

BOARD OF EQUALIZATION  
PROCEEDINGS  
July 10, 2023

The Pierce County Board of Equalization met pursuant to adjournment on Monday, July 10, 2023 at 11:00 A.M. with the following members present: Brad Albers and Carl Martinson; Tom Kuether was absent. Co. Clerk Shannon Wragge, Co. Assessor Jean Lubke, Deputy Co. Assessor Bailey Backer, Lisa Samuelson and Gary Shada 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 Albers called the meeting to order at 11:00 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 Albers, to approve the agenda. Roll call vote: Aye: Albers and Martinson; Kuether absent. Nay: None. Motion carried.

The 2023 Valuation Protests that had been heard on July 5, 2023 were discussed and County Assessor Jean Lubke gave the County Board of Equalization her recommendation on each of the protests.

Motion by Albers, seconded by Martinson, to approve and concur with the Assessor on the 2023 Protests as follows:

| <b>Protest No.</b> | <b>Legal Description</b>   | <b>Current Value</b> | <b>Value</b> |
|--------------------|--|----------------------|--------------|
| #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            | \$622,565    |
|                    | TOTAL  | \$770,960            | \$680,875    |

| <b>Protest No.</b> | <b>Legal Description</b>                                | <b>Current Value</b> | <b>Value</b> |
|--------------------|---|----------------------|--------------|
| #2023-2            | Blk 2, Lot 6, Plainview Original Town, Pierce County NE |                      |              |
|                    | LAND  | \$1,750              | \$1,750      |
|                    | BUILDINGS   | \$39,340             | \$39,340     |
|                    | TOTAL   | \$41,090             | \$41,090     |

| <b>Protest No.</b> | <b>Legal Description</b>                                       | <b>Current Value</b> | <b>Value</b> |
|--------------------|--|----------------------|--------------|
| #2023-3            | Blk 2, Lots 7 and 8, Plainview Original Town, Pierce County NE |                      |              |
|                    | LAND   | \$3,500              | \$3,500      |
|                    | BUILDINGS  | \$112,620            | \$59,780     |
|                    | TOTAL  | \$116,120            | \$63,280     |

| <b>Protest No.</b> | <b>Legal Description</b>  | <b>Current Value</b> | <b>Value</b> |
|--------------------|---|----------------------|--------------|
| #2023-4            | Weber Lot Split, Lot 1, (9.48 acres) 29-27-3, Pierce County, NE |                      |              |
|                    | LAND  | \$33,280             | \$33,280     |
|                    | BUILDINGS   | \$454,460            | \$433,125    |
|                    | TOTAL   | \$487,740            | \$466,405    |

| <b>Protest No.</b> | <b>Legal Description</b>  | <b>Current Value</b> | <b>Value</b> |
|--------------------|---|----------------------|--------------|
| #2023-5            | 1980 Modular (26x48) Blk 6, Lot 3, Hadar Original Town, Pierce County, NE |                      |              |
|                    | LAND  | \$8,500              | \$8,500      |
|                    | BUILDINGS   | \$179,890            | \$179,890    |
|                    | TOTAL   | \$188,390            | \$188,390    |

| <b>Protest No.</b> | <b>Legal Description</b>                                       | <b>Current Value</b> | <b>Value</b> |
|--------------------|--|----------------------|--------------|
| #2023-6            | Blk 19 Lots 17 and 18, Osmond Original Town, Pierce County, NE |                      |              |
|                    | LAND   | \$3,750              | \$3,750      |

|           |           |           |
|-----------|-----------|-----------|
| BUILDINGS | \$136,100 | \$106,330 |
| TOTAL     | \$139,850 | \$110,080 |

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

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

| Protest No. | Legal Description   | Current Value | Value     |
|-------------|---|---------------|-----------|
| #2023-9     | Blk 6, N 44' Lot 6 and S 44' Lot 7, Pierce Mohr's 3 <sup>rd</sup> Addn, Pierce County, NE |               |           |
|             | LAND  | \$12,780      | \$12,780  |
|             | BUILDINGS   | \$248,250     | \$204,325 |
|             | TOTAL   | \$261,030     | \$217,105 |

| Protest No.        | Legal Description   | Current Value | Value     |
|--------------------|---|---------------|-----------|
| #2023-10 (No Show) | Lot 1, Borgmeyers First Addn to the Village of Hadar, Pierce County, NE |               |           |
|                    | LAND  | \$12,000      | \$12,000  |
|                    | BUILDINGS   | \$342,240     | \$342,240 |
|                    | TOTAL   | \$354,240     | \$354,240 |

| Protest No. | Legal Description   | Current Value | 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     | \$340,290 |
|             | TOTAL   | \$362,320     | \$362,320 |

| Protest No.        | Legal Description  | Current Value | 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      | \$94,670  |
|                    | TOTAL  | \$105,830     | \$105,830 |

| Protest No. | Legal Description                                | Current Value | 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     | \$647,635 |
|             | TOTAL  | \$709,340     | \$702,635 |

Roll call vote: Aye: Albers and Martinson; Kuether absent. Nay: None. Motion carried.

There being no further business, Chairman Albers adjourned the meeting at 11:24 A.M. and will meet again at a regular meeting on Monday, July 24, 2023 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/ Brad Albers  
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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