

# Commissioner's Record No. 25

MADISON COUNTY, NEBRASKA

## BOARD OF EQUALIZATION

Madison, Nebraska

July 24, 2020

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

Advance notice of meeting was published in the Saturday, July 18, 2020 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, Troy Uhlir, County Assessor Jeff Hackerott, and County Clerk Anne Pruss. Commissioner was present at 9:30 A.M. Chairman Christian Ohl called the meeting to order and notified the public of the copy of the Open Meetings Act posted in the meeting room.

Motion made by Ohl and seconded by Uhlir to approve the agenda of the July 24, 2020, meeting. Roll call vote: Ayes, Ohl, Schmidt, Uhlir. Nays, none. Motion carried.

The Board considered the following property valuation protests which were tabled at the June 23, 2020 meeting:

Protest #2020-2: Jeffrey and Sheila Craven, 1714 East Sycamore Avenue, Norfolk  
Walters East Knolls Tenth Addition Lot 15, Blk 11

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing and made up a spreadsheet with area properties. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Ohl and seconded by Uhlir to set the 2020 property valuation at \$325,801. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-3: Don Zoubek, 400 North 7th Street, Norfolk  
Verges Third Addition Lots 4 To 12, Blk 11 & Pt Vac Alley

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$260,307. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-8: Brian Cram, 1716 East Sycamore Avenue, Norfolk  
Walters East Knolls Tenth Addition Lot 14, Blk 11

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$350,056. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-28: Byron and Denise Wilkinson, 1900 Clark Street, Norfolk  
Froehlichs Subdivision Lot 19 & Pt Lot 20, Blk 2

County Assessor Jeff Hackerott reported that the property owners stated that they purchased the home for \$260,000 but after pulling the deeds the home was purchased for \$279,000. Mr. Hackerott recommended that the board give consideration to the recent purchase price of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$279,000. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-29: Midwest Bank, N.A., 2501 West Benjamin Avenue, Norfolk  
Midwest Bank Subdivision Outlot A

County Assessor Jeff Hackerott reported that the property was not going to be built on so an adjustment 90% down to 70% a square foot. Mr. Hackerott recommended giving consideration to land use change of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$24,929. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-30: Midwest Bank, N.A., 2501 West Benjamin Avenue, Norfolk  
Midwest Bank Subdivision Lot 2

County Assessor Jeff Hackerott reported that the property was not going to be developed due to 50% is this property is in wet lands also the lack of streets and utilities in this parcel. Mr. Hackerott recommended giving consideration to land use change of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$54,473. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-31: Midwest Bank, N.A., 2501 West Benjamin Avenue, Norfolk  
Midwest Bank Subdivision Lot 4

County Assessor Jeff Hackerott reported that the property has the lack of pavement utilities in this parcel. Mr. Hackerott recommended giving consideration to land use change of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$76,885. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

The Board considered the following property valuation protests which were tabled at the June 30, 2020 meeting:

Protest #2020-73: Martin and Christi Griffith, 408 South 4<sup>th</sup> Street, Norfolk  
Pasewalks Addition N 28 Ft Lot 2, Blk 2

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$69,418. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-79: Stephanie Pospisil, 3022 Golf View Drive, Norfolk  
Green Meadow Addition Lots 1, 2 & 3, Blk 2

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$2,346,509. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

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The Board considered the following property valuation protests which were tabled at the July 2, 2020 meeting:

Protest #2020-89: Dennis Dusel, 82269 558th Avenue, Madison  
S1/2 NE1/4 36-21-1 80 AC

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Ohl and seconded by Uhlir to set the 2020 property valuation at \$557,236. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-91: Jared M and Julie A Faltys, 3300 West Eisenhower Avenue, Norfolk  
M R B Addition Lot 1 10.69 Ac (8-24-1)

County Assessor Jeff Hackerott reported that he reviewed the exterior of the property with the owner's wife after the protest hearing. Mr. Hackerott stated that Mr. Faltys provided building plans and those numbers were put into the system and that an internal inspection was not needed because it appears to be on the plans. Mr. Hackerott verified that there was one room in the basement that was not finished along with measuring the structure to verify that the numbers were correct. Mr. Hackerott did verify that there were some sales over the \$765,000 mark which one falls in the three year mark which occurred in March of 2017 sold for \$863,000 but has 40 acres. A second one sold in September 2018 for \$975,000 that is located in the City of Norfolk by Skyview Lake area, and then in June 2017 a home sold for \$997,000 that included 40 acres of land. Mr. Hackerott put the figures into the system the number that he came up with a value of \$1,047,393. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$1,000,000. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-92: T & S Beckman LLC, 1104 North 1st Street, Norfolk  
Clark Brothers Addition Pt Lot 1 & All Lot 2 (Tract B - Lot Boundary Change)

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$769,706. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board considered the following property valuation protests which were tabled at the July 7, 2020 meeting:

Protest #2020-76: Bob Dudley, 126 North 3rd Street, Norfolk  
NW1/4 Less Pt to State 30-23-2 151.1 AC

County Assessor Jeff Hackerott reported that he reviewed the property. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protester. Motion was made by Schmidt and seconded by Ohl to set the 2020 property valuation at \$450,300. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-99 John Davis, 3102 Dover Drive, Norfolk  
Wyndham Hills Lot 7, Blk 6

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Ohl and seconded by Schmidt to set the 2020 property valuation at \$364,181. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-108: Karen Patton, P.O. Box 471, Norfolk  
Westridge Hills Second Addition Lot 2

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing and was unable to complete an interior review. Mr. Hackerott recommended that the valuation is based upon exterior inspection and assessment information on file in the Assessor's office. Motion was made by Ohl and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-111: Big D's Disposal, LLC, P.O. Box 178, Newman Grove  
PT NE1/4 NW1/4 34-21-4 22.17 AC

County Assessor Jeff Hackerott reported that he reviewed the property with comparable properties. Mr. Hackerott recommended that the valuation is based upon the use change of the property. Motion was made by Ohl and seconded by Schmidt to set the 2020 property valuation at \$62,355. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-121: Savage and Browning for Zechmann Properties LLC, 8676 West 96th Street #100, Overland Parks KS  
The Meadows Second Addition Lots 5, 6, 7 & 8, Blk 2

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears to be equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-122: Savage and Browning for Dial – Sunset Mall, LLC, 8676 West 96th Street #100, Overland Parks KS  
Sunset Plaza Subdivision First Platting Lot 5 & Pt Vacated Market Lane

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-123: Savage and Browning for Dial – Sunset Mall, LLC, 8676 West 96th Street #100, Overland Parks KS  
Sunset Plaza Subdivision First Platting Lot 7

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-124: Savage and Browning for N S P LLC, 8676 West 96th Street #100, Overland Parks KS  
Sunset Plaza Subdivision First Platting Lots 6A & 6B & Pt Vac Market Lane

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation be based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$6,500,000. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

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Protest #2020-125: Savage and Browning for Norfolk Market Square Holdings LLC, 8676 West 96th Street #100, Overland Parks KS  
Market Square Subdivision Lots 1, 3 & 4

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-126: Savage and Browning for Norfolk Market Square Holdings LLC, 8676 West 96th Street #100, Overland Parks KS  
Commonwealth Park Fifth Addition Lot 2-R

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-127: Savage and Browning for Pasewalk Plaza LLC, 8676 West 96th Street #100, Overland Parks KS  
Pasewalk Plaza Addition Pt Lot 2  
The Meadows Second Addition Lots 5, 6, 7 & 8, Blk 2

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears to be equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-128: Savage and Browning for Pasewalk Plaza LLC, 8676 West 96th Street #100, Overland Parks KS  
Pasewalk Plaza Addition Pt Lot 2  
The Meadows Second Addition Lots 5, 6, 7 & 8, Blk 2

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears to be equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-129: Savage and Browning for Pasewalk Plaza LLC, 8676 West 96th Street #100, Overland Parks KS  
Pasewalk Plaza Addition Lot 3  
The Meadows Second Addition Lots 5, 6, 7 & 8, Blk 2

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended a revised valuation based upon review of area properties. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$670,595. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board considered the following property valuation protests which were tabled at the July 10, 2020 meeting:

Protest #2020-132: David and Patricia Sloderbeck, 108 North 5th Street, Newman Grove  
Railroad Addition Pt S1/2 Lot 4 & N 35 Ft Lot 5, Blk 3 (Carroll Anderson Lot Split-Tract 4) - 2011

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended no change to the property valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-136: Clark Froehlich, 1811 Koenigstein Avenue, Norfolk  
Bel-Air Heights Lot 6, Blk 1

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing and was unable to do an interior review. Mr. Hackerott recommended that the valuation is based upon exterior inspection and assessment information of file in the Assessor's Office. Motion was made by Schmidt and seconded by Uhlir to not change the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-137: BankFirst, 100 North 13th Street, Norfolk  
Haases Suburban Lots Pt Lots 5 & 6 & Pt S1/2 Lot 7, Blk 6

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Schmidt and seconded by Uhlir to not change the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-138: BankFirst, 100 North 13th Street, Norfolk  
Bank of Norfolk Subdivision Lot 1 1.65 Ac

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$491,874. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-139: BankFirst, 100 North 13th Street, Norfolk  
Bank of Norfolk Subdivision Lot 1 1.65 Ac

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Schmidt and seconded by Uhlir to not change the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board considered the following property valuation protests which were tabled at the July 14, 2020 meeting:

Protest #2020-163: Ralph Johnson, 601 East Eisenhower Avenue, Norfolk  
Dalagers Third Addition Lot 2 11.19 AC (11-24-1)

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$275,911. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

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Protest #2020-164: Brock Herley, 508 West Prospect Avenue, Norfolk

Lawndale Addition Lots 11 & 12 & W1/2 Lot 13, Blk 9 & Pt Vac Alley

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Ohl and seconded by Schmidt to set the 2020 property valuation at \$268,601. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-174: Lowell Beckenhauer Jr, 4701 North Deer Run Drive, Norfolk

Carhart Second Addition Lot 8, Blk 2 (110 North 37th St Creekwood Business Park Condominium Regime Amendment No 1)

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the board establish a valuation based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$180,774. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-175: Lowell Beckenhauer Jr, 4701 North Deer Run Drive, Norfolk

North Highway 81 Plaza Lot 1

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$134,053. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-176: Lowell Beckenhauer Jr, 4701 North Deer Run Drive, Norfolk

SW1/4 SE1/4 15-24-2 40 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott reviewed GIS maps and determined that corrections were possible. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$123,880. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-177: Paul Bichlmeier, 810 Andys Lake Road, Norfolk

Andrews Regency Lot 10 2.10 Ac

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation be based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$244,235. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-178: Paul Bichlmeier, 810 Andys Lake Road, Norfolk

Andrews Regency Lot 9 1.42 Ac

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation be based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$174,193. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-179: Leueen Whipking, 2200 West Michigan Avenue, Norfolk

Krenzien Development 2nd Addition Lot 2

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$474,573. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-180: Leueen Whipking, 2300 Valli Hi Road, Norfolk

Haases Acres Lot 3, Blk 3 (16-24-1)

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the property appears equitable with similar properties and is reflective of the market. Motion was made by Schmidt and seconded by Uhlir to make no changed to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-181: Norfolk Entertainment LLC, 1621 Division Street, Waite Park MN

Tax Lots SW1/4 NE1/4 22-24-1 Pt Tax Lots 1 & 23 3.86 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$2,344,325. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-182: Norfolk Entertainment LLC, 1621 Division Street, Waite Park MN

Joyce Subdivision Lot 4

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$106,744. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-183: Norfolk Entertainment LLC, 1621 Division Street, Waite Park MN

Tax Lots NW1/4 NE1/4 22-24-1 Pt Tax Lot 2

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$24,001. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-184: Norfolk Entertainment LLC, 1621 Division Street, Waite Park MN

Tax Lots SE1/4 NE1/4 22-24-1 PT Tax Lots 1 & 2

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$73,093. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-187: Madison Villas, L.P, PO Box 1808, Turlock CA

Horizon View Subdivision Lot 5

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation of the property is based off of the State of Nebraska mythology of determining valuations of properties. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$56,962. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

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Protest #2020-188: Madison Villas, L.P, PO Box 1808, Turlock CA  
Horizon View Subdivision Lot 6

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation of the property is based off of the State of Nebraska mythology of determining valuation of properties. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$56,962. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-189: Madison Villas, L.P, PO Box 1808, Turlock CA  
Horizon View Subdivision Lot 7

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation of the property is based off of the State of Nebraska mythology of determining valuation of properties. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$56,962. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-190: Madison Villas, L.P, PO Box 1808, Turlock CA  
Horizon View Subdivision Lot 8

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation of the property is based off of the State of Nebraska mythology of determining valuation of properties. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$56,962. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-191: Jeffrey Heng, Farm & Ranch, 1740 Bill Babka Drive, Columbus  
PT NE1/4 NE1/4 34-24-1

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation is based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$84,278. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-192: Jeffrey Heng, Farm & Ranch, 1740 Bill Babka Drive, Columbus  
PT NE1/4 NE1/4 34-24-1

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended accepting his recommendation for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$271,631. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-194: J.W. Chatam and Associates, 14360 West 96th Terrace, Lenexa KS 66215  
Hy-Vee Addition Lot 1

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the property appears equitable with similar properties and is reflective of the market. Motion was made by Ohl and seconded by Schmidt to make no changed to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-195: J.W. Chatam and Associates, 14360 West 96th Terrace, Lenexa KS 66215  
N E A D 4th Addition Lot 1, Blk

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the property appears equitable with similar properties and is reflective of the market. Motion was made by Ohl and seconded by Schmidt to make no changed to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-196: J.W. Chatam and Associates, 14360 West 96th Terrace, Lenexa KS 66215  
E 10 FT W 90 FT SW1/4 NE1/4 33-24-1 0.254 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protestor. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$6,250. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-197: J.W. Chatam and Associates, 14360 West 96th Terrace, Lenexa KS 66215  
PT NE1/4 33-24-1 42 AC (MORE OR LESS) ID TRACT

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protestor. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$10,500,000. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-198: J.W. Chatam and Associates, 14360 West 96th Terrace, Lenexa KS 66215  
PT SW1/4 NE1/4 & PT SE1/4 NW1/4 33-24-1 30.55 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$764,505. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board considered the following property valuation protests which were tabled at the July 16, 2020 meeting:

Protest #2020-209: David Pedersen, 4203 Old Hadar Road, Norfolk  
NW1/4 SW1/4 LESS 33 FT SQ IN SE Corner & PT NW1/4 NE1/4 SW1/4 West Of Hwy 4-24-1 47.74 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$237,414. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-211: Kurt Bruning, 83750 542nd Avenue, Meadow Grove  
PT NW1/4 LESS E 49 RODS 4-23-3 99.52 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$251,593. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-212: Paul and Patricia Renner, 54545 840th Road, Battle Creek  
PT SW1/4 5-23-2 155.58 AC

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## MADISON COUNTY, NEBRASKA

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$497,088. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-216: James Milliken, 804 East Prospect Avenue, Norfolk  
Walters Wedgewood 2nd Addition Lot 8, Blk 3

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$192,863. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-237: Dale Kavan, 2801 South 13th Street, Norfolk  
PT SW1/4 NW1/4 3-23-1 4.13 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$1,031,086. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board considered the following property valuation protests which were tabled at the July 21, 2020 meeting:

Protest #2020-244: Joan M. Rees, 1305 Center Drive, Norfolk  
Tax Lots SE1/4 SE1/4 28-24-1 PT Tax Lot 1 Less Pt To State

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$429,304. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-245: Joan M. Rees, 1305 Center Drive, Norfolk  
Dorsey Place Lots 10, 11, 12, 13 & 14, Blk 14 & Pt Vac Alley

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$387,313. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-246: Joan M. Rees, 1305 Center Drive, Norfolk  
PT NE1/4 SE1/4 SE1/4 28-24-1 Tract 2 .248 AC (Abandoned Railroad Property)

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Schmidt and seconded by Uhlir to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-247: J & H Inc, Jeffrey Jones, 1508 North 1st Street, Norfolk  
PT W1/2 SW1/4 14-24-1 5.01 AC

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$121,518. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-248: J & H Inc, Jeffrey Jones, 1508 North 1st Street, Norfolk  
Benjamin Development Industrial Sites First Addition Lot 1 3.714 Ac

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$585,265. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-256: Jeffrey Heng, Chief Financial Officer, Mead Lumber Company, Columbus  
PT NW1/4 NW1/4 34-24-1

County Assessor Jeff Hackerott reported that he reviewed the property. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Ohl to set the 2020 property valuation at \$1,294,123. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-257: B C G Enterprises LLC, 1219 South 216th Plaza, Greta NE 68028  
N E A D 6th Addition Lot 1

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-258: B C G Enterprises LLC, 1219 South 216th Plaza, Greta NE 68028  
N E A D 6th Addition Lot 2

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-259: B C G Enterprises LLC, 1219 South 216th Plaza, Greta NE 68028  
Shopko Acres Replat Lot 4, Blk 1 (2.49a)

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the board give consideration to the recent purchase price of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$450,000. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-260: B C G Enterprises LLC, 1219 South 216th Plaza, Greta NE 68028  
Pebco 2nd Addition Lots 1 & 2

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$27,443. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

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MADISON COUNTY, NEBRASKA

Protest #2020-261: B C G Enterprises LLC, 1219 South 216th Plaza, Greta NE 68028

Commonwealth Park First Addition Lots 3 & 4, Blk A

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$1,246,666. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-262: B C G Enterprises LLC, 1219 South 216th Plaza, Greta NE 68028

PT SW1/4 NW1/4 34-24-1 2.30 AC (Parcels 1 & 2)

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$1,028,642. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-263: Thomas Beutler, 3901 West Norfolk Avenue, Norfolk

Carhart Fourth Addition Lot 1, Blk 1 2.48 Ac

County Assessor Jeff Hackerott reported that he reviewed the property. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protester. Motion was made by Schmidt and seconded by Ohl to set the 2020 property valuation at \$1,400,000. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-264: Bernard and Carol Wrede, P.O. Box 461, Norfolk

PT NW1/4 NE1/4 & PT NE1/4 NW1/4 36-24-1 14.98 AC Tract 1

County Assessor Jeff Hackerott reported that he reviewed the property. Mr. Hackerott recommended that the board give consideration to the valuation requested by the protester. Motion was made by Schmidt and seconded by Ohl to set the 2020 property valuation at \$1,000,000. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-265: Property Valuation Services, Katie McGee, 14400 Metcalf Avenue, Overland Park KS 66223

Carhart Second Addition Replat I Lot 1, Blk 1 2.26 Ac

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-266: Ron Deets, 710 South Nebraska Street, P.O. Box 390, Madison

Ampride Inc Third Addition Pt Lots 1-R & 2-R (Tract A - Lot Boundary Change)

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended consideration to the recent purchase price of the property. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-267: Ron Deets, 710 South Nebraska Street, P.O. Box 390, Madison

Ampride Inc Third Addition Pt Lots 1-R & 2-R (Tract B - Lot Boundary Change)

County Assessor Jeff Hackerott reported that he reviewed the property after the protest hearing. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Ohl to set the 2020 property valuation at \$490,317. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-268: KPR US LLC, Lauren Johnson, Vorys, Sater, Seymour and Pease, 52 East Gay Street, Columbus OH 43215

PT S1/2 SW1/4 LESS PT TO STATE 3-23-1 42.54 AC ID Tract

The Meadows Second Addition Lots 5, 6, 7 & 8, Blk 2

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation appears to be equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-269: John Pile, Pile Property Mgt Co, 1507 Eldorado Road, Norfolk

Centre Ridge Village First Addition Lot 5

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended that the valuation be based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set the 2020 property valuation at \$950,000. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2020-271: Brad Love, P.O. Box 807, 1805 South 13th Street, Norfolk

Pebco 2nd Addition Lot 6 Id Tract

County Assessor Jeff Hackerott reported that he reviewed the property with the owner after the protest hearing and made up a spreadsheet with area properties. Mr. Hackerott recommended that a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2020 property valuation at \$438,273. Roll call vote: Ayes, Ohl, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2020-272: Brad Love, P.O. Box 807, Norfolk

Pebco 2nd Addition Lot 7

County Assessor Jeff Hackerott reported that he reviewed the property information after the protest hearing. Mr. Hackerott recommended for no change to the property valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2020 property valuation. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

## Reports of Destroyed Real Property:

Property ID #590304054

Savage and Browning/for NSP, LLC, 8676 West 96<sup>th</sup> Street, Ste. 100, Overland Park, Kansas

County Assessor Jeff Hackerott reported that he reviewed the property and information submitted. Motion was made by Schmidt and seconded by Uhlir to deny the 2020 Report of Destroyed Real Property request. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

Property ID #590304046

Savage and Browning/for NSP, LLC, 8676 West 96<sup>th</sup> Street, Ste. 100, Overland Park, Kansas

County Assessor Jeff Hackerott reported that he reviewed the property and information submitted. Motion was made by Schmidt and seconded by Uhlir to deny the 2020 Report of Destroyed Real Property request. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

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MADISON COUNTY, NEBRASKA

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Property ID #590304078 Savage and Browning/for NSP, LLC, 8676 West 96<sup>th</sup> Street, Ste. 100, Overland Park, Kansas  
County Assessor Jeff Hackerott reported that he reviewed the property and information submitted. Motion was made by Schmidt and seconded by Uhlir to deny the 2020 Report of Destroyed Real Property request. Roll call vote: Ayes, Ohl, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board adjourned at 12:47 P.M. to Tuesday, August 4, 2020, at 9:00 A.M.

ATTEST:

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Anne Pruss  
Madison County Clerk

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Christian Ohl, Chairman  
County Board of Equalization