

JUNE 26, 2017 PROCEEDINGS OF THE NUCKOLLS COUNTY BOARD OF EQUALIZATION

The Nuckolls County Board of Equalization met June 26, 2017 in the Board Meeting Room at the Courthouse, Nelson, Nebraska, per recess of May 22, 2017 Board of Equalization Meeting. The agenda of said meeting was remitted to board members in advance of the meeting and was posted in the County Clerk's office and on the County Website. Corman announced the 'Open Meetings Act Law' is posted in the Commissioners Board Meeting Room and handouts are available. Blackstone, Zikmund and Christensen, Stanard and Susan Rogers were present for said meeting. Chairman Christensen approved the agenda and the May 22, 2017 Minutes.

The Board of Equalization reconvened at 10:00 a.m.

Protestor Ricky D. Steinhour. Ricky D. Steinhour was not present for their hearing at 10:00 a.m. Steinhour protest #2017-01 Lots 9 & 10, Block 3, O.T. Nelson. A message was given to Chairman Christensen that Steinhour had called into the Clerk's office and was withdrawing his protest. Rogers confirmed that she had spoken to Steinhour via phone previously, and was aware he would be possibly withdrawing the protest.

Protestors Raymond & Sheryl Dieatrick. Raymond & Sheryl Dieatrick were present for their hearing at 10:15 a.m. Their protest #2017-02 Lots 3 & 4, Block 31, O.T. Superior was read into the record. Christensen read reasons for requested value change stating; We purchased the property on March 30, 2017 for \$24,000.00. The basement leaks and there is extensive water damage to the interior of the house. The plumbing was in poor condition and we have already had to spend \$4,000.00 on the plumbing just to be able to move into the structure. The house has suffered neglect over time and the demographics of the town of Superior are at a steady decline. An increase in valuation of almost \$17,000.00 in one year is very high and unreasonable. For these reasons I feel the valuation I am requesting of \$51,485.00 is closer to the actual property value, while still providing needed tax revenue for the County. County Appraiser, Stanard and County Assessor, Susan Rogers both recommended an inspection of the home. Rogers suggested tabling for further verification. The Board noted they would take this recommendation under consideration.

Protestor Anton J. Debelak. Anton J. Debelak was present for the hearing at 10:30 a.m. The protest #2017-03 Lot 4, Block 1, North Addition to the O.T. Superior was read into the record. Christensen read reasons for requested value change stating; It is almost a 23% increase and I have done no additional work or updates. Could the increase be more incremental? Debelak also presented the board with a list of similar properties in the area. County Appraiser, Stanard and County Assessor, Susan Rogers both recommended an inspection of the home. Rogers suggested tabling for further verification. The Board noted they would take this recommendation under consideration.

A motion was made by Zikmund to Approve an Application for Exemption from Motor Vehicle Taxes submitted by Brodstone Memorial Hospital for a 2003 Ford Taurus. Seconded by Blackstone. Blackstone, Zikmund and Christensen all voted Aye, 0 voted Nay. Motion carried.

Chairman Christensen adjourned the Board of Equalization meeting at 10:55 a.m.

Doyle Christensen, Chairman
By: Carrie Miller, County Clerk