



# Pierce Board of Equalization Minutes



## BOARD OF EQUALIZATION PROCEEDINGS July 10, 2020

The Pierce County Board of Equalization met pursuant to adjournment on Friday, July 10, 2020 at 1:00 P.M. with the following members present: Marvin Elwood, Jr., Jim Schmit and Terry J. Wragge. Co. Assessor Jean Lubke, Deputy County Assessor Linda Peekenschneider 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 Elwood called the meeting to order at 1:03 P.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 Wragge, seconded by Elwood, to approve the agenda. Roll call vote: Aye: Elwood, Schmit and Wragge. Nay: None. Motion carried.

The 2020 Valuation Protests that had been heard on July 6, 2020 were discussed and County Assessor Jean Lubke gave the County Board of Equalization her recommendation on each of the protests.

Motion by Wragge, seconded by Schmit, to approve the 2020 Protests as follows:

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

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Value</b>
#2020-2	Lake Canyon 1 <sup>st</sup> 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	\$491,930
	TOTAL	\$549,340	\$549,340

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Value</b>
#2020-3	pt SE ¼ SE ¼, Raymond Gubbels Lot Split in 34-28-2 (5 acres), Pierce County, NE		
	LAND	\$22,540	\$22,540
	BUILDINGS	\$128,350	\$96,865
	TOTAL	\$150,890	\$119,405

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

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Value</b>
#2020-5	pt SW ¼ SE ¼ 31-27-1 (6.8 acres), Pierce County, NE		
	LAND	\$52,610	\$39,460
	BUILDINGS	\$0	\$0



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TOTAL	\$52,610	\$39,460
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Protest No.	Legal Description	Current Value	Value
#2020-6	Hadar Ridge Estates, Lots 5 & 6, pt 32-25-1, Pierce County, NE		
	LAND	\$56,710	\$56,710
	BUILDINGS	\$568,625	\$556,365
	TOTAL	\$625,335	\$613,075

Protest No.	Legal Description	Current Value	Value
#2020-7	Blk 54, Lot 1, Original Town of Pierce, Pierce County, NE		
	LAND	\$10,230	\$10,230
	BUILDINGS	\$91,915	\$91,915
	TOTAL	\$102,145	\$102,145

Protest No.	Legal Description	Current Value	Value
#2020-8	E 15 acres in pt S ½ S ½ NW ¼ of 21-25-1, Pierce County NE		
	LAND	\$26,855	\$23,790
	BUILDINGS	\$0	\$0
	TOTAL	\$26,855	\$23,790

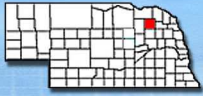
Protest No.	Legal Description	Current Value	Value
#2020-9	107.12 acres in pt S ½ SW ¼ NE ¼ & N 30 acres in pt NW ¼ SE ¼ in 21-25-1, Pierce County NE		
	LAND	\$491,565	\$491,565
	BUILDINGS	\$0	\$0
	TOTAL	\$491,565	\$491,565

Protest No.	Legal Description	Current Value	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	\$76,400
	TOTAL	\$125,000	\$76,400

Protest No.	Legal Description	Current Value	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	\$153,975
	TOTAL	\$165,225	\$165,225

Protest No.	Legal Description	Current Value	Value
#2020-12	pt NW ¼ NW ¼ 31-25-1 (5 acres), Pierce County NE		
	LAND	\$46,200	\$46,200
	BUILDINGS	\$163,690	\$163,690
	TOTAL	\$209,890	\$209,890

Protest No.	Legal Description	Current Value	Value
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#2020-13

pt NW ¼ SW ¼ 14-26-2 (8.33 acres), Pierce County NE

LAND	\$55,130	\$55,130
BUILDINGS	\$153,585	\$152,940
TOTAL	\$208,715	\$208,070

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

There being no further business, Chairman Elwood adjourned the meeting at 2:40 P.M. and will meet again at a regular meeting on Monday, July 13, 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.

/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

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