

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

BOARD OF EQUALIZATION

Madison, Nebraska

July 19, 2022

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

Advance notice of meeting was published in the Thursday, July 14, 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, Eric Stinson, and Troy Uhlir, County Assessor Jeff Hackerott, and Deputy County Clerk Carlotta Weidner.

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

Hearings were conducted on property valuation protests as follows:

Protest #2022-79	590213016	William & Janet Christian	P.O. Box 864	Norfolk, NE 68702
		TIMMS REPLAT OF BLOCK 2 W 100 FT LOT 1, BLK 1 (1307 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)		
Protest #2022-80	590213008			
		TIMMS REPLAT OF BLOCK 2 W 100 FT LOT 1, BLK 1 (1307 GALETA AVE UNIT B GLEN PARK TERRACE NO 1 CON- DOMINIUM PROPERTY REGIME)		
Protest #2022-81	590212990			
		TIMMS REPLAT OF BLOCK 2 W 100 FT LOT 1, BLK 1 (1307 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME) (POSSIBLE ERROR IN DEEDS - 590212990 WAS NOT INCLUDED ON DEED 2016-03904)		
Protest #2022-82	590101080			

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

Protest #2022-83	590100629	QUEEN CITY PLACE ADDITION LOTS 1 & 2 LESS N 11 FT, BLK 55 William Estates, LLC
Protest #2022-84	590099124	QUEEN CITY PLACE ADDITION LOT 8 & W 30 FT LOT 9, BLK 26 & PT OF STREET PASEWALKS SIXTH ADDITION S 37.08 FT LOT 8 & N 27.92 FT LOT 9, BLK 15
Protest #2022-85	590064142	EDGEWATER PARK ADDITION LOT 10, BLK 5
Protest #2022-86	590067028	William & Janet Christian GLENN PARK TERRACE LOT 6, BLK 1 (1320 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-87	590066986	GLENN PARK TERRACE LOT 5, BLK 1 (1318 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-88	590066978	GLENN PARK TERRACE LOT 5, BLK 1 (1318 GALETA AVE UNIT B GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-89	590066951	GLENN PARK TERRACE LOT 5, BLK 1 (1318 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-90	590066927	GLENN PARK TERRACE LOT 5, BLK 1 (1316 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-91	590066919	GLENN PARK TERRACE LOT 4, BLK 1 (1314 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-92	590066870	GLENN PARK TERRACE LOT 4, BLK 1 (1312 GALETA AVE UNIT B GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-93	590066862	GLENN PARK TERRACE LOT 4, BLK 1 (1312 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-94	590211749	TIMMS REPLAT OF BLOCK 2 LOT 2, BLK 1 (1311 GALETA AVE UNIT C GLEN PARK

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

		TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-95	590212192	
		TIMMS REPLAT OF BLOCK 2 LOT 2, BLK 1 (1309 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-96	590066811	
		GLENN PARK TERRACE LOT 3, BLK 1 (1308 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-97	590066781	
		GLENN PARK TERRACE LOT 3, BLK 1 (1308 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-98	590212982	
		TIMMS REPLAT OF BLOCK 2 W 100 FT LOT 1, BLK 1 (1305 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-99	590212974	
		TIMMS REPLAT OF BLOCK 2 W 100 FT LOT 1, BLK 1 (1305 GALETA AVE UNIT B GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-100	590066749	
		GLENN PARK TERRACE LOT 2, BLK 1 (1304 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-101	590066730	
		GLENN PARK TERRACE LOT 2, BLK 1 (1304 GALETA AVE UNIT B GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-102	590066722	
		GLENN PARK TERRACE LOT 2, BLK 1 (1304 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-103	590066714	
		GLENN PARK TERRACE LOT 1, BLK 1 (1302 GALETA AVE UNIT C GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-104	590066692	
		GLENN PARK TERRACE LOT 1, BLK 1 (1302 GALETA AVE UNIT A GLEN PARK TERRACE NO 1 CONDOMINIUM PROPERTY REGIME)
Protest #2022-105	590070614	
		DUDGEONS ADDITION PT LOT 3 (TRACT 1 - LOT BOUNDARY CHANGE)
Protest #2022-106	590083155	

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

Protest #2022-107	590088289	MACHMULLERS ADDITION S 58 FT W 82.5 FT LOT 1, BLK 3
Protest #2022-108	590038583	PARK ADDITION E 52.5 FT S 65 FT LOT 6 & S 65 FT LOT 7 & W 9.5 FT S 65 FT LOT 8, BLK 5
Protest #2022-109	590055453	TAX LOTS NW1/4 SW1/4 23-24-1 E 50 FT TAX LOT 6
Protest #2022-110	590081748	DORSEY PLACE E 33 FT N 43 FT 4 IN LOT 9 & E 33 FT S 53 FT 2 IN LOT 10, BLK 10
Protest #2022-111	590067451	LAWNDALE ADDITION LOT 9, BLK 7
Protest #2022-112	590068326	GLENWOOD ADDITION LOT 6, BLK 2
Protest #2022-113	590073028	GLENWOOD ADDITION LOT 7, BLK 7
Protest #2022-114	590054848	DURLANDS SUBURBAN LOTS E 129.95 FT W 162.95 FT S1/2 LOT 35
Protest #2022-115	590046055	DORSEY PLACE LOT 9, BLK 6
Protest #2022-116	590293680	BEL-AIR SECOND ADDITION LOT 14
Protest #2022-117	590117467	CARHART SECOND ADDITION REPLAT II PT LOT 3, BLK 1 3404 KOENIGSTEIN AVE UNIT 6 LIONS WAY CONDOMINIUM
Protest #2022-118	590036777	WARDS SUBDIVISION LOT 14 & S 20 FT LOT 15
Protest #2022-119	590091514	TAX LOTS NE1/4 NW1/4 22-24-1 TAX LOT 5 & PT TAX LOTS 6 & 7
Protest #2022-120	590168746	PASEWALKS ADDITION N 55.4 FT W 186.84 FT LOT 1, BLK 4
		TARA HEIGHTS ADDITION LOTS 1 & 4, BLK 3 (19-24-1)

Chairman Schmidt opened a hearing. William Christian appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form.

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

Chairman Schmidt closed the hearing. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-121 590070371 Prise Co., LLC P.O. Box 1776 Norfolk, NE 68702
DORSEY PLACE E 80 FT & S 15 FT W 45 FT LOT 2, BLK 1

Chairman Schmidt opened a hearing at 2:30 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:33 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Protest #2022-122 590097547 EJCO, LLC P.O. Box 1776 Norfolk, NE 68702
PASEWALKS SIXTH ADDITION LOT 9, BLK 1

Chairman Schmidt opened a hearing at 2:33 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:35 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Protest #2022-123 590165453 Cindy Ganskow 305 Sherwood Road Norfolk, NE 68701
LAKE VIEW TERRACE LOTS 1 & 2 (10-23-1)

Chairman Schmidt opened a hearing at 2:19 P.M. Cindy Ganskow appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:27 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Protest #2022-124 590157558 Cindy Ganskow 305 Sherwood Road Norfolk, NE 68701
PT S1/2 SW1/4 (TRACT 208.72 FT X 208.72 FT) PT TRACT A 10-23-1 1 AC

Chairman Schmidt opened a hearing at 2:19 P.M. Cindy Ganskow appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:27 P.M. County Assessor Jeff Hackerott recommended giving consideration to revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to change protest valuation to \$27,439 for 2022 valuation. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Protest #2022-125 590022474 Aaron & Nicole Wyatt P.O. Box 371 Norfolk, NE 68702
ORIGINAL TOWN LOTS 1 & 2, BLK 18

Chairman Schmidt opened a hearing at 2:05 P.M. Aaron Wyatt appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:14 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

Protest #2022-126 590150499 Kenneth Bierman 84296 546th Avenue Norfolk, NE 68701
NW1/4 NW1/4 S 250 FT N 500 FT W 250 FT 19-24-2 1.43 AC

Chairman Schmidt opened a hearing at 2:36 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:38 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-127 590137484 Marcelle Sexto 83290 Hwy 121 Madison, NE 68748
PT NW1/4 NW1/4 7-22-2 2.76 AC

Chairman Schmidt opened a hearing at 2:39 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:41 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-128 590291909 Savage & Browning 8676 West 96th, Ste. 100 Overland Park, KS 66212
THE MEADOWS SECOND ADDITION LOTS 5, 6, 7 & 8, BLK 2

Chairman Schmidt opened a hearing at 2:51 P.M. Ray Browning appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:59 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-129 590041649
MARKET SQUARE SUBDIVISION LOTS 1, 3 & 4

Chairman Schmidt opened a hearing at 3:00 P.M. Ray Browning appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 3:05 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-130 590297368
PASEWALK PLAZA ADDITION PT LOT 2

Chairman Schmidt opened a hearing at 3:05 P.M. Ray Browning appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 3:13 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-131 590297372
PASEWALK PLAZA ADDITION PT LOT 2

Chairman Schmidt opened a hearing at 3:05 P.M. Ray Browning appeared at the hearing to offer verbal testimony. Chairman Schmidt read the

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

protest form. Chairman Schmidt closed the hearing at 3:13 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Protest #2022-132 590297376

PASEWALK PLAZA ADDITION LOT 3

Chairman Schmidt opened a hearing at 3:05 P.M. Ray Browning appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 3:13 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Protest #2022-133 590084607 Michael & Laura Long 83545 Hwy 121 Battle Creek, NE 68715

MATHEWSONS SECOND ADDITION LOTS 3 & 4, BLK 4

Chairman Schmidt opened a hearing at 3:15 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 3:17 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-134 590143867 Michael & Laura Long 83545 Hwy 121 Battle Creek, NE 68715

PT NE1/4 SE1/4 25-23-3 2.2 AC

Chairman Schmidt opened a hearing at 3:17 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 3:21 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-135 590006134 Duane Reeves 207 East 7th Street Madison, NE 68748

CLARKS ADDITION E 70 FT LOT 1 & E 70 FT LOT 4, BLK 45

Chairman Schmidt opened a hearing at 3:22 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 3:26 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-136 590273740 Greater Norfolk Economic Development 83386 556th Avenue Norfolk, NE 68701

BRADFORD BUSINESS PARK SUBDIVISION LOT 12

Protest #2022-137 590273737

BRADFORD BUSINESS PARK SUBDIVISION LOT 11

Protest #2022-138 590273734

BRADFORD BUSINESS PARK SUBDIVISION LOT 10

Protest #2022-139 590273729

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

Protest #2022-140	590273725	BRADFORD BUSINESS PARK SUBDIVISION LOT 9
Protest #2022-141	590273718	BRADFORD BUSINESS PARK SUBDIVISION LOT 8
Protest #2022-142	590273715	BRADFORD BUSINESS PARK SUBDIVISION LOT 6
Protest #2022-143	590273707	BRADFORD BUSINESS PARK SUBDIVISION LOT 5
Protest #2022-144	590273758	BRADFORD BUSINESS PARK SUBDIVISION LOT 3
Protest #2022-145	590273765	BRADFORD BUSINESS PARK SUBDIVISION OUTLOT A
Protest #2022-146	590273762	BRADFORD BUSINESS PARK SUBDIVISION OUTLOT C
Protest #2022-147	590273751	BRADFORD BUSINESS PARK SUBDIVISION OUTLOT B
Protest #2022-148	590273746	BRADFORD BUSINESS PARK SUBDIVISION LOT 15
Protest #2022-149	590273743	BRADFORD BUSINESS PARK SUBDIVISION LOT 14
		BRADFORD BUSINESS PARK SUBDIVISION LOT 13

Chairman Schmidt opened a hearing at 3:35 P.M. Stephen Sunderman appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 3:42 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Stinson and seconded by Uhlir to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2022-150	590074806	Mason Allen	5501 West Sherwood Road	Norfolk, NE 68701
			PT NE1/4 NW1/4 12-23-2 3.01 AC (LARSONS LOT SPLIT-1990)	

Chairman Schmidt opened a hearing at 2:43 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. Chairman Schmidt closed the hearing at 2:49 P.M. County Assessor Jeff Hackerott recommended tabling the decision. Motion was made by Uhlir and seconded by Stinson to table decision on property. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

The Board of Equalization recessed at 3:53 P.M. to Thursday, July 21, 2022 at 9:00 A.M.

ATTEST:

Carlotta K. Weidner
Madison County Deputy Clerk

Ronald Schmidt, Chairman
County Board of Equalization