



Gage Board of Equalization Minutes



Board of Equalization Meeting – July 18, 2018

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The Gage County Board of Equalization met on July 18, 2018 at 8:35 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 Jurgens to approve the agenda as presented. Motion carried 5-0.

Motion made by Byars, seconded by Jurgens 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.

Recess at 8:41 a.m. until 1:00 p.m. to hear property valuation protests.

Board of Equalization reconvened at 1:08 p.m. on July 18, 2018 for action on property valuation protests with Jurgens, Hill, Dorn, Lytle, Byars, Tiemann, Assessor Patti Milligan and Appraiser Darrel Stanard present.

Public present and speaking were Harlan Schroeder, Kent Wilson, Doug Parde and Leslie Dell.

Harlan Schroeder, 16484 SW 72nd Rd, DeWitt NE, Parcel #002192100, spoke about comparing his 25-year-old house to a 43-year-old house. Motion made by Jurgens, seconded by Lytle to change the valuation on parcel #002192100, filed by Harlan Schroeder, from current value of \$227,170 and Assessor's recommendation of \$209,705 down to \$189,705. Motion carried 5-1 with Byars voting nay.

Harlan Schroeder, 16484 SW 72nd Rd., DeWitt, NE, Parcel #002270000, discussed irrigated acres and tillage acres. Motion made by Jurgens, seconded by Byars to approve Assessor's recommendation of no change of value, to remain at current valuation of \$826,375.

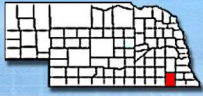
Kent Wilson, 21632 S 1st Rd., Beatrice NE, Parcel #004125000 and #013033000, said we need to get all appraisals on the same page. No motion was made with action to be taken with the rest of the recommended parcels with no change.

Doug Parde, 13575 E Chestnut Rd., Adams NE, Parcel #003139000 and #003140000 which were recommended with no change, said both parcels are irrigated out of pond across the road and would like to see a change. He also spoke on Parcel #003235100, with current valuation of \$831,930, he requested a change to \$678,196 and the Assessor recommended a change to \$828,830, had discussion. Parde also requested reconsideration of the recommendation of no change on Parcel #001604000 and #001600100. No motion was made on any of the 5 parcels with action to be taken with the rest of the lists of parcels with recommendations of change or no change.

Leslie Dell, 7730 E Linden Rd., Holmesville NE, Parcel #005502000, requested reconsideration of the recommendation of no change. No motion was made with action to be taken with the rest of the recommended parcels with no change.

Break at 3:21 p.m. Back in session at 3:29 p.m. will all members previously listed present except Lytle.

The list of properties recommended for "no change" (with the exception of #33 for Harlan Schroeder which was voted on by separate motion) were read into the record by Assessor Patti Milligan as follows:



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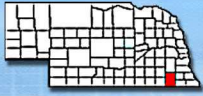


<u>Ln #</u>	<u>Owner</u>	<u>Protest filed by</u>	<u>Parcel #</u>	<u>Current value</u>
1.	ARC DG40PCK001 (Wym Dollar General)	same	009249025	\$ 760,195
2.	Ahrens, Mark A. & Donetta K.	same	005233000	\$ 184,805
3.	Ames, Michael R. & Gail J.	same	005212000	\$ 130,430
4.	Brandt, Valora M.	same	005712000	\$ 605,955
5.	Cox, Billy J. & Kathy M.	same	004497107	\$ 118,645
6.	Dell, Leslie K.	same	005502000	\$ 57,945
7.	Dunn, Cody A.	same	002734000	\$ 150,400
8.	Esau, Louie H.	same	000632000	\$ 209,470
9.	Esau, Louie H.	same	000635000	\$ 1,915,275
10.	Esau, Louie H.	same	000649000	\$ 95,150
11.	Gaffney, Brian H.	same	004522000	\$ 120,200
12.	Hanshaw, Frank & Heidbrink, Tara	same	007397000	\$ 119,290
13.	Howe, Martha A.	same	005078000	\$ 117,885
14.	Kastanek, Brock D. & Jennifer S.	same	004593500	\$ 361,945
15.	King, Christy L. & Geoffrey	same	007373500	\$ 298,715
16.	Lewis, Matthew	same	007383000	\$ 109,115
17.	Lottman, David & Leana	same	001404000	\$ 623,370
18.	Lottman, David & Leana	same	001438000	\$ 710,995
19.	Mason, Arron H. & Amy	same	008990000	\$ 4,500
20.	Mulder, Ray E. & Marian A.	same	004454000	\$ 646,220
21.	Newlun, Michael G. & Pamela J.	same	012495000	\$ 121,250
22.	Niemeyer, David & Sharon	same	002535000	\$ 91,840
23.	Parde, Douglas	same	001604000	\$ 130,710
24.	Parde, Douglas	same	003139000	\$ 560,075
25.	Parde, Douglas	same	003140000	\$ 397,610
26.	Parde, Norman Jr.	same	001533000	\$ 261,900
27.	Parde, Norman Jr.	same	001649200	\$ 318,525
28.	Parde, Norman Jr.	same	003251100	\$ 236,430
29.	Phroper, Gail	same	007322000	\$ 114,590
30.	Pinkerton, George	same	005336100	\$ 425,790
31.	Pinkerton, George	same	006156000	\$ 359,475
32.	Russell, John C., DDS	same	015168000	\$ 182,725
33.	See separate motion above			
34.	Sedlacek, Timothy J. & Monica D.	same	008465000	\$ 47,525
35.	Wiegand, Justin	same	003709000	\$ 558,290

Motion made by Jurgens, seconded by Tiemann to approve the list of no changes 1 through 35 as read with the exception of number 33 which was voted on separately. Motion carried 5-0.

Assessor Patti Milligan read the list of parcels, their current valuations and the recommended changes in valuation (with the exception of #26 on the list, parcel #002192100 for Harlan Schroeder 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.	Armstrong, Joe & Manalle	same	005218108	\$ 534,760	\$ 478,040



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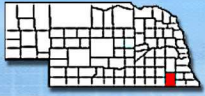
2.	Brod, James	Barnard, Gary A.	013181000	\$ 391,150	\$ 325,000
3.	Behrends, Russell G.	same	000335000	\$ 44,750	\$ 2,620
4.	Bell, Jeffrey L. & April M.	same	004646201	\$ 319,950	\$ 297,625
5.	Bohlken, Robert	same	000401000	\$ 196,735	\$ 185,285
6.	Buhr, Gilbert	same	003942000	\$ 720,955	\$ 571,640
7.	Deunk, Leon & Phyllis	same	002613100	\$ 171,085	\$ 106,205
8.	Erickson, Steve	same	014143000	\$ 25,845	\$ 12,250
9.	Fischer, Michael Lee	same	009527000	\$ 42,160	\$ 29,095
10.	Gerdes, Michele L.	same	008929000	\$ 11,375	\$ 6,780
11.	Grimes, Samuel D.	same	003754300	\$ 117,570	\$ 103,140
12.	Klecan, Donald & Jackie	same	005163100	\$ 3,100	\$ 2,120
13.	Klostermeier, Kim	same	003029000	\$ 196,220	\$ 167,925
14.	Lane, Wendell D. & Lane, Kent D.	same	003750000	\$ 93,450	\$ 33,450
15.	Blake Meints Custom Homes, Inc.	same	006428505	\$ 412,900	\$ 314,400
16.	Morgan, Gregory W. & Joyce M.	same	014295000	\$ 93,100	\$ 66,000
17.	NEBCO, Inc.	same	005392000	\$ 180,400	\$ 162,320
18.	Nicholson, Gary Lee	same	003620000	\$ 211,315	\$ 202,115
19.	Ostrander, William E.	same	014353000	\$ 43,205	\$ 25,000
20.	Parde, Doug & Cindy	same	001600100	\$ 462,170	\$ 461,315
21.	Parde, Doug & Cindy	same	003235100	\$ 831,930	\$ 828,830
22.	Parde, Norman Jr.	same	003251200	\$ 656,840	\$ 654,680
23.	Philippi Electric	same	008007000	\$ 99,820	\$ 70,190
24.	Ruskamp, Loren D.	same	000033300	\$ 249,035	\$ 222,015
25.	Russell, John C.	same	009853000	\$ 78,880	\$ 56,000
26.	See separate motion above				
27.	Saltzman, Alvin & Karen	same	010688000	\$ 72,140	\$ 38,865
28.	Saltzman, Alvin & Karen	same	010660000	\$ 105,440	\$ 97,840
29.	Sedlacek, Timothy J. & Monica D.	same	008561000	\$ 31,025	\$ 15,900
30.	Shalla, Fay D.	same	007886000	\$ 60,285	\$ 51,215
31.	Stephens, Jeremy J.	same	012381000	\$ 41,700	\$ 19,675
32.	Trout, Donavon	same	005480000	\$ 211,780	\$ 206,755
33.	Wiens, Scott & Wiens, Shawn	same	003635000	\$ 503,385	\$ 468,905
34.	Wiens, Scott & Brenda	same	003638000	\$ 730,400	\$ 648,005
35.	Wilson, Kent C.	same	004125000	\$ 180,860	\$ 168,385
36.	Wilson, Kent C.	same	013033000	\$ 127,300	\$ 117,400
37.	Wolken, Larry	same	011637100	\$ 73,645	\$ 57,000
38.	Woodyard, John D.	same	006734000	\$ 47,830	\$ 42,330
39.	Woodyard, John D.	same	012499000	\$ 46,305	\$ 15,590

Motion made by Jurgens, seconded by Tiemann to approve changes 1 through 39 as read with the exception of number 26 which was voted on separately. Motion carried 5-0.

Chairman declared Board of Equalization adjourned at 3:48 p.m. until August 1, 2018.

/s/ Dawn Hill
Dawn Hill

/s/ Myron Dorn
Myron Dorn, Chairman



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Gage County Clerk

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 18th day of July, 2018.

(SEAL)

/s/ Dawn Hill

Dawn Hill

Gage County Clerk