



# Nemaha Board of Equalization Agenda



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

Wednesday, January 10, 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 County Clerk or Deputy County Clerk  
Open Meeting Laws  
Approval of Agenda  
Election of Chairman for Board of Equalization for 2018  
Election of Vice chairman for Board of Equalization for 2018  
Approval of meeting minutes – December 27, 2017

Tax List Corrections:  
640078265 – Gary Kite  
640059465 – Dennis & Claudia Banks  
640023630 – James & Nancy Kite  
640088031 – James Kite  
640032753- Yvonne Jeanneret  
640058566 – CJG Farms, LP  
640058558 – Jay & Michael Grotrian

Adjourn



# Nemaha Board of Equalization Agenda



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

Wednesday, January 24, 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 – January 10, 2018

### Public Hearing

#### 2018 Motor Vehicle Tax Exemptions

Auburn Christian Church – 2005 Ford Bus  
Catholic Social Services – 1987 Dodge Pickup; 2004 Mitsubishe; 2004 Chrysler Van  
Good Samaritan Society Home Care of SE NE: 2012 Ford Sedan; (2) 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; 2011 Goshen Coach Bus; 2010 Chevrolet

#### Van

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

201800001 – City of Auburn Parcel 640006191 – Block 11, Howe, Nixon & Wilson Addition, Lot 4  
201800002 – City of Auburn Parcel 640004334 – Block 8, Howe, Nixon Addition, S1/2 Lot 7

#### Other Business



# Nemaha Board of Equalization Agenda





# Nemaha Board of Equalization Agenda



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

Wednesday, February 7, 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 – January 24, 2018

### Tax List corrections

#### Real Estate

1802-08 640006191, 2017 deducted tax \$314.28 City of Auburn  
1802-09 640006191, 2016 deducted tax \$308.22 City of Auburn (Jodi Heard)  
1802-10 640004334, 2017 deducted tax \$106.58 City of Auburn  
1802-11 640027628, 2017 deducted tax \$946.32 James & Roberta Smith  
1802-12 640027601, 2017 added tax \$808.42 (Kyle Smith 1/5 int.)

### Other Business

1. Every other week meetings??? Continue in 2018?



# Nemaha Board of Equalization Agenda



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

March 7, 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 – February 7, 2018
  
  - Public Hearing
  
  - Tax List corrections
    - Personal Property
  
    - Real Estate
      - 1. Brownville Christian Church
      - 2. Brownville Village Theatre Foundation
      - 3. Brownville Village Theatre Foundation
  - TERC Board
  
  - Property Protests
  
  - Other Business



# Nemaha Board of Equalization Agenda



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

April 4, 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 – March 7, 2018
  
  - Public Hearing
  
  - Tax List corrections
    - Personal Property
  
    - Real Estate
  
  - TERC Board
  
  - Property Protests
  
  - Other Business
    - 1. Set dates for hearings for the 2018 Property Protests



# Nemaha Board of Equalization Agenda



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

Wednesday, May 2, 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 – April 4, 2018  
  
                        Adjourn



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

June 13, 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.

1:00 p.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of meeting minutes – May 2, 2018

Oath of Office to County Assessor Mallory Lempka  
Presentation of Assessor's Certification of Policies of Office was read and entered into the record  
Approval to send Board of Equalization Notices

PARCELS	OWNER	2018 CHANGE OF VALUE	2018 PROPOSED CHANGE
640021906	JANICE GERDES	\$673,696	\$669,355
640030467	RIVERLAND FARMS INC	\$1,609,292	\$1,579,095
640060501	RIVERLAND FARMS INC	\$887,262	\$872,991
640052088	JAMES R GERDES	\$220,293	\$218,607
640078389	KGS LLC	\$262,170	\$221,535
640028748	LYLE D & JUNE L BRINKMAN	\$538,800	\$537,753
640027237	ALBERT JAMES RAMSEY	\$720,445	\$692,332
640111904	3 & D RIVERSIDE RETREAT LLC	\$35,075	\$4,797
640032222	JOE L & LINDA K EPLER	\$666,591	\$642,388
640018289	BETTY LAND	\$34,850	\$27,041
640082637	KENNETH L HOLTHUS	\$1,152	\$0
640021522	KENNETH L HOLTHUS	\$349,912	\$348,511
640027032	SCHLANGE FAMILY LIM18TED PARTNERSHIP	\$1,005,922	\$996,521
640031633	SCHLANGE FAMILY LIM18TED PARTNERSHIP	\$498,088	\$482,335
640029841	JAMES E STUKENHOLTZ	\$354,027	\$345,024
640027172	ELMER H & ROSETTA SCHLANGE	\$432,951	\$431,071
640095348	JAMES R GERDES	\$161,913	\$161,608
640073069	SCOTT A & DENISE M LICKTEIG	\$218,587	\$209,182
640072445	BEVERLY K & GARY L PERRY	\$166,233	\$165,489
640031013	ERIC D & ELISABETH F LONG	\$360,836	\$298,941
640024947	RUTH ANN HOLBEN	\$545,647	\$533,428
640026931	ROBERT L & DELTA F BODEN	\$260,974	\$253,884
640026095	BOHLKEN FAMILY TRUST	\$681,263	\$653,789
640059694	RICHARD E & JANE L ANDREW	\$1,316,369	\$1,279,056
640028330	BENJAMIN F THOMPSON	\$67,450	\$28,310
640040470	BENJAMIN F THOMPSON	\$2,565	\$1,281
640018254	NORMAN V MORTON	\$13,585	\$9,381
640024831	DONALD D & JANICE LEE GERDES	\$412,167	\$406,695





# Nemaha Board of Equalization Agenda



640063101 LOUIS D STUKENHOLTZ

\$613,401

\$579,003



# Nemaha Board of Equalization Agenda



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

June 27, 2018

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  
Approval of meeting minutes – June 13, 2018  
  
Property Protests  
Approval to send Board of Equalization Notices

PARCELS	OWNER	2018 CHANGE OF VALUE	2018 PROPOSED CHANGE
640022111	MARK CASPERS	\$337,974	\$319,094
640022103	MARK A CASPERS	\$777,529	\$755,639
640051243	MARK CASPERS	\$171,026	\$167,615
640031978	CLYLE A LAVIGNE (L E	\$364,918	\$345,359
640031161	HARRY & LYNDA PROPERTIES LLC	\$141,816	\$115,965
640030300	RICHARD E & LINDA K MOODY	\$494,169	\$485,792
640033393	PATRICK COLLINS (TSTEE	\$156,055	\$122,746
640072798	R W REMMERS	\$5,076	\$0
640031897	VERNON P & CARIN S GERDES	\$257,186	\$206,930
640028624	MITCHELL E BOSS	\$128,620	\$108,668
640075355	DENNIS G & RUTH A NORVELL	\$119,374	\$67,955
640019692	BILLY RAY LEWIS	\$11,220	\$2,170
640022456	LELAND J VOLKER (TSTEE	\$246,048	

Other Business



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

Wednesday, June 27, 2018

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  
Approval of meeting minutes – June 13, 2018

### Property Protests

Approval for County Assessor to send Board notices on the following:

PARCELS	OWNER	2018 CHANGE OF VALUE	2018 PROPOSED CHANGE
640022111	MARK CASPERS	\$337,974	\$319,094
640022103	MARK A CASPERS	\$777,529	\$755,639
640051243	MARK CASPERS	\$171,026	\$167,615
640031978	CLYLE A LAVIGNE (L E	\$364,918	\$345,359
640031161	HARRY & LYNDA PROPERTIES LLC	\$141,816	\$115,965
640030300	RICHARD E & LINDA K MOODY	\$494,169	\$485,792
640033393	PATRICK COLLINS (TSTEE	\$156,055	\$122,746
640072798	R W REMMERS	\$5,076	\$0
640031897	VERNON P & CARIN S GERDES	\$257,186	\$205,210
640028624	MITCHELL E BOSS	\$128,620	\$108,668
640075355	DENNIS G & RUTH A NORVELL	\$119,374	\$67,955
640019692	BILLY RAY LEWIS	\$11,220	\$2,170
640022456	LELAND J VOLKER (TSTEE	\$246,048	\$215,957
640103073	MOUNTAIN TOWER & LAND LLC	\$0	\$854
640098789	MOUNTAIN TOWER & LAND LLC	\$0	\$11,887
640109697	JOHN W & BOBETTE L GUENTHER	\$284,105	\$237,030
640022847	GALE R & JACQUELINE A WHEELER	\$624,509	\$617,459
640050670	GALE R & JACQUELINE A WHEELER	\$519,007	\$517,676
640022804	KEVIN G WHEELER	\$571,105	\$570,301
640078303	MARY JO ARMKNECHT	\$458,842	\$447,837
640030386	KENNETH W ROGGE	\$89,946	\$75,836

Other Business



# Nemaha Board of Equalization Agenda



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

Wednesday, July 11, 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.

1:00 p.m.      Call meeting to order by Chairman  
                  Open Meeting Laws  
                  Approval of Agenda  
                  Approval of meeting minutes – June 27, 2018

                  Property Protests  
1:10 p.m.      Alma Dettmer  
1:15 p.m.      Donald Law  
1:20 p.m.      Savage Savage Brown  
1:30 p.m.      Robbie Bohling  
1:40 p.m.      Richard Andrew

                  Other Business  
                  1. Extending the deadline for filing Homestead to July 20, 2018--letters received from Shirley Wissler, Judy  
                  McAlexander, Randy & Celeste Davis

Next meeting date: Monday, July 23, 2018 at 1:00 p.m.



# Nemaha Board of Equalization Agenda



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

Monday, July 23, 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.

1:00 p.m.      Call meeting to order by Chairman  
                  Open Meeting Laws  
                  Approval of Agenda  
                  Approval of meeting minutes – July 11, 2018

1:05 p.m.      Property Protests Filings:  
                  180006 Gary Schlange  
                  180007 Gary Schlange  
                  180008 Gary Schlange

1:15 p.m.      180009 Kevin & Teresa Schlange  
                  180010 KGS LLC

### Public Hearing

Application for Motor Vehicle Taxes by a Qualifying Non-Profit Organization:

1. Good Samaritan Society Home Care of SE NE – 2014 Ford Fusion

Application for Exemption on Real & Personal Property by Qualifying Organization:

1. Auburn Christian Church – Howe, Nixon & Willson Addition to City of Auburn, Block 9, Lots 1&2; Lots 3,4,5 lying SEly Courthouse Ave.

### Final decisions for 2018 Property Protests

Alma Dettmer

Donald Law

Savage Savage Brown

Robbie Bohling

Richard Andrew

### Action

1. Authorization to send Board notices:

640022103 Mark Caspers      Current \$755,639      Change \$747,819

### Other Business

1. 2018-2019-2020 Plan of Assessment for Nemaha County Nebraska



# Nemaha Board of Equalization Agenda



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

August 8, 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 – July 23, 2018  
  
                  2018 Property Tax Protests Hearing  
                  20180011 Mark Caspers  
  
                  Final decisions for 2018 Property Protests  
                  180006 Gary Schlange  
                  180007 Gary Schlange  
                  180008 Gary Schlange  
                  180009 Kevin & Teresa Schlange  
                  180010 KGS LLC  
  
                  Other Business



# Nemaha Board of Equalization Agenda



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

September 5, 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 – August 8, 2018

Tax List corrections

Real Estate

Martha Cammarn, Parcel 640097022 – 2016 homestead rejected by state

Other Business



# Nemaha Board of Equalization Agenda



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

Wednesday, October 3, 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 – September 5, 2018

Tax List corrections

Real Estate

Parcel 6400444654 Crowne Point Properties –

2016 – removing TIF Tax statement with TIF taxes assessed on this property

2016 – combining tax statements to include TIF taxes previously assessed with original taxes

2017 – removing TIF Tax statement with TIF taxes assessed on this property

2017 – combining tax statements to include TIF taxes previously assessed with original taxes

Other Business

Resolution 2018-27 – setting the 2018 levies for public entities





# Nemaha Board of Equalization Agenda



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

Wednesday November 14, 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 – October 3, 2018  
  
                         Adjourn