

# **May 20, 2026**

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, May 20, 2026, 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 on the Nemaha County website ([www.nemahacounty.ne.gov](http://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 meetings.

Chairman Mellage called the meeting to order at 10:44 a.m. Present: Commissioner District 2 Bryan Mellage, Commissioner District 3 Michael Weiss, County Clerk Diane Johnson, and County Assessor Mallory Lempka. Commissioner District 1 Mike Hall was absent due to illness.

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

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

Motion by Weiss, second by Mellage to approve May 6, 2026, minutes as presented with no corrections. Roll call vote: Mellage, aye; Weiss, aye.

Motion by Weiss, second by Mellage to approve the Board Notices for overvalued, undervalued, clerical error, and omitted real property report to be mailed on June 1, 2026. Roll call vote: Mellage, aye; Weiss, aye.

Parcel: 640035949 - Property Owner: David Moyer 2026  
Abstract Value: \$0 - New Requested Value: \$222,778  
Reason: Property was owned by an exempt organization and sold on 4/1/2026

Parcel: 640007236 - Property Owner: Luke D Andrew  
2026 Abstract Value: \$0 - New Requested Value: \$10,664  
Reason: Property was owned by an exempt organization and sold on 4/13/2026

Parcel: 640006884 - Property Owner: Robert A & Frances I Blecha  
2026 Abstract Value: \$45,210 - New Requested Value: \$55,730  
Reason: Land value isn't being included in assessment

Parcel: 640055362 - Property Owner: Kimberly L & Lloyd D Buchmeier  
2026 Abstract Value: \$356,989 - New Requested Value: \$371,193  
Reason: Property owner failed to properly report property improvements (enclosed space under addition & decking) - corrected record card with findings

Parcel: 640075355 - Property Owner: Christopher J & Amy M Jobe  
2026 Abstract Value: \$177,855 - New Requested Value: \$246,535  
Reason: Property owner failed to properly report property improvements (foundation for new residence) upon inspection found signs of heated building (propane tanks) and yard shed

Parcel: 640114047 - Property Owner: Terry E Jones  
2026 Abstract Value: \$4,704 - New Requested Value: \$0  
Reason: Stage was an Improvement on Leased Land (640016871) - While reviewing Pictometry found to be removed

With no further business to come before the Board of Equalization motion by Weiss, seconded by Mellage to adjourn the meeting at 10:46 a.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](http://www.nemahacounty.ne.gov).

Diane Johnson County Clerk