

Board of Equalization
June 23, 2020

At 10:00 a.m. a meeting of the Board of Equalization was called to order by Chairman Jerad Sornson. Answering present at roll call were Commissioner Sornson, Commissioner Parsons and Commissioner Thurman. Also, in attendance were the Otoe County Assessor, Christi Smallfoot, and County Clerk, Jennifer Bassinger.

Chairman Sornson informed the public in attendance that a current copy of the Open Meetings Act is posted. Additional copies are available upon request.

Commissioner Parsons made a motion, seconded by Commissioner Thurman to accept the agenda as posted. There being no further discussion, Chairman Sornson called for a vote. Voting aye were Commissioners Sornson, Parsons and Thurman. Nay – none. Motion carried.

Commissioner Thurman made a motion, seconded by Commissioner Parsons to approve the minutes from the previous meeting and not have them read as each member was furnished with a copy of the same. There being no further discussion, Chairman Sornson called for a vote. Voting aye were Commissioners Thurman, Parsons and Sornson. Nay – none. Motion carried.

Pursuant to Nebraska Public Meeting laws, notice of said meeting was posted in the County Clerk's Office and submitted for publication in the June 12th, 2020, edition of the Nebraska City News Press. As prescribed by State Statute 77-1502, the Board of Equalization has set the following three dates for hearing and acting upon valuation protests: June 23, 2020; July 14, 2020 and if it becomes necessary, July 21, 2020 with final determinations on July 23, 2020.

In preparation for conducting the protest hearings, County Assessor, Christi Smallfoot presented general documents as evidence of record. Copies of Exhibits A thru F are attached and identified as evidence for the 2020 valuation hearings. Exhibits G thru K are kept current and on file for inspection in the County Assessor's Office. These documents and manuals were used to determine the valuation of real property in Otoe County and are listed below.

The acknowledgment of the Assessor's three-year plan for assessing properties was tabled for a future date.

Exhibit A) Certification of the Completion of 2020 Assessment Roll to County News Media by County Assessor including the 2020 Level of Value

Exhibit B) 2020 Findings and Order as determined by the Nebraska Tax Equalization and Review Commission

Exhibit C) 2020 Agricultural Land Values by Market Area for Otoe County

Exhibit D) 2020 Otoe County Agricultural Market Area Map

Exhibit E) Ag Ground Sales Sheet used to set 2020 values

Exhibit F) Office Policy and Procedures for the Otoe County Assessor's Office

Exhibit G) Otoe County 2020 Reports and Opinions of the Property Tax Administrator

Exhibit H) Nebraska Ag Land Valuation Manual

Exhibit I) Nebraska Assessor's Reference Manual

Exhibit J) Marshall and Swift Residential and Commercial Cost Manual

Exhibit K) Volume 4A – Nebraska Statutes – Chapter 77

In addition, the County Clerk submitted Exhibits L thru N.

Exhibit L) Copy of instruction letter dated June 1, 2020 addressed to taxpayers advising them on procedures for filing protests, including a list of acceptable documentation to validate protest.

Exhibit M) Copy of Public Notice informing taxpayers of the dates set by the Board of Equalization to hear and act upon valuation protests.

Exhibit N) Copy of Agenda that was posted listing the dates and times the Board of Equalization will meet to hear and/or act upon valuation protests including a list of scheduled appointments

Commissioner Thurman made a motion, seconded by Commissioner Parsons to take judicial notice of Exhibits A thru N as set forth above, receiving said exhibits as evidence of record when hearing valuation protest cases for tax year 2020 and will become a part of the permanent record. There being no further discussion, Chairman Sornson called for a vote. Voting aye were Commissioners Parsons, Sornson, and Thurman. Nay – none. Motion carried.

The Board recessed at 10:05 a.m. and reconvened at 10:06 a.m.

Those appearing before the Board of Equalization on June 23, 2020, are listed below. Legal descriptions, property identification numbers, total assessed value, requested value and reasons for protesting were read into the minutes. Each protest form that was filed by the taxpayer, including documentation attached as evidence, was received as the official exhibit for each case. Each protester was invited to offer additional evidence when stating his/her case.

All protestors were advised that the hearings were being electronically recorded and would be given 10 minutes to state their case. The Chairman announced that each protester would receive a copy of the protest form indicating the Assessor's recommendation and the Board's determination on or before August 2, 2020. If the protester does not agree with the Board's action, he was informed that he would have the option to file an appeal with the Tax Equalization and Review Commission (TERC). The appeal form may be obtained from the County Clerk.

19-01 AUTREY HOWELL – Lot 5 Blk 1 East View 1st Addition to Syracuse; Parcel #999552968: Total assessed value \$163,860; Requested value \$147,720 Exhibit #20-01 included taxpayer's filed protest form, narrative, parcel information and driver's license. Testimony given by Autrey Howell: There has been no improvements to the buildings on the property to warrant an 11% increase. The County Assessor, Christi Smallfoot, indicated that Syracuse is seeing higher sales, with the Eastview addition having 8 sales. The previous value was at 83% of the market and that is too low by state regulations. The state range is 92-100% of market value. An adjustment was made to multiple properties to get within the range.

The Board recessed at 10:16a.m. and reconvened at 10:33a.m.

19-02: HENRY & DONNA STRATKER – 19-8-14 SE ¼ less RR ROW 151 ac, Four Mile: Parcel #003325000: Total assessed value \$644,200; Requested value \$634, 830. Exhibit #20-02 included the taxpayer's filed protest form, 2018 FSA map, assessor's map and ag land inventory report. Testimony given by Henry Stratker: There has been no use change to the property and an FSA map was presented. He stated that there is a ravine area that is steep and would like it to be waste. Ms. Smallfoot stated that she would review the FSA certification and adjust ag acres if needed. The ravine will be considered trees as it is timber. The soil types are determined by USDA and NRCS.

The Board recessed at 10:45a.m. and reconvened at 11:20a.m.

20-03: BOYD HERITAGE FARM, LLC – 32-9-14 pt gl 22 & 26 & gl 23-25 in SE ¼ & SW ¼ SE ¼ less tract 32-C & pt gl 14, 18, 19, 20, 21 and all lots 15-17 in NE ¼ 141.99 ac WYOMING: Parcel #999555169: Total assessed value \$400,000: Requested value \$108,000. Exhibit #20-03 included the taxpayer's filed protest form, attached narrative and photos. Testimony was given by Alison

Nenneman and Evelyn Boyd: They have met with FSA for aid in cleaning up the flood damage and have approval, but there is still a breach on the north end of the property. This property is near the Nebraska City Utilities water wells and they would like to work with them and the Corps to have a combined fix of closing the breach. The estimated cost of the clean up is \$125,000 with the property owner paying 25% of the cost. The requested value is \$750/acre. Commissioner Parsons asked if there was preventative planning and Ms. Nenneman stated that there is, and she did not know the value. Last year's the property value was assessed at 50% due to flooding. The property will be reviewed.

20-04: C37 CAPITAL, LLC – Lots 1-3 & N 30' Lots 4-6 & Street & Alley Blk 24 Elmwood Add Nebraska City: Parcel #003765000: Total assessed value \$47,010: Requested value \$28,480.

Exhibit 20-04 included the taxpayer's filed protest form. Testimony was given by phone by Mark Hsu for protests 20-04 through 20-12. This property is part of Applewood Mobile Home Park. Mr. Hsu stated that he did not see an under assessment last year and does not see evidence of an increase this year. Ms. Smallfoot stated that the increase was based on sales. This property and all other parcels that make up Applewood Mobile Home Park were purchased for \$880,000 in 2017 and questioned what the purchase price was based on. Mr. Hsu stated that the purchase price included several homes, utility hook ups and income possibilities. Ms. Smallfoot stated that the properties are currently valued at 24% and should be increased more to comply with state requirements. She requested income and expense statements to apply an income approach to the valuation.

20-05: C37 CAPITAL, LLC – Lots 1-6 & Street Blk 6 Greggspport Add Nebraska City: Parcel #001477500: Total assessed value \$36,710: Requested value \$23,840. Exhibit 20-05 included the taxpayer's filed protest form. See testimony from exhibit 20-04.

20-06: C37 CAPITAL, LLC – S 90' Lots 4-6 & N ½ Vac Alley Blk 24 Elmwood Add Nebraska City: Parcel #003764500: Total assessed value \$14,460: Requested value \$9,120. Exhibit 20-06 included the taxpayer's filed protest form. See testimony from exhibit 20-04.

20-07: C37 CAPITAL, LLC – Lots 9-12 & Adj Vac St & Alley Blk 24 Elmwood Add Nebraska City: Parcel #003765500: Total assessed value \$49, 870: Requested value \$29,260. Exhibit 20-07 included the taxpayer's filed protest form. See testimony from exhibit 20-04.

20-08: C37 CAPITAL, LLC – N ½ Lots 7-10 & Street & Alley Blk 7 Greggspport Add Nebraska City: Parcel #001629500: Total assessed value \$20,870: Requested value \$12,560. Exhibit 20-08 included the taxpayer's filed protest form. See testimony from exhibit 20-04.

20-09: C37 CAPITAL, LLC – Lots 1-6 & Street & Alley Blk 7 Greggspport Add Nebraska City: Parcel #001629000: Total assessed value \$24,020: Total requested value \$37,370. Exhibit 20-09 included the taxpayer's filed protest form. See testimony from exhibit 20-04.

20-10: C37 CAPITAL, LLC – S ½ Lots 7-10 & E ½ Vac Adj 15TH ST Blk 7 Greggspport Add Nebraska City: Parcel #001630000: Total assessed value \$17,000: Requested value \$10,300. Exhibit 20-10 included the taxpayer's filed protest form. See testimony from exhibit 20-04.

20-11: C37 CAPITAL, LLC – Lot B Replat OF Lots 7-8 Blk 24 Elmwood Add to Nebraska City: Parcel #999554787: Total assessed value \$4,840: Requested value \$3,960. Exhibit 20-11 included the taxpayer's filed protest form. See testimony from exhibit 20-04.

20-12: C37 CAPITAL, LLC – Lots 11 & 12 & S ½ Vac Adj Alley Blk 7 Greggspport Add Nebraska City: Parcel #001630500: Total assessed value \$6,160: Requested value \$5,040. Exhibit 20-12 included the taxpayer's filed protest form. See testimony form exhibit 20-04.

This concluded the protest hearings for June 23, 2020

There being no further appointments, Chairman Sornson recessed the Board of Equalization meeting at 11:57 a.m. The Board will reconvene at 10:00 a.m. on July 14, 2020.

I, Jennifer Bassinger, Otoe County Clerk, do hereby certify that the above minutes were taken by me and are true and correct to the best of my knowledge. I therefore set my hand and affix my seal this 23rd day of June, 2020.

Jennifer Bassinger – Otoe County Clerk

**Board of Equalization
July 14, 2020**

At 10:00 a.m. the Otoe County Board of Equalization reconvened and was called to order by the Chairman of the Board, Jerad Sornson. Answering present at roll call were Commissioner Sornson, Commissioner Thurman and Commissioner Speth. Also, in attendance were the Otoe County Assessor, Christi Smallfoot, and County Clerk, Jenny Bassinger.

Chairman Sornson informed the public in attendance that a current copy of the Open Meetings Act is posted. Additional copies are available upon request.

Commissioner Thurman made a motion, seconded by Commissioner Speth to accept the agenda as posted. There being no further discussion, Chairman Sornson called for a vote. Voting aye were Commissioner Sornson, Thurman and Speth. Nay – none. Motion carried.

Chairman Sornson acknowledged the receipt of the Assessor's 3-year plan.

Chairman Sornson acknowledged that Exhibits A thru N had been received during the June 23, 2020 meeting as evidence of record when hearing protest cases for tax year 2020 and will become part of the permanent record.

Those appearing before the Board of Equalization on July 14, 2020, are listed below. Legal descriptions, property identification numbers, total assessed value, requested value and reasons for protesting were read into the minutes. Each protest form that was filed by the taxpayer, including documentation attached as evidence, was received as the official exhibit for each case. Each protester was invited to offer additional evidence when stating his/her case.

All protestors were advised that the hearings were being electronically recorded and would be given 10 minutes to state their case. The Chairman announced that each protester would receive a copy of his protest form indicating the Assessor's recommendation and the Board's determination on or before August 2, 2020. If the protester does not agree with the Board's action, he was informed that he would have the option to file an appeal with the Tax Equalization and Review Commission (TERC). The appeal form may be obtained from the County Clerk.

20-13 Richard Bristol: 5-8-14 NE ¼ SW ¼ 10 ac Four Mile; Parcel #001429000: Total assessed value \$225,060; Requested value \$149,856. Exhibit 20-13 included the taxpayer's filed protest form, attached narrative, FSA letter and 2019 notice of valuation. Testimony was given by Richard Bristol: The property was purchased in 2018 and agrees that he overpaid for the property. There was a \$54,000 increase in 2019 because of work completed by the previous owners. He feels that the work

decreased the value as insulation was removed and holes were created in the duct work and not repaired. There is a \$15,000 increase for 2020. He could not find comparable properties. Mr. Bristol stated that it is a working farm. Ms. Smallfoot stated that there was a mass increase for rural residential properties for homes prior to 2000. Parcel #003063000 was used as a comparable and recently sold for \$250,000. 75% value numbers used for the land only – not the residential portion. The 1st acre has the most value, outlying acres are \$3,800/acre. The 1st acre and the house are valued at 92-100% and remaining land is valued at 75%. The primary use of the parcel is residential.

20-14 Milan Brehm: 3701 SEC 03, 3-8-10 That pt of NW ¼ Lying S & W of RR ROW 122.41 ac South Russell; Parcel #999554385: Total assessed value \$361,520; Requested value \$271,266. Exhibit 20-14 included the taxpayer's filed protest form, attached narrative, FSA map and detail listings. Testimony was given by Milan Brehm: there is 20-25" ditches on side of timber area with no access. Two creeks run through the property. Ms. Smallfoot will review the assessor record of acres with the FSA certification and will look at waste acres. There was a grass conversion and before any acre changes, the conversion will decrease the valuation from \$361,520 to \$357,650.

The Board recessed at 10:27a.m. and reconvened at 10:48a.m.

20-15 Michael Bean: 3711 SEC 30, 30-8-15 N 102 Rds of NW ¼ & acc 114.3 ac Four Mile; Parcel #004426500: Total assessed value \$327,840; Requested value \$163,840. Exhibit 20-15 included the taxpayer's filed protest form with attached narrative, 2020 notice of valuation, FSA maps, FSA cost share request, notice of damage or loss, 2019 schedule of insurance and photos. Testimony was given by Michael Bean by phone: 2020 has \$578,000 in flood damages with his share being 25% (\$145,000) and he has been approved for \$217,000 for aid. He was able to plant approx. 523 total acres of all the properties combined. He has not thought about putting the land into the wetland program. He does have preventative planting. Commissioner Sornson stated that the land is a risk to own due to location and the valuations are based on sales, not production. This type of property does not seem to have many sales to compare it to. The property has pivots and it was estimated that the property may sell for \$4,000/acre.

20-16 Michael Bean: 4-8-14 S ½ Lot 2 & S ½ NW1, ¼ & Frtl Sections & acc of Frazier Island 318.10 ac Four Mile; Parcel #003834000: Total assessed value \$1,169,040; Requested value \$429,150. Exhibit 20-16 included the taxpayer's filed protest form with attached narrative, 2020 notice of valuation, FSA maps, FSA cost share request, notice of damage or loss, 2019 schedule of insurance and photos. See testimony from exhibit 20-15.

20-17 Michael Bean: 3709 SEC 14, 14-8-14 pt N & pt S of SEC 201.9 ac Four Mile; Parcel #002672500: Total assessed value \$364,650; Requested value \$177,080. Exhibit 20-17 included the taxpayer's filed protest form with attached narrative, 2020 notice of valuation, FSA maps, FSA cost share request, notice of damage or loss, 2019 schedule of insurance and photos. See testimony from exhibit 20-15.

20-18 Michael Bean: 3709 SEC, 13-8-14 pt of NW ¼ & S ½ W of Missouri River 251 ac Four Mile; Parcel #569552590: Total assessed value \$887,030; Requested value \$344,900. Exhibit 20-18 included the taxpayer's filed protest form with attached narrative, 2020 notice of valuation, FSA maps, FSA cost share request, notice of damage or loss, 2019 schedule of insurance and photos. See testimony from exhibit 20-15.

20-19 Michael Bean; 3711 SEC 19, 19-8-15 W ½ pt gov Lots 2 & 3 186.7 ac Four Mile; Parcel #003325500: Total assessed value \$582,340; Requested value \$182,210. Exhibit 20-19 included the taxpayer's filed protest form with attached narrative, 2020 notice of valuation, FSA maps, FSA cost share request, notice of damage or loss, 2019 schedule of insurance and photos. See testimony from exhibit 20-15.

The Board recessed at 11:16 a.m. and reconvened at 11:25 a.m.

20-20 Arbor Apartments (filed by J.W. Chatam & Associates); no legal description provided; Parcel #003369500: Total assessed value \$568,080; Requested value \$502,046. Exhibit 20-20 included the taxpayer's filed protest form with declaration of representation, HUD tenant/rent analysis and income analysis. Testimony was given by Gabe Noller by phone: Mr. Noller stated that an incorrect percentage was used when figuring the requested value and the requested value should be changed from \$489,200 to \$502,046. Ms. Smallfoot stated that Section 42 housing was used as a model. Cost approach and condition were applied when figuring the value. She will look at comparable sales and use an income approach before making a recommendation of value.

The Board recessed at 11:35 a.m. and reconvened at 11:43 a.m.

20-21 Joe & Gayle Shay, Jr.; Lots 10,11,12 ½ Vacated Alley Blk 53; Parcel #005277000: Total assessed value \$29,710; Requested value \$26,210. Exhibit 20-21 included the taxpayer's filed protest form. Testimony was given by Joe and Gayle Shay: The street in front of the home needs repaired and would agree with the increase of value if it were repaired. Ms. Smallfoot stated that there was a mass appraisal on lot adjustments and the lot value changed and there was no increase to the home. The lot is now equalized with lots in the area.

The Board recessed at 11:53 a.m. and reconvened at 12:57 p.m.

20-22 4V Farms, LLC: 17-7-11 NW ¼ 160 ac Osage; Parcel #003015000: Total assessed value \$560,3360; Requested value \$411,617. Exhibit 20-22 included an emailed protest request, 2020 notice of valuation, FSA map and farm summary. Testimony was given by William Volkmer: According to the FSA map, there is 13.62 acres of waste/creek. One area flooded with 3" of rain. Ms. Smallfoot read the assessor's record of land usage acres. She also stated that before any other review, that the assessed value would be lowered to \$548,960 due to the grassland conversion. She said the land is equalized for land use but will review to make sure the acres are correct.

20-23 Dennis Bidne: 1-7-14 tract in Pt NE ¼ SW ¼ & Pt in W ½ SE ¼ 88.78 ac Otoe; Parcel #000640000: Total assessed value \$152,070; Requested value \$117,840. Exhibit 20-23 included the taxpayer's filed protest form. Testimony was given by Dennis Bidne: The property was protested in 2015 and went to TERC – the building was valued less and then went back up the following year. He noted that the reduction is not on the property record and Ms. Smallfoot indicated that current software does not allow the change. The neighbor's land went down and his went up. The original part of the building was built in 1979 and an addition in 2008. Ms. Smallfoot is looking at the depreciation of the building due to materials and condition. The building has electricity, but no lighting. The older portion has a concrete floor. Ms. Smallfoot also noted that before any reviews, the land value will decrease from \$129,930 to \$126,100 due to the grassland conversion.

The Board recessed at 1:30p.m. and reconvened at 1:35p.m.

20-24 Louis Stukenholtz: 31-7-15 NE ¼ Exc Drainage District RTW 68.58 ac Otoe; Parcel #004511000: Total assessed value \$247,070; Requested value \$123,670. Exhibit 20-24 included the taxpayer's filed protest form. Testimony was given by Louis Stukenholtz: Twenty acres was planted and needed to be replanted. Preventative planting was completed on approximately 150 acres of the total property owned. Ms. Smallfoot stated that there are acres WRP and the value of those acres will not change. The flooded property was reduced to half value last year and will be reviewed for adjustments this year.

20-25 Louis Stukenholtz: 31-7-25 Pt of NW ¼ & SW ¼ of Peru Dike 65.42 ac Otoe; Parcel #569552821: Total assessed value \$181,570; Requested value – not provided. Exhibit 20-25 included the taxpayer's filed protest form. See testimony from Exhibit #20-24.

20-26 Louis Stukenholtz; 31-8-15 S ½ S ½ SW ¼ 39.9 ac Four Mile; Parcel #004531500: Total assessed value \$156,100; Requested value \$78,150. Exhibit 20-26 included the taxpayer's filed protest form. See testimony from exhibit #20-24.

20-27 Louis Stukenholtz; 6-7-15 N ½ NW ¼ 80.08 ac Otoe; Parcel #001559000: Total assessed value \$311,560; Requested value \$154,220. Exhibit 20-27 included the taxpayer's filed protest form. See testimony from exhibit #20-24.

20-28 Louis Stukenholtz: 1-7-14 Lot B E ½ SE ¼ 40 ac Otoe; Parcel #000642000: Total assessed value \$156,130; Requested value \$78,870. Exhibit 20-28 included the taxpayer's filed protest form. See testimony from exhibit #20-24.

20-29 Louis Stukenholtz: 6-7-15 S ½ SW ¼ & W 26.53 ac SE ¼ & W 17 ac S ½ NE ¼ less 15.41 ac Sold to USA 109.19 ac Otoe; Parcel #001560500: Total assessed value \$218,820; Requested value \$130,620. Exhibit 20-29 included the taxpayer's filed protest form. See testimony from exhibit #20-24.

20-30 Louis Stukenholtz: 12-7-14 Lots C & D E ½ NE ¼ 38 ac Otoe; Parcel #002437500: Total assessed value \$147,150; Requested value \$72,510. Exhibit 20-30 included the taxpayer's filed protest form. See testimony from exhibit #20-24.

20-31 Louis Stukenholtz: 7-7-15 That Pt of the NW ¼ Lying W of the Dike less 16.05 ac sold to USA 101.75 ac Otoe; Parcel: 001722500: Total assessed value \$111,290; Requested value \$101,620. Exhibit 20-31 included the taxpayer's filed protest form. See testimony from exhibit #20-24.

20-32 Rhobie Lechner: 14-8-14 frac pt SW ¼ & Pt Fr SW ¼ NW ¼ E of R & Acc less tract 73 ac Four Mile; Parcel #002671500: Total assessed value \$259,080; Requested value \$0. Exhibit 20-32 included the taxpayer's filed protest form and photos. Testimony was given by Rhobie Lechner: They were able to plant a portion of the acres and it flooded again. Ms. Lechner presented photos and explained the damages.

20-33 Rhobie Lechner: 15-8-14 Fractional NE ¼ of CB & Q RR less tract 2.10 ac Otoe; Parcel #002773500: Total assessed value \$5,750; Requested value \$0. Exhibit #20-33 included the taxpayer's filed protest form and photos. See testimony from exhibit #20-32.

20-34 Rhobie Lechner: 22-8-14 Track in N ½ SE ¼ 5.01 ac Four Mile; Parcel #003640500: Total assessed value \$6,970; Requested value \$5,000. Exhibit #20-34 included the taxpayer's filed protest form and photos. See testimony from exhibit #30-32.

The Board recessed at 1:58 p.m. and reconvened at 2:54 p.m.

20-35: Cancelled appointment – see no appointment section

20-36 Harry & R. LoRee Baker: 35-9-13 W ½ SE ¼ 80 ac Wyoming; Parcel #004916000: Total assessed value \$233,720; Requested value \$215,120. Exhibit #20-36 included the taxpayer's filed protest form. Testimony was given by Harry Baker and sons: Adjoining properties decreased or had no change in value and this parcel increased. Ms. Smallfoot noted that before any reviews, the value will decrease from \$233,710 to \$220,390 with the grass, LCG, conversion. CRP ended in September 2019 and 35 acres were not in as of January 2020 and are currently valued as grass. Ms. Smallfoot requested to be notified if the acres are approved for CRP.

20-37 Patricia Miller: 26-7-14 Lot 1 of Wright Davis Subdivision in N ½ NW ¼ 2.01 ac Otoe; Parcel #004006500: Total assessed value \$124,010; Requested value \$117,975. Exhibit #20-37

included the taxpayer's filed protest form. Testimony was given by Patricia Miller: The value increased \$4,000 in 2019 and increased \$8,000 in 2020. Other properties were around 3% increase. There were no improvements to the property. Ms. Smallfoot indicated that the 2019 increase was for the homesite rural residential and the 2020 increase was a 10% increase on rural residential property class and is based on market. Ms. Miller gave parcel #003903500 as a comparable and is at \$42/sq. ft. Ms. Smallfoot stated that the property was at 82-83% of market value and needs to be at 92-100% of market value for state regulations.

20-38 Monte McKillip: 11-7-14 Lot 2 Camp Creek SubD 2 ac Otoe; Parcel #002295000: Total assessed value \$139,680; Requested value \$81,800. Exhibit #20-38 included the taxpayer's filed protest form and photos. Testimony was given by Kathy McKillip: The property is being purchased on a four-year land contract from Richard and Kristi Hoch II. The McKillip's are 2 years into the 4-year contract. The water hook-up was broken when a new home across the road was put in and there is no electricity. The condition of the home is poor, and they are working on restoring it. The goal is to have the property complete in 3-4 years with the intention to live in the home. Ms. Smallfoot noted that the depreciation of the property would need to be adjusted based on condition.

This concluded protest hearings for July 14, 2020.

There being no further business to come before the Board of Equalization, Chairman Sornson recessed the meeting at 3:41 p.m. and to be reconvened at 9:00 a.m. on July 23, 2020.

I, Jennifer Bassinger, Otoe County Clerk, do hereby certify that the above minutes were taken by me and are true and correct to the best of my knowledge. I therefore set my hand and affix my seal this 14th day of July, 2020.

Jennifer Bassinger – Otoe County Clerk

NO APPOINTMENTS

Listed below are protests that were filed by taxpayers who did not request a public hearing before the Board of Equalization but will be reviewed and considered individually. The record reflects that Exhibits A through N, which were entered as evidence of record at the opening session on June 23, 2020 and received for the purpose of these real estate valuation protests, will be used as reference points in making final decisions. All exhibits associated with each protest were accepted and will become a part of the permanent record.

20-35 Jennifer & Harvey Varenhorst: All of lots 9-10-11 Blk 29, Kearney Addition Nebraska City; Parcel #004290500; Total assessed value \$31,860; Requested value \$21,600. Exhibit #20-35 included the taxpayer's filed protest form with attached narrative, TERC Decision and Order for 2017/2018, tax list corrections for 2017/2018 and 2020 notice of valuation change. Reason for protest: There has been no improvements since the TERC decisions of 2017 and 2018 assessments.

20-39 Andrew Baumeister: 30-9-14 Replat of Lot 1 of King-Reick Subd a tract in NW ¼ SW ¼ and SW ¼ NW ¼ and driveway 11.58 ac Wyoming; Parcel #004451000; Total assessed value \$274,490; Requested value \$193,360. Exhibit #20-39 included the taxpayer's filed protest form and 2020 notice of valuation. Reason for protest: There has been no improvements to the property and feels that the increase is changed for a finished basement. The basement is not finished and does not have floor covering due to water damage.

20-40 Bel fury Investments Group, LLC: Lot 4,5,6 and 7, Block 17, Kearney Addition Nebraska City; Parcel #002986500; Total assessed value \$122,760; Requested value \$90,000. Exhibit 20-40 included the taxpayer's filed protest form with attached narrative, real estate transfer statement Form 521, GIS information for the parcel. Reason for the protest: The parcel was purchased as a foreclosure property for \$90,000. The property has considerable damage and needs maintenance and updates. The estimated cost of the repairs is \$30,000 if completed by company employees and discount contractors at wholesale prices.

20-41 Leonard Buchholz: 4-9-12 of Leonard Buchholz Subd Lot 2 in E ½ NE ¼ 2.01 ac Berlin; Parcel #001267000; Total assessed value \$31,840; Requested value \$8,268. Exhibit 20-41 included the taxpayer's filed protest form with attached narrative. Reason for the protest: The property was purchased in 2019 and returned to ag land. The following changes to the property were made: the transformer was removed and there is no electricity; rural water meter was removed; the property was cleared of all buildings and trees with the exception of a small brush pile.

20-42 Jason Buddenberg: 25-9-9 Country Springs Subd in NW ¼ 2.37 ac North Palmyra; Parcel #003936000; Total assessed value \$298,590; Requested value \$274,460. Exhibit 20-42 included the taxpayer's filed protest form. Reason for the protest: the recent economic recession has declined property values and there are no comparable sales in the area to justify the increase.

20-43 Nathan & Sarah Burr: 11-8-12 tract 11-D2 in S ½ W ½ NE ¼ & pt SE ¼ 60.54 ac Delaware; Parcel #999554919; Total assessed value \$120,620; Requested value \$88,275. Exhibit 20-43 included the taxpayer's filed protest form with attached narrative, assessor property record information and 2020 notice of valuation. Reason for the protest: The valuation increased 11% from 2019 and neighboring properties decreased. The value is more than in 2015 when land prices were good and cash rent prices were higher; now getting \$90 less per acre. 37 acres is waste ground as it is covered in locust trees, rocks and not farmable.

20-44 Tommy & Rosalie Butts: Lots 4-6 Block 62 Palmyra Proper; Parcel #005344000; Total assessed value \$88,640; Requested value \$ 85,140. Exhibit #20-44 included the taxpayer's filed protest form and 2020 notice of valuation. Reason for the protest: the land increased from \$4330 to \$8740 in 2017 and increased to \$12,240 in 2020.

20-45 Robert Cameron: 14-7-10 E ½ NW ¼ 80 ac South Branch; Parcel #999555203; Total assessed value \$173,790; Requested value \$160,590. Exhibit #20-45 included the taxpayer's filed protest form, USDA soil map, 2020 notice of valuation, Otoe Co. Assessor's inventory report. Reason for the protest: disagrees the LCG capabilities and the value assigned.

20-46 Frontier Cooperative Co.: 27-8-11 Lots 1 & 3 in SW ¼ & that pt of the SW ¼ and all of the SE ¼ lying East of the old channel of the Nemaha River less RR ROW 177.1 ac; Parcel #004128500; Total assessed value \$833,890; Requested value \$799,430. Exhibit #20-46 included the taxpayer's filed protest form. Reason for protest: lack of improvements and replacement may not be warranted due to age, condition and lack of efficiencies.

20-47 John & Kathleen Gawart: no legal description provided; Parcel #001635500; Total assessed value \$60,500; Requested value \$45,120. Exhibit #20-47 included the taxpayer's filed protest form with attached narrative and 2020 notice of valuation. Reason for the protest: A 5X5 porch was replaced by a 6X10 utility room and a 6X10 deck. A 10X12 garden shed was added. Do not understand how these improvements double the building valuation.

20-48 Nathan Geisert: 17-9-10 S ½ less Lot 1 Helen Luff Subd in SE ¼ SE ¼ 316.8 ac North Russell; Parcel #999554946; Total assessed value \$978,810; Requested value \$925,000. Exhibit #20-48 included the taxpayer's filed protest form and sales verification questionnaire. Reason for the

protest: the purchase price paid 3 months ago was determined in a competitive market and feels that ag land values have dropped since then.

20-49 Ruby Glover: 16-8-14 tract in NE ¼ SE ¼ 6.44 ac Four Mile; Parcel #002904500; Total assessed value \$169,220; Requested value \$158,160. Exhibit #20-49 included the taxpayer's filed protest form and 2020 notice of valuation. Reason for protest: Buildings are getting older and should not appreciate in value.

20-50 Terry & Denice Hager: Lot 2 Blk 1 Broadview Terrace Add Nebraska City; Parcel #000496500; Total assessed value \$174,080; Requested value \$143,090. Exhibit #20-50 included the taxpayer's filed protest form and 2020 notice of valuation. Reason for protest: No changes to the property to justify the increase.

20-51 Thomas B. & Sheila R. Hansen: 19-8-12 E ½ NE ¼ 80 ac Delaware; Parcel #003317500; Total assessed value \$304,720; Requested value \$308,965. Exhibit #20-51 included the taxpayer's filed protest form with attached narrative and 2020 notice of valuation. Reason for protest: the land valued decreased and proposes a lower rate of depreciation

20-52 Thomas B. & Sheila R. Hansen: 14-8-11 E ½ NE ¼ less 2 tracts sold to State 74.90 ac Syracuse; Parcel #002659500; Total assessed value \$272,690; Requested value \$275,341. Exhibit 20-52 included the taxpayer's filed protest form with the attached narrative and 2020 notice of valuation. Reason for protest: See exhibit 20-51

20-53 Wade & Kathleen Helgeson: 20-9-9 Lot 1 Helgeson Subd in S ½ NE ¼ 4.66 ac North Palmyra; Parcel #003430000; Total assessed value \$177,318; Requested value \$111,000. Exhibit #20-53 included the taxpayer's filed protest form, 2020 notice of valuation and photos. Reason for protest: the house has been removed from the foundation and is being moved off site. The basement foundation and a small shed were demolished in March 2020.

20-54 Melvin Kreifels: 33-8-13 NE ¼ 160 ac Belmont; Parcel #004722500; Total assessed value \$658,420; Requested value \$618,250. Exhibit 20-54 included taxpayer's filed protest form. Reason for protest: two creeks run through the farm and is steep. Spent a lot on conservation.

20-55 Dean Krog: 12-7-13 tracts (227X213) & (73X194) in NE ¼ 1.44 ac Rock Creek; Parcel #002431000; Total assessed value \$75,160; Requested value \$71,030. Exhibit #20-55 included taxpayer's filed protest form. Reason for protest: No improvements and one building has been torn down.

20-56 Brian and Penny Labore: 16-8-14 tract 16-A SE ¼ & NE ¼ 25.72ac Four Mile; Parcel #002905000; Total assessed value \$391,720; Requested value \$605,130. Exhibit 20-56 included a handwritten protest request and 2020 notice of valuation. Reason for protest: Improvement value increased \$213,410 from 2019. Does not agree with the improvement increase as four buildings are carports.

20-57 Michael Martin: 17-10-8 SE ¼ 160 ac South Russell; Parcel #999554722; Total assessed value \$404,370; Requested value \$394,160. Exhibit 20-57 included taxpayer's filed protest form. Reason for protest: The land is not productive enough to receive more rent and the value should remain the same.

20-58 Michael Martin: 20-8-10 NE ¼ 160 ac South Russell; Parcel #003408500; Total assessed value \$460,220; Requested value \$455,830. Exhibit 20-58 included taxpayer's filed protest form. Reason for protest: See exhibit 20-57.

20-59 Ian Mitchell: 25-8-12 Lot 1 R & I Wetsch Subd in NE ¼ NE ¼ 4.09 ac Delaware; Parcel #003928000; Total assessed value \$240,230; Requested value \$231,113. Exhibit 20-59 included

the taxpayer's filed protest form with attached narrative. Reason for protest: Received a large increase 2 years ago and does not agree with 10% increase on structures.

20-60 John & Constance Motsinger: 19-9-9 Tract in E ½ SW ¼ 10.77 ac North Palmyra; Parcel #003327500; Total assessed value \$184,390; Requested value \$150,000. Exhibit 20-60 included the taxpayer's filed protest form. Reason for protest: the home is 110 years old and needs a new basement. There are 9 outbuildings and only 5 are usable; one is nearly collapsed and three have holes in the roofs.

20-61 Kathleen Neubauer: 3-8-11 A Tract in NE ¼ 6.23ac Syracuse; Parcel #001061000; Total assessed value \$126,050; Requested value \$108,970. Exhibit 20-61 included taxpayer's filed protest form and 2020 notice of valuation. Reason for protest: There have been no improvements to the property and buildings depreciate with age.

20-62 Robert Nisely: 16-9-11 Lot 1 F & B Subd in NE ¼ 5.80ac North Branch; Parcel #002945500; Total assessed value \$163,280; Requested value \$152,580. Exhibit 20-62 included taxpayer's filed protest form. Reason for protest: The value has increased both years since purchasing the home in 2018. Improvements include painting the house and garage and cleaning the property.

20-63 Randall Olson: 31-9-14 Tract 4 in SW ¼ 10.01ac Wyoming; Parcel #004557500; Total assessed value \$292,470; Requested value \$282,420. Exhibit 20-63 included the taxpayer's filed protest form. Reason for protest: Minor improvements to the building since living there. Agrees with an increase in value, just not the current value.

20-64 Bradley & Brenda Osthus: Lot 1-A Deer Trail Subd an Admin replat of Lot 1 Armory 2nd to Nebraska City; Parcel #999555448; Total assessed value \$353,380; Requested value \$287,510. Exhibit 20-64 included the taxpayer's filed protest and parcel information for the following parcels: 999555294, 999555293, 999555292 and 999555448. Reason for protest: Current assessment is no equal when compared to the adjacent homes of similar age, size and construction.

20-65 Jon Retzlaff: 30-8-9 SW ¼ less a tract in SW corner 141.24 ac South Palmyra; Parcel #004407000; Total assessed value \$480,210; Requested value \$451,968. Exhibit 20-65 included taxpayer's filed protest form, 2020 notice of valuation and 2019 appraisal. Reason for protest: the property is overvalued according to the appraisal.

20-66 Rural Water District #3 Otoe County: 36-7-10 N ½ SW ¼ & SE ¼ SW ¼ 120 ac South Branch; Parcel #004943000; Total assessed value \$248,250; Requested value \$0. Exhibit 20-66 included taxpayer's filed protest form with attached narrative and farm lease. Reason for protest: The property was purchased for a well field. There are no tillable acres; it is pasture to protect the water source from pollutants. Have noticed other municipalities with similar property with no taxable value.

20-67 Brent & Michelle Shanholtz: 4-8-14 Lot 2 Gibbs Subd Nebraska City; Parcel #001245500; Total assessed value \$331,390; Requested value \$289,000. Exhibit 20-67 included taxpayer's filed protest form with attached narrative, assessor record information and property layout for this parcel and assessor records for the following comparable parcels: 001421700, 005018000 and 999555254. Reason for protest: Valuation is high in comparison to similar homes.

20-68 Tom Snodgrass: 25-8-14 pts of Sec 25 & 36 of 8-14 & pts of Sec 30 & 31 of 8-15 Four Mile 534.54 ac OPPD lease #5-015 B2 (022); Parcel #999555329; Total assessed value \$2,180, 470; Requested value \$1,085,770. Exhibit 20-68 included the taxpayer's filed protest form. Reason for protest: flooding in 2019 and 2020.

20-69 William and Teresa Stanberry: 11-8-12 Lot 1 Neuhalfen Subd in SW ¼ .86 ac Delaware; Parcel #002308500; Total assessed value \$37,720; Requested value \$5,000. Exhibit 20-69 included taxpayer's filed protest form. Reason for protest: the house unlivable will be burnt down this year and garage not usable. Lot is non-conforming.

20-70 Jamie Stender: 7-8-9 tract on E line of Sec 5 40'X352.54X540.82X322.67', 4.19ac South Palmyra; Parcel #001729500; Total assessed value \$151,550; Requested value \$141, 420. Exhibit 20-70 included taxpayer's filed protest form with attached narrative and 2020 notice of valuation. Reason for protest: Home's condition and the need for improvements.

20-71 Jason & Ronda Stinson: 4-8-11 Lot 3 Blk 2 County Ridge Estates in SE ¼ SE ¼ 2.096 ac Syracuse; Parcel #001235000; Total assessed value \$300,540; Requested value \$277,540. Exhibit 20-71 included taxpayer's filed protest form. Reason for protest: There has been no sales in the subdivision in the last 5 years and there has not been any improvements to the house or shed since 2016.

20-72 Mark Stubbendeck: N 82.75' of Lots 1-3 Blk 9 & S 23' of vac adj 10th St Blk 9 Cottons Add to Syracuse; Parcel #001961000; Total assessed value \$67,770; Requested value \$52,000. Exhibit 20-72 included taxpayer's filed protest form. Reason for protest: There is damage to the South basement wall and is falling in and needs to be replaced.

20-73 Mark Stubbendeck: 3-8-11 tract in SW ¼ 10.15 ac Syracuse; Parcel #0010590000; Total assessed value \$307,650; Requested value \$297,525. Exhibit 20-73 included taxpayer's filed protest form, FSA report of commodities and FSA map. Reason for protest: This is a farmstead with bins, farm equipment and cattle certification. 2020 farm program.

20-74 Jeff Sweney: 20-8-9 tract 20-A in NW ¼ 12.6 ac South Palmyra; Parcel #003406000; Total assessed value \$243,430; Requested value \$227,120. Exhibit 20-74 included taxpayer's filed protest form. Reason for protest: There has not been many improvements to the property and the value has increased approximately \$140,000 in the past four years. The value is much higher than comparable properties in the area.

20-75 Hilda Wellensiek: 2-7-11 pt of NW ¼ W of creek 55 ac Osage; Parcel #000855000; Total assessed value \$161,030; Requested value \$138, 060. Exhibit 20-75 included taxpayer's filed protest form, trust agreement, FSA certification letters and 2020 notice of valuation. Reason for protest: This tract borders the Little Nemaha River and has had soil erosion – FSA review advised 3.11 acres have been lost to erosion. This parcel has a 18% valuation increase while surrounding parcels have 1% increase.

20-76 Ralph & Betty Welte: 32-7-15 W ½ SW ¼ & acc 37.64 ac; Parcel #004610000; Total assessed value \$113, 680; Requested value \$ 29,000. Exhibit 20-76 included taxpayer's filed protest form with attached narrative and photos. Reason for protest: All of the farm ground is flooded. The dike is broken and the land floods when the river is above 15 feet. There is currently sand and debris on the land and was unable to be planted in 2019 or 2020. They are working on placing the property into the wetland program but it has not been accepted to date.

20-77 Ralph & Betty Welte: 31-7-15 W ½ SE ¼ 80.14 ac; Parcel #004511500; Total assessed value \$300,830; Requested value \$75,200. Exhibit 20-77 included the taxpayer's filed protest form with attached narrative. Reason for protest: See exhibit 20-76.

20-78 Ralph & Betty Welte: 31-7-15 SE ¼ SE ¼ 40.05 ac; Parcel #004512500; Total assessed value \$147,990; Requested value \$37,000. Exhibit 20-78 included taxpayer's filed protest form with attached narrative. Reason for protest: See exhibit 20-76.

20-79 Ralph & Betty Welte: 31-7-15 NE ¼ SE ¼ 28.22 ac; Parcel #004512000; Total assessed value \$78,900; Requested value \$19,700. Exhibit 20-79 included taxpayer's filed protest form with attached narrative. Reason for protest: See exhibit 20-76.

20-80 Lavern Wolf: 23-9-12 N ½ exc N ½ NE ¼ 240 ac Berlin; Parcel #003754500; Total assessed value \$250; Requested value \$0. Exhibit 20-80 included taxpayer's filed protest. The protest form included the protested and requested building amounts only. Reason for protest: There are no buildings on the property.

Board of Equalization July 23, 2020

At 9:00 a.m. the Otoe County Board of Equalization reconvened and was called to order by the Vice-Chairman of the Board, Rick Freshman. Answering present at roll call were Commissioner Freshman, Commissioner Parsons, and Commissioner Speth.

Vice-Chairman Freshman informed the public in attendance that a current copy of the Open Meetings Act is posted. Additional copies are available upon request.

Commissioner Parsons made a motion, seconded by Commissioner Speth, to accept the agenda as posted. There being no further discussion, Vice-Chairman Freshman called for a vote. Voting aye were Commissioner Freshman, Parsons and Speth. Nay – none. Motion carried.

Having reviewed all protests numbered 20-01 through 20-80 and taking into consideration the contents of Exhibit A through N entered as evidence of record at the opening of the hearings on June 23, 2020, along with all other evidence presented by individuals on a case by case basis, Commissioner Speth made a motion, seconded by Commissioner Parsons to agree with the Assessor's recommendation for Exhibits 20-01 through 20-80. There being no further discussion, Vice-Chairman Freshman called for a vote. Voting aye were Commissioners Parsons, Speth and Freshman. Nay- none. Motion carried.

Listed below are the determinations for each parcel that was protested.

20-01 Autrey Howell, Jr. – Parcel #999552968: Accept Assessor's recommendation to set the value at \$163,860. No Change

20-02 Henry & Donna Stratker – Parcel #003325000 Accept Assessor's recommendation to set the value at \$632,400; Reduced from \$644,200. Land use recalculation per FSA map and adjustment to value per LCG conversion.

20-03 Boyd Heritage Farms, LLC – Parcel #999555169: Accept Assessor's recommendation to set the value at \$201,740; Reduced from \$405,900. Land value adjusted 50% for flood damage.

20-04 C37 Capital, LLC – Parcel #003765000: Accept Assessor's recommendation to set the value at \$47,010. No Change

20-05 C37 Capital, LLC – Parcel #001477500: Accept Assessor's recommendation to set the value at \$36,710. No Change

20-06 C37 Capital, LLC – Parcel #003764500: Accept Assessor's recommendation to set the value at \$14,460. No Change

20-07 C37 Capital, LLC – Parcel #003765500: Accept Assessor's recommendation to set the value at \$49,870. No change

20-08 C37 Capital, LLC – Parcel #001629500: Accept Assessor's recommendation to set the value at \$20,870. No change

20-09 C37 Capital, LLC – Parcel #001629000: Accept Assessor's recommendation to set the value at \$37,370. No Change

20-10 C37 Capital, LLC – Parcel #001630000: Accept Assessor's recommendation to set the value at \$17,000. No Change

20-11 C37 Capital, LLC– Parcel #999554787: Accept Assessor's recommendation to set the value at \$4,840. No change

20-12 C37 Capital, LLC – Parcel #001630500: Accept Assessor's recommendation to set the value at \$6,160. No Change

20-13 Richard Bristol – Parcel #001429000: Accept Assessor's recommendation to set the value at \$225,060. No Change

20-14 Milan Brehm – Parcel #999554385: Accept Assessor's recommendation to set the value at \$352,960. Reduced from \$361,520. Land use recalculation per FSA certification map

20-15 Michael Bean – Parcel #004426500: Accept Assessor's recommendation to set the value at \$163,390 Reduced from \$327,840. Land value adjusted for flood damage

20-16 Michael Bean – Parcel #003834000: Accept Assessor's recommendation to set the value at \$584,710. Reduced from \$1,169,040 Land value adjusted for flood damage

20-17 Michael Bean – Parcel #002672500: Accept Assessor's recommendation to set the value at \$181,840. Reduced from \$364,650 Land value adjusted for flood damage

20-18 Michael Bean – Parcel #569552590: Accept Assessor's recommendation to set the value at \$443,860. Reduced from \$887,030 Land value adjusted for flood damage

20-19 Michael Bean – Parcel #003325500: Accept Assessor's recommendation to set the value at \$291,170. Reduced from \$582,340 Land value adjusted for flood damage

20-20 Arbor Apartments – Parcel #003369500: Accept Assessor's recommendation to set the value at \$514,920. Reduced from \$568,080. Adjusted value per income information supplied by property owner.

20-21 Joe & Gayle Shay, Jr. – Parcel #005277000: Accept Assessor's recommendation to set the value at \$29,710. No change

20-22 4V Farms, LLC – Parcel #003015000: Accept Assessor's recommendation to set the value at \$609,710. Reduced from \$626,390. Recalculated land use per FSA certification map

20-23 Dennis Bidne – Parcel #000640000: Accept Assessor's recommendation to set the value at \$133,290. Reduced from \$152,070 Adjusted outbuilding value per quality and condition

20-24 Louis Stukenholtz – Parcel #004511000: Accept Assessor's recommendation to set the value at \$123,670. Reduced from \$247,040 Adjusted land value for flood damage

20-25 Louis Stukenholtz – Parcel #569552821: Accept Assessor's recommendation to set the value at \$91,840. Reduced from \$181,570. Land value adjusted for flood damage.

20-26 Louis Stukenholtz – Parcel #004531500: Accept Assessor's recommendation to set the value at \$78,050. Reduced from \$156,100. Land value adjusted for flood damage

20-27 Louis Stukenholtz – Parcel #001559000: Accept Assessor's recommendation to set the value at \$155,780. Reduced from \$311,560. Land value adjusted for flood damage

20-28 Louis Stukenholtz – Parcel #000642000: Accept Assessor's recommendation to set the value at \$77,960. Reduced from \$156,130. Land value adjusted for flood damage.

20-29 Louis Stukenholtz – Parcel #001560500: Accept Assessor's recommendation to set the value at \$143,810. Reduced from \$218,820. Land value adjusted for flood damage

20-30 Louis Stukenholtz – Parcel #002437500: Accept Assessor's recommendation to set the value at \$73,390. Reduced from \$147,150 Land value adjusted for flood damage

20-31 Louis Stukenholtz – Parcel #001722500: Accept Assessor's recommendation to set the value at \$101,620. Reduced from \$111,290 Land value adjusted for flood damage

20-32 Rhobie Lechner – Parcel #002671500: Accept Assessor's recommendation to set the value at \$129,540. Reduced from \$259,080. Land value adjusted for flood damage

20-33 Rhobie Lechner – Parcel #002773500: Accept Assessor's recommendation to set the value at \$2,540. Reduced from \$5,750. Land adjusted for flood damage

20-34 Rhobie Lechner – Parcel #003640500: Accept Assessor's recommendation to set the value at \$3,390. Reduced from \$6,970. Land value adjusted for flood damage

20-35 Jennifer & Harvey Varenhorst – Parcel #004290500: Accept Assessor's recommendation to set the value at \$31,860. No change

20-36 Harry & LoRee Baker – Parcel #004916000: Accept Assessor's recommendation to set the value at \$184,500. Reduced from \$233,720. Land use recalculation done to remove CRP acres that are no longer enrolled in program as of 2019

20-37 Patricia Miller – Parcel #004006500: Accept Assessor's recommendation to set the value at \$124,010. No change

20-38 Monte McKillip – Parcel #002295000: Accept Assessor's recommendation to set the value at \$59,450. Reduced from \$139,680. Adjusted depreciation on residence due to very poor condition

20-39 – Andrew Bauermeister – Parcel #004451000: Accept Assessor's recommendation to set the value at \$244,250. Reduced from \$274,490. Adjusted depreciation of dwelling to reflect age and condition. No other changes recommended

20-40 – Bel Fury Investments Group, LLC– Parcel #002986500: Accept Assessor's recommendation to set the value at \$92,060. Reduced from \$122,760. Adjusted depreciation in cost tables to reflect lack of maintenance and repairs of property.

20-41 – Leonard Buchholz – Parcel #001267000: Accept Assessor's recommendation to set the value at \$8,840. Reduced from \$31,840. Adjusted land use to reflect agricultural use.

20-42 Jason Buddenberg – Parcel #003936000: Accept Assessor's recommendation to set the value at \$298,590. No Change

20-43 Nathan & Sarah Burr – Parcel #9999554919: Accept Assessor's recommendation to set the value at \$121,630. Increased from \$120,620. Land use recalculation done to correct dry tillable, grass and timber acres.

20-44 Tommy & Rosalie Butts – Parcel #005344000: Accept Assessor's recommendation to set the value at \$88,640. No change

20-45 Robert Cameron – Parcel #999555203: Accept Assessor's recommendation to set the value at \$168,170. Reduced from \$173,790. Adjusted grass acre values after changes were made regarding LCG conversion that was implemented for 2020 assessment.

20-46 – Frontier Cooperative Co. - Parcel #004128500: Accept Assessor's recommendation to set the value at \$670,580. Reduced from \$833,890. Parcel is no longer irrigated. Land use recalculation was done, and value adjusted to reflect changes. Property is equalized with agricultural parcels in the same market area.

20-47 John & Kathleen Gawart – Parcel #001635500: Accept Assessor's recommendation to set the value at \$47,270. Reduced from \$67,270. Corrected clerical error that was made when entering updated value for 2020 assessment. Parcel was overvalued.

20-48 Nathan Geisert – Parcel #999554946: Accept Assessor's recommendation to set the value at \$968,330. Reduced from \$978,710. Adjusted value of grass acres after changes made to LCG conversion implemented for 2020 assessment.

20-49 Ruby Glover – Parcel #002904500: Accept Assessor's recommendation to set the value at \$169,220. No change.

20-50 Terry & Denice Hager – Parcel #000496500: Accept Assessor's recommendation to set the value at \$174,080. No Change

20-51 Thomas & Sheila Hansen – Parcel #003317500: Accept Assessor's recommendation to set the value at \$304,720. No change

20-52 Thomas & Sheila Hansen – Parcel #002659500: Accept Assessor's recommendation to set the value at \$272,690. No change.

20-53 Wade & Kathleen Helgeson– Parcel #003430000: Accept Assessor's recommendation to set the value at \$110,160. Reduced from \$177,318. Adjusted value of dwelling to reflect that it had been removed from the foundation and will be moved off the property. Dwelling value will be removed for 2021 assessment as it was still on the property as of January 1, 2020.

20-54 Melvin Kreifels – Parcel #004722500: Accept Assessor's recommendation to set the value at \$657,210. Reduced from \$658,420. Land value changed for 2020 due to dry tillable acres increasing from 115.11 acres in 2019 to 140.94 acres in 2020. Grass values were decreased after adjustments were made to LCG conversion that was implemented for 2020 assessment. No other changes recommended.

20-55 Dean Krog – Parcel #002431000: Accept Assessor's recommendation to set the value at \$70,940. Reduced from \$75,160. Adjusted value to reflect market and removal of outbuilding.

20-56 Brian & Penny Labore - Parcel #002905000: Accept Assessor's recommendation to set the value at \$476,870. Reduced from \$605,130. After review adjusted RV site values and adjusted value per cost tables.

20-57 Michael Martin – Parcel #999554722: Accept Assessor's recommendation to set the value at \$397,640. Reduced from \$404,370. Adjusted grass acre values after changes were made regarding LCG conversion that was implemented for 2020 assessment.

20-58 Michael Martin – Parcel #003408500: Accept Assessor's recommendation to set the value at \$452,440. Reduced from \$460,220. Adjusted grass acre values after changes were made regarding LCG conversion that was implemented for 2020 assessment.

20-59 Ian Mitchell – Parcel #003928000: Accept Assessor's recommendation to set the value at \$240,230. No change.

20-60 John & Constance Motsinger – Parcel #003327500: Accept Assessor's recommendation to set the value at \$175,320. Reduced from \$184,390. After physical review corrected depreciation of outbuildings and adjusted value.

20-61 Kathleen Neubauer – Parcel #001061000: Accept Assessor's recommendation to set the value at \$126,050. No change.

20-62 Robert Nisely – Parcel #002945500: Accept Assessor's recommendation to set the value at \$163,280. No change.

20-63 Randall Olson – Parcel #004557500: Accept Assessor's recommendation to set the value at \$284,250. Reduced from \$292,420. After review adjusted depreciation of dwelling and adjusted value.

20-64 Bradley & Brenda Osthus – Parcel #999555448: Accept Assessor's recommendation to set the value at \$353,380. No change

20-65 Jon Retzlaff – Parcel #004407000: Accept Assessor's recommendation to set the value at \$480,210. No change.

20-66 Rural Water District #3 – Parcel #004943000: Accept Assessor's recommendation to set the value at \$0. Reduced from \$248,250. Parcel was valued as agricultural land and had a taxable status. Property owner submitted information regarding the parcel being used for a public purpose as a well field. It was determined that the lease for pastureland is incidental to the primary purpose as being used for a public purpose to provide water for the occupants in Rural Water District #3.

20-67 Brent & Michelle Shanholtz – Parcel #001245500: Accept Assessor's recommendation to set the value at \$297,760. Reduced from \$331,390. After review of comparable properties, adjusted value of dwelling per cost tables.

20-68 Tom Snodgrass – Parcel #999555329: Accept Assessor's recommendation to set the value at \$1,090,230. Reduced from \$2,180,470. Land value adjusted for flood damage.

20-69 William & Teresa Stanberry – Parcel #002308500: Accept Assessor's recommendation to set the value at \$37,720. Reduced from \$25,270. After review, adjusted dwelling to salvage value. No change to land value recommended.

20-70 Jamie Stender – Parcel #001729500: Accept Assessor's recommendation to set the value at \$144,060. Reduced from \$151,550. After review, adjusted depreciation for basement water damage and adjusted value of dwelling.

20-71 Jason & Ronda Stinson – Parcel #001235000: Accept Assessor's recommendation to set the value at \$300,540. No change.

20-72 Mark Stubbendeck – Parcel #001961000: Accept Assessor's recommendation to set the value at \$52,060. Reduced from \$67,770. Adjusted value to reflect depreciation for damage to basement foundation that needs to be repaired.

20-73 Mark Stubbendeck – Parcel #001059000: Accept Assessor's recommendation to set the value at \$307,650. No change.

20-74 Jeff Sweney – Parcel #003406000: Accept Assessor's recommendation to set the value at \$243,430. No change

20-75 Hilda Wellensiek – Parcel #000855000: Accept Assessor's recommendation to set the value at \$146,650. Reduced from \$161,030. Adjusted waste acres per FSA map and applied adjustments to CRP values after changes were made to LCG conversion that was implemented for 2020 assessment. Parcel is equalized with other agricultural parcels in the market area.

20-76 Ralph & Betty Welte – Parcel #004610000: Accept Assessor's recommendation to set the value at \$56,730. Reduced from \$113,680. Land value adjusted for flood damage.

20-77 Ralph & Betty Welte – Parcel #004511500: Accept Assessor's recommendation to set the value at \$150,110. Reduced from \$300,830. Land value adjusted for flood damage.

20-78 Ralph & Betty Welte – Parcel #004512500: Accept Assessor's recommendation to set the value at \$73,840. Reduced from \$147,990. Land value adjusted for flood damage.

20-79 Ralph & Betty Welte – Parcel #004512000: Accept Assessor's recommendation to set the value at \$39,460. Reduced from \$78,900. Land value adjusted for flood damage.

20-80 Lavern Wolf – Parcel #003754500: Accept Assessor's recommendation to set the value at \$889,910. Reduced from \$891,390. Adjusted value as building was removed prior to 2020 assessment. Land value adjusted as result of changes made to value for LCG conversion implemented for 2020 assessment.

There being no further business to come before the Board of Equalization at this time and since all the items on the agenda have been disposed of, Vice-Chairman Freshman declared the meeting adjourned at 9:03 a.m.

I, Jennifer Bassinger, County Clerk for Otoe County, do hereby certify that the above minutes were taken by me and are true and correct to the best of my knowledge, and I therefore set my hand and affix my seal this 23rd day of July, 2020.

Jennifer Bassinger
Otoe County Clerk