

BOARD OF EQUALIZATION

PROCEEDINGS

July 5, 2023

The Pierce County Board of Equalization met pursuant to adjournment on Wednesday, July 5, 2023 at 9:00 A.M. with the following members present: Tom Kuether, Brad Albers and Carl Martinson. Co. Clerk Shannon Wragge, Co. Assessor Jean Lubke, Deputy Co. Assessor Bailey Backer, Dale Samuelson, Randy Dee, Gary Shada, Cindy Ganskow, Jimmy Linden, Randall Silhacek, Eric Pavlik, Lonnie Carstens, Michelle Classen, Alisha White and News Reporter Rande Falter

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 9:00 A.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 Martinson, seconded by Kuether, to approve the agenda. Roll call vote: Aye: Kuether, Albers and Martinson. Nay: None. Motion carried.

The following protests were heard:

Protest No.	Legal Description	Current Value	Requested Value
#2023-1	Hadar Ridge Estates Lots 5 and 6, 32-25-1 (9.91 acres), Pierce County NE		
	LAND	\$58,310	\$58,310
	BUILDINGS	\$712,650	\$602,825
	TOTAL	\$770,960	\$661,135

Protest No.	Legal Description	Current Value	Requested Value
#2023-2	Blk 2, Lot 6, Plainview Original Town, Pierce County NE		
	LAND	\$1,750	\$1,375
	BUILDINGS	\$39,340	\$21,795
	TOTAL	\$41,090	\$23,170

Protest No.	Legal Description	Current Value	Requested Value
#2023-3	Blk 2, Lots 7 and 8, Plainview Original Town, Pierce County NE		
	LAND	\$3,500	\$2,750
	BUILDINGS	\$112,620	\$44,055
	TOTAL	\$116,120	\$46,805

Protest No.	Legal Description	Current Value	Requested Value
#2023-4	Weber Lot Split, Lot 1, (9.48 acres) 29-27-3, Pierce County, NE		
	LAND	\$33,280	\$33,280
	BUILDINGS	\$454,460	\$420,000
	TOTAL	\$487,740	\$453,280

Protest No.	Legal Description	Current Value	Requested Value
#2023-5	1980 Modular (26x48) Blk 6, Lot 3, Hadar Original Town, Pierce County, NE		
	LAND	\$8,500	\$8,500
	BUILDINGS	\$179,890	\$149,975
	TOTAL	\$188,390	\$158,475

Protest No.	Legal Description	Current Value	Requested Value
#2023-6	Blk 19 Lots 17 and 18, Osmond Original Town, Pierce County, NE		

LAND	\$3,750	\$3,750
BUILDINGS	\$136,100	\$82,340
TOTAL	\$139,850	\$86,090

Protest No.	Legal Description	Current Value	Requested Value
#2023-7	Blk 24, Lot 6, Pierce Original Town, Pierce County, NE		
	LAND	\$10,230	\$10,230
	BUILDINGS	\$186,080	\$150,000
	TOTAL	\$196,310	\$160,230

Protest No.	Legal Description	Current Value	Requested Value
#2023-8	pt of SW ¼ NE ¼ 9-25-2, Pierce County, NE		
	LAND	\$56,590	\$50,000
	BUILDINGS	\$726,060	\$500,000
	TOTAL	\$782,650	\$550,000

Protest No.	Legal Description	Current Value	Requested Value
#2023-9	Blk 6, N 44' Lot 6 and S 44' Lot 7, Pierce Mohr's 3 rd Addn, Pierce County, NE		
	LAND	\$12,780	\$12,780
	BUILDINGS	\$248,250	\$210,000
	TOTAL	\$261,030	\$222,780

Protest No.	Legal Description	Current Value	Requested Value
#2023-10 (No Show)	Lot 1, Borgmeyers First Addn to the Village of Hadar, Pierce County, NE		
	LAND	\$12,000	\$12,000
	BUILDINGS	\$339,840	\$283,200
	TOTAL	\$354,240	\$297,600

Protest No.	Legal Description	Current Value	Requested Value
#2023-11	Pierce Willow Ridge Addn, Phase 2, Blk A, Lot 1 (Replat of Eagle Ridge Circle Blk 1, Lot 1 and E 30' of Lot 2), Pierce County, NE		
	LAND	\$22,030	\$22,030
	BUILDINGS	\$340,290	\$261,760
	TOTAL	\$362,320	\$283,790

Protest No.	Legal Description	Current Value	Requested Value
#2023-12 (No Show)	Blk 5, W 6' of Lot 2 and all of Lot 3, Cones Addn to Pierce, Pierce County, NE		
	LAND	\$11,160	\$11,160
	BUILDINGS	\$94,670	\$72,935
	TOTAL	\$105,830	\$84,095

Protest No.	Legal Description	Current Value	Requested Value
#2023-13	pt of the SE ¼ NE 1/4 33-26-2, Pierce County, NE		
	LAND	\$55,000	55,000
	BUILDINGS	\$654,340	\$534,980
	TOTAL	\$709,340	\$589,980

Discussion was held on the 2023 filed protests. No action was taken.

There being no further business, Chairman Albers adjourned the meeting at 11:50 A.M. and will meet on Monday, July 10, 2023 at 9:00 a.m. at a regular scheduled Board Meeting as County Board of Equalization, said meeting is open to the public. Final Decision on all heard protests will be on Monday, July 10, 2023 at 11:00 a.m. 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

/s/ Shannon Wragge
Pierce County Clerk

Board of Equalization

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
