



Pierce Board of Equalization Minutes



BOARD OF EQUALIZATION PROCEEDINGS July 6, 2020

The Pierce County Board of Equalization met pursuant to adjournment on Monday, July 6, 2020 at 9:00 A.M. with the following members present: Marvin Elwood, Jr., Jim Schmit and Terry J. Wragge. Co. Clerk Shannon Wragge, Co. Assessor Jean Lubke, Deputy Co. Assessor Linda Peekenschneider, Jesse Wragge, Grant True, Jeff & Steph Pape, Gaylen Nuesch, Dale Samuelson, Kim McDaniel, Brett Buske, James Gubbels 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 following protests were heard:

Protest No.	Legal Description	Current Value	Requested Value
#2020-1	pt SW ¼ SW ¼ SE ¼ 2-26-2 (4.77 acres), Pierce County NE		
	LAND	\$47,990	\$20,000
	BUILDINGS	\$113,505	\$100,000
	TOTAL	\$161,495	\$120,000

Protest No.	Legal Description	Current Value	Requested Value
#2020-2 (Not Present)	Lake Canyon 1 st Addition Lot 5 and Miller Bruns Lot Boundary Change Lot B (10.61 acres) in pt 22-25-1, Pierce County NE		
	LAND	\$57,410	\$57,410
	BUILDINGS	\$491,930	\$423,560
	TOTAL	\$549,340	\$480,970

Protest No.	Legal Description	Current Value	Requested Value
#2020-3	pt SE ¼ SE ¼, Raymond Gubbels Lot Split in 34-28-2 (5 acres), Pierce County, NE		
	LAND	\$22,540	\$16,270
	BUILDINGS	\$128,350	\$96,105
	TOTAL	\$150,890	\$112,375

Protest No.	Legal Description	Current Value	Requested Value
#2020-4	Hadar Ridge Estates 2 nd Addition, Lots 7 & 8 (9.926 acres) in pt 32-25-1, Pierce County, NE		
	LAND	\$56,725	\$56,725
	BUILDINGS	\$535,520	\$452,580
	TOTAL	\$592,245	\$509,305

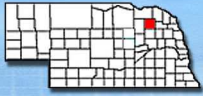
Protest No.	Legal Description	Current Value	Requested Value
#2020-5	pt SW ¼ SE ¼ 31-27-1 (6.8 acres), Pierce County, NE		
	LAND	\$52,610	\$8,500
	BUILDINGS	\$0	\$0
	TOTAL	\$52,610	\$8,500



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Protest No.	Legal Description	Current Value	Requested Value
#2020-6	Hadar Ridge Estates, Lots 5 & 6, pt 32-25-1, Pierce County, NE		
	LAND	\$56,710	\$56,710
	BUILDINGS	\$568,625	\$481,240
	TOTAL	\$625,335	\$537,950
Protest No.	Legal Description	Current Value	Requested Value
#2020-7	Blk 54, Lot 1, Original Town of Pierce, Pierce County, NE		
(Not Present)	LAND	\$0	\$0
	BUILDINGS	\$0	\$0
	TOTAL	\$102,145	\$94,965
Protest No.	Legal Description	Current Value	Requested Value
#2020-8	E 15 acres in pt S ½ S ½ NW ¼ of 21-25-1, Pierce County NE		
(Not Present, but called in on phone conference)	LAND	\$26,855	\$21,040
	BUILDINGS	\$0	\$0
	TOTAL	\$26,855	\$21,040
Protest No.	Legal Description	Current Value	Requested Value
#2020-9	107.12 acres in pt S ½ SW ¼ NE ¼ & N 30 acres in pt NW ¼ SE ¼ in 21-25-1, Pierce Co, NE		
(Not Present, but called in on phone conference)	LAND	\$491,565	\$491,565
	BUILDINGS	\$0	\$0
	TOTAL	\$491,565	\$491,565
Protest No.	Legal Description	Current Value	Requested Value
#2020-10	1998 Champion modular sitting on property located on pt of the S ½ SW ¼ & SE ¼ 23-25-1, Pierce County NE		
	LAND	\$0	\$0
	BUILDINGS	\$125,000	\$75,000
	TOTAL	\$125,000	\$75,000
Protest No.	Legal Description	Current Value	Requested Value
#2020-11	pt SE ¼ SE ¼ 29-25-1, TL 10 Hadar, Pierce County NE		
	LAND	\$11,250	\$11,250
	BUILDINGS	\$153,975	\$142,350
	TOTAL	\$165,225	\$153,600
Protest No.	Legal Description	Current Value	Requested Value
#2020-12	pt NW ¼ NW ¼ 31-25-1 (5 acres), Pierce County NE		
(Not Present)	LAND	\$46,200	\$46,200
	BUILDINGS	\$163,690	\$133,125
	TOTAL	\$209,890	\$179,325
Protest No.	Legal Description	Current Value	Requested Value
#2020-13	pt NW ¼ SW ¼ 14-26-2 (8.33 acres), Pierce County NE		



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LAND	\$55,130	\$55,130
BUILDINGS	\$153,585	\$121,995
TOTAL	\$208,715	\$177,125

Discussion was held on the 2020 filed protests. No action was taken.

There being no further business, Chairman Elwood adjourned the meeting at 12:02 P.M. and will meet on Friday, July 10, 2020 at 1:00 p.m. to make a final decision on all heard protests 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/ 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
