



# Nemaha Board of Equalization Minutes



## July 22, 2020

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 July 22, 2020 Commissioners Chambers, Nemaha County Courthouse, Auburn NE. Notice of meeting 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](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 meeting.

Vice-Chairman Holtzman called the meeting to order at 1:05 p.m. with the Pledge of Allegiance. Present: Commissioner District 1 Mike Hall, Commissioner District 3 Larry Holtzman, County Clerk Diane Johnson, County Assessor Mallory Lempka. Commissioner District 2 Bryan Mellage arrived at 1:15 p.m.

Vice-Chairman Holtzman noted the posting of the Open Meeting Poster and the availability of the Open Meeting Handouts to the public.

Motion by Holtzman, seconded by Hall to approve the agenda as presented. Roll call vote: Holtzman, aye; Mellage, not present; Hall, aye.

Motion by Holtzman, seconded by Hall to approve the July 8, 2020 minutes as presented with no corrections. Roll call vote: Hall, aye; Mellage, not present; Holtzman, aye.

The following Property Valuation Protest Form 422 were read into record: Protest #2020032, Parcel#640079849 Lois Williams; Protest #2020033, Parcel#640060714 William Kieler.

Motion by Mellage, seconded by Hall to accept the late filing of Homestead Exemption forms of Barbara Decker, June Rhoades, and Kevin & Janet Boos. Roll call vote: Holtzman, aye; Hall, aye; Mellage, aye.

The Board of Equalization set the following dates for additional protest hearings: August 5, 2020, August 19, 2020 with final hearing scheduled for September 2, 2020.

Motion by Hall, seconded by Holtzman to authorize the County Assessor to send the Board of Equalization Notices for July 22, 2020. Roll call vote: Mellage, aye; Holtzman, aye; Hall, aye.

#### **JULY 22, 2020 BOARD OF EQUALIZATION NOTICES**

<b>PARCELS</b>	<b>OWNER</b>	<b>2020 CHANGE OF VALUE</b>	<b>2020 PROPOSED CHANGE</b>
640002102	ALAN L & CINDY L ABLE	\$197,070	\$178,997
640013856	DEAN SCHUETTE	\$2,365	\$1,722
640006019	DAVIS INVESTMENTS LLC	\$47,745	\$20,728
640026672	DAVID LYNN & LISA KAY DAVIS	\$162,901	\$130,974
640026664	DAVIS INVESTMENTS LLC	\$90,326	\$54,650
640094864	DAVID LYNN & LISA KAY DAVIS	\$42,826	\$39,767



# Nemaha Board of Equalization Minutes



640007856	ANDREW J L & SARAH A ASKINS	\$50,761	\$41,841
640058035	JOHN R & VICKI S RINNE	\$359,030	\$352,609
640011438	CHRIS & CONNIE S HALE	\$40,958	\$33,379
640000665	BECKER PROPERTY CARE LLC	\$41,158	\$22,586
640012965	BECKER PROPERTY CARE LLC	\$73,440	\$55,862
640024416	GAYLE R KENNEDY (LVG TST	\$127,712	\$95,145

## 2020 Property Protest Final Hearing

#2020001 - Kevin Tanner - 640079121 – Withdrawn

#2020002 - Debra Phillips – 640002293 – Motion by Hall, seconded by Holtzman the property viewed by County Assessor and determined to be value in accordance with like properties. Protest denied. Roll call vote: Holtzman, aye; Mellage, aye; Hall, aye.

#2020003 - John & Kristine Gill – 640038131- Motion by Holtzman, seconded by Hall the property viewed by County Assessor. Board concurs with Assessor's recommendation and corrections were made due to issues with the land caused by the creek as well as the current conditional issues with the dwelling. Reduced valuation from \$388,969.00 to \$319,869.00. Roll call vote: Mellage, aye; Hall, aye; Holtzman, aye.

#2020004 - Jamie Weiss – 640034632 – Motion by Hall, seconded by Holtzman the property viewed by County Assessor and determined to be value in accordance with like properties. Protest denied. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.

#2020005 - Mary Jo Armknecht – 640025196 – Motion by Hall, seconded by Holtzman the property viewed by County Assessor and determined to be value in accordance with like properties. Protest denied. Roll call vote: Holtzman, aye; Mellage, aye; Hall, aye.

#2020006 - Bryan & Amber Kinnaman - 640044069 - Motion by Hall, seconded by Holtzman the property viewed by County Assessor. Board concurs with Assessor's recommendation and corrections were made due to removal of garage and apply correct depreciation to reflect the vacant lot. Reduced valuation to \$9,720.00. Roll call vote: Mellage, aye; Hall, aye; Holtzman, aye.

#2020007 - Harley Gerdes – 640049753 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$541,124.00 to \$508,315.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.

#2020008 - Craig Schroeder – 640028535 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$528,101.00 to \$486,266.00. Roll call vote: Holtzman, aye; Mellage, aye; Hall, aye.

#2020009 - Kathie King – 640050506 – Motion by Mellage, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$132,747.00 to \$131,529.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.

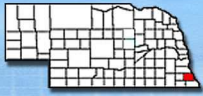
#2020010 - Susan Hogrefe – 640053211 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$299,540.00 to \$298,868.00. Roll call vote: Hall, aye; Mellage, aye; Holtzman, aye.



# Nemaha Board of Equalization Minutes



- #2020011 - Terry Gerweck - 640023533 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$369,544.00 to \$355,451.00. Roll call vote: Mellage, aye; Hall, aye; Holtzman, aye.
- #2020012 - Terry Gerweck - 640051189 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$452,772.00 to \$376,690.00. Roll call vote: Holtzman, aye; Hall, aye; Mellage, aye.
- #2020013 - Terry Gerweck - 640051847 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$132,838.00 to \$125,176.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.
- #2020014 - Terry Gerweck - 640051227 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$216,386.00 to \$179,709.00. Roll call vote: Mellage, aye; Hall, aye; Holtzman, aye.
- #2020015 - Evergreen Row Farms – 640028810 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$440,365.00 to \$404,436.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.
- #2020016 - Evergreen Row Farms - 640057772 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$327,648.00 to \$279,769.00. Roll call vote: Holtzman, aye; Hall, aye; Mellage, aye.
- #2020017 - Christopher Raison – 640007228 – Motion by Hall, seconded by Holtzman the property viewed by County Assessor and determined to be value in accordance with like properties. Protest denied. Roll call vote: Holtzman, aye; Mellage, aye; Hall, aye.
- #2020018 - Paradigm Tax Group – 640035795 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$1,219,100.00 to \$1,031,057.00. Roll call vote: Mellage, aye; Hall, aye; Holtzman, aye.
- #2020019 - Alan Rippe – 640033474 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$284,991.00 to \$276,375.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.
- #2020020 - Alan Rippe – 640046452 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$222,940.00 to \$190,702.00. Roll call vote: Holtzman, aye; Hall, aye; Mellage, aye.
- #2020021 - Rippe Farm Trust – 640046398 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$69,460.00 to \$57,194.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.
- #2020022 - Rippe Farm Trust – 640046371 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$358,221.00 to \$310,951.00. Roll call vote: Mellage, aye; Hall, aye; Holtzman, aye.
- #2020023 - Luke & Nicole Avery – 640094112 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$177,553.00 to \$159,588.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.



# Nemaha Board of Equalization Minutes



#2020024 - Brandon Domino - 640004091 – Motion by Holtzman, seconded by Hall the property viewed by County Assessor and determined to be value in accordance with like properties. Protest denied. Roll call vote: Holtzman, aye; Mellage, aye; Hall, aye.

#2020025 - Joyce Gerdes – 640052452 – Motion by Holtzman, seconded by Hall the property viewed by County Assessor and determined to be value in accordance with like properties. Protest denied. Roll call vote: Holtzman, aye; Mellage, aye; Hall, aye.

#2020026 - Joyce Gerdes – Motion by Hall, seconded by Holtzman the property viewed by County Assessor and determined to be value in accordance with like properties. Protest denied. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.

#2020027 - Andy & Amy Behrends - 640097278 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$383,785.00 to \$368,686.00. Roll call vote: Mellage, aye; Hall, aye; Holtzman, aye.

#2020028 - Linda Volker – 640049605 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$276,507.00 to \$266,988.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.

#2020029 - Duane & Linda Volker – 640049591 – Motion by Hall, seconded by Holtzman the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$533,857.00 to \$480,923.00. Roll call vote: Holtzman, aye; Hall, aye; Mellage, aye.

#2020030 - David Grant – 640053629 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$1,622,708.00 to \$1,577,234.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.

#2020031 - David Grant – 640059449 – Motion by Holtzman, seconded by Hall the County Board of Equalization concurs with Assessor's recommendation resulting in change of valuation from \$1,587,649.00 to \$1,568,201.00. Roll call vote: Hall, aye; Holtzman, aye; Mellage, aye.

With no further business to come before the Board of Equalization motion by Mellage, seconded by Hall to adjourn the meeting at 2:30 p.m. Roll call vote: Hall, aye; Mellage, aye; Holtzman, 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