



Pierce Board of Equalization Minutes



BOARD OF EQUALIZATION PROCEEDINGS July 20, 2018

The Pierce County Board of Equalization met pursuant to adjournment on Friday, July 20, 2018 at 1:00 P.M. with the following members present: Marvin Elwood, Jr., Brad Albers and Terry J. Wragge. Co. Assessor Peggy Wragge, Deputy County Assessor Jean Lubke and Co. Clerk Shannon Wragge were present.

Notice of the meeting was given in advance as shown by the Certificate of Publication on file in the County Clerk's office. Availability of the agenda was communicated in the advance notice of the meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. Chairman Albers called the meeting to order at 1:05 P.M. and presided. Chairman Albers stated that the Open Meetings Act is posted on the north wall of the board room with more copies available at the County Clerk's office.

Motion by Elwood, seconded by Wragge, to approve the agenda. Roll call vote: Aye: Elwood, Albers and Wragge. Nay: None. Motion carried.

The 2018 Valuation Protests that had been heard on July 16 and 17, 2018, were discussed and County Assessor Peggy Wragge gave the County Board of Equalization her recommendation on each of the protests.

Motion by Wragge, seconded by Elwood, to approve the recommendations of the County Assessor for the 2018 Protests as follows:

Protest No.	Legal Description	Current Value	Value
#2018-1	Mohrs 2 nd Addn, TL 132 & 136 with 91 Huntington Modular, Pierce County, NE		
	LAND	\$0	\$0
	BUILDINGS	\$30,125.00	\$11,730.00
	TOTAL	\$30,125.00	\$11,730.00

Protest No.	Legal Description	Current Value	Value
#2018-2	pt NE ¼ NE ¼ , TL 9 & 10, 28-25-1 (10.942 Acres), Pierce County, NE		
	LAND	\$57,740.00	\$57,740.00
	BUILDINGS	\$10,555.00	\$10,235.00
	TOTAL	\$68,295.00	\$67,975.00

Protest No.	Legal Description	Current Value	Value
#2018-3	pt SW ¼, TL 2, 27-28-1 (11.48 Acres) Pierce County, NE		
	LAND	\$22,610.00	\$22,610.00
	BUILDINGS	\$58,025.00	\$58,025.00
	TOTAL	\$80,635.00	\$80,635.00

Protest No.	Legal Description	Current Value	Value
#2018-4	Blk 33, Lot 1 & 2, Pacific Townsite Co's 1 st Addn to Osmond, Pierce County, NE		
	LAND	\$7,500.00	\$7,500.00
	BUILDINGS	\$26,765.00	\$26,765.00
	TOTAL	\$34,265.00	\$34,265.00

Protest No.	Legal Description	Current Value	Value
#2018-5	Blk 30, Lot 10 & S ½ of 11, Pacific Townsite Co's 2 nd Addn to Plainview, Pierce County, NE		
	LAND	\$1,535.00	\$1,535.00
	BUILDINGS	\$72,610.00	\$71,920.00



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TOTAL	\$74,145.00	\$73,455.00
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Protest No.	Legal Description	Current Value	Value
#2018-6	Blk 5, Lot 10, 11 & 12, Peeds Addn to Plainview, Pierce County, NE		
	LAND	\$8,945.00	\$8,945.00
	BUILDINGS	\$60,000.00	\$48,000.00
	TOTAL	\$68,945.00	\$56,945.00

Protest No.	Legal Description	Current Value	Value
#2018-7	Blk 13, Lots 1, 2 & E 1/2 of 3, Original Town of Pierce, Pierce County, NE		
	LAND	\$20,485.00	\$20,485.00
	BUILDINGS	\$283,880.00	\$283,880.00
	TOTAL	\$304,365.00	\$304,365.00

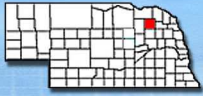
Protest No.	Legal Description	Current Value	Value
#2018-8	Blk 18, Lot 10 & Lot 11, College Addn to Plainview, Pierce County, NE		
	LAND	\$0	\$2,555.00
	BUILDINGS	\$130,230.00	\$63,435.00
	TOTAL	\$130,230.00	\$65,990.00

Protest No.	Legal Description	Current Value	Value
#2018-9	Blk 8, Lot 23, Kimball & Blair Addn to Plainview, Pierce County, NE		
	LAND	\$2,700.00	\$2,700.00
	BUILDINGS	\$7,935.00	\$7,935.00
	TOTAL	\$10,635.00	\$10,635.00

Protest No.	Legal Description	Current Value	Value
#2018-10	TL 4, 5 & 6 - pt 36-28-3, Osmond, Pierce County, NE		
	LAND	\$15,495.00	\$15,495.00
	BUILDINGS	\$233,935.00	\$220,950.00
	TOTAL	\$249,430.00	\$236,445.00

Protest No.	Legal Description	Current Value	Value
#2018-11	Blk 1, Lot 5, Gibsons Addn of Holmes Replat of Blk 13, Pierce, Pierce County, NE		
	LAND	\$13,950.00	\$13,950.00
	BUILDINGS	\$86,255.00	\$66,095.00
	TOTAL	\$100,205.00	\$80,045.00

Protest No.	Legal Description	Current Value	Value
#2018-12	Blk 6, Lot 6, Original Town, Pierce, Pierce County, NE		
	LAND	\$10,230.00	\$10,230.00
	BUILDINGS	\$74,040.00	\$74,040.00
	TOTAL	\$84,270.00	\$84,270.00



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Protest No.	Legal Description	Current Value	Value
#2018-13	NW ¼ SE ¼ , 24-26-3 (40 Acres), Pierce County, NE		
	LAND	\$150,550.00	\$143,015.00
	BUILDINGS	\$0	\$0
	TOTAL	\$150,550.00	\$143,015.000

Protest No.	Legal Description	Current Value	Value
#2018-14	Nave's Addn, Lot 3, pt 32-26-2 (3 Acres), Pierce County, NE		
	LAND	\$39,760.00	\$39,760.00
	BUILDINGS	\$0	\$0
	TOTAL	\$39,760.00	\$39,760.00

Protest No.	Legal Description	Current Value	Value
#2018-15	pt SE ¼ SE ¼ 1-25-2 (13.27 Acres) Pierce County, NE		
	LAND	\$39,705.00	\$39,705.00
	BUILDINGS	\$5,400.00	\$1,080.00
	TOTAL	\$45,105.00	\$40,785.00

Protest No.	Legal Description	Current Value	Value
#2017-16	pt NE ¼ SE ¼ 20-25-1, TL 3, (5 Acres) Pierce County, NE		
	LAND	\$51,800.00	\$51,800.00
	BUILDINGS	\$106,350.00	\$106,350.00
	TOTAL	\$158,150.00	\$158,150.00

Protest No.	Legal Description	Current Value	Value
#2018-17	Blk 23, Lots 8, Original Town of Pierce, Pierce County, NE		
	LAND	\$10,230.00	\$10,230.00
	BUILDINGS	\$83,885.00	\$82,885.00
	TOTAL	\$94,115.00	\$93,115.00

Protest No.	Legal Description	Current Value	Value
#2017-18	S ½ SE ¼ & S ½ N ½ SE ¼ 35-25-4 (120 Acres) Pierce County, NE		
	LAND	\$575,785.00	\$573,755.00
	BUILDINGS	\$0	\$0
	TOTAL	\$575,785.00	\$573,755.00

Protest No.	Legal Description	Current Value	Value
#2018-19	pt NE ¼ NW ¼ & pt NW ¼ NE ¼ , TL 1, 9-25-3 (6.42 Acres) Pierce County, NE		
	LAND	\$17,560.00	\$17,560.00
	BUILDINGS	\$175,745.00	\$175,745.00
	TOTAL	\$193,305.00	\$193,305.00

Protest No.	Legal Description	Current Value	Value
#2018-20	Lot 2 of Stepp Subdivision, pt Outlot C, Hadar, (1.24 Acres), Pierce County, NE		
	LAND	\$9,000.00	\$9,000.00
	BUILDINGS	\$104,390.00	\$100,220.00
	TOTAL	\$113,390.00	\$109,220.00

Protest No.	Legal Description	Current Value	Value
#2018-21	pt 36-28-4, TL 7, (4.20Acres), Pierce County, NE		



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LAND	\$15,700.00	\$15,700.00
BUILDINGS	\$31,115.00	\$28,580.00
TOTAL	\$46,815.00	\$44,280.00

Roll call vote: Aye: Elwood, Albers and Wragge. Nay: None. Motion carried.

There being no further business, Chairman Albers adjourned the meeting at 9:29 A.M. and will meet again at a regular meeting on Monday, July 30, 2018 at 9:00 A.M. as County Board of Equalization, said meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the County Clerk.

/s/ Brad Albers
Chairman, Pierce County
Board of Equalization

/s/ Shannon Wragge
Pierce County Clerk

I, Shannon Wragge, Pierce County Clerk, do hereby certify that all the subjects contained in the foregoing proceedings are contained in the agenda for the meeting kept continuously current and available for public inspection at my office; that such subjects were contained in said agenda for at least 24 hours prior to the meeting; that the minutes of said meeting were in written form and available for public inspection within 10 working days and prior to the next convened meeting of said body; that any news media requesting notification concerning said meetings or said County Board were provided advance notification of the time and place of said meetings and the subjects to be discussed at said meeting.

/s/ Shannon Wragge
Pierce County Clerk
