



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

January 9, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Wednesday, January 9, 2013 at 11:30 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

11:30 a.m. Call meeting to order by County Clerk
 Open Meeting Laws
 Approval of Agenda
 Election of BOE Chairman for 2013
 Election of BOE Vice Chairman for 2013
 Approval of December 11, 2012 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections
 Personal Property
 Brian Moody – late filing
 Real Estate
 Farmers Bank of Cook – ownership change
 Dennis & Rene Meyer
 Judy Koch
 Dennis Meyer

TERC Board

Property Protests

Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

January 23, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Wednesday, January 23, 2013 at 11:30 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

11:30 a.m. Call meeting to order by Chairman
 Open Meeting Laws
 Approval of Agenda
 Approval of January 9, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

1. St. James Lutheran Church
2. Nemaha County Good Samaritan
3. Auburn Christian Church
4. LL Coryell & Son Park Foundation
5. Peru State College Foundation
6. Catholic Social Services
7. St. Clara Catholic Church
8. Hearts United for Animals
9. Evangelical Lutheran Good Samaritan Home Care of SE

Tax List corrections

Personal Property

Real Estate

TERC Board

Property Protests

Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Wednesday, April 10, 2013 at 11:30 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

11:30 a.m. Call meeting to order by Chairman
 Open Meeting Laws
 Approval of Agenda
 Approval of , 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions
 1. Peru State College Foundation
Tax List corrections
 Personal Property

Real Estate

TERC Board

Property Protests

Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

May 8, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Wednesday, May 8, 2013 at 11:30 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

11:30 a.m.

Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of April 10, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections
 Personal Property

 Real Estate

1. Board of Trustees of the Nebraska State College
2. Kathy Gebers – mobile home

TERC Board

Property Protests

Other Business

1. Set Board of Equalization date for approving to send board notices
2. Set Board of Equalization protesting hearing dates



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

May 22, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Wednesday, May 22, 2013 at 11:30 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

11:30 a.m.

Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of May 8, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections
Personal Property

Real Estate
Charles E. Justus – 2011 Homestead

TERC Board

Property Protests

Other Business

Findings and Orders – for Tax Year 2013



May 22, 2013

Notice is hereby given that the Board of Equalization will meet on Wednesday, May 22, 2013 at 11:30 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

Findings and Orders – for Tax Year 2013



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION **AGENDA**

June 3, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Monday, June 3, 2013 at 8:00 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

8:00 a.m. Call meeting to order by Chairman
 Open Meeting Laws
 Approval of Agenda
 Approval of May 22, 2013 meeting minutes

Other Business

1. Approval of the 2013 Notice of Valuation Changes for the following parcels:
(see attachment)



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION **AGENDA**

June 12, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Wednesday, June 12, 2013 at 1:00 p.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

11:30 a.m. Call meeting to order by Chairman
 Open Meeting Laws
 Approval of Agenda
 Approval of June 3, 2013 meeting minutes

 Public Hearing - Motor Vehicle Exemptions

 Tax List corrections
 Personal Property
 Farmers Cooperative Company
 Marian Berg 2010-2011-2012
 Real Estate

 TERC Board

 Property Protests

 Other Business
 Board Notices – 2013 Valuation Changes
 Teten Family Trust
 Mark Harms

Next Meeting – Tuesday, June 25, 2013 at 8:00 a.m.



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

June 25, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on **Tuesday June 25, 2013** at 8:00 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

8:00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of June 12, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Catholic Social Services - 2004 Mitsubishi

Tax List corrections

Personal Property

Real Estate

TERC Board

Property Protests

8:00 a.m. Jean Good Trustee 640031218, 640066550

8:20 a.m. Marta Smith 640078907

8:30 a.m. Terry Argo 640073689

8:40 a.m. Darin Randall 640078192

Other Business

Board notices:

640031765 Marian J. Berg et al- correcting land use of 19.69 acres from commercial site to grass/timber area

640062539 CJG Farms LP – add omitted irrigation on property. Land use change 118.92 ac from dry to irrigated

640032222 Joe & Linda Epler LE – corrected 2.07 acres of grass to grass/timber

640057926 Thomas J. Snodgrass – add omitted irrigation on property. Land use change 73.87 ac from dry to irrigated

640057942 Thomas J. Snodgrass – add omitted irrigation on property. Land use change 25.81 ac from dry to irrigated

640103545 Carl O. Stevenson et al – correct 1.67 acres of grass to 1.42 acres waste and .23 acres eater

640103642 Carl O. Stevenson et al – correct 2.35 acres of grass to waste, ditch area long road



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

June 25, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

Notice is hereby given that the Board of Equalization will meet on Tuesday June 25, 2013 at 8:00 a.m. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

8:00 a.m.

Call meeting to order by Chairman

Pledge of Allegiance

Open Meeting Laws

Approval of Agenda

Approval of June 12, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Catholic Social Services - 2004 Mitsubishi

Tax List corrections

Personal Property

Real Estate

TERC Board

Property Protests

8:00 a.m. Jean Good Trustee 640031218, 640066550

8:20 a.m. Marta Smith 640078907

8:30 a.m. Terry Argo 640073689

8:40 a.m. Darin Randall 640078192

Other Business

Board notices on changes of valuations:

640031765 Marian J. Berg et al- correcting land use of 19.69 acres from commercial site to grass/timber area

640062539 CJG Farms LP – add omitted irrigation on property. Land use change 118.92 ac from dry to irrigated

640032222 Joe & Linda Epler LE – corrected 2.07 acres of grass to grass/timber

640057926 Thomas J. Snodgrass – add omitted irrigation on property. Land use change 73.87 ac from dry to irrigated

640057942 Thomas J. Snodgrass – add omitted irrigation on property. Land use change 25.81 ac from dry to irrigated

640103545 Carl O. Stevenson et al – correct 1.67 acres of grass to 1.42 acres waste and .23 acres water

640103642 Carl O. Stevenson et al – correct 2.35 acres of grass to waste, ditch area long road



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

July 10, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

11:30 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of June 25, 2013 meeting minutes

Tax List corrections

Personal Property

Create Me Green – Nate Slagle - 2013

Real Estate

Property Protests

1:00 p.m. David & Jennifer Hicks

1:10 p.m. Lanny Williams

1:20 p.m. Joe Epler

1:30 p.m. John Williams

1:40 p.m. Richard Allgood

1:45 p.m. Barbara Stramel

1:50 p.m. Gul & Sabeeha Ahmad

2:00 p.m. Louis Stukenholtz

2:10 p.m. Jay & Cindy Moran

2:15 p.m. Casey's General Store

2:20 p.m. Herb Lash

2:30 p.m. Pat Christiansen

2:40 p.m. Rhonda Mueller

2:50 p.m. Manford, Terrence & Morey Cade

2:55 p.m. Morey Cade

3:00 p.m. Yolanda Peck

3:05 p.m. Break

3:15 p.m. Marjorie Boatman

3:25 p.m. Sue Cowan

3:35 p.m. Judith Andersen

3:45 p.m. AD & Margie Gibbs/Gibbs Farms

3:55 p.m. L&H Investments

4:10 p.m. Mark Caspers – Marvin Caspers

4:20 p.m. Jane & J. Randall Smith

4:35 p.m. HLG Farms

4:45 p.m. Jim Kite

4:50 p.m. Richard Moody

Other Business

Adjournment



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

July 24, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

1:00 p.m.

Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of July 10, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

1. Good Sam. Society Home Care of SE Nebraska

Tax List corrections

Personal Property

Real Estate

TERC Board

Property Protests

1 Final decisions for 2013 Property Protests

Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

August 14, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

11:30 a.m. Call meeting to order by Chairman
 Open Meeting Laws
 Approval of Agenda
 Approval of July 24, 2013 meeting minutes

 Public Hearing - Motor Vehicle Exemptions

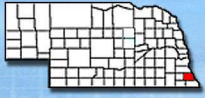
 Tax List corrections
 Personal Property
 Bucy Dental, PC - 2013
 Real Estate
 Sunrise Broadcasting of Nebraska – 2012 IOLRE

 Notice of Valuation Change – 2013
 Eric Hawley & Aron Hawley – clerical error

 TERC Board

 Property Protests

 Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

August 28, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

11:30 a.m.

Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of August 14, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections
Personal Property

Real Estate

TERC Board

Property Protests

Other Business
BOE Notices due to Computer program problems



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

September 25, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

8:30 a.m. Call meeting to order by Chairman
 Open Meeting Laws
 Approval of Agenda
 Approval of August 28, 2013 meeting minutes

 Public Hearing - Motor Vehicle Exemptions
 Hearts United for Animals

 Tax List corrections
 Personal Property

 Real Estate

 TERC Board

 Property Protests

 Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

October 23, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

8:15 a.m.

Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of October 9, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections
Personal Property

Real Estate

TERC Board

Order for Hearing & Notices: December 16, 2013 at 9:00 a.m.; TERC Hearing Room,
Sixth Floor, Nebraska State Office Bldg, 301 Centennial Mall South

Deer Creek Crop Case No: 12A 050

Cloverdale Farms Case No: 12A 045; 12A 47; 12A 048, 12A 049

Blanche Caspers Case No: 12A 038; 12A 039; 12A 040; 12A 041; 12A 042

Mark Caspers Case No.: 12A 03, 12A 032; 12A 033; 12A 034; 12A 035; 12A 036; 12A 037

Property Protests

Other Business

1. Board of Equalization Notice of Valuation change (Omitted property)



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

November 13, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

11:30 a.m.

Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of , 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

1. Good Samaritan Society Home Health Care

Tax List corrections

Personal Property

1. Bulldog Auto parts – business sold as of November 1, 2013

Real Estate

TERC Board

Hearing scheduled for December 16, 2013 at 9:00 a.m. for:

1. Mark Caspers – 12A 031, 12A 034, 12A 035
2. Marvin Caspers – 12A 032, 12A 033, 12A 036, 12 A 037

Property Protests

Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

December 10, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

8:30 a.m.

Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of November 13, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections
Personal Property

Real Estate

1. Received notice from the Dept. of Rev. denying 2013 Homestead Exemption for Sherrie Edstrand
2. Accelerated taxes for Beverly Gilbertson – sold mobile home in 2012

TERC Board

Property Protests

Other Business



Nemaha Board of Equalization Agenda



NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

December 23, 2013

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. *The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

8:30 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of December 10, 2013 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections

Personal Property

1. Remove Bull Auto Parts from tax roll (already accelerated and billed for the year)

Real Estate

1. Ronald Eickhoff – Homestead applied to wrong property (applied to rental not personal

home)

TERC Board

1. Report - Assessor Jana Smith on the TERC Board hearing held on Dec. 16, 2013 for 2012 protests
Property Protests

Other Business