



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

**January 25, 2017**

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 County Clerk  
Note Posting of the Open Meeting Laws Poster  
Approval of Agenda  
Election of Chairman for Board of Equalization for 2017  
Election of Vice Chairman for Board of Equalization for 2017  
Approval of meeting minutes – December 13, 2016

### Public Hearing

#### 2017 Motor Vehicle Tax Exemptions

Auburn Christian Church – 2005 Ford Bus  
Catholic Social Services – 1987 Dodge Pickup; 2004 Mitsubishe; 2004 Chrysler Van  
Home Care of SE NE (Good Samaritan Society) 2012 Ford Sedan; 2012, 2012 Chevrolet Sedan  
2011 Chevrolet Sedan  
Good Samaritan Society – Auburn - 2012 Dodge Van; 2012 Chevrolet Pkup; 2006 Chevrolet  
Sedan; 2006 Dodge Van; 2003 Ford Bus  
Hearts United for Animals – 2005 Chevrolet Pkup; 2011, 2014 Chevrolet Van  
LL Coryell & Son Park Foundation – 1999 Chevrolet Pkup  
Peru State College Foundation – 2013 Ford Sedan  
St. James Lutheran Church – 2012 Chevrolet Sedan

### Tax List corrections

#### Personal Property

#### Real Estate

### TERC Board

### Property Protests

### Other Business



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

Wednesday, April 19, 2017

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 meeting minutes – January 25, 20-17

Public Hearing

Peru State College Foundation – Application for Exemption from Motor Vehicle Taxes

2016 Ford 4 Door Sedan

Tax List corrections

Personal Property

Real Estate

Mary Davis – 640018106

Crowne Point Properties – 640044557, 640044476

Tom Gulizia – 640074065, 640073735

Ferrell Gas Company – 640085385

Auburn Aerie FOE – 640034705

Dan Emshoff – 640033555

C&W – 640036037

Casey's - 640037941

Connie Bridgewater – 640035426

Charles Nixon – 640034284

Dan Lunzmann – 640035965

Nevin Miller – 64000703

China Buffet – 640034543

Bill Hutton – 640045030

Harmony Homes – 640074561

Janice Gerdes – 640021906

Bryce Andrew – 640018556, 640041922

Mark Andrew – 640041833, 640041923

TERC Board

Property Protests

Other Business



# Nemaha Board of Equalization Agenda





**May 3, 2017**

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.

9.00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of meeting minutes – April 19, 2017

Public Hearing

Tax List corrections

    Personal Property

        Real Estate

        640018556, 640041922 – Bryce Andrew

        640041833, 640041923 – Mark Andrew

TERC Board

Property Protests

Other Business

    Set dates for 2017 Protest Hearings



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

Wednesday - May 17, 2017

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.

9.00 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of meeting minutes – May 3, 2017

Public Hearing

Tax List corrections  
Personal Property

Real Estate

TERC Board

Property Protests

Other Business

1. Findings & Orders from Nebraska Tax Equalization & Review Commission for tax year 2017



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

**May 30, 2017**

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.

- 9.00 a.m.
- Call meeting to order by Chairman
  - Open Meeting Laws
  - Approval of Agenda
  - Approval of meeting minutes – May 17, 2017
  - Public Hearing
  - Tax List corrections
    - Personal Property
    - 640100635 – Norman Bohling
    - Real Estate
  - TERC Board
  - Property Protests
  - Other Business



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

June 14, 2017

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.

9:00 a.m. Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of meeting minutes – May 30, 2017

Approval to send Board of Equalization Notices: 2017 Proposed Change of Value			2017 Prior Value
640079016	Nate & Annette Johnson	\$158,894.00	\$176,567.00
640065570	Randall & Candace Rehmeier	\$105,046.00	\$151,564.00
640022774	Lance & Julie Kreifels	\$155,429.00	\$180,225.00
640057616	Delbert & Bonnie Drewel	\$521,302.00	\$522,562.00
640028985	Delbert & Bonnie Drewel	\$394,846.00	\$456,071.00
640027210	Kenton & Lorie Volkmer	\$120,967.00	\$135,915.00
640090699	Bruce Cotton	\$ 3,388.00	\$ 6,816.00
640052150	David & Rachel Rieger	\$221,619.00	\$229,896.00
640027091	Rachel Ensor Rieger	\$ 47,143.00	\$ 67,922.00
640098495	David & Jennifer Hicks	\$266,718.00	\$297,717.00
640062369	Patricia & Michael Westerfield	\$ 666.00	\$ 4,440.00
640053610	Bob & Joann Slama	\$195,531.00	\$224,666.00
640027091	David Rieger	\$187,096.00	\$263,254.00
640090982	Frank Karpinski	\$242,692.00	\$ 51,952.00
Other Business			



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

June 28, 2017

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.

9.00 a.m. Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of meeting minutes – June 14, 2017

Approval to send Board of Equalization Notices: 2017 Proposed Change of Value		2017 Prior Value
640065317 Everett & Laurel Browning	\$ 1,478.00	\$ 7,200.00
640021395 Kenneth & Annette Oteemann	\$ 16,572.00	\$ 42,120.00
640028640 James & Nichole Jansen Rev. Trust	\$601,914.00	\$526,246.00
640057552 Debra Niedermeyer	\$ 56,861.00	\$ 0.00
640057551 Dorothy Niedermeyer	\$192,898.00	\$249,764.00
640029892 Richard & Susan Stich	\$140,981.00	\$146,848.00
640027709 Donald & Margaret Hoffmeyer	\$117,281.00	\$144,913.00
640098509 Russ & Alicia Blex	\$261,919.00	\$ 52,540.00
640031897 Vernon & Carin Gerdes	\$192,530.00	\$205,983.00

### TERC Board

All cases to be heard at Tax Equalization & Review Commission Hearing Room, 6<sup>th</sup> Floor  
Nebraska State Office Bldg, 301 Centennial Mall South

Cases to be heard on Aug. 7, 2017 at 9:00 a.m.

15A 0097 – Mark A. Caspers  
15A 0101 – Blane M. Anthony  
15A 0102 – Blane M. Anthony  
15A 0103 – Blane M. Anthony  
15A 0134 – Jane L. Andrew  
15A 0138 – C&D Family Farms, LLC  
15A 0139 – C&D Family Farms, LLC

Cases to be heard Aug. 8, 2017 at 9:00 a.m.

15A 0018 – Frederick Armknecht  
15A 0061 – Concrete Industries Inc.

1:00 p.m. Board of Equalization reconvenes

Property Protests  
1:05 p.m. 20170001 – Dave Canfield 640047742

Other Business





# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

Wednesday - July 12, 2017

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

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9.00 a.m. Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of meeting minutes – June 28, 2017

Tax List corrections  
Permissive Exemptions:  
Brownville Concert Series

Personal Property:  
Rich Andrew (2014, 2015, 2016)

	2017	2017
Approval to send Board of Equalization Notices:	Proposed Change	Prior Value
640027431 Martin & Leslie Fattig	\$235,750.00	\$260,170.00
640075460 Bruce & Phyllis Davis	\$143,018.00	\$155,942.00
640028365 Judy McAlexander	\$ 74,364.00	\$103,779.00
640026346 Travis Kahland	\$156,000.00	\$195,550.00

1:00 p.m. Property Protests  
1:05 p.m. 20170002 William & Beverly Kieler  
20170003 William & Beverly Kieler  
1:15 p.m. 20170004 Mark Nowack  
1:25 p.m. 20170005 Daryl Stutheit  
1:35 p.m. 20170006 Mark Caspers  
1:45 p.m. 20170007 Luke Andrew  
1:55 p.m. 20170008 Richard Andrew  
Other Business



# Nemaha Board of Equalization Agenda





# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

Friday, July 21, 2017

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

### Property Protests

1. Final decisions for 2017 Property Protests

20170001 – Dave Canfield 640047742

20170002 William & Beverly Kieler

20170003 William & Beverly Kieler

20170004 Mark Nowack

20170005 Daryl Stutheit

20170006 Mark Caspers

20170007 Luke Andrew

20170008 Richard Andrew

Other Business



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

Wednesday, July 26, 2017

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.

9.00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of meeting minutes – July 12, 2017, July 21, 2017

Public Hearing

1. Brownville Concert Series – Brownville Original Town, Block 22 – Lts 1-5 & 9-16

Tax List corrections

Personal Property

Real Estate

TERC Board

Property Protests

Other Business

1. 2017-2018-2019 Plan of Assessment for Nemaha Co. Nebr. Filed



# Nemaha Board of Equalization Agenda





# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

Wednesday, August 9, 2017

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.

9.00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of meeting minutes – July 26, 2017

Other Business

Report from Assessor Lempka from the TERC Board Hearings held on Monday & Tuesday  
August 9 & 10, 2017

Order of Dismissal from TERC Hearings for Concrete Industries



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

August 23, 2017

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.

9.00 a.m.            Call meeting to order by Chairman  
                         Open Meeting Laws  
                         Approval of Agenda  
                         Approval of meeting minutes – August 9, 2017  
  
                         Other Business  
                         Adjournment



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

September 6, 2017

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.

9.00 a.m.            Call meeting to order by Chairman  
                         Open Meeting Laws  
                         Approval of Agenda  
                         Approval of meeting minutes – August 23, 2017

Other Business – Proposed legislation regarding BOE Board Members required to have required educational hours





# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

September 20, 2017

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.

9.00 a.m.            Call meeting to order by Chairman  
                         Open Meeting Laws  
                         Approval of Agenda  
                         Approval of meeting minutes – September 5, 2017  
                         Adjourn



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

Wednesday, October 4, 2017

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.

9.00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of meeting minutes – September 20, 2017

Other Business

1. Adopt Resolution 2017-40 setting the 2017 Levies for Nemaha County Political Subdivisions

Adjourn



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

Friday, October 13, 2017

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.

8.00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of meeting minutes – October 4, 2017

Other Business

1. Resolution to adopt 2017 levy for Nemaha County Agr. Society

Adjourn



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

October 18, 2017

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.

9.00 a.m.      Call meeting to order by Chairman  
                  Open Meeting Laws  
                  Approval of Agenda  
                  Approval of meeting minutes – October 13, 2017  
  
                  Public Hearing  
  
                  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 18, 2017

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.

9.00 a.m.            Call meeting to order by Chairman  
                         Open Meeting Laws  
                         Approval of Agenda  
                         Approval of meeting minutes – October 13, 2017

Adjourn



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

November 1, 2017

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.

9.00 a.m.      Call meeting to order by Chairman  
                  Open Meeting Laws  
                  Approval of Agenda  
                  Approval of meeting minutes – October 18, 2017  
  
                  Adjourn



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

November 15, 2017

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.

9.00 a.m.            Call meeting to order by Chairman  
                         Open Meeting Laws  
                         Approval of Agenda  
                         Approval of meeting minutes – November 1, 2017  
  
                         Adjourn



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

November 29, 2017

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.

9.00 a.m.      Call meeting to order by Chairman  
                  Open Meeting Laws  
                  Approval of Agenda  
                  Approval of meeting minutes – November 15, 2017  
  
                  Adjourn





# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

**Tuesday - December 12, 2017**

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.

9.00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of meeting minutes – November 28, 2017

Public Hearing

Tax List corrections

Personal Property

Real Estate

640043844 – Raymond & Carol Woerlen Family Trust

640043845 – Arlen & Kathie Grotrian

(Parcels were split correctly in working file, did not roll over to certified file)

640049451 – Eiber Alberts

640049400 – Eiber Alberts

(Parcels were split correctly in working file, did not roll over to certified file)

TERC Board

Other Business

Adjourn



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

, 2018

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.

9.00 a.m.      Call meeting to order by Chairman  
                  Open Meeting Laws  
                  Approval of Agenda  
                  Approval of meeting minutes –  
  
                  Public Hearing  
  
                  Tax List corrections  
                          Personal Property  
  
                  Real Estate  
  
                  TERC Board  
  
                  Property Protests  
  
                  Other Business