



Pierce Board of Equalization Minutes



BOARD OF EQUALIZATION PROCEEDINGS February 22, 2022

The Pierce County Board of Equalization met pursuant to adjournment on Tuesday, February 22, 2022 at 9:00 A.M. with the following members present: Tom Kuether, Jim Schmit, and Terry J. Wragge. Co. Assessor Jean Lubke, Co. Clerk Shannon Wragge, Zoning Adm. Heather McWhorter and Lyndon DeJong 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 Kuether called the meeting to order at 9:01 A.M. and presided. Chairman Kuether 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 Schmit, to approve the agenda. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

The minutes of February 7, 2022 were approved as printed.

No Tax List Corrections.

Motion by Schmit, seconded by Wragge, to approve two Demands for Refund, one in the amount of \$249.10 for Approved Tax List Correction #845 and one in the amount of \$163.04 for Approved Tax List Correction #846 as submitted by the Co. Assessor. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

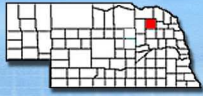
The legal was read for the 9:00 a.m. public hearing to receive public comments concerning the list of 2022 Permissive Exemption Applications for personal property (Form 451’s and Form 451A’s) as presented by County Assessor Jean Lubke.

Chairman Kuether opened the hearing at 9:03 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 2022 Exemption Applications” to the County Board being applied for numerous real and personal property. Chairman Kuether closed the hearing at 9:04 a.m.

Motion by Wragge, seconded by Schmit, to approve the following Form 451’s and 451A’s, 2022 Exemption Applications:

PIERCE

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| | <ul style="list-style-type: none"> • |
| Christ Evangelical Lutheran Church 506 S Second St Pierce, NE 68767 | <ul style="list-style-type: none"> • Mohr’s First Addition Blk 1 Lot 8 N 50’ LOT 7 (Church) • Other – Religious • 700003588 |
| Christ Evangelical Lutheran Church 506 S Second St Pierce, NE 68767 | <ul style="list-style-type: none"> • Pierce O.T. Blk 55, S ½, Lots 5&6 (Fellowship Hall & Parking Lot) • Pierce O.T. Blk 55 N1-2 LOTS 5 & 6 (Unimproved Lot) • Other – Religious • 700002317 & 700002310 |
| 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 (-27.2 SF to Hwy) (Old Library) • Pierce OT Blk 44 Lots 1 and 2 (Library Parking Lot) • Charitable • 700001854 & 700001852 |
| Pierce Senior Citizens Center 107 W Main St Pierce, NE 68767 | <ul style="list-style-type: none"> • Pierce OT Blk 25 Lots 9, 22’x124’ & • Pierce OT Blk 25 Lot 10 22’x124’ (Apartments are No Value) • Charitable • 700000980 & 700000987 |
| Pierce United Church of Christ 303 South Brown (109 W WILLOW ST, CHRISTINE GRIFFITH) | <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 6.05 AC (Parsonage, Church & Parish Hall) • PT SW1-4SW1-4 19-26-1 PT T.L 2 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 for Overflow Parking) • 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 School Staff) • Other – Religious • Parcel #700002962/Card #412.1 |

PLAINVIEW

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| CHI Health Alegent Health 3400 Data Drive Rancho Cordova, CA 95670 | <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 W2-3 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 Plainview, NE 68769-0206 | <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 |
| 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 |



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| <p>Zion Lutheran Church PO Box 159 Plainview, NE 68769-0159</p> | <ul style="list-style-type: none"> • Other – Religious • 700008988 • Plainview Peed's 2nd ADD Blk 8 W ½ Lots 5 & 6 (Garage) |
| <p>Zion Lutheran Church PO Box 159 Plainview, NE 68769-0159</p> | <ul style="list-style-type: none"> • Other – Religious • 700008807 • Plainview Peed's ADD Blk 4 (Church, School, & Parsonage) |

OSMOND

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| <p>American Legion Post #326 PO Box 222 Osmond, NE 68765-0273</p> | <ul style="list-style-type: none"> • Osmond Original Town Blk 7 Lot 15 • Charitable • 700011971 |
| <p>Immanuel Lutheran Church Unaltered Augsburg Confession of Osmond (2021-2022 Chairman – Kent Gansebom) PO Box 10 Osmond, NE 68765-0010</p> | <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) • |
| <p>Immanuel Lutheran Church Unaltered Augsburg Confession of Osmond PO Box 10 Osmond, NE 68765-0010</p> | <ul style="list-style-type: none"> • PT NW ¼ 31-28-2, TL 9 (Parsonage) • Other – Religious • 700014163 |
| <p>Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429</p> | <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 • Buildings - 2053 |
| <p>Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429</p> | <ul style="list-style-type: none"> • 700012089 • Osmond Original Town Blk 9 Lots 19-20-21 • Used for overflow parking – 2062 • Charitable • Osmond O.T. Blk 7 Lots 1-4 • 700011921 |
| <p>Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429</p> | <ul style="list-style-type: none"> • Osmond Original Town Blk 8 Lots 1 through 12 & E 30' of Lots 13-14-15 (Storage) • Charitable • 700012026 • 2053.1 |
| <p>Osmond General Hospital, Inc. PO Box 429 Osmond, NE 68765-0429</p> | <ul style="list-style-type: none"> • Osmond Original Town Blk 3 Lot 4-5-6 • Charitable • 700011684 • Hospital 2007.1 |
| <p>Osmond Senior Center PO Box 6 Osmond, NE 68765-0006</p> | <ul style="list-style-type: none"> • Osmond Original Town Blk 14 Lot 5 • Charitable • 700012341 |
| <p>St. Mary's of the Seven Dolors c/o Pansing Hogan Lawfirm 10250 Regency Circle, Suite 300 Omaha, NE 68114</p> | <ul style="list-style-type: none"> • Osmond Original Town Blk 1 & part of Hill Street (School & Shed) • Other – Religious • 700014080 |
| <p>St. Mary's of the Seven Dolors c/o Pansing Hogan Lawfirm 10250 Regency Circle, Suite 300 Omaha, NE 68114</p> | <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 |
| <p>United Methodist Church of Osmond PO Box 481 Osmond, NE 68765-0481</p> | <ul style="list-style-type: none"> • Osmond Pacific Townsite Co 1st Addition, Blk 30 Lots 4 through 9 (Church & Educational Bldg & Parsonage) • Other – Religious • 700013001 |

FOSTER

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| <p>Trinity Lutheran Church of Foster</p> | <ul style="list-style-type: none"> • Foster Schneider's ADD Blk 1 Lots 1-2-3-4 & T.L. 19 (Church & Parsonage & |
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301 W Schneider Street
Foster, NE 68765

Parish Hall)
• Other – Religious
• 700016234

HADAR

Immanuel Lutheran Church
% Todd Oestreich
55494 State Hwy 13
Norfolk NE 68701

• Hadar Outlet A Between Ash & Elm (School)
• Other – Religious
• 700015548

Immanuel Lutheran Church
% Todd Oestreich
55494 State Hwy 13
Norfolk NE 68701

• 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

• Improvements Only Located upon, SE ¼ 160ac 14-28-3
• Other – Religious
• 700019741

as submitted by the County Assessor and on file at the respective office. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

Approval of Form 457's was tabled per County Treasurer.

There being no further business, Chairman Kuether adjourned the meeting at 9:05 A.M. and will meet again at a regular meeting on Monday, March 7, 2022 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/ Tom Kuether
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
