

June 19, 2024
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 June 19, 2024 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). 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 11:00 a.m. Present: Commissioner District #1 Mike Hall, Commissioner District #2 Bryan Mellage, Commissioner District #3 Michael Weiss, County Clerk Diane Johnson, and County Assessor Mallory Lempka.

Chairman Mellage noted the Open Meeting Laws posted on the bulletin board located in the Commissioner's room.

Motion by Hall, seconded to Weiss approve the agenda as presented with an amendment to add the Review Property Valuation Protest Form 422 of #2024-0007 of Brad Johnson due to Family Emergency. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

Motion by Hall, seconded by Weiss to approve the June 5, 2024, minutes as presented with no corrections. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

Motion by Weiss, seconded by Hall to approve the June 19, 2024 Board of Equalization Notices sent out. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye. See the attached list:

JUNE 19, 2024 BOARD OF EQUALIZATION NOTICES

PARCELS	OWNER	2024 VALUE	2024 PROPOSED CHANGE	REASON
640004377	JAMES & KATHY FLORENCE	\$158,536	\$244,930	HOUSE WASN'T LISTED AS BRICK & GRADE NEEDED CORRECTED CORRECTED PLUMBING
640074596	GULIZIA APARTMENTS LLC	\$310,191	\$279,887	FIXTURES, GRADE, & YEAR BUILT ON YARD ITEMS
640073654	GULIZIA APARTMENTS LLC	\$311,574	\$281,270	CORRECTED PLUMBING
640016626	LUCUS MICHAEL ELY	\$53,015	\$50,372	FIXTURES, GRADE, & YEAR BUILT ON YARD ITEMS
640024629	JONI VANDERFLUGHT	\$115,765	\$40,449	BASEMENT FLOODED - REMOVED MINIMAL FINISH
640058256	GRUNDMAN FARMS LLC	\$456,215	\$433,905	MAJOR CONDITION ISSUES - DETAILED IN PRC NOTES
640005101	MATTHEW FALK	\$56,672	\$38,641	FILED FSA MAP TO SHOW LAND LOST TO THE RIVER
640016561	CARL J SCHORSCH JR	\$97,593	\$88,344	CORRECTED CONDITION OF STRUCTURE
640095690	CLAY & KIM GERDES	\$175,665	\$261,711	CORRECTED BASEMENT
640020240	THERESA M WESTFALL	\$64,700	\$43,675	IOLL & DIDN'T ROLL TO NEW COSTING
640056296	RICHARD & JANE ANDREW (LVG TST	\$594,377	\$511,043	CORRECTED GRADE & CONDITION
640011969	KEITH E LESLIE	\$95,984	\$88,406	CORRECTED 2ND FLOOR SQUARE FOOTAGE OF LUKE'S HOUSE
				CORRECTED GRADE DUE TO SIZE

The above properties were reviewed by Mallory Lempka.
 Changes were made according to her findings.

County Clerk Johnson gave the Oath of Office to Assessor Lempka.

Review Property Valuation Protest Form 422

11:00 a.m.	#2024-0002 Dianne Bowman	Parcel #640005640
11:15 a.m.	#2024-0004 David Moyer	Parcel #640002722
11:30 a.m.	#2024-0005 Paul & Glenda Fish	Parcel #640017215
11:45 a.m.	#2024-0007 Brad Johnson	Parcel #640000371

With no further business to come before the Board of Equalization motion by Mellage, seconded by Weiss to adjourn the meeting at 11:55 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.

Diane Johnson
County Clerk