	18.7%	11.9%	8.1%	1.58	2.31
Total Govt	\$22,490	28.2%	23.8%	15.8%		

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 9. Total Personal Income and Income Indices, 1970-99

Year	Johnson TPI (000\$) (1996\$)	Wyoming TPI (000\$) (1996\$)	U.S. TPI (000\$) (1996\$)	Johnson Index	Wyoming Index	U.S. Index
70	\$72,586	\$4,672,443	\$2,980,196,429	100.0	100.0	100.0
71	\$77,846	\$4,970,815	\$3,079,619,863	107.2	106.4	103.3
72	\$84,993	\$5,408,719	\$3,272,721,854	117.1	115.8	109.8
73	\$92,520	\$5,992,339	\$3,473,329,154	127.5	128.2	116.5
74	\$91,704	\$6,410,208	\$3,476,299,145	126.3	137.2	116.6
75	\$98,113	\$6,709,797	\$3,490,036,842	135.2	143.6	117.1
76	\$92,459	\$7,112,195	\$3,665,216,958	127.4	152.2	123.0
77	\$94,267	\$7,856,429	\$3,819,440,281	129.9	168.1	128.2
78	\$110,214	\$8,828,891	\$4,020,393,013	151.8	189.0	134.9
79	\$120,910	\$9,592,404	\$4,162,327,309	166.6	205.3	139.7
80	\$119,411	\$10,096,109	\$4,191,885,870	164.5	216.1	140.7
81	\$120,710	\$10,537,055	\$4,306,713,810	166.3	225.5	144.5
82	\$124,276	\$10,567,302	\$4,341,659,843	171.2	226.2	145.7
83	\$121,088	\$9,808,009	\$4,433,595,166	166.8	209.9	148.8
84	\$124,373	\$9,930,513	\$4,752,279,883	171.3	212.5	159.5
85	\$121,879	\$10,023,600	\$4,927,692,958	167.9	214.5	165.3
86	\$118,889	\$9,546,924	\$5,085,775,791	163.8	204.3	170.7
87	\$115,866	\$8,966,732	\$5,225,847,682	159.6	191.9	175.4
88	\$113,495	\$8,879,959	\$5,427,295,918	156.4	190.0	182.1
89	\$116,535	\$9,169,138	\$5,595,151,404	160.5	196.2	187.7
90	\$121,242	\$9,532,054	\$5,707,389,019	167.0	204.0	191.5
91	\$131,883	\$9,714,715	\$5,697,880,765	181.7	207.9	191.2
92	\$124,871	\$9,892,181	\$5,869,674,672	172.0	211.7	197.0
93	\$130,851	\$10,144,068	\$5,968,492,537	180.3	217.1	200.3
94	\$130,774	\$10,401,479	\$6,142,489,028	180.2	222.6	206.1
95	\$129,857	\$10,513,989	\$6,325,061,287	178.9	225.0	212.2
96	\$134,462	\$10,608,905	\$6,538,103,000	185.2	227.1	219.4
97	\$146,109	\$11,220,232	\$6,799,357,213	201.3	240.1	228.2
98	\$145,809	\$11,613,977	\$7,168,423,301	200.9	248.6	240.5
99	\$154,775	\$12,064,549	\$7,427,611,641	213.2	258.2	249.2

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 10. Changes in Johnson County Total Personal Income, 1990 to 1999

Sources	1990 Johnson (000 of 96\$)	1999 Johnson (000 of 96\$)	Change 1990-99	Percent of Change	Percent Change
Labor Earnings	\$63,153	\$76,138	\$12,985	38.9%	20.6%
Investment Income	\$40,824	\$54,010	\$13,186	39.5%	32.3%
Transfer Payments	\$15,815	\$23,051	\$7,235	21.7%	45.7%
Personal Income	\$119,792	\$153,198	\$33,406	100.0%	27.9%
Service	\$8,097	\$15,991	\$7,894	60.8%	97.5%
Construction	\$4,597	\$7,514	\$2,917	22.5%	63.5%
Government	\$18,875	\$21,460	\$2,585	19.9%	13.7%
Fin/Ins/Real Est	\$2,699	\$4,698	\$2,000	15.4%	74.1%
Manufacturing	\$2,164	\$3,448	\$1,284	9.9%	59.3%
Retail Trade	\$8,495	\$9,763	\$1,268	9.8%	14.9%
Ag Services	\$825	\$1,559	\$734	5.7%	89.0%
Wholesale	\$1,117	\$1,649	\$532	4.1%	47.6%
Agriculture	\$86	(\$842)	(\$928)	-7.1%	-1073.5%
Tran/Pub Util	\$7,867	\$6,302	(\$1,565)	-12.1%	-19.9%
Mining	\$8,332	\$4,595	(\$3,736)	-28.8%	-44.8%
Labor Earnings	\$63,153	\$76,138	\$12,985	100.0%	20.6%
Fed Civilian	\$34,366	\$37,389	\$3,024	23.3%	8.8%
Military	\$1,527	\$1,867	\$340	2.6%	22.3%
State Govt	\$9,292	\$9,697	\$405	3.1%	4.4%
Local Govt	\$44,799	\$50,463	\$5,664	43.6%	12.6%
Total Govt	\$89,984	\$99,416	\$9,432	72.6%	10.5%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 11. Per Capita Income, 1970-99

Year	Johnson PCI (1996\$)	Wyoming PCI (1996\$)	U.S. PCI (1996\$)	Johnson/ Wyoming	Johnson/ U.S.
70	\$12,936	\$13,996	\$14,625	92.4%	88.4%
71	\$13,606	\$14,620	\$14,890	93.1%	91.4%
72	\$15,666	\$15,593	\$15,639	100.5%	100.2%
73	\$16,994	\$16,959	\$16,433	100.2%	103.4%
74	\$17,105	\$17,584	\$16,296	97.3%	105.0%
75	\$17,326	\$17,634	\$16,197	98.3%	107.0%
76	\$15,426	\$17,985	\$16,848	85.8%	91.6%
77	\$15,600	\$19,091	\$17,379	81.7%	89.8%
78	\$17,572	\$20,489	\$18,103	85.8%	97.1%
79	\$18,825	\$21,229	\$18,534	88.7%	101.6%
80	\$17,678	\$21,292	\$18,447	83.0%	95.8%
81	\$17,331	\$21,429	\$18,769	80.9%	92.3%
82	\$17,435	\$20,868	\$18,742	83.5%	93.0%
83	\$16,817	\$19,219	\$18,964	87.5%	88.7%
84	\$17,704	\$19,669	\$20,152	90.0%	87.9%
85	\$17,641	\$20,059	\$20,711	87.9%	85.2%
86	\$17,666	\$19,263	\$21,179	91.7%	83.4%
87	\$18,056	\$18,800	\$21,568	96.0%	83.7%
88	\$18,151	\$19,092	\$22,198	95.1%	81.8%
89	\$18,841	\$20,004	\$22,669	94.2%	83.1%
90	\$19,651	\$21,023	\$22,879	93.5%	85.9%
91	\$21,281	\$21,223	\$22,597	100.3%	94.2%
92	\$19,948	\$21,343	\$23,015	93.5%	86.7%
93	\$20,672	\$21,628	\$23,154	95.6%	89.3%
94	\$20,132	\$21,899	\$23,596	91.9%	85.3%
95	\$19,604	\$21,975	\$24,067	89.2%	81.5%
96	\$20,030	\$22,098	\$24,651	90.6%	81.3%
97	\$21,610	\$23,374	\$25,392	92.5%	85.1%
98	\$21,455	\$24,193	\$26,525	88.7%	80.9%
99	\$22,569	\$25,156	\$27,239	89.7%	82.9%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 12. Assessed Valuation, 2001

Sector	Johnson Valuation	Wyoming Valuation	Johnson Percent	Wyoming Percent	Location Quotient
Minerals	\$39,834,768	\$6,407,060,245	39.6%	60.8%	0.65
Residential	\$29,537,671	\$1,997,773,631	29.4%	19.0%	1.55
Commercial	\$10,936,790	\$580,495,340	10.9%	5.5%	1.98
Agriculture	\$8,395,251	\$142,220,192	8.4%	1.3%	6.19
Industrial	\$7,732,819	\$746,143,026	7.7%	7.1%	1.09
Utilities	\$4,049,400	\$668,403,966	4.0%	6.3%	0.64
Total Valuation	\$100,486,699	\$10,542,096,400	100.0%	100.0%	
Crude Oil	\$35,821,941	\$1,438,975,976	35.6%	13.6%	2.61
Natural Gas	\$2,290,987	\$3,365,840,728	2.3%	31.9%	0.07
Coal	\$0	\$1,336,115,591	0.0%	12.7%	0.00
Other Minerals	\$1,721,840	\$266,127,950	1.7%	2.5%	0.68
Total Minerals	\$39,834,768	\$6,407,060,245	39.6%	60.8%	

Source: Wyoming Department of Revenue, 2001 Annual Report

Table 13. Assessed Valuation and Indices, 1990-2001

Year	Johnson Valuation (1996\$)	Johnson Valuation Index	Wyoming Valuation Index	Johnson Per Capita Valuation	Wyoming Per Capita Valuation	Johnson/Wyoming Per Capita
80	\$141,699,893	100.0	100.0	\$20,977	\$17,250	121.6%
81	\$184,176,303	130.0	125.6	\$26,443	\$20,900	126.5%
82	\$211,842,765	149.5	156.2	\$29,720	\$25,227	117.8%
83	\$180,586,929	127.4	146.6	\$25,082	\$23,492	106.8%
84	\$173,784,025	122.6	141.9	\$24,738	\$22,988	107.6%
85	\$172,400,069	121.7	144.5	\$24,953	\$23,646	105.5%
86	\$168,676,651	119.0	131.7	\$25,063	\$21,732	115.3%
87	\$117,546,787	83.0	96.7	\$18,318	\$16,586	110.4%
88	\$115,847,972	81.8	91.9	\$18,527	\$16,164	114.6%
89	\$94,109,888	66.4	85.5	\$15,216	\$15,263	99.7%
90	\$95,761,093	67.6	86.8	\$15,520	\$15,645	99.2%
91	\$99,374,866	70.1	87.8	\$16,036	\$15,695	102.2%
92	\$90,018,586	63.5	80.8	\$14,380	\$14,257	100.9%
93	\$83,428,440	58.9	80.5	\$13,180	\$14,035	93.9%
94	\$77,315,304	54.6	80.4	\$11,902	\$13,843	86.0%
95	\$76,239,841	53.8	77.8	\$11,510	\$13,307	86.5%
96	\$77,089,540	54.4	78.5	\$11,484	\$13,380	85.8%
97	\$78,569,959	55.4	85.7	\$11,621	\$14,608	79.6%
98	\$77,353,654	54.6	88.3	\$11,382	\$15,023	75.8%
99	\$66,785,343	47.1	82.0	\$9,738	\$13,910	70.0%
00	\$72,976,966	51.5	90.1	\$10,325	\$15,254	67.7%
01	\$91,684,944	64.7	117.6	\$12,893	\$19,794	65.1%

Source: Wyoming Department of Revenue Annual Reports, Various

Table 14. Changes in Johnson County Assessed Valuation, 1999-01

Sector	1999 Valuation (1996\$)	2001 Valuation (1996\$)	Change 1990-01	Percent of Change	Percent Change
Minerals	\$16,745,829	\$36,345,591	\$19,599,762	78.7%	117.0%
Residential	\$23,835,576	\$26,950,430	\$3,114,853	12.5%	13.1%
Industrial	\$4,993,753	\$7,055,492	\$2,061,739	8.3%	41.3%
Commercial	\$9,476,840	\$9,978,823	\$501,983	2.0%	5.3%
Utilities	\$3,847,205	\$3,694,708	(\$152,497)	-0.6%	-4.0%
Agriculture	\$7,886,139	\$7,659,901	(\$226,239)	-0.9%	-2.9%
<b>Total Valuation</b>	<b>\$66,785,343</b>	<b>\$91,684,944</b>	<b>\$24,899,602</b>	<b>100.0%</b>	<b>37.3%</b>
Crude Oil	\$13,699,470	\$32,684,253	\$18,984,782	76.2%	138.6%
Natural Gas	\$1,310,983	\$2,090,317	\$779,334	3.1%	59.4%
Coal	\$0	\$0	\$0	0.0%	N.A.
Other Minerals	\$1,735,376	\$1,571,022	(\$164,354)	-0.7%	-9.5%
<b>Total Minerals</b>	<b>\$16,745,829</b>	<b>\$36,345,591</b>	<b>\$19,599,762</b>	<b>78.7%</b>	<b>117.0%</b>

Source: Wyoming Department of Revenue Annual Reports, 1999 and 2001

Table 15. Johnson County Federal Land Payments, 1990-2000

Year	F.S. 25% Fund (1996\$)	PILT Payment (1996\$)	Total Payment (1996\$)
90	\$75,737	\$303,363	\$379,100
91	\$63,676	\$244,285	\$307,961
92	\$73,424	\$249,151	\$322,574
93	\$89,080	\$232,523	\$321,603
94	\$104,839	\$159,404	\$264,243
95	\$72,546	\$158,969	\$231,516
96	\$75,426	\$227,154	\$302,580
97	\$84,058	\$257,081	\$341,139
98	\$65,881	\$252,684	\$318,565
99	\$61,380	\$267,504	\$328,884
00	\$55,760	\$279,046	\$334,806
01	\$54,539	\$394,823	\$449,362

Source: Office of State Treasurer Annual Report and Bureau of Land Management

Table 16. Average Rental Rates for Johnson County, 2Q98-2Q01

	Apartment (1)	Mobile Home Lot (2)	Home (3)	Mobile Home (4)
2Q98	\$337	\$123	\$535	\$358
2Q99	\$374	\$150	\$480	\$339
2Q00	\$376	\$127	\$463	\$345
2Q01	\$391	\$138	\$555	\$445
Change 98-01	16.0%	12.2%	3.7%	24.3%
WY 98-01	12.2%	14.9%	16.0%	12.0%

Two-bedroom, unfurnished, excluding gas and electric  
 Single-wide, including water  
 Two or three-bedroom, single family, excluding gas and electric  
 Total monthly rental expense, including lot rent

Source: WDA&I, Division of Economic Analysis

Table 17. Changes in Johnson County Housing, 1990 & 2000

	1990	2000	Johnson % Change	Wyoming % Change
Total Population	6,145	7,075	15.1%	8.9%
Total Households	2,397	2,959	23.4%	14.7%
Average HH Size	2.50	2.36	-5.6%	-5.7%
Total Housing Units	3,112	3,503	12.6%	10.1%
Occupied Housing Units	2,397	2,959	23.4%	14.7%
Percent Occupied	77.0%	84.5%	9.7%	4.2%
Owner Occupied	1,670	2,182	30.7%	18.3%
Percent Owner	69.7%	73.7%	5.8%	3.2%
Renter Occupied	727	777	6.9%	7.0%

Source: U.S. Census of Population and Housing, 1990 and 2000

Table 18. Average Home Sale Price Reported by Assessors, 1997-2000

Year	Johnson	Wyoming	Johnson/ Wyoming
97	\$90,648	\$91,714	98.8%
98	\$102,678	\$96,906	106.0%
99	\$115,531	\$101,517	113.8%
00	\$122,354	\$111,437	109.8%
Change 97-00	35.0%	21.5%	

Source: Wyoming Housing Database Partnership

Table 19. Status of Vacant Housing Units in Johnson County, 1990 & 2000

Vacancy Status	1990	2000	% Change
For Sale Only	52	40	-22.6%
For Rent	125	31	-75.2%
For Seasonal, Recreational, or Occassional Use	365	356	-2.5%
Other Vacany	173	117	-32.1%
Total Vacant	715	544	-23.8%

Source: U.S. Census of Population and Housing, 1990 and 2000

Table 20. Building Permits Authorized by Johnson County, 1980-2000

Year	Single Family Units	Duplex Units	3 & 4 Family Units	5 or More Family Units	Total Units
80	19	4	3	0	26
81	18	8	0	0	26
82	8	2	4	0	14
83	10	0	0	0	10
84	10	0	0	0	10
85	7	0	0	0	7
86	1	0	0	0	1
87	0	0	0	0	0
88	0	0	0	0	0
89	2	0	0	0	2
90	1	0	0	0	1
91	1	0	0	0	1
92	1	0	0	0	1
93	2	0	0	0	2
94	3	0	0	0	3
95	3	0	0	0	3
96	20	24	0	0	44
97	29	0	0	0	29
98	31	0	0	0	31
99	24	0	0	0	24
00	12	0	0	0	12

Source: U.S. Department of Census

