

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

BOARD OF EQUALIZATION

Madison, Nebraska

July 6, 2022

The Board of Equalization of Madison County, Nebraska met at 1:00 P.M.

Advance notice of meeting was published in the Thursday, June 30, 2022 edition of The Norfolk Daily News. A copy of said notice was mailed to each Board member. An affidavit of acknowledgment of receipt of notice of meeting as published was executed. Chairman Ron Schmidt called the meeting to order and notified the public of the location of the information regarding the Open Meeting Act posted in the meeting room.

Present: Commissioners Ron Schmidt, and Troy Uhlir, County Assessor Jeff Hackerott, and County Clerk Anne Pruss. Absent: Commissioner Eric Stinson

Motion made by Schmidt and seconded by Uhlir to approve the agenda for the meeting. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent, Stinson. Motion carried.

Motion was made by Uhlir and seconded by Stinson to accept the County Assessor's 2022 property valuation protest hearings. Roll call: Ayes, Schmidt, and Uhlir. Nays, none. Absent, Stinson. Motion carried.

Hearings were conducted on property valuation protests as follows:

Protest #2022-15	590059289	Neil Harrison	1227 Taylor Ave.	Norfolk, NE 68701
		C S HAYES ADDITION LOT 4, BLK 9		

Chairman Schmidt opened a hearing at 1:13 P.M. No appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott advised that the property was reviewed on July 1, 2022. The home is a small ranch style built in 1954. The home has approximately 896 square feet on the main floor, full bathroom, a partially finished basement, and fair condition. He stated that the home has 2 bedrooms, 1 full bathroom on the main floor and 1 bedroom and ¾ bath in the basement. He advised that at one time the basement was a rental but had no separate entrance. Chairman Schmidt closed the hearing at 1:15 P.M. County Assessor Jeff Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to reduce the 2022 valuation at \$133,217. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent, Stinson. Motion carried.

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Motion was made by Schmidt and seconded by Uhlir to no change of the 2022 valuation at \$173,398. . Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent, Stinson. Motion carried.

Protest #2022-20 590104667 Michael Sullivan 110 N 37th St. Norfolk, NE 68701
RIVERSIDE PARK ADDITION LOTS 11 & 12,
BLK 9

Chairman Schmidt opened a hearing at 1:40 P.M. . Mr. Sullivan appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. The Chairman explained to Mr. Sullivan that the information listed on Form 422 parcel ID 590104667 and valuation does match. Mr. Sullivan explained why the information was incorrect and stated he was protesting parcel ID 59078593 and requesting a reduced assessed value of \$171,082. The Chairman stated that Mr. Sullivan is unable to submit the correct parcel ID. County Assessor Jeff Hackerott advised that the property valuation appears to be equitable with similar properties and is reflective of the market. Chairman Schmidt closed the hearing at 1:45 P.M. County Assessor Jeff Hackerott advised that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change and the 2022 valuation be set at \$106,749. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent, Stinson. Motion carried.

Protest #2022-21 590023764 John Hrabanek 103 North 5th Street Battle Creek, NE
PIONEER TOWN SITE COS SECOND ADDITION LOT 3, BLK 37 68715

Chairman Schmidt opened a hearing at 1:49 P.M. Mr. Hrabanek appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Mr. Hrabanek stated that the valuation has increased \$13,000 in 2021 and two other home for less but are similar. He continued by saying that the home received 3 feet of flood damage in the basement. Hr. Hrabanel advised that his daughter is a realtor and recommended that the home's value be reduced to \$155,000 to meet the prices in today's market. County Assessor Jeff Hackerott advised that the home was built in 1960, ranch style home with 1,400 square feet on the main floor. He stated that the home does not have a full basement and is ¾ complete. Chairman Schmidt closed the hearing at 1:55 P.M. County Assessor Jeff Hackerott advised the board to table the decision. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent, Stinson. Motion carried.

Protest #2022-22 590092162 Betty Morrison 502 South 1st Street Norfolk, NE 68701
PASEWALKS ADDITION SE1/4 LOT 4, BLK 5

Chairman Schmidt opened a hearing at 2:03 P.M. Ms. Betty Morrison and Mr. Mike McDonald appeared at the hearing to offer verbal testimony and provided pictures. Chairman Schmidt read the protest form provided by the owner. Ms. Morrison advised the board that the house value has increase in the last 4 years. County Assessor Jeff Hackerott stated that the home is a bungalow style home, built in 1905. The home has 1,300 square feet on the main floor, partial attic and the basement is partially finished. He stated that a physical inspect had occurred on June 30, 2022. He stated that the home is not 100 percent complete that there are some walls that are partially sheet rocked, there was no floor coverings, and some walls had not been painted yet. Ms. Morrison advised the board that she is currently working on the home when she has time to do so. Chairman Schmidt closed the hearing at 2:07 P.M. County Assessor Jeff Hackerott advised the board that the valuation appears equitable with similar properties and is

