

July 2, 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, July 2, 2025 in the Commissioners Chambers, Nemaha County Courthouse, Auburn NE. Notice of the meeting was published in the Nemaha Valley Observer 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 18, 2025 minutes as presented with no corrections. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

Motion by Hall, seconded by Weiss to approve the July 2, 2025 Board of Equalization Notices sent out. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

PARCELS	OWNER	2025 VALUE	2025 PROPOSED CHANGE	REASON
640025137	ANTHONY & ELIZABETH C BOHLING	\$343,692	\$322,073	CHANGED LANDUSE TO MATCH FSA MAP - OVER 50% OF ACRES ARE CERTIFIED GRASS LAND
640012280	CHERYL A TURNER / KENNETH B GRIFFIN	\$102,061	\$75,624	CHANGED CONDITION - BLACK MOLD, NO FULL BATH CURRENTLY, EXTERIOR WALLS/FLOORS - TERMITE
640049141	LAUREL P & SETH A ZENTNER	\$388,716	\$350,741	LANDUSE CHANGED AFTER RECEIVING FSA MAP
640056407	ROBERT GENTERT	\$151,464	\$135,317	RURAL RESIDENTIAL WITH OVER 50% USED FOR GRAZING. FILED FSA MAP
640027652	ROBERT E GENTERT	\$448,319	\$437,528	CORRECT LANDUSE TO MATCH FSA MAP
640031870	WAYNE F & MARILYN J GEYER	\$760,787	\$750,202	CORRECTED WASTE ACRES
640097480	DALE D & DONNA R NELSON	\$516,144	\$460,937	CORRECT YEAR BUILT OF MOBILE HOME THAT WAS MOVED IN
640079016	NATHAN P & ANNETTE K JOHNSON	\$216,708	\$185,381	VACANT HOG FACILITY, CORRECTED LANDUSE TO INCLUDE AG ACRES
640012612	ROBERT W & DONNA L SCHMITZ	\$67,514	\$33,564	HOUSE IS COMPLETELY GUTTED, NO BATHROOM OR KITCHEN, NO FLOORING , DRYWALL NOT FINISHED

The Following Property Valuation Protest Form 422 were reviewed.

10:30 a.m.	#2025-0001 Kathie King	Parcel #640050506
10:40 a.m.	#2025-0003 Brent Neujahr	Parcel #640011640
10:50 a.m.	#2025-0004 Larry Helmick	Parcel #640006035
11:00 a.m.	#2025-0006 Judith Anderson	Parcel #640050182
11:05 a.m.	#2025-0008 Jennifer Clark	Parcel #640098711
11:10 a.m.	#2025-0010 Lula Ruby	Parcel #640002625
11:20 a.m.	#2025-0011 Harry & Lynda Properties	Parcel #640065597
	#2025-0012 Harry & Lynda Properties	Parcel #640066348
	#2025-0013 Harry & Lynda Properties	Parcel #640066259
	#2025-0014 Harry & Lynda Properties	Parcel #640066283
	#2025-0015 Harry & Lynda Properties	Parcel #640098126
	#2025-0016 Harry & Lynda Properties	Parcel #640066275
	#2025-0017 Harry & Lynda Properties	Parcel #640066305
11:30 a.m.	#2025-0018 Loren Davison	Parcel #640052401
	#2025-0019 Loren Davison	Parcel #640091229
	#2025-0020 Loren Davison	Parcel #640052436
	#2025-0021 Loren Davison	Parcel #640055125
	#2025-0022 Loren Davison	Parcel #640054188
	#2025-0023 Loren Davison	Parcel #640052355
	#2025-0024 Loren Davison	Parcel #640052363

	#2025-0025 Loren Davison	Parcel #640052320
	#2025-0026 Loren Davison	Parcel #640051960
	#2025-0027 Loren Davison	Parcel #640054064
	#2025-0028 Loren Davison	Parcel #640051944
	#2025-0029 Loren Davison	Parcel #640032168
	#2025-0030 Loren Davison	Parcel #640052444
	#2025-0031 Loren Davison	Parcel #640076246
	#2025-0032 Loren Davison	Parcel #640033296
	#2025-0033 Loren Davison	Parcel #640054196
	#2025-0034 Loren Davison	Parcel #640023371
	#2025-0035 Loren Davison	Parcel #640055117
11:45 a.m.	#2025-0036 Robert & Janice Kiekel	Parcel #640002099
12:00 p.m.	#2025-0037 Adam Dale White	Parcel #640007767
12:10 p.m.	#2025-0038 Mary Lyn Kruger	Parcel #640095860
12:20 p.m.	#2025-0049 William H. Kieler	Parcel #640060714

With no further business to come before the Board of Equalization motion by Weiss, seconded by Hall to adjourn the meeting at 12:55 p.m. Roll call vote: Weiss, aye; Hall, aye; Mellage, 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