

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

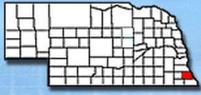
Personal Property

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

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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

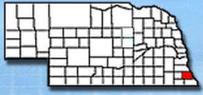
Real Estate

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

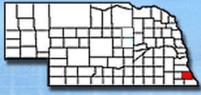
Property Protests

Other Business



Nemaha Board of Equalization Agenda





Nemaha Board of Equalization Agenda



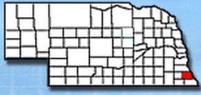
NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

Wednesday - May 17, 2017

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

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- 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



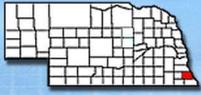
NEMAHA COUNTY BOARD OF EQUALIZATION **AGENDA**

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

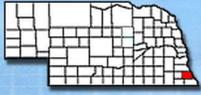
June 14, 2017

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

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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
640065570	Randall & Candace Rehmeier	\$176,567.00
640022774	Lance & Julie Kreifels	\$151,564.00
640057616	Delbert & Bonnie Drewel	\$180,225.00
640028985	Delbert & Bonnie Drewel	\$155,429.00
640027210	Kenton & Lorie Volkmer	\$521,302.00
640090699	Bruce Cotton	\$394,846.00
640052150	David & Rachel Rieger	\$120,967.00
640027091	Rachel Ensor Rieger	\$120,967.00
640098495	David & Jennifer Hicks	\$ 3,388.00
640062369	Patricia & Michael Westerfield	\$ 666.00
640053610	Bob & Joann Slama	\$221,619.00
640027091	David Rieger	\$ 67,922.00
640090982	Frank Karpinski	\$297,717.00
Other Business		\$266,718.00
		\$ 4,440.00
		\$195,531.00
		\$187,096.00
		\$263,254.00
		\$ 51,952.00



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

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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 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, 6th 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

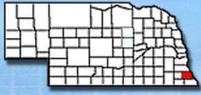
Cases to be heard Aug. 8, 2017 at 9:00 a.m.

- 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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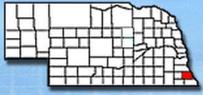
9:00 a.m. Call meeting to order by Chairman
Open Meeting Laws
Approval of Agenda
Approval of meeting minutes – June 28, 2017

Tax List corrections
Permissive Exemptions:
Brownville Concert Series

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

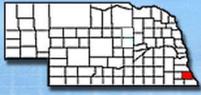
	2017	2017
Approval to send Board of Equalization Notices:	Proposed Change	Prior Value
640027431 Martin & Leslie Fattig	\$235,750.00	\$260,170.00
640075460 Bruce & Phyllis Davis	\$143,018.00	\$155,942.00
640028365 Judy McAlexander	\$ 74,364.00	\$103,779.00
640026346 Travis Kahland	\$156,000.00	\$195,550.00

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

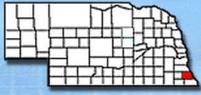
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1:00 p.m. Call meeting to order by Chairman
 Open Meeting Laws
 Approval of Agenda

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

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- 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

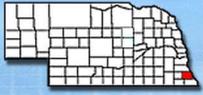
 - Tax List corrections
 - Personal Property

 - Real Estate

 - TERC Board

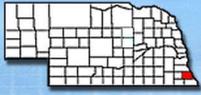
 - Property Protests

 - 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

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9.00 a.m.

Call meeting to order by Chairman

Open Meeting Laws

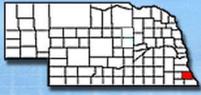
Approval of Agenda

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

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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**

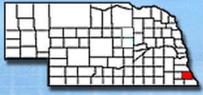
September 6, 2017

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

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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

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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

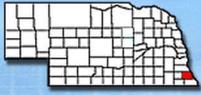
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9.00 a.m.

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



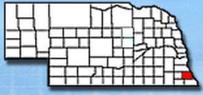
NEMAHA COUNTY BOARD OF EQUALIZATION **AGENDA**

Friday, October 13, 2017

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

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- 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



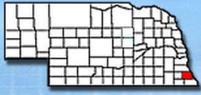
NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

October 18, 2017

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

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- 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**

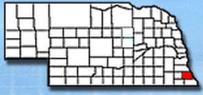
October 18, 2017

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

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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**

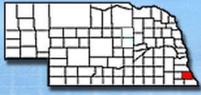
November 1, 2017

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

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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**

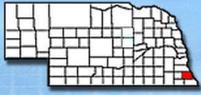
November 15, 2017

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

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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**

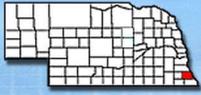
November 29, 2017

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

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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

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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

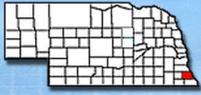
640049400 – Eiber Alberts

(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

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- 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