



Gage Board of Equalization Minutes



Board of Equalization Meeting – July 23, 2014

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The Gage County Board of Equalization met on July 23, 2014 at 8:30 a.m. with Terry Jurgens, John Hill, Myron Dorn, Matt Bauman, Dennis Byars and Kathy Setzer present, Gary Lytle absent. Patti Milligan, County Assessor, present.

Notice of said meeting was posted at the County Clerk’s Office and published prior to the meeting in compliance with State Statutes.

Let the record show that all proceedings are electronically recorded.

Chairman Bauman announced that a complete copy of the Open Meetings Act is posted at the back of the Board of Supervisors Room.

Motion made by Byars, seconded by Dorn to approve the agenda as presented. Motion carried 6-0.

Motion made by Byars, seconded by Dorn to approve the minutes of the previous meeting as mailed/emailed out. Motion carried 6-0.

No public present for comments and request for future agenda items.

Motion made by Byars, seconded by Hill to approve late filings for homestead exemptions for Sharil Prall, Lorraine Bates, Peggy & Kevin Carstens, Robert Johnson, Robert & Connie Lantz, Gloria Schuster, Gerald & Alta Smith and Michael & Bettie Ward. Motion carried 6-0.

Lytle joined meeting at 8:34 a.m.

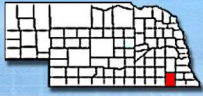
Recess was taken at 8:35 with Equalization Committee to meet immediately following the Board of Supervisors meeting to prepare for reconvening at 1:00 p.m. for valuation protests.

The Equalization Committee met in open session at 9:43 a.m. to finalize their recommendations on remaining protests to be presented to the Board of Equalization when they reconvene at 1:00 p.m. Setzer, Jurgens, Byars, Dorn, Hill, Assessor Patti Milligan, employee Jennifer Allington and Appraiser Darrel Stanard were present. Committee adjourned at 11:13 a.m.

The Board of Equalization reconvened by Vice Chairman Gary Lytle at 1:00 p.m. to hear and take action on property valuation protests. Jurgens, Hill, Dorn, Lytle, Byars, Setzer present, Bauman absent.

Parcels proposed to have no change to the current valuation were read into the record as follows:

<u>Owner</u>	<u>Protest filed by</u>	<u>Parcel #</u>	<u>Current value</u>
Mark & Gwen Behrends	same	000456100	\$ 136,245
Ronald Behrens	same	013918000	\$ 67,840
David & Tammy Bennett	same	000465000	\$ 74,210
Tammy Bennett, et al	same	000469000	\$ 113,615
Daniel & Monica Blankenau	same	000226100	\$ 192,910
Jesse & Andrea Bortzer	same	005208100	\$ 177,080
Everett Buss	same	002252000	\$ 373,180
Everett Buss	same	002207000	\$ 31,995
Everett Buss	same	002208000	\$ 48,305
Lewis & Janice Carr	same	000429000	\$ 34,150
Gwenith Colgrove	same	006243100	\$ 158,545
Mark Creek	same	002702100	\$ 421,675
Mark Creek	same	005761000	\$ 432,350
Arlene Dorn	same	005667000	\$ 424,105



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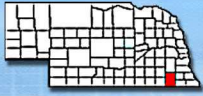
Equinox Consulting, LLC	Stan Meyer	013527000	\$ 1,843,650
Kenneth Franzen Trustee	same	001818000	\$ 396,860
Kenneth Franzen Trustee	same	001838000	\$ 163,890
Deanna Hackel	same	001014000	\$ 106,315
Deanna Hackel	same	001011000	\$ 22,835
Deanna Hackel	same	001020000	\$ 1,430
United Housing Partners	Shaun James, Atty	015181000	\$ 614,895
Erma Johnson	same	000608000	\$ 362,415
Erma Johnson	same	005191000	\$ 257,235
Erma Johnson	same	000609000	\$ 387,310
Erma Johnson	same	000607000	\$ 501,515
Erma Johnson	same	005194000	\$ 224,730
Tracy Lidolph	same	002281000	\$ 438,375
Shirley Martin, et al	same	000966000	\$ 251,155
Chris Mason	same	003234100	\$ 320,935
<u>Owner</u>	<u>Protest filed by</u>	<u>Parcel #</u>	<u>Current value</u>
Gary Meyer	same	000552000	\$ 78,140
Gary Meyer	same	000804000	\$ 80,605
Indian Creek Mall	Stan Meyer	013513000	\$ 2,212,190
Kay Novotny	same	000385000	\$ 105,490
Kay Novotny	same	000460000	\$ 84,530
Kay Novotny	same	000462000	\$ 101,700
Kay Novotny	same	000465100	\$ 111,920
Kay Novotny	same	000472000	\$ 575
Dave Parde	same	014238000	\$ 59,135
David Parde	same	010250000	\$ 90,410
Dean & Michelle Pester	same	007376000	\$ 76,335
Norman & Bernadine Peiper	same	005335000	\$ 640,945
Matthew & Lindsey Roby	same	004663107	\$ 292,655
Woodlawn Power Equipment	Hardy Shao	011634514	\$ 1,375,470
Woodlawn Power Equipment	Hardy Shao	011634508	\$ 29,140
Val Swanson	same	000228008	\$ 87,795
Val Swanson	same	000228007	\$ 48,000
Ronald & Kay Wiens	same	010458000	\$ 103,320
Larry Wolken	same	012852000	\$ 24,245

Motion made by Byars, seconded by Jurgens to approve valuation protests with no change in valuation as presented. Motion carried 6-0.

Bauman in meeting and assumed control of meeting at 1:11 p.m.

Parcels with proposed changes to valuations were read into the record as follows:

<u>Owner</u>	<u>Protest filed by</u>	<u>Parcel #</u>	<u>Current value</u>	<u>Changed to</u>
Ronny Aden	same	007381000	\$ 103,705	\$ 94,795
Roger Aden	same	014318000	\$ 83,645	\$ 39,880
Kary & Larry L. Archer Jr.	same	002524105	\$ 388,610	\$ 357,555
Bradley Behrends	Gary Barnard	010128000	\$ 113,585	\$ 89,465
Kyle Halsey	Gary Barnard	014463000	\$ 101,150	\$ 39,715
Darrick Fletcher	Gary Barnard	009893000	\$ 67,240	\$ 58,845
Elicia Behrens	same	012702000	\$ 44,355	\$ 27,555

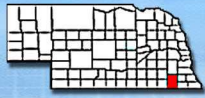


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David & Tammy Bennett	same	000469100	\$ 229,290	\$ 209,560
Elizabeth & Chad Borgman	same	011411010	\$ 207,905	\$ 196,630
Melvin Bowman	same	004628101	\$ 73,005	\$ 63,985
Jeff Boyer & James Gregory	same	000033400	\$ 237,965	\$ 217,940
Jacob & Valerie Brewer	same	007400000	\$ 80,940	\$ 69,205
McKaila Brown	same	012145000	\$ 107,940	\$ 82,615
Tana Burrows	same	014953000	\$ 31,690	\$ 13,125
Eugene Cacek	same	004553000	\$ 216,365	\$ 179,245
Greg Carpenter	same	004463900	\$ 372,005	\$ 343,000
Ronald Cornelius	same	003016000	\$ 126,485	\$ 123,755
Ronald Cornelius	same	000458000	\$ 379,920	\$ 330,575
Peggy Crawford	same	010876522	\$ 40,000	\$ 30,000
Peggy Crawford	same	010876523	\$ 40,000	\$ 30,000
Terry Lee Doolittle	same	007266000	\$ 99,090	\$ 92,040
Robert Drake (Gregory Bragg)		014226000	\$ 57,055	\$ 41,100
E Energy Adams LLC	same	006542101	\$36,815,130	\$32,380,740
Teresa Fauber	same	005477000	\$ 97,385	\$ 62,175
Derek Ford	same	007395000	\$ 166,495	\$ 159,955
Gage Industrial	Ken Cheloha	011634504	\$ 1,156,150	\$ 979,660
Mary Gramann	same	000226101	\$ 71,850	\$ 52,000
David Hanau	same	007391000	\$ 79,080	\$ 73,975
David Hanau	same	004647108	\$ 377,590	\$ 372,880
Blaze & Emily Johnson	same	002524111	\$ 249,260	\$ 139,550
Harold Jurgens	same	007526000	\$ 42,740	\$ 30,015
Nicholas Jurgens	same	011895000	\$ 92,310	\$ 42,310
Roger & Linda Jurgens	same	005114000	\$ 173,730	\$ 160,025
Matt & Taynia Kannianen	same	002524101	\$ 349,500	\$ 336,485

<u>Owner</u>	<u>Protest filed by</u>	<u>Parcel #</u>	<u>Current value</u>	<u>Changed to</u>
Loren Kelle	same	013945000	\$ 141,400	\$ 87,335
Kensington Beatrice LLC	Larry Wolken	009677000	\$ 759,905	\$ 709,695
Dennis Kent	same	002524112	\$ 328,525	\$ 302,930
Max Kimmerling	same	004407000	\$ 433,350	\$ 397,365
Mark Knopik	same	000228800	\$ 232,505	\$ 121,070
Wayne Larsen	same	003271000	\$ 43,055	\$ 16,110
Linsenmeyer Farms, Inc.	same	003689000	\$ 176,075	\$ 115,530
Linsenmeyer Farms, Inc.	same	005159000	\$ 114,705	\$ 112,240
Linsenmeyer Farms, Inc.	same	003689100	\$ 20,720	\$ 19,825
Rodney Linsenmeyer	same	003703100	\$ 183,820	\$ 174,210
Lyle Loth	same	010110000	\$ 40,540	\$ 29,190
Deverne Malchow	same	002794000	\$ 227,375	\$ 218,810
Daric Manchester	same	012828000	\$ 54,075	\$ 27,300
Jacob & Erin May	same	004612205	\$ 163,500	\$ 139,665
Blake Meints	same	006482000	\$ 124,395	\$ 105,090
Anne Moze	same	004456300	\$ 7,015	\$ 3,645
Anne Moze	same	004456100	\$ 7,725	\$ 4,275
Anne Moze	same	004456400	\$ 6,300	\$ 3,650



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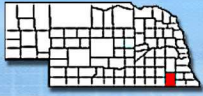
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Anne Moze	same	004456000	\$ 66,610	\$ 52,525
Earl Pobanz	same	005935000	\$ 95,585	\$ 75,525
Paul & Jeanine Poulosky	same	004459000	\$ 310,325	\$ 280,535
Steven & Ruth Pralle	same	004817000	\$ 199,595	\$ 190,280
Robert & JoAnne Price	same	007424000	\$ 54,110	\$ 46,560
Deb & Rod Rehm	same	013812000	\$ 45,715	\$ 35,795
Deb & Rod Rehm	same	014765000	\$ 16,685	\$ 6,000
Jeffrey Reinwalt	same	010032000	\$ 41,510	\$ 11,800
Sean Curtis Rickers JSS LLC	same	004767000	\$ 168,035	\$ 136,355
Jonathan & Melissa Rosene	same	002695001	\$ 311,340	\$ 274,590
Clinton & Janet Rule	same	008851000	\$ 17,240	\$ 6,345
Jolene Russell	same	010299112	\$ 138,875	\$ 110,370
Mark & Jennifer Schroeder	same	002524113	\$ 435,775	\$ 417,140
Wayne Schulz	same	014002601	\$ 48,000	\$ 12,900
Tim & Heather Sejkora	same	002524115	\$ 431,725	\$ 394,680
Deborah Kai Simpson	same	002048000	\$ 172,305	\$ 110,095
Matthew Skibicki	same	010876108	\$ 283,475	\$ 268,050
Tyler Snyder	same	012042000	\$ 95,040	\$ 69,555
Margaret Marston Estate	Ellis Stern, Exec.	007304000	\$ 67,235	\$ 24,180
Delores Stewart	same	002342000	\$ 111,145	\$ 109,060
James & Cindy Thurber	same	004653000	\$ 278,055	\$ 248,615
Michael & Kimberly Tidball	same	002582111	\$ 335,130	\$ 309,155
Donavon Trout	same	005480000	\$ 146,100	\$ 134,785
Dennis Vitosh	same	012442000	\$ 79,445	\$ 46,575
Carol Wallman	same	000031000	\$ 126,125	\$ 123,115
Dustin Wallman	same	006482100	\$ 124,395	\$ 105,090
Larry Wolken	same	011632000	\$ 33,160	\$ 28,005
Larry Wolken	same	014181000	\$ 22,100	\$ 15,190
Larry Wolken	same	009472000	\$ 29,115	\$ 25,415
Larry Wolken	same	015179000	\$ 39,110	\$ 32,000

Motion made by Byars, seconded by Lytle to approve changes to property valuations as read into the record. Motion carried 7-0.

Protests on parcels in Gage County Industrial Park were all filed by Gary Barnard and were read into the record as follows (the BOE Rollback Values listed are values after the approval of a rollback from a raise of 50¢ a square foot to a raise of 30¢ a square foot, approved at the June 25, 2014 Board of Equalization Meeting):

<u>Owner</u>	<u>Parcel #</u>	<u>Original value</u>	<u>BOE Rollback Value</u>	<u>Changed to</u>
The Toro Company	011634501	\$ 1,886,150	\$ 1,851,045	\$ 1,851,045
Gage Co. c/o Exmark Mfg.	011634502	\$ 4,265,200	\$ 4,195,155	\$ 4,195,155
The Toro Company	011634503	\$ 912,785	\$ 849,010	\$ 849,010
Accuma Corporation	011634505	\$ 2,952,230	\$ 2,822,855	\$ 2,822,855



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Exmark Mfg. Company	011634506	\$ 51,620	\$ 30,970	\$ 30,970
Naska Corporation, UPS	011634507	\$ 154,815	\$ 132,340	\$ 132,340
Worldlawn Power Equip.	011634508	\$ 48,570	\$ 29,140	\$ 29,140
Four States Development	011634509	\$ 5,863,320	\$ 5,719,400	\$ 5,719,400
J & J Wood & Wire, Inc.	011634511	\$ 906,695	\$ 858,430	\$ 858,430
Worldlawn Power Equip.	011634514	\$ 1,418,155	\$ 1,375,470	\$ 1,375,470
Accuma Corporation	011643201	\$ 249,645	\$ 148,060	\$ 148,060
Las Brisas Land Dev.	011643203	\$ 190,575	\$ 114,345	\$ 114,345
Midland Resources LLC	011643204	\$ 887,190	\$ 851,210	\$ 851,210
Equip. Care Cntr. of Beatrice	011643205	\$ 988,600	\$ 949,915	\$ 765,650
Beatrice Lawn Care, Inc.	011643206	\$ 24,175	\$ 14,505	\$ 14,505
Dennis & Ruth Schuster				
DBA Beatrice Mechanical	011643207	\$ 148,090	\$ 138,420	\$ 138,420
Robert Tiemann	011643208	\$ 219,780	\$ 204,270	\$ 204,270
Robert & Barbara Tiemann	011643209	\$ 5,790	\$ 5,790	\$ 5,790
(This is Ag land for 2014)				
Duonix Beatrice, LP	011643210	\$ 541,740	\$ 506,535	\$ 506,535
Duonix Beatrice, LP	011643211	\$ 50,095	\$ 30,055	\$ 30,055
Wayne Lineweber	011643212	\$ 145,270	\$ 87,165	\$ 87,165
Precise Bldg., LLC	011643524	\$ 1,499,035	\$ 1,447,445	\$ 1,447,445
Flint Hills Resources, Beatr.	011643202	Protest formally withdrawn		
Gage Industrial, LLC	011634504	Protest formally withdrawn		

Motion made by Byars, seconded by Hill to approve valuation changes to parcels in Gage County Industrial Park as read into the record. Motion carried 7-0.

Chairman declared Board of Equalization adjourned at 1:43 p.m. until August 6, 2014.

/s/ Dawn Hill
Dawn Hill, Gage County Clerk

/s/ Matt Bauman
Matt Bauman, Chairman
Gage County Board of Equalization

I, Dawn Hill, County Clerk of Gage County, do hereby certify that the above records are true and accurate to the best of my knowledge.

Witness my hand and official seal this 24th day of July, 2014.

(SEAL)

/s/ Dawn Hill
Dawn Hill, Gage County Clerk