

BOARD OF EQUALIZATION

Madison, Nebraska

July 11, 2017

The Board of Equalization of Madison County, Nebraska met at 9:00 A.M.

Advance notice of meeting was published in the Thursday, July 6, 2017 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 Christian Ohl 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 Christian Ohl, Jim Prauner, and Ron Schmidt, County Assessor Jeff Hackerott, and County Clerk Nancy Scheer.

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

County Assessor Jeff Hackerott presented the following tax list corrections:

- #3270: Tilden Citizen, c/o Randee Falter, 109 East Main Street, Pierce
Addition to the tax rolls in the amount of \$52.10 for correction to the 2014 personal property taxes after submission of 2016 depreciation worksheet which added equipment
- #3271: Tilden Citizen, c/o Randee Falter, 109 East Main Street, Pierce
Addition to the tax rolls in the amount of \$93.44 for correction to the 2015 personal property taxes after submission of 2016 depreciation worksheet which added equipment
- #3272: Tilden Citizen, c/o Randee Falter, 109 East Main Street, Pierce
Addition to the tax rolls in the amount of \$66.10 for correction to the 2016 personal property taxes after submission of 2016 depreciation worksheet which added equipment
- #3273: Lyon Structures, Inc., 3403 Rolling Hills Drive, Norfolk
Addition to the tax rolls in the amount of \$130.94 for correction to the 2016 personal property taxes after submission of 2016 depreciation worksheet which added equipment
- #3274: Lloyd's Drug Mart, 2600 West Norfolk Avenue, Suite 100, Norfolk
Addition to the tax rolls in the amount of \$70.26 for acceleration of 2016 personal property taxes due to closing of the business in 2017
- #3275: A. Phillip Samuels, DDS, 505 Skyview Circle, Norfolk
Addition to the tax rolls in the amount of \$39.94 for acceleration of 2016 personal property taxes due to closing of the business in March, 2017
- #3276: Hallmark Retail LLC, P.O. Box 419479, Kansas City, Missouri
Addition to the tax rolls in the amount of \$502.66 for acceleration of 2016 personal property taxes due to closing of the business on March 31, 2017
- #3277: Lamb Insurance Agency, Inc., 611 South 10th Street, Norfolk
Addition to the tax rolls in the amount of \$291.30 for acceleration of 2016 personal property taxes due to closing of the business in 2017

After discussion, a motion was made by Prauner and seconded by Schmidt to approve the tax list corrections as submitted. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Chairman Ohl opened a public hearing at 1:17 P.M. to receive testimony regarding the following motor vehicle exemption applications:

Christ is King Community Church, 715 West Madison Avenue, Norfolk	2005 Chevrolet Cobalt
Great Plains Annual Conference of the United Methodist Church, 406 West Phillip Avenue, Norfolk	2016 Ford Fusion
Mid-Nebraska Lutheran Home, 109 North 2nd Street, Newman Grove	2001 Chevrolet Pickup, 2006 Ford 4 Door Van, and 2007 Dodge GSX Van
Norfolk Catholic School/Sacred Heart Church of Norfolk, 204 South 5th Street, Norfolk	2005 Chevrolet Van
Orphan Grain Train, Inc., 601 West Phillip Avenue, Norfolk	1993 Ford Pickup, 1996 Ford Cutaway Van, 2000 Dodge Sports Van, 2008 Chevrolet Impala, 2005 Dodge Ram Pickup, 2011 Homemade Trailer, 1979 STE Tanker Trailer, 2014 Chapel Trailer, 2007 S & W Flatbed Trailer, 1997 United Trailer, 2007 S & W Trailer (3), 2002 Cargomate Trailer, 1993 GDAN Ketchen Trailer, 2000 SPER Ketchen Trailer, 2006 Homemade Trailer, 1989 GREA Trailer, 2006 S & W Trailer, 1998 International Truck, 2014 Homemade Trailer, 2006 Haum Enclosed Trailer, 2009 Haulin Trailer, 1986 Ford Club Wagon, 2003 Cargomate Trailer, 2008 Carry-On Cargo Trailer, 2005 H & H Trailer, 2001 Cargomate Utility Trailer, 2014 Cargomate Utility Trailer, 1999 Excel Camper
Victory Road Assembly of God, Inc., 200 North Victory Road, Norfolk	2017 Ford Bus
Wesley Center, Inc., 500 West Phillip Avenue, Norfolk	1999 Dodge Van

County Treasurer Donna Primrose reported that Victory Road Assembly of God, Inc. has a newly acquired vehicle which is used to transport members to and from church related activities; however, exemptions for the organization have previously been approved. She explained that all other organizations submitted renewal applications.

No public comments were received during the hearing. Chairman Ohl closed the hearing at 1:19 P.M.

After discussion, a motion was made by Schmidt and seconded by Prauner to approve the motor vehicle exemption applications as submitted. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Hearings were conducted on property valuation protests as follows:

Protest #2017-22: Gregory Wees, 600 Blue Stem Circle, Norfolk
Meadow Ridge - Phase 1 3rd Addition Lot 1, Blk 2

Chairman Ohl opened the hearing at 1:03 P.M. Greg Wees appeared at the hearing stating that one correction needs to be made in the first paragraph of the letter that he submitted with the protest form changing the dollar amount to \$160,080. He submitted a map of the neighborhood where his house is located. Mr. Wees said he is comparing his lot size to the neighbor across the street and objecting to the different in the two valuations. He said that his house is 200 square feet smaller than his neighbor's house and the neighbor's house has three bedrooms compared to his two bedroom house. Mr. Wees explained that his valuation increase is going from approximately \$160,000 to \$169,000, which is almost double of the neighbor's valuation increase from \$163,000 to \$168,000, and the neighbor has a larger house with more square foot than his property. He said that he would settle for a valuation increase to \$165,000. He reiterated that his house has two bedrooms compared to the neighbor's three bedroom house that is larger, so any increase on his house should be less than the neighbor's value. Mr. Wees asked the Board to consider the house located at 1228 Blue Stem Circle which is a two bedroom house which is smaller than his house by 100 square feet and the valuation is increasing from approximately \$119,000 to \$123,000, so it's worth about \$45,000 more than his property in terms of valuation, which just isn't right. He said that the 1228 Blue Stem Circle house has an unfinished basement and his basement is finished. He testified that the corner house across the street is mostly finished. Mr. Wees stated that the last two bedroom house at 701 Blue Stem Circle sold for \$150,000 on April 15, 2016. He reported that his house is 15 years old and the house across the street in only 7 or 8 years old. He advised that he listed his house for sale for three weeks in April with the intent to sell and two realtors suggested a price in the \$163,000 range. He said that there were several people that looked at the house and said that it was nice; but, one issue was that the house only had two bedrooms, so he didn't get any offers. He said that a third bedroom could be put downstairs; but, he doesn't have egress windows and the house across the street has an egress window in the basement. Mr. Wees testified that he looked at 20 different properties on Blue Stem between his house and 1231 Blue Stem and only two have higher proposed valuations. Commissioner Schmidt asked Mr. Wees to clarify the basement finish in his house compared to the neighbor. Mr. Wees replied that the basement has a family room, bathroom, unfinished storage space, and utility room and the neighbor's basement is 80% to 90% finished. County Assessor Jeff Hackerott advised that he inspected the home two years ago during re-assessment of the area. Mr. Wees verified that no improvements were made since the inspection. Mr. Hackerott advised that the home next to Mr. Wees shows no basement finish on the assessment record; so, so this is the main reason for the valuation difference between the two houses. He reported that in addition to the sale reported by Mr. Wees, two houses with two bedrooms sold within the last year in the neighborhood, including a \$157,000 sale in October, 2016 and another sale for \$190,000 in August, 2016 and both of these homes are comparably sized ranging from 1,015 square feet to 1,120 square feet. Mr. Wees inquired if the two sales were newer houses and Mr. Hackerott responded that one house was built in 2001 and the other house was built in 2002. Mr. Hackerott reported that the two sales that he reported have a little less basement finish than the Wees house. He stated that the garage on the Wees house is considerably larger than many other houses, except for the house across the street; but, he didn't know how this would affect the market price. Mr. Wees requested an increase in the property valuation that would keep the valuation less than the home across the street. Chairman Ohl closed the hearing at 1:17 P.M. Motion was made by Prauner and seconded by Schmidt to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-37: Megan Eckert, P.O. Box 98, Battle Creek
Wards Suburban Lots S 69 Ft N 137 Ft Lot 12

Chairman Ohl opened the hearing at 1:28 P.M. Justin and Megan Eckert appeared at the hearing. Mrs. Eckert testified that the subject property was purchased in December, 2016 at a price of \$136,000 which she believes is fair market value. She stated the house is a rental property and she thought the property valuation was high for the area when they closed on the sale. She said that if she listed the house for sale, it may list for \$150,000. She reported that there is some work that needs to be done including repairs to cracked concrete, windows that don't open, and bedrooms that don't have egress windows. She testified that her reasons for requesting a valuation change are the sale price, which is far less than the assessed value, the work to be done to the house to get to resale value, and the neighborhood. She explained that the houses in the neighborhood are in bad disrepair and other houses in the area will keep this house selling at a certain price which is below the assessed value. County Assessor Jeff Hackerott confirmed the purchase date and price. He described the house as a 1,600 square foot ranch style all brick house built in 1975, with a finished basement. He said that the house has two fireplace places and kitchens, one on the main floor and another one in the basement, and an attached two car garage. He said that this house is probably the newest house in the immediate area. Mrs. Eckert reported that the property is a rent to own contract and they purchased it from a bank in the pre-foreclosure agreement because the people who previously owned it were behind in payments; so, they are letting them stay in the house and pay rent until they can buy the house back. Mr. Hackerott asked what the rental rate was and Mrs. Eckert responded that the monthly rent is \$1,500 per month with part of this amount going towards the final end payment. She clarified that, as the current owners, they are paying the taxes and insurance on the property. Commissioner Ohl closed the hearing at 1:34 PM. Motion was made by Prauner and seconded by Schmidt to consider the purchase price and set the 2017 property valuation at \$136,000. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-38: Megan Eckert, P.O. Box 98, Battle Creek
Eldorado Hills 18th Subdivision Lot 1B

Commissioner Ohl open the hearing at 1:34 P.M. Justin and Megan Eckert appeared at the hearing. Mrs. Eckert advised that the subject property is a pair of townhouses that they built in 2016. She advised that the exterior of the unit was completely finished; but, the unit located at 1628 North 37th Street is unfinished, with no electrical, plumbing, sheet rock, or insulation. She stated that both units are for sale; but, the unit at 1630 North 37th Street is finished. She explained that each unit has approximately 1,600 square foot on each level and they each are four bedroom units with two bedrooms on the main floor and two bedrooms in the basement. She stated that the County assessed the 1630 North 37th Street unit at \$250,000 which she isn't protesting; however, the value of the 1628 North 37th Street unit was assessed at \$245,000 and she is protesting this value because the unit is unfinished. She is requesting a valuation of \$125,000 which is approximately the amount they have invested into the unit. County Assessor Jeff Hackerott stated that he concurred with the testimony presented by Mrs. Eckert. Commissioner Ohl closed the hearing 1:37 P.M. Motion was made by Prauner and seconded by Schmidt to set the 2017 property valuation to \$125,000. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-39: Megan Eckert, P.O. Box 98, Battle Creek
Eldorado Hills 18th Subdivision Lot 3A

Protest #2017-40: Megan Eckert, P.O. Box 98, Battle Creek
Eldorado Hills 18th Subdivision Lot 3B

Commissioner Ohl open the hearing at 1:37 P.M. Justin and Megan Eckert appeared at the hearing. Mrs. Eckert advised that she is protesting land values because they purchased these two lots at a cost of \$65,000, so each lot should be priced at \$32,500. She explained that the lots had been on the market for a long period of time and they plan to build townhouses on the lots. County Assessor Jeff Hackerott concurred with the testimony presented by Mrs. Eckert. Commissioner Ohl closed the hearing at 1:40 P.M. Motion was made by Schmidt and seconded Prauner to set the 2017 property valuation for each lot at \$32,500. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-41: T & S Beckman LLC, 1104 North 1st Street, Norfolk
Clark Brothers' Addition Pt Lot 1 & All Lot 2 (Tract B - Lot Boundary Change)

Chairman Ohl opened a hearing at 2:36 P.M. No one appeared at the hearing to present verbal testimony. Commissioner Prauner read the letter submitted with the protest form. The letter stated that the Beckman's put up a 10 bay storage unit between June and July of 2016 with the cost of the building, concrete, and labor totaling \$105,092. The letter said that the other buildings were hailed several years ago and weren't fixed. The letter requested that the valuation for the storage unit be set at actual cost of \$105,092 for a total building assessment of \$423,743 since this was the only improvement made. Copies of the invoices and checks for the new building were submitted reflecting building cost of \$34,010, concrete cost of \$42,882, and labor cost of \$28,200 for a total cost of \$105,092. County Assessor Jeff Hackerott reported that the valuation increase attributable to the new building construction is \$97,939; however, other commercial property increased 9% so applying this increase adds another \$37,493 to the total building valuation. He reported that the owner paid \$255,000 in 2005 for the property. Chairman Ohl closed the hearing at 2:40 P.M. Motion was made by Prauner and seconded Schmidt to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-42: Rozetta Miller, 805 Skyview Circle, Norfolk
Skyview Townhouse Subdivision Lot 1B, Blk 2

Chairman Ohl opened a hearing at 1:43 P.M. Rozetta Miller appeared at the hearing and stated that it would be very difficult to sell her property due to its location because anytime someone is looking for a home they are looking for a good location. She stated that the houses across the street and around the circle on the other side don't have a problem with noise from the street because it's blocked by the homes that are backed up to 18th Street. She explained that Lot 1A doesn't have a problem because the garage is on the West side, so the house doesn't hear the noise. She said that the houses north of her property were built 13 to 15 years ago and the Homeowner's Association put in spirea bushes that grew high and help block the noise and these houses can't even be seen from 18th Street. Ms. Miller stated that she requested the Homeowner's Association to plant spirea bushes for her house, but the Association wouldn't do it because there are three utility boxes in that area. She said that she spoke to Nebraska Public Power District about this issue and they showed her where she could plant bushes; so, she planted them herself. She explained that these bushes will not benefit her at this time because they grow slow and are small; but, the next owner will benefit from these bushes. Chairman Prauner said that the spirea improved the property and in ten years it will improve the valuation. Ms. Miller explained that there is so much traffic along 18th Street and she is unable to use her deck to barbeque or entertain because of the noise. She reported that on June 23, 2017 she sat on her deck at 4:00 P.M. and during 10 minutes she counted 40 vehicles going up and down 18th Street. County Assessor Jeff Hackerott stated that the homes in this subdivision received a 4.58% valuation increase on the building and the land value didn't change. Ms. Miller stated that the house is small because a town house is only half a house. She stated that the building permit had a different square footage than the County record. Mr. Hackerott advised that the square footage of this home is 1,629 square feet; but, the building permit from the City or Norfolk shows 1,509 square feet. He explained that the County measures outside wall to outside wall. Ms. Miller stated that the space from her back yard to the street is much smaller than houses located north of her property and the other homes have beautiful landscape; but, she doesn't have space to landscape. She said that there are 58 townhouses in this subdivision. Chairman Ohl closed the hearing at 1:59 P.M. Motion was made by Prauner and seconded by Schmidt to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner and Schmidt. Nays, none. Motion carried.

Protest #2017-43: Jason Woods, 505 5th Street, Suite 323, Sioux City Iowa
W1/2 3-24-4 317.35 AC

Chairman Ohl opened a hearing at 2:03 P.M. Jason Wood, farm manager for the Erik Gammell Trust, appeared at the hearing to protest the building value on this property. Mr. Wood explained that a house and outbuilding are listed on the County assessment record; however, they were removed before he started managing this property. He reported that there are two grain bins on this parcel that were constructed in the 1980s. He said that the drying bin holds 10,000 bushel and the storage bin holds about 13,000 bushel. County Assessor Jeff Hackerott reported that he inspected the property on July 7, 2017 and concurred that there are only two grain bins on this parcel. He requested Mr. Woods to submit FSA records to the County for this property to verify certified acres. Chairman Ohl closed the hearing at 2:07 P.M. Motion was made by Prauner and seconded by Schmidt to set the 2017 building valuation at \$11,540, with the total valuation for the parcel set at \$1,694,723. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-44: Gordon Eymann, P.O. Box 91, Tilden
SW1/4 4-23-4 160 AC

Chairman Ohl opened a hearing at 2:08 P.M. Gordon Eymann appeared at the hearing to protest the valuation of the buildings and ask questions on the value of the land. County Assessor Jeff Hackerott reported that he reviewed the property with the owner in July, 2014. Mr. Eymann advised that the pasture goes through the middle of the property and he is unable to farm about 35 acres because so much water goes through the property and when it rains there is no possibility that he could ever farm that portion. Mr. Hackerott advised that there are approximately 28 acres of grass, 88.5 irrigated acres, dry crop, several acres of trees, shelterbelt, and waste acres. Mr. Eymann reported that he can walk the pivot across the pasture. Mr. Eymann questioned why the building valuation increased and Mr. Hackerott replied that the increase is not on the buildings; but, a 9% valuation increase only on the home which was applied to all rural residential houses. Mr. Eymann stated that there haven't been any improvements on the house within the last 25 years. He submitted pictures showing the current condition of the house. He stated that the upstairs is not finished and the house is rented out to a couple who pay \$250 per month; but, the tenants take care of all the mowing. Chairman Ohl closed the hearing 2:18 P.M. Motion was made by Schmidt and seconded by Prauner to set the 2017 building valuation at \$45,000. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-45: Khim Hang Lim, 1916 West Prospect Avenue, Norfolk
Stewarts Subdivision Lot 2

Chairman Ohl opened a hearing at 2:26 P.M. Khim Lim appeared at the hearing and testified that in the last seven years his property value increased \$5,000 and this year the valuation increased \$22,000 and he wanted to know why there was a large increase. County Assessor Jeff Hackerott stated that the valuation change was a 9% increase to the land and building which was the same increase for all commercial property in the City of Norfolk. He explained that the last valuation change on this property was in 2013 and prior to that the value changed in 2007 and 2008. He reported that the valuation increase was required because the County was behind market values on commercial properties. Commissioner Prauner asked what he paid for the property and Mr. Lim replied that he had paid \$247,000 for the property. Chairman Ohl closed the hearing at 2:28 P.M. Motion was made by Schmidt and seconded by Prauner to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-46: Khim Hang Lim, 1915 West Prospect Avenue, Norfolk
Westridge Hills Third Addition Lot 6, Blk 2

Chairman Ohl opened a hearing at 2:28 P.M. Khim Lim appeared at the hearing and reported that he didn't do anything to his house. He said that he was the general contractor when the house was built in 2014 and the cost of the house was \$280,000. He advised that in 2016 the value went up \$15,000 and now the value increased \$22,000, so he asked what was going on with values in his area. He stated that his home is the newest house on Prospect Avenue and has 1,955 square feet with three bedrooms. County Assessor Hackerott advised that he reviewed the house with the owner in March, 2015 and he assumes that no changes have been made. Mr. Lim reiterated that nothing has been done to the house and the basement is not finished. Mr. Hackerott reported that the valuation change was a 7% increase which affected all residential houses in the same price range as the subject house to stay current with market values. Commissioner Prauner explained that the State Department of Revenue requires the County to keep residential values between 92% and 100% of market price. Chairman Ohl closed the hearing at 2:36 P.M. Motion was made by Prauner and seconded by Schmidt to make no change to the 2017 property valuation. Roll call vote: Ayes Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-47: James Schutt, 53776 835th Road, Meadow Grove
NW1/4 & NE1/4 SW1/4 11-22-4 200 AC

Chairman Ohl opened a hearing at 2:42 P.M. No one appeared at the hearing to present verbal testimony. Chairman Ohl read the protest form. County Assessor Jeff Hackerott reported that he inspected the property without the owner on July 10, 2017 after several attempts to schedule an appointment with the property owner, without a response. He described the building as an old school house that has been vacant for a long period of time with windows and doors all removed. He said that the building has been abandoned and is open to the elements and rodents. Chairman Ohl closed the hearing at 2:45 P.M. Motion was made by Schmidt and seconded by Prauner to set the 2017 building valuation at \$1,191. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-48: BSBF LLC, 16010 Cutten Road, Houston Texas
PT SE1/4 30-24-2 50.07 AC - MH (1978 New Moon 14x65)

Chairman Ohl opened a hearing at 2:46 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Ohl read the protest form. County Assessor Jeff Hackerott reported that Mr. Bonge left the locked gate open so he could inspect the property on June 29, 2017. He said that there are old camping sites on the northeast portion of the lake. He reported that he called the Zoning Department because he knew there were issues with the park and he was told that the permit to use the property as a trailer park has been revoked, so the owner isn't allowed to put mobile homes on the property. He reported that the Zoning Department also advised that only temporary structures, including campers and RVs, are allowed for no more than six months a year. He said that there is water and electricity to 22 pad sites; but, currently there are issues with the electricity because it doesn't meet code since 99% of the property is located in the floodway. Mr. Hackerott said that there are many external issues affecting this entire parcel. He reported that the mobile home is abandoned and in very rough shape. Chairman Ohl closed the hearing at 2:52 P.M. Motion was made by Schmidt and seconded by Prauner to set the 2017 property valuation at \$83,737. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-49: William and Janet Christian, P.O. Box 864, Norfolk
Pasewalks Addition N 55.4 Ft W 186.84 Ft Lot 1, Blk 4

Chairman Ohl opened a hearing at 2:55 P.M. William and Janet Christian appeared at the hearing. Mr. Christian explained that he attached an income statement for the apartment complex which reflects that the income is lower than two years ago; but, is higher than last year. He said that last year was disastrous in Norfolk for small apartment buildings and they are just starting to recover. He testified that the valuation change of 19% is too much. He explained that they haven't had any funds to improve the property other than necessary maintenance. Mr. Christian reported that the apartment complex has seven one-bedroom units and that the average rent is \$380/month. He stated that the apartment complex has an 80% occupancy and one unit is currently empty. He said that when Northeast Community College added housing, students started using this new housing even though it cost more. County Assessor Jeff Hackerott confirmed the testimony presented by Mr. Christian. He explained that this building complex has been owned by Mr. and Mrs. Christian since 1988 and that they met in his office to review the properties being protested. He reported that the last valuation increase for the subject property was in 2008 and the value decreased in 2009 and again in 2012. He explained that the vast majority of multi-family units in the City of Norfolk received a valuation increase. He reported that he tried to increase the values by 9.9%; however, the Nebraska Department of Revenue didn't approve this amount so another increase of 9.9% was added for a total of 19.8%. He explained that the Tax Equalization and Review Commission (TERC) wouldn't approve a 19.8% increase and the County was called in for a show cause hearing. He stated that TERC proposed another 9% increase stating that the County was out of compliance with a 19.8% increase. He said that TERC looked at market prices for multi-family units in Madison County; but, he was able to discourage TERC from additional increases. Mr. Christian reported that they recently looked at Avon Garden Apartments which has 48 units and is offered for sale for \$600,000, which is \$12,500 per unit. He explained that these apartments were completely renovated within the last two years. Mr. Hackerott stated that if the Avon Garden Apartments sell at the price listed, this will be justification for changing valuations next year. Chairman Ohl closed the hearing at 3:04 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-50: William and Janet Christian, P.O. Box 864, Norfolk
Glenwood Addition Lot 6, Blk 2

Chairman Ohl opened a hearing at 3:04 P.M. William and Janet Christian were present. Mr. Christian testified that the house needs a lot of work if the tenant moves out. He stated that the house is a single family dwelling that he purchased in 2004. He said that the house was empty for seven years because it was a fire restoration and he had to fight with the City of Norfolk to rehabilitate the house. County Assessor Jeff Hackerott reported that the valuation change was a 12% increase which was the same increase applied to all residential properties within the price range of \$30,000 to \$60,000. Mr. Christian stated that if he sold this property any debt on it would need to be paid off and then he would also need to pay capital gains tax. He reported that the basement walls are collapsing and the City of Norfolk will require him to gut the basement before allowing it as a rental property. He reported that before renting the house he gutted all the walls so it couldn't be used for living space because it didn't have egress windows. He stated that he left the bathroom and laundry facilities. Chairman Ohl closed the hearing at 3:10 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-51: William and Janet Christian, P.O. Box 864, Norfolk
Glenwood Addition Lot 7, Blk 7

Chairman Ohl opened a hearing at 3:11 P.M. William and Janet Christian were present. Chairman Ohl read the protest statement. Mr. Christian stated that the house is a small modular with two bedrooms and he hasn't been inside the house for five years. He reported that when the last tenant moved out he had to gut the bathroom and re-do the floor. He said that the current tenant is strange and likes his privacy; but, he pays his rent and doesn't complain. He explained that he didn't think he could raise the current rent because the tenant's dad supplements it, and if the tenant moved out, he probably wouldn't get the house rented again without spending a lot of money to make improvements. County Assessor Jeff Hackerott reported that the valuation change is a 12% increase. He stated that the house was built in 1955 on a crawl space and has with 1,004 square feet. Chairman Ohl closed the hearing at 3:13 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-52: William and Janet Christian, P.O. Box 864, Norfolk
Dorsey Place Lot 9, Blk 6

Chairman Ohl opened a hearing at 3:13 P.M. William and Janet Christian were present. Mr. Christian stated that the valuation increased 12%, no improvements were made to the property, and over the last three years the rent was increased by \$7.50/month with a current rent of \$465/month. He stated that the house is a duplex with the back unit being a two-bedroom efficiency unit with one room for kitchen and living area. He reported that the front unit is unfinished and still looks like a church which is only used for storage. He explained that there is a basement under the church portion, but slab construction under the living unit. County Assessor Jeff Hackerott confirmed that the building is a former church and has been owned by Mr. and Mrs. Christian since 1997. Commissioner Schmidt asked if rental income was received from the area used for storage and Mr. Christian responded that all items stored are associated with their rental business. Chairman Ohl closed the hearing at 3:17 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-53: William and Janet Christian, P.O. Box 864, Norfolk
Machmullers Addition S 58 Ft W 82.5 Ft Lot 1, Blk 3

Chairman Ohl opened a hearing at 3:17 P.M. William and Janet Christian were present. Mr. Christian testified that the house is a small two bedroom home with basic construction built on a crawl space. He reported that he has negotiated with someone to put a roof on the house sometime this year. He said that over the last two years he increased the rent \$15 per month, with the total rent being \$560/month. County Assessor Jeff Hackerott reported that the age of the house is 1959 with 864 square feet on the main floor. He explained that the house has two bedrooms and one bathroom on the main floor and the valuation change was a 12% increase. Chairman Ohl closed the hearing at 3:20 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-54: William and Janet Christian, P.O. Box 864, Norfolk
Wards Subdivision Lot 14 & S 20 Ft Lot 15

Chairman Ohl opened a hearing at 3:21 P.M. William and Janet Christian were present. Mr. Christian testified that the house is an all block house with a brick veneer facing and it is a challenge to make any changes such as wiring and insulating. Mr. Christian stated that over the last two years there has been a 12% valuation increase and in 2017 value increased 7%. County Assessor Jeff Hackerott stated that this house has concrete window sills, a single car garage, and was built in 1966 with 1,148 square feet. Mr. Christian explained that the windows can't be replaced without tearing everything apart and the fireplace is not functional. Chairman Ohl closed the hearing at 3:26 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-55: William and Janet Christian, P.O. Box 864, Norfolk
Tara Heights Addition Lots 1 & 4, Blk 3 (19-24-1)

Chairman Ohl opened a hearing at 3:26 P.M. William and Janet Christian were present. Mr. Christian testified that this property is their personal residence and over the last two years the property valuation increased 17% with no improvements made. He said that the main floor has 2,600 square feet with the basement approximately 80% finished. He said that a 2-car garage and utility building are also located on the property. County Assessor Jeff Hackerott reported that this property has a 9% valuation increase which was applied to all rural residential properties. He stated that the second garage is newer than the house. Mr. Christian testified that he renovated the house through the years using mostly pallets and scraps. Mr. Hackerott said that this house is not typical for the neighborhood. Chairman Ohl closed the hearing at 3:29 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-56: William Estates, LLC, P.O. Box 864, Norfolk
Pasewalks Sixth Addition S 37.08 Ft Lot 8 & N 27.92 Ft Lot 9, Blk 15

Chairman Ohl opened a hearing at 3:29 P.M. William and Janet Christian were present. Mr. Christian testified that the house is a small two bedroom structure with a moderately finished basement and a two car detached garage. He advised that he attempted to get a loan from the bank last year and the bank wouldn't loan \$40,000 on the house. County Assessor Jeff Hackerott stated that the house was built in 1952 and there are a few similarly styled houses within the same block. Mr. Christian stated that the house has a basement and the rent is \$650/month. He said that the house sits on a big lot which is 200 feet deep and the garage is located behind the house. Chairman Ohl closed the hearing at 3:32 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

- Protest #2017-57: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 1, Blk 1 (1302 Galeta Ave Unit A Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-58: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 2, Blk 1 (1304 Galeta Ave Unit B Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-59: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 2, Blk 1 (1304 Galeta Ave Unit C Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-60: William Christian, P.O. Box 864, Norfolk
Timm's 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 #2017-61: William and Janet Christian, P.O. Box 864, Norfolk
Timm's 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 #2017-62: William Christian, P.O. Box 864, Norfolk
Timm's Replat of Block 2 W 100 Ft Lot 1, Blk 1 (1307 Galeta Ave Unit A Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-63: William and Janet Christian, P.O. Box 864, Norfolk
Timm's Replat of Block 2 W 100 Ft Lot 1, Blk 1 (1307 Galeta Ave Unit B Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-64: William and Janet Christian, P.O. Box 864, Norfolk
Timm's 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 #2017-65: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 3, Blk 1 (1308 Galeta Ave Unit A Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-66: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 3, Blk 1 (1308 Galeta Ave Unit C Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-67: William and Janet Christian, P.O. Box 864, Norfolk
Timm's Replat of Block 2 Lot 2, Blk 1 (1311 Galeta Ave Unit C Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-68: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 4, Blk 1 (1314 Galeta Ave Unit C Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-69: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 5, Blk 1 (1316 Galeta Ave Unit A Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-70: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 5, Blk 1 (1318 Galeta Ave Unit A Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-71: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 5, Blk 1 (1318 Galeta Ave Unit B Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-72: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 5, Blk 1 (1318 Galeta Ave Unit C Glen Park Terrace No 1 Condominium Property Regime)
- Protest #2017-73: William and Janet Christian, P.O. Box 864, Norfolk
Glenn Park Terrace Lot 6, Blk 1 (1320 Galeta Ave Unit C Glen Park Terrace No 1 Condominium Property Regime)

Chairman Ohl opened a hearing at 3:32 P.M. William and Janet Christian were present. Mr. Christian advised that these properties are condominiums that are basically identical; however, they aren't valued the same. He reported that they vary in land values from \$6,300 to \$7,000 and they vary in unit values from \$46,000 to \$56,000. He explained that the units are the same general layout and same square footage in each style of unit, with a unit A, unit B, and unit C in each building. Mr. Christian testified that each unit has 2 bedrooms, 1 bathroom, kitchen, and living room. He said that the rent on these units is the same with the exception for a few units that were occupied when they purchased the condos. He stated that they have been buying the condos during the last 4 years and would like all the C Units valued at the same amount since they are identical. He explained that they only own the inside structure, not the lots where the buildings are located. He said that the Condominium Association is responsible for the land and the outside of the building and he can't do anything on the outside of the property without permission from the Association. Janet Christian testified that the condos were built in 1972 and 1973. County Assessor Jeff Hackerott advised that these units are condominiums, with three units in a building, and the value of the land is based on the size of the unit. He explained that the valuation change is a 4.6% increase on the condo units and there wasn't a change in the land value. He reported that the most recent sale was a unit on the north side of the street. Mr. Christian explained that the unit was sold to a Florida gentleman who wants a place to store his guns when he comes to Nebraska to hunt. He said that out of the last 10 units that sold, he purchased 8 units, and he can only rent the units after he cleans them up and paints.

Mr. Christian said that he hasn't paid more than \$50,000 for a unit; but, his biggest concern is the variety of valuations for the same types of unit. Mr. Hackerott explained that the difference in values is due to the different sizes of the units and even though the sizes are very similar, there is a difference. Mr. Christian replied that the condos are the same size with the exception for the unit that may have the stairwell added to the square footage. Chairman Ohl closed the hearing at 3:47 P.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2017 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-74: William and Janet Christian, P.O. Box 864, Norfolk
Queen City Place Addition Pt Lots 23 & 24, Blk 54 & 1/4 Vac Alley Assessed With Tax Lots NE1/4 NW1/4
22-24-1 Tax Lot 5 & Pt Tax Lots 6 & 7

Chairman Ohl opened a hearing at 3:47 P.M. William and Janet Christian were present. Mr. Christian stated that he has owned this property for many years and this year the County established a new parcel listed as a vacant alley. He said that the parcel is used as a parking lot for the apartments. County Assessor Jeff Hackerott explained that this parcel is adjacent to an apartment building which is Protest #2017-75. He stated that his office is in the process of going through parcels listed on the assessment record as "assessed width". He said that the value is in the parcel located to the south and if this property would sell by itself it would have minimal value to anyone else because it would be unbuildable. He said that they are finding it necessary to split these values out so that they don't have blanks in the system. He reported that this parcel has 4,951 square feet and this is the first year that the property is a separate parcel. He reported that it has previously been assessed with the adjacent apartment building. He said that to both parcels must be surveyed to keep them together as one property and no one wants to spend the money for no benefit to the owner. Chairman Ohl closed the hearing at 3:54 P.M. Motion was made by Prauner and seconded by Schmidt to set the 2017 property valuation at \$10,174. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2017-75: William and Janet Christian, P.O. Box 864, Norfolk
Tax Lots NE1/4 NW1/4 22-24-1 Tax Lot 5 & Pt Tax Lots 6 & 7 Assessed With Queen City Place Addition Pt
Lots 23 & 24, Blk 54 & Pt Vac Alley

Chairman Ohl opened a hearing at 3:54 P.M. William and Janet Christian were present. Mr. Christian stated that this property is an apartment complex and he submitted an income statement for the units. He said that the net income is up a small amount and that the apartments are about 50% rented to college students. He explained that they purchased the property in December, 1997 and currently they are unable to rent 4 of the units because they won't allow pets in the apartment building. He reported that the current rent on each of the unit is between \$535 and \$550 per month with a one year contract. County Assessor Jeff Hackerott advised that this building has 18 units, with 17 having 2 bedrooms and 1 unit having 1 bedroom. Mr. Christian explained that 4 units were empty all of 2016 due to new housing added at the college. Chairman Ohl closed the hearing at 3:58 P.M. Motion was made by Prauner and seconded by Schmidt to set the 2017 property valuation to \$493,992. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board of Equalization recessed at 4:00 P.M. to Thursday, July 13, 2017 at 9:00 A.M.

County Clerk Nancy Scheer

Christian Ohl, Chairman
County Board of Equalization