

Gage Board of Equalization Minutes



Board of Equalization Meeting – July 19, 2017

The Gage County Board of Equalization met on July 19, 2017 at 8:31 a.m. with Terry Jurgens, John Hill, Myron Dorn, Dennis Byars and Erich Tiemann present, Matt Bauman and Gary Lytle absent. Patti Milligan, County Assessor, present.

Notice of said meeting was posted at the County Clerk's Office and published prior to the meeting in compliance with State Statutes.

Let the record show that all proceedings are electronically recorded.

Chairman Dorn announced that a complete copy of the Open Meetings Act is posted at the back of the Board of Supervisors Room.

Motion made by Byars, seconded by Tiemann to approve the agenda as presented. Motion carried 5-0.

Motion made by Byars, seconded by Tiemann to approve the minutes of the previous meeting as mailed/emailed out. Motion carried 5-0.

No public present for comments and request for future agenda items.

Motion made by Byars, seconded by Tiemann to open public hearing at 8:33 a.m. to approve or disapprove tax exemptions on vehicles owned by Beatrice Community Hospital and Health Center and Mosaic. Motion carried 5-0.

No public present.

Motion made by Byars, seconded by Tiemann to close public hearing at 8:35 a.m. Motion carried 5-0.

Motion made by Byars, seconded by Tiemann to approve tax exemptions on vehicles owned by Beatrice Community Hospital and Health Center and Mosaic. Motion carried 5-0.

Bauman joined the meeting at 8:37 a.m. and Lytle joined the meeting at 8:38 a.m.

Chairman declared Board of Equalization recessed at 8:45 a.m. until 1:00 p.m. when the Board of Equalization will reconvene for action property valuation protests.

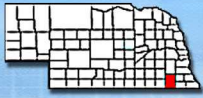
The Board of Equalization reconvened at 1:00 p.m. on July 19, 2017 for action on property valuation protests with Terry Jurgens, John Hill, Myron Dorn, Dennis Byars, Gary Lytle and Erich Tiemann present, Matt Bauman and absent. Also present were County Assessor Patti Milligan and consultant Lloyd Dickinson.

Cynthia Mittan, 1918 Monroe St., Beatrice NE, Parcel #015231000, spoke on her property stating it was going up \$11,000.

Larry Stolzer, 824 W Maple Rd., Beatrice NE, Parcel #005310100, spoke on property stating it was raised \$27,000 this year and \$4,000 last year, also discussed the buildings that he has on his property.

Gary Barnard spoke representing Joe Armstrong, 1401 Paddock Lane, Beatrice NE, Parcel #000578000, discussed purchase price with no buildings and a letter from Amy Vitosh at the FSA Office. Board held protest for further information.

Dale Linsenmeyer spoke representing Rodney Linsenmeyer of Tulsa OK, Parcel #003733100, discussed purchase price of less than valued. Gary Barnard spoke as representative on Jim Brod sale of acreage with bins. Lloyd suggested to drop third bin 21% in depreciation and hold for further information.



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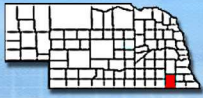
Further discussion on the parcel for Joe Armstrong. Motion made by Jurgens, seconded by Lytle to change the valuation on parcel #000578000, filed by Joe & Manelle Armstrong, from \$310,340 to \$212,930. Motion carried 6-0.

Further discussion on Linsenmeyer property. Would consider reduction due to cost to cure electrical problems.

Short recess at 2:28 p.m. Back in session at 2:34 p.m. will all members previously listed present except Lytle.

Assessor Patti Milligan read the list of parcels, their current valuations and the recommended changes in valuation (with the exception of #3 on the list, parcel #000578000 for Joe & Manelle Armstrong which was voted on by separate motion above) into the record as follows:

<u>Ln #</u>	<u>Owner</u>	<u>Protest filed by</u>	<u>Parcel #</u>	<u>Current value</u>	<u>Changed to</u>
1.	Aden, Roger	same	012500000	\$ 22,155	\$ 15,165
2.	Aden, Roger	same	013246000	\$ 17,090	\$ 10,885
3.	see motion above				
4.	Beatrice Industrial LLC	Monte Froehlich	013516200	\$ 2,079,000	\$ 600,560
5.	Beatrice Industrial LLC	Monte Froehlich	013516400	\$ 184,900	\$ 149,795
6.	Bray, Eugene & Lisa	same	010892000	\$ 94,860	\$ 57,590
7.	Bray, Eugene & Lisa & Smith, Rose	same	011517000	\$ 66,155	\$ 54,510
8.	Bray, Eugene & Lisa	same	014420000	\$ 60,005	\$ 45,385
9.	Bruns, Darrell & Sue	same	012577000	\$ 159,415	\$ 133,000
10.	Christen, Jerome & Melinda	same	001723000	\$ 148,905	\$ 148,530
11.	Clabaugh, Richard & Linda	same	009885000	\$ 63,670	\$ 13,200
12.	Clabaugh, Richard & Linda	same	009886000	\$ 43,755	\$ 32,400
13.	Dorn, Gerald	same	007472000	\$ 27,260	\$ 10,000
14.	Epp, Donald Jr & Bryson, Jeanette	same	005334000	\$ 501,420	\$ 461,575
15.	Foral, Jerry & Tammy	same	001194000	\$ 480,710	\$ 436,900
16.	Fossler, Bruce & Tracie	same	014551000	\$ 37,165	\$ 7,620
17.	Frerking, Travis & Brooke	same	002712100	\$ 296,000	\$ 236,980
18.	Fritzen, Lenhart & Helen	same	005789000	\$ 737,150	\$ 726,070
19.	Hahn, James & Robin	same	002243000	\$ 155,765	\$ 68,480
20.	Harder, Max & Andrea	same	008153000	\$ 128,570	\$ 124,800
21.	Harms, Bobby & Tracey	same	013522000	\$ 532,190	\$ 344,165
22.	Hydo Properties	Todd Hydo	009560000	\$ 388,100	\$ 289,040
23.	Kelly, Rayann	same	010948000	\$ 72,810	\$ 69,775
24.	Kostal, Brent & Abigail	same	001897000	\$ 151,225	\$ 138,415
25.	Marbet Farms, LLC	Marvin Kelle	004322000	\$ 278,195	\$ 243,135
26.	Masters View, Inc.	Stanley Dell	005708000	\$ 645,465	\$ 630,640
27.	McConnell, Norman & Cheri	same	010625011	\$ 167,685	\$ 149,040
28.	Miller, Ryan & Lesley	same	004593100	\$ 385,955	\$ 340,140
29.	Parde, Daniel	same	015407000	\$ 126,120	\$ 98,515
30.	Parde, Tanner & Anne	same	001413100	\$ 443,360	\$ 381,455
31.	Paul, Daniel	same	005698000	\$ 133,755	\$ 109,725
32.	Pralle, Kenneth & Carol	same	004704000	\$ 238,415	\$ 180,190
33.	Recker, Kenneth	same	014374000	\$ 52,520	\$ 40,980
34.	Schluter, Jamie & Christopher	same	007880000	\$ 83,635	\$ 62,000



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35.	Schmidt, Lynn	same	002691000	\$ 222,240	\$ 182,550
36.	Schmidt, Lynn	same	002691100	\$ 279,140	\$ 254,030
37.	Singleton, Janice (Alm)	same	011411210	\$ 245,650	\$ 210,000
38.	Southwick Enterprises, LLC	same	013784701	\$ 1,320,685	\$ 1,024,965
39.	Stolzer, Larry & Betty	same	005310100	\$ 109,765	\$ 106,505
40.	Tiemann, Robert & Barbara	same	014002606	\$ 330,885	\$ 308,940
41.	VerMaas Land Co., LLC	same	010669000	\$ 125,215	\$ 77,220
42.	Wallman, Robert	same	002429200	\$ 87,030	\$ 83,280
43.	Wallman, Russell & Amy, Trustees	same	002477000	\$ 520,275	\$ 516,860
44.	Wilson, Kent & Nancy	same	014387000	\$ 59,660	\$ 55,965
45.	Wolken, Larry	same	010041000	\$ 15,875	\$ 11,320
46.	Wolken, Larry	same	014955000	\$ 78,005	\$ 51,415
47.	Zimmerman, Brent & Tracy	same	005921100	\$ 163,990	\$ 157,225

Motion made by Tiemann, seconded by Hill to approve changes 1 through 39 with the exception of number 3 which was voted on separately. Motion carried 5-0.

Motion made by Hill, seconded by Jurgens to approve change number 40. Motion carried 4-0-1 with Tiemann abstaining due to conflict of interest.

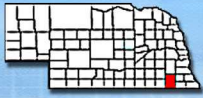
Motion made by Tiemann, seconded by Hill to approve changes 41 through 47. Motion carried 5-0.

Consultant Lloyd Dickinson recommended changing the Linsenmeyer property to \$148,505. Further discussion.

Motion made by Jurgens, seconded by Tiemann to change the valuation on #19 on the “no change” list, parcel #003733100, Rodney Linsenmeyer, from \$165,975 to \$137,005. Motion carried 5-0.

The list of properties recommended for “no change” (with the exception of #19 for Linsenmeyer which was voted on by separate motion) were read into the record by Assessor Patti Milligan as follows:

<u>Ln #</u>	<u>Owner</u>	<u>Protest filed by</u>	<u>Parcel #</u>	<u>Current value</u>
1.	Aden, Roger	same	008994000	\$ 6,500
2.	Aden, Roger	same	009778000	\$ 34,270
3.	Aden, Roger	same	012821000	\$ 18,265
4.	Aden, Roger	same	013572000	\$ 5,000
5.	Aden, Roger	same	013590000	\$ 27,600
6.	Aden, Roger	same	014148000	\$ 38,380
7.	Aden, Roger	same	014169000	\$ 18,350
8.	Aden, Roger	same	014171000	\$ 64,185
9.	Beatrice Industrial, LLC	Monte Froehlich	013516500	\$ 36,575
10.	Carrel, Jacob & Angela	same	010432000	\$ 229,285
11.	Exmark Mfg. Co., Inc.	Tony Engebretsen	004299100	\$ 585,855
12.	Fossler, Bruce & Tracie	same	014552000	\$ 61,590
13.	Grant, Rebecca	same	008015000	\$ 72,980
14.	Ideus, Matthew & Misty	same	014507000	\$ 75,060
15.	Johnson, Andrew & Ryann	same	012866000	\$ 83,905



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16.	Jurgens, Wilfred & Melva	same	010653000	\$ 154,815
17.	Koch, Nathan & Sabrina	same	014684948	\$ 164,815
18.	Lidolph, Tracy	same	002281000	\$ 555,530
19.	see motion above			
20.	Little, Billie	same	003972000	\$ 190,535
21.	Meints, Robert	same	011411000	\$ 143,370
22.	Mittan, Cynthia	same	015231000	\$ 146,040
23.	Moening, Joe & Patricia	same	012417000	\$ 115,790
24.	MOLOB, LLC	same	009567000	\$ 278,740
25.	Moss, Andrew	same	005699000	\$ 130,100
26.	Nelson, Daniel & Jessica	same	005508000	\$ 199,875
27.	Stettinger Enterprises, Ltd.	Deborah Knuri	013184000	\$ 579,945
28.	Wallman, Russell	same	003243100	\$ 35,275
29.	Wallman, Russell	same	003987100	\$ 207,000
30.	Weirich, Nathan & Ronda	same	006101000	\$ 227,445

Motion made by Tiemann, seconded by Hill to approve the list of no change property valuation protests as read with the exception of number 19 which was voted on separately. Motion carried 5-0.

Tiemann read the withdrawn protests with no changes into the record. Motion made by Byars, seconded by Jurgens to place the withdrawn protests on file as no changes. Motion carried 5-0.

Chairman declared the Board of Equalization adjourned at 3:06 p.m. until August 2, 2017.

/s/ Dawn Hill
Dawn Hill
Gage County Clerk

/s/ Myron Dorn
Myron Dorn, Chairman
Gage County Board of Equalization

I, Dawn Hill, County Clerk of Gage County, do hereby certify that the above records are true and accurate to the best of my knowledge.

Witness my hand and official seal this 19th day of July, 2017.

(SEAL)

/s/ Dawn Hill
Dawn Hill
Gage County Clerk