

June 18, 2025
County of Nemaha, Nebraska
BOARD OF EQUALIZATION

Commissioners Chambers
Nemaha County Courthouse
1824 N St Suite 201, Auburn NE

Board of Equalization of the County of Nemaha, State of Nebraska met on Wednesday, June 18, 2025 in the Commissioners Chambers, Nemaha County Courthouse, Auburn NE. Notice of the meeting was published in the Nemaha County Herald weekly. The agenda for the meeting was kept continually current and available for public inspection at the office of Nemaha County Clerk during normal business hours and also on the Nemaha County website (www.nemahacounty.ne.gov). The agenda was held open until one business day prior to the meeting for appearance before the board and items for approval by the Board of Equalization. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

Chairman Mellage called the meeting to order at 10:30 a.m. Present: Commissioner District 1 Mike Hall, Commissioner District 2 Bryan Mellage, Commissioner District 3 Michael Weiss, County Clerk Diane Johnson, and Assessor Mallory Lempka.

Chairman Mellage noted the posting of the Open Meeting Poster and the availability of the Open Meeting Handouts to the public.

Motion by Hall, seconded by Weiss to approve the agenda as presented. Roll call vote: Weiss, aye; Hall, aye; Mellage, aye.

Motion by Hall, seconded by Weiss to approve the June 3, 2025 minutes as presented with no corrections. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

2025 Permissive Tax Exemption Application for St Paul's Evangelical Lutheran Church:

Motion by Hall, seconded by Weiss to approve the Permissive Tax Exemption for Real Property for St Paul's Evangelical Lutheran Church, Parcel #640038220. Roll call vote: Weiss, aye; Hall, aye; Mellage, aye.

Motion by Weiss, seconded by Hall to approve the June 18, 2025 Board of Equalization Notice sent out. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

PARCELS	OWNER	2025 VALUE	2025 PROPOSED CHANGE	REASON
640032540	DONALD & SHERYL KROESE	\$366,333	\$325,458	GRADE CHANGE FROM SPECULATION TO ABOVE AVERAGE - CHANGED CONDITION OF DECK
640001521	JOHN L ADAMS	\$52,416	\$43,660	CHANGED CONDITION FROM FAIR TO POOR, REMOVED GARAGE & YARD SHED
640007783	DONALD & JEANETTE KING	\$47,248	\$33,015	CHANGED THE CONDITION OF THE PROPERTY FROM FAIR TO VERY POOR
640004849	TYE BANTZ	\$77,587	\$62,627	CHANGED THE CONDITION OF THE PROPERTY FROM GOOD TO ABOVE NORMAL
640038573	JEFFREY M & LESLIE A THOMAS BRATRSOVSKY	\$229,555	\$214,624	CHANGED THE CONDITION OF THE DECK & CHANGED BASEMENT FINISH
640023371	LOREN & MARY K DAVISON (LE	\$1,330,878	\$1,319,258	REMOVED BASEMENT FINISH & CORRECTED GRADE
640006086	LONNIE HAYNES	\$35,815	\$23,821	REMOVED GARAGE & BREEZEWAY FROM FIRE - HOUSE HAS SOME FIRE DAMAGE
640010806	JOHN D P & CAROLYNN R FLYNN	\$100,130	\$86,466	CHANGED CONDITION OF SMALLER HOUSE ON PROPERTY

640032362	DANIEL T & JACQUELINE SUE HODGES	\$530,760	\$571,010	DAN CALLED & REPORTED A NEW BUILDING WE DIDN'T HAVE ON THE TAX ROLL
640008097	MARTIN & CYNTHIA FORD	\$83,739	\$60,671	CHANGED GRADE & CONDITION OF HOUSE
640020550	CHATELAIN PROPERTIES LLC	\$0	\$65,506	SOLD FROM EXEMPT ORGANIZATION TO NONEXEMPT LLC
640011764	ROBERT W & DONNA L SCHMITZ	\$0	\$4,601	SOLD FROM EXEMPT ORGANIZATION TO NONEXEMPT INDIVIDUALS
640038220	ST PAULS EVAN LUTHERAN CHURCH	\$0	\$135,562	EXEMPT ENTITY NO LONGER USING PROPERTY AS PARSONAGE

Reviewed the following Property Valuation Protest Forms 422

10:30 a.m. #2025-0002 Kevin G. Jones Parcel #640013171
10:40 a.m. #2025-0005 Maxine Schatz Parcel #640010881
10:50 a.m. #2025-0007 Seth Zenter Parcel #640049142

With no further business to come before the Board of Equalization motion by Hall, seconded by Weiss to adjourn the meeting at 11:25 a.m. Roll call vote: Weiss, aye; Hall, aye; Melage, aye.

I, Diane Johnson, the undersigned County Clerk of Nemaha County, Nebraska do hereby certify the foregoing minutes are true and are a part of the official records of this office. A complete copy of the minutes is available during normal business hours at the Nemaha County Clerk's office or on the Nemaha County's website: www.nemahacounty.ne.gov.

Diane Johnson
County Clerk