

BOARD OF EQUALIZATION MEETING

Madison, Nebraska

July 21, 2015

The Board of Equalization of Madison County, Nebraska met at 9:00 A.M., in continuation of the June 24, 2015 meeting, to conduct hearings on property valuation protests.

Advance notice of meeting was published in the Tuesday, July 14, 2015 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 Jim Prauner called the meeting to order and notified the public of the location of the Open Meeting Act information posted in the meeting room.

Present: Commissioners Christian Ohl, Jim Prauner, and Ron Schmidt, County Assessor Jeff Hackerott, and County Clerk Nancy Scheer.

Motion was made by Ohl and seconded by Schmidt to approve the agenda for the meeting. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Motion carried.

Motion was made by Schmidt and seconded by Ohl to approve the minutes of the July 7, 2015 meeting. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Hearings were conducted on property valuation protests as follows:

Protest #2015-120: Judith A. Stewart, 83865 547th Avenue, Battle Creek
E 28.78 AC NW1/4 NE1/4 4-23-2 28.78 AC (Judith A Stewart's Lot Boundary Change-Tract Two)

Chairman Prauner opened a hearing at 9:00 A.M. No one appeared at the hearing to offer verbal testimony. The written protest form was read. Chairman Prauner confirmed that the parcel is wet and tiled. County Assessor Jeff Hackerott reported that this parcel has drainage running through the center portion from South to North and is tiled. He explained that the drainage area is listed as waste on the County Assessment record. He reported that the remainder of the parcel is in dry crop with grass around the edges and that the land use is correct on the County assessment listing. He stated that the assessed value is \$5,050 per acre. Chairman Prauner closed the hearing at 9:03 A.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2015 property valuation since the land is classified correctly and the valuation appears to be equitable with similar properties. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-121: Lawrence Henery, 83865 547th Avenue, Battle Creek
NE1/4 NE1/4 4-23-2 40.25 AC

Chairman Prauner opened a hearing at 9:17 A.M. No one appeared at the hearing to offer verbal testimony. The written protest form was read. County Assessor Jeff Hackerott reported that a small corner in the Northeast portion of this property has a building located on it. He stated that the parcel is all dry crop with grass. He stated that the parcel is planted to beans this year and the assessed value is \$5,017 per acre. Chairman Prauner closed the hearing at 9:19 A.M. Motion was made by Ohl and seconded by Schmidt to make no change to the 2015 property valuation since the land is classified correctly and the valuation appears to be equitable with similar properties. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-122: Mark W. Ackerman and Amy L. Sanderhoff, 209 North 13th Street, Norfolk
Wards Suburban Lots W 318 Ft S1/2 Lot 6

Chairman Prauner opened a hearing at 9:20 A.M. No one appeared at the hearing to offer verbal testimony. The written protest form was read. County Assessor Jeff Hackerott reported that he inspected the property with the owners on July 17, 2015 and gave him pictures of the surrounding properties. He explained that the 1½ story house has a full basement that has only about 6 foot of depth. He reported that the house was built in 1910 and has 1,232 square feet on the main floor, with 640 square feet upstairs. He stated that there is a double car detached garage and that the lot is huge with a depth of 318 feet. He reported that the owners purchased the property on July 23, 2014 for \$118,500. In addition, he reported that vinyl replacement windows were recently installed in the house. Chairman Prauner closed the hearing at 9:24 A.M. Motion was made by Schmidt and seconded by Ohl to make no change to the 2015 property valuation because no evidence was submitted by the protester substantiating that the valuation is inequitable with similar properties. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays none. Motion carried.

Protest #2015-123: Justin D. Snorton, 811 North Boxelder Circle, Norfolk
Walters Wedgewood 9th Addition Lot 7, Blk 7

Chairman Prauner opened a hearing at 9:40 A.M. No one appeared at the hearing to offer verbal testimony. The written protest form and attached letter were read. County Assessor Jeff Hackerott reported that he inspected the property on July 17, 2015 with Justin Snorton. He stated that the two story house was built in 1989 and has almost a full basement. He stated that there are four bedrooms, 3½ bathrooms, see-through fireplace, and two car attached garage with an outside stall that is double deep. In addition, he stated that the owners purchased the property in 2011 for \$200,000. Chairman Prauner closed the hearing at 9:45 A.M. Motion was made by Ohl and seconded by Schmidt to accept the County Assessor's recommendation to set the 2015 property valuation at \$240,296 based upon a physical inspection which reflected that some changes to the basement finished were necessary on the County's assessment record. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays none. Motion carried.

Protest #2015-124: Hilary Hoffman, 402 East Maple Avenue, Norfolk
Walters Wedgewood 6th Addition Lot 28, Blk 1

Chairman Prauner opened a hearing at 9:20 A.M. No one appeared at the hearing to offer verbal testimony. The written protest form and attached letter were read. County Assessor Jeff Hackerott reported that he was not able to schedule an appointment with the owner so he didn't complete an interior inspection of the property. He stated that the appraisal submitted by the owner indicates that the appraiser didn't get inside the house for an interior inspection. He explained that the proposed valuation is 5.3% different than the valuation on the appraisal document. He said that since neither he nor the appraiser was inside the house, both are guessing on the condition and quality of the house. Chairman Prauner closed the hearing a 9:53 A.M. Motion was made by Ohl and seconded by Schmidt to make no change to the 2015 property valuation since the County Assessor was unable to complete an interior inspection of the house. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-125: Nick Rech, 605 Pierce Street, Norfolk
Pasewalks Sixth Addition N 10 Ft Lot 18 & All Lot 19, Blk 2

Chairman Prauner opened a hearing at 9:55 A.M. Nick Rech appeared at the hearing and testified that he submitted a copy of an appraisal which was completed at the time that he purchased the property. He stated that the appraisal completed by Jeff White lists the value as \$108,000. He confirmed that he purchased the property in June 2014. County Assessor Jeff Hackerott reported that he inspected the property with Nick Rech on July 17, 2015. He stated that the ranch style house was built in 1958 and has 1,392 square feet on the main floor with a partial basement. He explained that an addition of an attached garage was added onto the property in 1979. He reported that one room has the floor coverings removed and the owner is in the process of re-finishing the hardwood floors. Chairman Prauner closed the hearing a 9:58 A.M. Motion was made by Ohl and seconded by Schmidt to set the 2015 property valuation at \$108,000 with consideration given to the recent purchase price of the property. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-126: Michael D., Brtek, 900 North Boxelder Street, Norfolk
Walters' Wedgewood 11th Addition Lot 16, Blk 6

Chairman Prauner opened a hearing at 10:38 A.M. No one appeared at the hearing to offer verbal testimony. The written protest form and the attached letter were read. County Assessor Jeff Hackerott reported that he inspected the property with Michael Brtek on July 20, 2015. He stated that the two-story house was built in 1994 and has 3,054 square feet. He explained that an addition was put onto the back of the house in 2005 which consisted of a kitchen and dining room measuring approximately 10' x 30'. He reported that the basement is predominantly finished and that the home has four bedrooms and 3½ bathrooms. He stated that the owners purchased the property on November 3, 1998 for \$134,000. Chairman Prauner closed the hearing at 10:43 A.M. Motion was made by Schmidt and seconded by Ohl to accept the County Assessor's recommendation for no change to the property valuation based upon a physical inspection. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-127: Kimberly Davis, 310 Oak Street, Norfolk
Park Addition W 9.5 Ft N 63.5 Ft Lot 3, N 63.5 Ft Lot 4 & E 52.5 Ft N 63.5 Ft Lot 5, Blk 5

Chairman Prauner opened a hearing at 10:01 A.M. Kimberly Davis appeared at the hearing and testified that two houses located on Cottonwood Street both sold in the \$70,000 range. She reported that the comps have full basements and both have a one car garage and two car garages, which is way more than she has. She explained that she has a single car garage and single detached garage, but the detached garage is in need of repair. She stated that the siding on her house is still damaged from the storm because she doesn't know when she can get a contractor; but, she did replace the roof. She explained that she lives on the corner by a daycare and she has absolutely no parking in front of her house or to the North of her house. Ms. Davis reported that she needs to lift the garage to fix and replace the concrete because there is no foundation. She explained that the two comps have full basements, but she only has a space for a water heater, furnace, and water softener in the basement. She stated that she does not understand how her property can be valued as much as the two comps since the other parcels have more and they don't have to contend with the park across the street or a daycare center. She explained that she gets things stolen out of her yard all the time. County Assessor Jeff Hackerott reported that the house is located on the corner of Oak and Prospect. He confirmed that there is a day care center located across the street to the North of the property and he believes that the parking issue is a problem. Ms. Davis explained that a majority of the parking is for picking up children and dropping them off. She stated that there is a good chance that Nebraska Avenue will be closed for a bike trail, so that will put more traffic on Prospect Avenue which is already very congested. Mr. Hackerott asked if there are any regulations regarding hours of operation for the day care center and Ms. Davis responded that when she called the City of Norfolk she was told that she should have presented her concerns when the day care was trying to obtain a license, but she didn't think it would affect her. Chairman Prauner asked how many children attend the day care center and Ms. Davis responded that she thinks the day care center can take up to 90 children since they have a two-story day care facility. She stated that she picks up cigarette butts, used diapers, and trash out of her yard every day. Chairman Prauner asked how Ms. Davis arrived at her requested valuation of \$77,246 and Ms. Davis responded that she averaged the assessed valuations of her neighbors' properties. Ms. Davis stated that she looked at the valuation of the houses behind hers and they range from \$70,000 up to \$90,000, so she looked at the values of homes located on Prospect Avenue which ranged between \$60,000 and over \$100,000. Chairman Prauner responded that the values depend upon the amenities inside the house. Ms. Davis asked if the value would change if she replaced floor coverings in the house because she considers this maintenance. Mr. Hackerott responded that if all new floor coverings are put in the house, it would probably increase the sale price assuming that the floor coverings are tasteful. He explained that Ms. Davis' house is one of the bigger houses in the neighborhood. Ms. Davis responded that her house has an addition, but she doesn't have a basement which is a selling point. Commissioner Ohl asked Ms. Davis to confirm the condition of the detached garage and Ms. Davis responded that the garage is in poor shape, along with the siding on her house. She asked what the incentive is to fix up her house when it will just increase the valuation. She stated that she has lived in this house for 15 years and she has completed some upgrades, but it has taken 15 years to save for these updates because she won't go into debt to fix up her house. She explained that she still has three rooms to update, so she is concerned if she should make further updates or wait until she decides to sell her house. Chairman Prauner responded that Ms. Davis needs to decide how comfortable she is living in the house without making further updates. He said that if improvements to the house are completed, it may sell for more money. Chairman Prauner closed the hearing at 10:16 A.M. Motion was made by Schmidt and seconded by Ohl to set the 2015 property valuation at \$88,286 with consideration given to the evidence presented at the protest hearing. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-128: Rick Droescher, 6001 West Kaneb Road, Norfolk
W1/2 NW1/4 & NW1/4 SW1/4 1-24-2 123.67 AC

Chairman Prauner opened a hearing at 10:22 A.M. Rick Droescher appeared at the hearing and testified that he has information on land sales in the area. He reported that the first land sale was Parcel ID No. 590163019 which is 90.9 acres of all tillable ground compared to his property which has about 17 acres of pasture and 5 acres of building site. He said that the comp sold at auction for \$4,850 per acre in November 2014 and is located in the next section East of his land. He reported that a 76 acres parcel in the same section sold for \$5,250 because the soil types were better and the land was all tillable. Mr. Droescher reported that another property sale was Parcel ID No. 590169769 which had 78.6 acres and sold in October 2014 for \$4,730 per acre and was all tillable. He stated that another sale of property located in the same section as his land sold for \$5,750 per acre for 130 acres of dryland tillable land. He explained that a 1031 exchange was completed on this purchase, so he didn't know if this could be considered an arms length sales transaction. Mr. Droescher said that he completed research on pasture ground, and in his opinion, a fair value for pasture is between \$2,700 and \$2,800 per acre. He reported that his farm is split by the County line with 40 acres located in Pierce County and 120 acres located in Madison County. He reported that the valuation on the 40 acre parcel in Pierce County is \$76,430. He stated that on his farm in Madison County he has 19 acres of pasture and the balance is dry farm ground. He explained that of his 123 acres, there are 53 acres in CRP, and his taxes don't quite equal what he gets for income from the CRP acres. He stated that the 53 acres are in the CRP for one more year and he plans to re-enroll in the program if the payment is fair and reasonable. Mr. Droescher reported that there is a slough running through the pasture that is about 3 to 4 acres in size and carries a lot of water at different times. He stated that there are 44.8 acres of tillable ground and it is custom farmed. He said that the soil types on the 40 acre parcel located in Pierce County are every bit as good as the parcel in Madison County. He reported that the land has been in the family for generations and the land valuations in both counties had been close until the last several years. County Assessor Jeff Hackerott reported that the North portion of the parcel is planted to corn and the South portion is CRP grass with some corn feeding strips. Chairman Prauner closed the hearing at 10:29 A.M. Motion was made by Ohl and seconded by Schmidt to make no change to the 2015 property valuation since the land is classified correctly and the valuation appears to be equitable with similar properties and the comps submitted by the protestor are not included in the study period to set 2015 property valuations. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-129: Carolyn Marten, 904 South 9th Street, Norfolk
C B Durlands Second Addition Lot 3, Blk 5

Chairman Prauner opened a hearing at 10:55 A.M. No one appeared at the hearing to offer verbal testimony. County Assessor Jeff Hackerott reported that he inspected the property with Linda Anderson, who is Carolyn Marten's power of attorney. He reported that the house was built in 1945 and has 936 square feet built on a crawlspace. He stated that the house is currently not occupied and that the owner is in the process of moving into a nursing home. He explained that Northeast Nebraska Neighbor Works assisted with an addition that was built onto the house in 2010 and assisted with fencing in the backyard in 2014. He said that these changes improved the property from the County's previous inspection. Chairman Prauner closed the hearing at 10:58 A.M. Motion was made by Ohl and seconded by Schmidt to accept the County Assessor's recommendation for no change to the property valuation based upon a physical inspection. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-130: James A. Volk, 54572 834th Road, Battle Creek
PT W1/2 NE1/4 1-22-3 25.78 AC (Volk's Lot Split-2000)

Chairman Prauner opened a hearing at 10:48 A.M. Jim Volk appeared at the hearing and testified that 21.9 acres of the property is assessed as irrigated land and it is dryland, part of which is grass. He said that he didn't know what the difference of value was between irrigated land and dryland, so he estimated a valuation. County Assessor Jeff Hackerott confirmed that this parcel is not irrigated and the pivot stops before it gets to this property. He explained that this parcel is an irregular shaped lot split with a lane coming south off the County road and the acreage sits behind one pivot and adjacent to another pivot. He stated that he would change the irrigated acres to dryland on the County assessment record. Commissioner Schmidt asked if there are any buildings that should be removed from the County's record. Chairman Prauner asked if Mr. Volk reported that the barn on this property burned down. Mr. Hackerott reported that Mr. Volk stopped in the office on August 22, 2012 to report that the barn burned down and that a double crib, granary, shed, and lean-to building were removed. Chairman Prauner asked if the garage was still on the property and Mr. Volk responded that he sold the garage; however, it has not been removed from the property. Chairman Prauner closed the hearing at 10:52 A.M. Motion was made by Ohl and seconded by Schmidt to change the land use from irrigated to dryland and set the 2015 property valuation at \$221,488. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-131: Gerald Kuhn, 205 South Eastwood, Norfolk
Riverside Park Addition Lot 5, Blk 9

Chairman Prauner opened a hearing at 11:07 A.M. No one appeared at the hearing to offer verbal verbal testimony. The written protest form was read. County Assessor Jeff Hackerott reported that he inspected the property with Gerald Kuhn on July 17, 2015. He stated that there are two houses located on this parcel and both are older homes that were rented. He explained that the back house is very small and measures 18' x 24'. He stated that the previous tenants were evicted and in the process they tore up the houses, so the houses sat empty before the owner started making repairs. He explained that while the owner was making repairs, the City of Norfolk discovered that the houses were unoccupied so the City condemned both houses. He stated that Mr. Kuhn plans to demolish both structures because the City wants new foundations and a lot of other work completed on both houses before they will allow them to be reoccupied. Chairman Prauner closed the hearing at 11:11 A.M. Motion was made by Ohl and seconded by Schmidt to accept the County Assessor's recommendation to set the 2015 property valuation at \$5,282. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-132: Stephen Sunderman, 83386 556th Avenue, Norfolk
PT NE1/4 & ALL SE1/4 22-23-3 244.67 AC

Chairman Prauner opened a hearing at 11:12 A.M. Stephen Sunderman appeared at the hearing and submitted a map showing the location of the property. He stated that the 71% valuation from the County was \$1,301,099, which equates to \$5,317.77 per acre. He stated that the biggest reason he is bringing this property up for protest is because he actually bought this farm on December 5, 2014 for \$5,317 per acre. He said that he is aware that the land sale is outside the study period used by the County to set the 2015 valuations. He stated that he had a good conversation with County Assessor Jeff Hackerott regarding the challenges that the County runs into when assessing agricultural land in particular, especially when looking at Class 3 and 4 soils and trying to find some comparable parcels. He stated that Madison County formerly used multiple market areas and Antelope and Boone Counties still use multiple market areas and in particular they separate their silty clay soils from the sandy soils. He said this is one thing that isn't done in Madison County, but the two farms that he is protesting would definitely fall into the sandy soil section of the County. He said that if you look at comparable land sales and his property, it will show that the sales will come in less than the valuation currently proposed by the County. Mr. Sunderman reported that he looked at the sales that are used for valuation and it did seem that the sales that fell into the sandy sections of the County definitely came in less than the clay and silty portions, especially when compared with the bottom half of the County. Chairman Prauner asked if the property was hilly and Mr. Sunderman confirmed that the property is hilly. Chairman Prauner asked if the property has a crop planted and Mr. Sunderman responded that it is row crop this year and has been for the last three years. Mr. Sunderman explained that prior to that the property was all CRP. He said that they have cut down a number of trees; however, they are still trees on the parcel. He stated that one thing the County may need to look at is how to evaluate what the sandy soil types are worth, particularly parcels that are a majority of Class 3 and 4 type soils since these are the farms that come in at a lower value compared to some that are predominately clay that has some sand. He said that clay soils with some sand in it will be worth more than if the farm was predominately sandy. Mr. Sunderman stated that he reviewed the list of land sales that were used for valuation purposes and unfortunately this farm was not listed, but it would be nice to see farms that are predominately Class 3 and 4 soils used in the sales for next year. County Assessor Jeff Hackerott reported that the assessment record reflects 3.15 acres of trees. He explained that there are two pivots on this parcel and it is currently planted to corn and that the remaining trees on the property are located in the Southwest corner along the property boundary. Commissioner Schmidt asked if other properties similar to Mr. Sunderman's farm are used when figuring a valuation. Mr. Hackerott responded that no farms are identical in soil types and it is hard to find comparable sales with exactly the same soil types. He explained that they don't see many properties with all Class 3 or 4 soils sell, and they also don't have enough of these parcels sell to have a measurement of value, so they are required to put parcels together that have sold based upon soil types. He reported that the assessed valuation for this property is \$5,318 per acre. Chairman Prauner closed the hearing at 11:24 A.M. Motion was made by Prauner and seconded by Ohl to consider the recent purchase price of the property and set the 2015 property valuation at \$1,223,350. Roll call vote: Ayes, Ohl and Prauner. Abstaining, Schmidt. Nays, none. Motion carried.

Protest #2015-133: Stephen Sunderman, 83386 556th Avenue, Norfolk
SW1/4 Less Hwy 3-22-1 154.44 AC

Chairman Prauner opened a hearing at 11:24 A.M. Stephen Sunderman was present and reported that the current assessment is \$5,224.39 per acre, for a total of \$806,856 for the entire parcel. He testified that this parcel is predominately Class 3 and 4 soils. He explained that this property sale falls within the three-year study to set the valuations for 2015. He reported that he closed on this property sale on October 6, 2011 and at that time they purchased the entire section of property for \$1,860,600 at an average price per acre of \$4,367. He stated that, in his opinion, when comparing the current assessed value compared to the sale prices in the previous three years, the County is over estimating what the Class 3 and 4 type soils are worth. He submitted proof of sale for the property and reported that this farm is low lying and has a lot of water flooding issues. Mr. Sunderman reported that he tilled a portion of this property in 2014 and that the property is currently planted to corn. He explained that this parcel lies in an area of Madison County that is predominantly sandy soils. He stated that the reason that he is protesting the valuation of this property is that looking at the valuation of sandy soils and looking at comparable sale prices, the valuation may be overestimated. He stated that going forward he is unsure what the best way is to value properties that have predominately sandy soil. He stated that the County may consider looking at different market areas in the County for these types of farms. He explained that the Northeast corner of Madison County is predominantly sandy soils and if the County looks at land sales and looks at the list of agricultural sales that are being used to set values, it would definitely reflect that parcels like his property may be over assessed. Chairman Prauner explained that the County previously used three different market areas. Commissioner Schmidt asked if the County could return to using this type of method and Mr. Hackerott responded that some consideration is being given to returning to multiple market areas in the County. Mr. Hackerott explained that the problem with multiple market areas was being able to justify where the lines are drawn for the different market areas. Chairman Prauner explained that when the lines are drawn, discrepancies are between people who live on either side of the lines and have a large difference between their property valuations. Mr. Sunderman responded that his argument would be that the soil types should be the determining factor to draw the lines. He stated that his argument is that, with one market area, the type 3 and 4 soils have a tendency to be valued higher with the higher market soils. Chairman Prauner explained that when three market areas were used, some of the dryland parcels were valued higher than irrigated property. In addition, he explained that the valuation on pasture land also increased because people paid higher prices for pasture and then converted the property to row crop. Mr. Sunderman stated that it is interesting to see how Boone and Antelope Counties establish market areas around the soil types. He explained that in Antelope County you can see a clear dividing line around sandy soils and Boone County is the opposite by drawing their market areas around better classes of clay soil. He said that he is not saying that this is the best solution; but, it is something to think about when looking at setting future valuations. Chairman Prauner closed the hearing at 11:32 A.M. Motion was made by Ohl and seconded by Prauner to make no change to the 2015 property valuation since the land is classified correctly and the valuation appears to be equitable with similar properties. Roll call vote: Ayes, Ohl and Prauner. Abstaining, Schmidt. Nays, none. Motion carried.

Protest #2015-134: William Blank, P.O. Box 548, Madison
Tax Lots NE1/4 NE1/4 5-21-1 Pt Tax Lot 10 Less Pt To State 2.49 Ac

Chairman Prauner opened a hearing at 11:33 A.M. William Blank and Warren Blank appeared at the hearing. William Blank submitted pictures of two buildings and testified that these buildings served a purpose 50 to 60 years ago, but not anymore. He said that a small tractor with roll over protection added to it won't fit inside the building. He said that the attached building was once a granary and it won't even hold a small truckload of grain and his daughter uses it to store her garden tools or tomato cages. He reported that the concrete is on the back side of the building, not in front, and it is all cracked and busted up. He estimated that the valuation of these buildings is \$750. County Assessor Jeff Hackerott reported that the buildings in Protest #2015-134 and Protest #2015-135 are located on the same parcel of property. He stated that he inspected the buildings with William Blank. Chairman Prauner closed the hearing at 11:38 A.M. Motion was made by Schmidt and seconded by Ohl to accept the County Assessor recommendation to set the 2015 building valuation at \$754 based upon a physical inspection. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-135: William Blank, P.O. Box 548, Madison
Tax Lots NE1/4 NE1/4 5-21-1 Pt Tax Lot 10 Less Pt To State 2.49 Ac

Chairman Prauner opened a hearing at 11:38 A.M. William Blank and Warren Blank appeared at the hearing. William Blank testified that he purchased the building in 1987 and moved it into town. He explained that it was 15 years old at that time. He said that the Assessor's office had the building listed as 22' x 26', but it actually measures 20' x 24'. He explained that the current value is \$4,720 and that in 1987 it was assessed at \$2,500. He explained that a strong wind twisted the building and he had Fred and Jerry Ridder come in and use jacks to raise the building and tie it back down; however, it was not returned to its original location, but that was the best that could be done. He stated that the back half of the roof is in poor condition and even has some holes in it. He reported that the old sliding door is bad and that he put posts on all four corners to keep it in place. He said that he uses the building for miscellaneous storage. County Assessor Jeff Hackerott reported that he inspected the building with William Blank. He confirmed that the building measures 20' x 24' and he would make this correction on the County assessment record. Chairman Prauner closed the hearing at 11:46 A.M. Motion was made by Ohl and Schmidt to accept the County Assessor's recommendation and set the 2015 building valuation at \$1,045 based upon a physical inspection. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-136: William Blank, P.O. Box 548, Madison
Tax Lots NE1/4 NE1/4 5-21-1 Pt Tax Lot 10 Less Pt To State .92 Ac

Chairman Prauner opened a hearing at 11:46 A.M. William Blank and Warren Blank appeared at the hearing. William Blank testified that no Madison homes are selling in this price range and some have been on the market for months and years. He stated that the big reason is that Madison has always been known for its Hispanic population. He explained that there are no comparables and no homes will sell for \$41,000 more than they were valued last year and there are no homes selling at any price. He said that he does not understand how the value of a house can go up so much in one year, especially since there are no comparables. Warren Blank testified that there aren't any comparable sales that can be found in the \$150,000 plus range in Madison because there just aren't any. He said that the County can't raise the valuation without any comparables to substantiate it and an appraisal can't be completed without any facts to support it. He asked the Board to consider the recent sale in Northern Heights Addition which is a house with 2,600 square foot home that is comparable to his Dad's house and the valuation was raised over \$40,000 from 2014 to 2015. He testified that the house was valued at \$173,000 and it sold three weeks ago for \$132,000 which is absolute proof that there should not have been an increase. He said that there aren't any facts for \$170,000, \$180,000, and \$190,000 homes in Madison. County Assessor Jeff Hackerott responded that the most comparable sale is the Gall house that sold to Wolfgram. He reported that the Wolfgram house is smaller, it's not brick, but it is newer, and it sold for \$170,000. He explained that during the study period that was used, the Wolfgram house is probably the most comparable to the William Blank home and this sale was uninfluenced by any out buildings. Warren Blank responded that the Wolfgram house is an excellent comparable; however, that house is 20 to 25 years newer and is completely updated with everything. He explained that his Dad's house has orange carpeting and blue bathroom fixtures compared to the Wolfgram house that had stainless steel appliances and a three car garage. He stated that there needs to be adjustments for age and amenities. County Assessor Jeff Hackerott reported that there aren't other all brick ranch style home sales in the study period, but there have been some sales since the first of the year which will be included in the assessment process for 2016. He reported that the Blank house was built in 1978 and has 1,972 square feet on the main floor. He stated that the basement is larger than the main floor because part runs under the garage. Chairman Prauner asked what Mr. Blank would sell his house for and William Blank responded that he would sell the house for \$125,000. Chairman Prauner closed the hearing at 11:53 A.M. Motion was made by Ohl and seconded by Schmidt to accept the County Assessor's recommendation to set the 2015 total property valuation at \$177,323 for both Protest #2015-136 and Protest #2015-137 since the protests are one parcel in the County records. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-137: William Blank, P.O. Box 548, Madison
Tax Lots NE1/4 NE1/4 5-21-1 Pt Tax Lot 10 Less Pt To State .92 Ac

Chairman Prauner opened a hearing at 11:53 A.M. William Blank and Warren Blank appeared at the hearing. William Blank testified that the only reason that the County said that the concrete was in good condition is because they didn't look at it. He said that the staff probably drove in the driveway, but didn't look at the back side which goes around to the house to a walkout basement which is where the damaged concrete is located. He submitted a copy of a bid in the amount of \$9,227 from Daberkow Wagner Builders to tear out, dispose, and replace the concrete. He also submitted pictures showing the condition of the concrete. County Assessor Jeff Hackerott reported that he inspected the property with William Blank. He explained that the concrete is starting to crack on the back side of the house and probably is attributed to the fact that most of the water runs downhill towards this area and has softened the ground underneath. He submitted pictures that he took of the driveway and concrete around to the back of the house. Chairman Prauner closed the hearing at 11:58 A.M. Motion was made by Schmidt and seconded by Ohl to combine the valuation for the concrete listed in this protest with Protest #2015-136 since there is one assessment record for both protests. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-138: Pepsi-Cola Bottling Co. of Norfolk, Inc., P.O. Boc 92129, Southlake, Texas 76092
North Fourth Industrial Tract S 6.27 Ac Blk 2 6.27 Ac (15-24-1) Id Tract

Chairman Prauner opened a hearing at 11:59 A.M. No one appeared at the hearing to offer verbal testimony. County Clerk Nancy Scheer read a letter received from Altus Group on July 20, 2015 requesting the Board of Equalization to consider the letter as a request to withdraw the protest. Chairman Prauner closed the hearing at 12:01 P.M. Motion was made by Schmidt and seconded by Ohl to accept withdrawal of the protest and make no change to the 2015 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-139: Paradigm Tax Group, 30 North LaSalle Street, Suite 2330, Chicago, Illinois 60602
Golden Spike Addition Phase I Lot 1, Blk 1

Chairman Prauner opened a hearing at 12:01 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Prauner read the form and the letter submitted with the protest form. County Assessor Jeff Hackerott reported that the subject property is First National Bank located on North 4th Street in Norfolk. He explained that the building was constructed in 1993 and has 1,792 square feet. He explained that that the building sits on a very large lot and has a canopy located on the back of the structure. He reported that the comparables are taken from the eastern part of Nebraska with a very diverse group of locations and population and that all comps are larger structures. He said that he can't speak to the quality and condition of any of the comps, but since they are bank buildings, he assumes they would be in reasonably good condition. In addition, he stated that the prices of the comparables are in all ranges. Chairman Prauner closed the hearing at 12:08 P.M. Motion was made by Schmidt and seconded by Ohl to accept the County Assessor's recommendation for no change to the 2015 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-140: Paradigm Tax Group, 30 North LaSalle Street, Suite 2330, Chicago, Illinois 60602
Sunset Plaza Subdivision First Platting Lots 1, 2 & 3

Chairman Prauner opened a hearing at 12:12 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Prauner read the protest form and attached letter. County Assessor Jeff Hackerott reported that the subject property is the First National Bank located by the Sunset Plaza. He stated that the building was constructed in 1995 and has 9,226 square feet and an addition was put onto the East side of the building in 2005. He explained that the lot size is almost 2 acres and is located in an area where land has a high value. He stated that the land value is not being contested. He reported that he checked the valuation of the First National Bank building located in Columbus which is slightly smaller, but is assessed at \$1,567,000. Chairman Prauner closed the hearing at 12:18 P.M. Motion was made by Schmidt and seconded by Ohl to accept the County Assessor's recommendation for no change to the 2015 property valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board reviewed evidence and took action on the following property valuation protests heard on June 24, 2015:

Protest #2015-5 Charles Frohberg, 54783 843rd Road, Norfolk
Pt SE1/4 SE1/4 17-24-2 35 AC

County Assessor Jeff Hackerott reported that he updated the assessment with a land use change based upon information received from Charles Frohberg. Motion was made by Schmidt and seconded by Ohl to set the 2015 property valuation at \$74,216 due to a land use change on the assessment record. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board reviewed evidence and took action on the following property valuation protests heard on July 7, 2015:

Protest #2015-38 Werner and Scarlet Blank, PO Box 548, Madison
Eastlawn Addition Lots 8 To 14, Blk 3 & Pt Vac St .60 Ac

County Assessor Jeff Hackerott reported that he compared this assessment listing with the records of the former Greg Shupe property and the property purchased by Ronald Wolfram from Galls. He stated that these houses would be the best comparable properties in the City of Madison. Motion was made by Schmidt and seconded by Ohl to accept the County Assessor's recommendation for a revised valuation based upon review of other similar properties in the City of Madison. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-62 Ryan and Lacoyn Anderson, 2403 Timber Meadow Lane, Norfolk
Timber Meadows Subdivision Lot 12 (6-23-1)

County Assessor Jeff Hackerott reported that he received a letter from the owners on July 13, 2015 thanking the Board of Equalization for taking the time to conduct a hearing to review the protest and asking the Board to move forward with the protest based on the information provided outside of an in-home appraisal and also stating that their neighbors received a fair appraisal from public property view and they asked for the same consideration. Motion was made by Ohl and seconded by Schmidt to make no change to the 2015 property valuation since there was no evidence submitted by the protestor substantiating that the valuation is inequitable with similar properties and also based on the fact that the owners would not provide the County Assessor an opportunity to complete an interior inspection of the property. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board reviewed evidence and took action on the following property valuation protests heard on July 14, 2015:

Protest #2015-68: Charles and Elizabeth Orton, 501 East Eisenhower, Norfolk
PT NE1/4 24-23-3 146.51 AC

County Assessor Jeff Hackerott reported that he can't use the income capitalization approach to calculate the valuation for this property because equity would not be maintained with the valuation of all other parcels in the County. He stated that no income information was provided by the owners on the grass portion, only the dryland. Motion was made by Schmidt and seconded by Ohl to make no change to the 2015 property valuation since the valuation appears equitable with similar properties and is reflective of the market. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-75 Judy L. Schroeder, 101 South Park Street, Madison
F W Barnes Fourth Addition Lot 1 & 1/2 Vac Alley, Blk 67

County Assessor Jeff Hackerott recommended removal of the remodeling listed on the assessment record since the only updates made to the house were window replacements. He also recommended combining the two assessment records into one as requested by Judy Schroeder. Motion was made by Schmidt and seconded by Ohl to accept the County Assessor's recommendation to set the 2015 property valuation at \$101,297 for both parcels based upon a review of the assessment listing. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Protest #2015-77 Norman and Sheri Funk, 83359 553rd Avenue, Norfolk
PT W1/2 SW1/4 5-22-1 16.3 AC

County Assessor Jeff Hackerott reported that the County assessment record incorrectly listed a drying floor instead of an aeration floor in the grain bin. He explained that the necessary corrections would be made on the County records. Motion was made by Ohl and seconded by Schmidt to accept the County Assessor's recommendation and set the 2015 property valuation at \$130,269 for correction made on the grain bin valuation. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board reviewed evidence and took action on the following property valuation protests heard on July 16, 2015:

Protest #2015-104 Paul A. Kellen, 106 Fairgrounds Road, Madison
FW Barnes First Addition Lot 2 & N 9 Ft Lot 3, Blk 15

County Assessor Jeff Hackerott reported that he inspected the property with the tenant on July 20, 2015. He reported that no changes have been made to the house in the last 13 years except for painting. He stated that some of the floor coverings need to be replaced and other updates are required. Motion was made by Schmidt and seconded by Ohl to accept the recommendation of the County Assessor to apply additional depreciation due to the condition of the house and set the 2015 property valuation at \$41,905. Roll call vote: Ayes, Ohl, Prauner, and Ohl. Nays, none. Motion carried.

Protest #2015-105 Paul A. Kellen, 106 Fairgrounds Road, Madison
Tax Lots SW1/4 SW1/4 32-22-1 Tax Lots 2, 3 & 4 Lying N of Union Creek & Pt Vac St 6.22 Ac

County Assessor Jeff Hackerott reported that he spoke to attorney Todd Vetter who represented James Prather in the lawsuit filed against Paul Kellen. He stated that Mr. Vetter provided him with the court case number and he obtained a copy of the court file. He explained that the court document reflects that the original contract was for purchase of the entire property, including the towing and body shop business, for a total of \$250,000. He reported that when Paul Kellen broke the contract, Mr. Prather sold the tow truck, a tractor, and a vehicle for \$75,000. In addition, he explained that the lawsuit was settled in July 2014 when both parties agreed to a purchase price of \$210,000 for the entire property which included two houses and all the buildings. Motion was made by Ohl and seconded by Schmidt to accept the County Assessor's recommendation for no change to the 2015 property valuation based upon information reflected in the court case. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board of Equalization adjourned at 1:07 P.M.

County Clerk Nancy Scheer

Jim Prauner, Chairman
County Board of Equalization