



Pierce Board of Equalization Minutes



BOARD OF EQUALIZATION PROCEEDINGS February 24, 2020

The Pierce County Board of Equalization met pursuant to adjournment on Monday, February 24, 2020 at 9:00 A.M. with the following members present: Marvin Elwood, Jr., Jim Schmit, and Terry J. Wragge. Co. Assessor Jean Lubke, Co. Clerk Shannon Wragge, Ryan Zimmerman, Rich Koenig, Tom Kuether and News Reporter Randee Falter 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 Elwood called the meeting to order at 9:00 A.M. and presided. Chairman Elwood 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 Schmit, seconded by Wragge, to approve the agenda. Roll call vote: Aye: Elwood, Schmit and Wragge. Nay: None. Motion carried.

The minutes of February 10, 2020 were approved as printed.

Motion by Wragge, seconded by Schmit, to approve tax list correction #2733 and #2734 as submitted by the County Assessor. Roll call vote: Aye: Elwood, Schmit and Wragge. Nay: None. Motion carried.

Motion by Schmit, seconded by Wragge, to approve Form 457, a Motor Vehicle Exemption Application for CHI Health, Omaha, NE, as submitted by County Treasurer Christine Bahr. Roll call vote: Aye: Elwood, Schmit and Wragge. Nay: None. Motion carried.

The legal was read for the 9:00 a.m. public hearing to receive public comments concerning the list of 2020 Permissive Exemption Applications for personal property (Form 451) as presented by County Assessor Jean Lubke.

Chairman Elwood opened the hearing at 9:05 a.m. There were no written comments or objections and no one from the public was present pertaining to the applications. Assessor Lubke explained the “Form 451 2020 Exemption Applications” to the County Board being applied for numerous real and personal property and that they had to be approved in February not in January, therefore, the Form 451’s needed to be approved again. Chairman Elwood closed the hearing at 9:07 a.m.

Motion by Schmit, seconded by Wragge, to approve the following Form 451’s, 2020 Exemption Applications:

PIERCE

Christ Evangelical Lutheran Church 506 S Second St Pierce, NE 68767	<ul style="list-style-type: none"> • Mohr’s First Addition Blk 1 Lots 5-6-7-8 (Church & Parsonage) • Other – Religious • 700003585
Christ Evangelical Lutheran Church 506 S Second St Pierce, NE 68767	<ul style="list-style-type: none"> • Pierce Original Town Blk 55 , S ½, Lots 5&6 (Fellowship Hall & Parking Lot) • Other – Religious • 700002317
Pierce Carnegie Library Foundation c/o Todd Wragge 102 E Main St Pierce, NE 68767	<ul style="list-style-type: none"> • Pierce Original Town Blk 44 Lots 7 & 8 • Pierce OT Blk 44 Lots 1 and 2 (Library Parking Lot) • Charitable • 700001854 7000001852
Pierce Senior Citizens Center 107 W Main St Pierce, NE 68767	<ul style="list-style-type: none"> • Pierce Original Town Blk 25 Lots 9, 22’x124’ & Part Lot 10 22’x124’ (Apartments are No Value) • Charitable • 700000980 & 700000987
Pierce United Church of Christ 303 South Brown	<ul style="list-style-type: none"> • Pierce Original Town Blk 46 Lots 1 & 2 (Church) • Other – Religious • 700001912



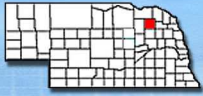
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Pierce, NE 68767	
St. John's Lutheran Church of the Unaltered Augsburg Confession 55203 854 th Rd Pierce, NE 68767	<ul style="list-style-type: none"> • PT SW1/2, SW ¼ 19-26-1 5.05 AC(Parsonage, Church & Parish Hall) • 3 AC (CEMETARY) • Other – Religious • 700028092 & 700028093
St. Joseph's Catholic Church of Pierce c/o Pansing Hogan Lawfirm 10250 Regency Circle, Suite 300 Omaha, NE 68114	<ul style="list-style-type: none"> • Pierce Original Town Blk 53 (Church, Parsonage, Parish Center & Parking Lot) • Other – Religious • 700002234
St. Joseph's Catholic Church of Pierce c/o Pansing Hogan Lawfirm 10250 Regency Circle, Suite 300 Omaha, NE 68114	<ul style="list-style-type: none"> • Pierce Tax Lot 144 .38A 27-26-2 (Parking Lot) • Other – Religious • 700003682
Tomek-Otto Post #72 American Legion PO Box 71 Pierce, NE 68767-0071	<ul style="list-style-type: none"> • Pierce Original Town Blk 25 Lot 8 • Charitable • 700000974
United Methodist Church of Pierce PO Box 85 Pierce, NE 68767	<ul style="list-style-type: none"> • Pierce Original Town Blk 38 Lot 3 & 4 (Church & Fellowship Hall) • Other – Religious • 700001646
Zion Evangelical Lutheran Church 520 East Main Street Pierce, NE 68767	<ul style="list-style-type: none"> • Pierce Cones ADD Blk 3 (Church, School, Parish Hall & Reception Hall) • Other – Religious • 700002717
Zion Evangelical Lutheran Church 520 East Main Street Pierce, NE 68767	<ul style="list-style-type: none"> • Pierce Cones ADD Blk 4 Lots 6-7-8 (Parking Lot & Storage Shed) • Other – Religious • 700002759
Zion Evangelical Lutheran Church 520 East Main Street Pierce, NE 68767	<ul style="list-style-type: none"> • Pierce Cones Add Blk 8 Lot 3 & E 54' of Lot 4 (Residence of Principal) • Other – Religious • Parcel #700002962/Card #412.1

PLAINVIEW

CHI Health ~Alegent Health c/o: Property Management Attn: Don Mandel 12809 West Dodge Road Omaha, NE 68154	<ul style="list-style-type: none"> • Charitable • 700005720 • Plainview College Addition All of Blk 5 (Including Vacated Alley)-Hospital • 700009429 • Plainview O.T. Blk 5 LOTS 1 & 2
First Congregational Church of Plainview PO Box 128 Plainview, NE 68769-0128	<ul style="list-style-type: none"> • Plainview Chilvers 2nd ADD Blk 3 Lots 10-11-12 (Church) • Other – Religious • 700008016
Our Savior Lutheran Congregation of Plainview PO Box 458 Plainview, NE 68769-0458	<ul style="list-style-type: none"> • Plainview Chilvers 6th ADD Blk 9 Lots 1 through 6 (Church, Parsonage & Parking Lot) • Other – Religious • 700008359
Plainview Historical Society 1880 Depot Museum PO Box 495 Plainview, NE 68769	<ul style="list-style-type: none"> • PT NW ¼ NW ¼ TL 27 4-27-4 .20A • Work Phone = 402-582-3385 • Educational • 700022121
Plainview Masonic Lodge #204 PO Box 671 Plainview, NE 68769-0671	<ul style="list-style-type: none"> • Plainview Chilvers 6th ADD Blk 11 Lot 12 • Charitable • 700008478
Plainview Senior Service Center, Inc. PO Box 206	<ul style="list-style-type: none"> • Plainview Original Town Blk 1 S 25' of Lot 4 & 15x45 of W ½ of N 35' of Lot 4 • Charitable • 700009171



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Plainview, NE 68769-0206	
St. Paul's Catholic Church c/o Pansing Hogan Lawfirm 10250 Regency Circle, Suite 300 Omaha, NE 68114	<ul style="list-style-type: none"> • PT SE ¼ TL 9 33-28-4 (Church & Hall) • Other – Religious • 700008814
United Methodist Church of Plainview PO Box 100 Plainview, NE 68769-0100	<ul style="list-style-type: none"> • Plainview Pittack's ADD All Blk 3 Except Lots 1-3 & 10-12 (Church) • Other – Religious • 700007309
United Methodist Church of Plainview PO Box 100 Plainview, NE 68769-0100	<ul style="list-style-type: none"> • Plainview Chilvers 1st ADD Blk 2 Lot 5 (Parsonage) • Other – Religious • 700007918
Zion Lutheran Church PO Box 159 Plainview, NE 68769-0159	<ul style="list-style-type: none"> • Other – Religious • 700008988 • Plainview Peed's 2nd ADD Blk 8 W ½ Lot 5 and 6
Zion Lutheran Church PO Box 159 Plainview, NE 68769-0159	<ul style="list-style-type: none"> • Other – Religious • 700008807 • Plainview Peed's ADD Blk 4 (Church, School, & Parsonage)

OSMOND

American Legion Post #326 PO Box 222 Osmond, NE 68765-0273	<ul style="list-style-type: none"> • Osmond Original Town Blk 7 Lot 15 • Charitable • 700011971
Immanuel Lutheran Church Unaltered Augsburg Confession of Osmond PO Box 10 Osmond, NE 68765-0010	<ul style="list-style-type: none"> • Other – Religious • 700014162 • Part NW ¼ 31-28-2, TL 10, 141 & 140 & First Addition, Blk 44 Lot 12 (Church, Fellowship Hall & Parking Lot) • 700014483 • 31-28- 2 T.L. 129 .56AC 166X148 (PARKING LOT)
Immanuel Lutheran Church Unaltered Augsburg Confession of Osmond PO Box 10 Osmond, NE 68765-0010	<ul style="list-style-type: none"> • PT NW ¼ 31-28-2 , TL 9 (Parsonage) • Other – Religious • 700014163
Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429	<ul style="list-style-type: none"> • Osmond O.T. Blk 8 E 120' Lot 13 & E 75' of Lots 14 & 15 Less N 5' of W 40' E 75' Lot 15 Less E 30' of Lots 13-14-15 • Charitable • 700012019 • <i>Buildings - 2053</i>
Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429	<ul style="list-style-type: none"> • Charitable • 700012089 • Osmond Original Town Blk 9 Lots 19-20-21 • <i>Used for overflow parking – 2062</i> • Osmond O.T. Blk 7 Lots 1-4 • 700011921
Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429	<ul style="list-style-type: none"> • Charitable • <i>Hospital Administrator Residence</i> • Osmond O.T. Blk 3 Lot 3 & S1-2 Lot 2 • 700011683
Osmond General Hospital, Inc. PO Box 429	<ul style="list-style-type: none"> • Osmond Original Town Blk 8 Lots 1 through 12 & E 30' of Lots 13-14-15 (Storage) • Charitable



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Osmond, NE 68765-0429	<ul style="list-style-type: none"> • 700012026 • 2053.1
Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429	<ul style="list-style-type: none"> • Osmond Original Town Blk 3 Lot 4-5-6 • Charitable • 700011684 • <i>Hospital 2007.1</i>
Osmond Senior Center PO Box 6 Osmond , NE 68765-0006	<ul style="list-style-type: none"> • Osmond Original Town Blk 14 Lot 5 • Charitable • 700012341
St. Mary's of the Seven Dolors c/o Pansing Hogan Lawfirm 10250 Regency Circle, Suite 300 Omaha, NE 68114	<ul style="list-style-type: none"> • Osmond Original Town Blk 1 & part of Hill Street, (School & Shed) • Other – Religious • 700014080
St. Mary's of the Seven Dolors c/o Pansing Hogan Lawfirm 10250 Regency Circle, Suite 300 Omaha, NE 68114	<ul style="list-style-type: none"> • Osmond Original Town Blk 2, Lots 1 6 Part Alley between Lots 3 & 4 • (Church, Parking lot &Parsonage) • Other – Religious • 700014081
United Methodist Church of Osmond PO Box 481 Osmond, NE 68765-0481	<ul style="list-style-type: none"> • Osmond Pacific Town site Co 1st Addition, Blk 30 Lots 4 through 9 (Church & Educational Bldg & Parsonage) • Other – Religious • 700013001

FOSTER

Trinity Lutheran Church of Foster 301 W Schneider Street Foster, NE 68765	<ul style="list-style-type: none"> • Foster Schneider's ADD Blk 1 Lots 1-2-3-4 & T.L. 19 (Church & Parsonage & Parish Hall) • Other – Religious • 700016234
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HADAR

Immanuel Lutheran Church % Todd Oestreich 55494 State Hwy 13 Norfolk NE 68701	<ul style="list-style-type: none"> • Hadar Outlet A Blk 9 Between Ash & Elm (School) • Other – Religious • 700015548
Immanuel Lutheran Church % Todd Oestreich 55494 State Hwy 13 Norfolk NE 68701	<ul style="list-style-type: none"> • Hadar Blk 4 Lots 1&2 and 5 through 17 (Church, Parsonage & Parking Lot) • Other – Religious • 700015023

RURAL

VSS Catholic Communications Inc % James M Carroll 13326 A Street Omaha, NE 68144	<ul style="list-style-type: none"> • Improvements Only Located upon, SE ¼ 160ac 14-28-3 • Other – Religious • 700019741
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as submitted by the County Assessor and on file at the respective office. Roll call vote: Aye: Elwood, Schmit and Wragge. Nay: None. Motion carried.

There being no further business, Chairman Elwood adjourned the meeting at 9:08 A.M. and will meet again at a regular meeting on Monday, March 9, 2020 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.



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/s/ Marvin Elwood, Jr.
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
