

Commissioner's Record No. 27

MADISON COUNTY, NEBRASKA

BOARD OF EQUALIZATION

Madison, Nebraska

July 9, 2024

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

Advance notice of meeting was published in the Wednesday, July 3, 2024 edition of The Norfolk Daily News. A copy of said notice was mailed to each Board member. An affidavit of acknowledgment of receipt of notice of meeting as published was executed. Chairman Ron Schmidt called the meeting to order and notified the public of the location of the information regarding the Open Meeting Act posted in the meeting room.

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

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

Motion was made by Uhlir and seconded by Stinson to accept the County Assessor's 2024 property valuation protest hearings. Roll call: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Hearings were conducted on property valuation protests as follows:

Protest #2024-38 590289888 Bartling & Hinkle P.C. 5801 S 58th St., Ste B Lincoln, NE 68516
SUNRISE ACRES ADDITION LOT 10, BLK 1

Chairman Stinson opened a hearing at 9:01 A.M. Christopher Bartling, Joseph and April Barg appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:05 A.M. County Assessor Jeff Hackerott recommended tabling a decision until he can with the Barg's. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-39 590168819 Lowe Investments LLC 1705 Troon St. Norfolk, NE 68701
PT NE1/4 LESS N 40 FT CO ROAD 25-24-1 72.33 AC

Chairman Stinson opened a hearing at 9:06 A.M. Brad Lowe appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:13 A.M. County Assessor Jeff Hackerott recommended tabling a decision for further review. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-40 590142284 Warren Jensen 3706 S. 49th St. Norfolk, NE 68701
PT NE1/4 12-23-2 (TRACT 1 & PT TRACT 2) 21.70 AC

Chairman Stinson opened a hearing at 9:13 A.M. Warren Jensen appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:21 A.M. County Assessor Jeff Hackerott recommended tabling a decision for further review. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-41 590166409 Chad Paulsen 4510 N. Airport Rd. Norfolk, NE 68701
RUSTIC LAKE SECOND PLATTING LOTS 1 THRU 26, BLK 4 (6-23-1) - MH (1973
CHAMPION 12X56 & 12X28)

Chairman Stinson opened a hearing at 9:25 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:28 A.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears to be equitable with similar properties. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-42 590302132 Michael & Hannah Becker 1902 Elmers Ln. Norfolk, NE 68701
BRIARWOOD ESTATES SEVENTH ADDITION LOT 4, BLK
2

Chairman Stinson opened a hearing at 9:28 A.M. Michael appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:31 A.M. County Assessor Jeff Hackerott recommended consideration given to the recent purchase price of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$356,266. Ayes Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-43 590141627 Steve Shortt 83955 549th Ave. Norfolk, NE 68701
PT SE1/4 NE1/4 (328 X 295) 4-23-2 2.22 AC

Chairman Stinson opened a hearing at 9:31 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:35 A.M. County Assessor Jeff Hackerott advised that no evidence submitted by protestor substantiating that the valuation is inequitable with similar properties. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

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Protest #2024-44 590283014 Michael Kinney 805 E. Knolls St. Norfolk, NE 68701
WALTERS EAST KNOLLS SECOND ADDITION LOT 11,
BLK 4

Chairman Stinson opened a hearing at 9:35 A.M. Michael Kinney appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:47 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-45 590133071 Justin Lee 82477 535th Ave. Newman Grove, NE 68758
SW1/4 17-21-4 160 AC

Chairman Stinson opened a hearing at 9:49 A.M. Justin Lee appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:52 A.M. County Assessor Jeff Hackerott reviewed the property and applied additional depreciation due to the condition. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$869,670. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-46 590113828 Gary & Pamela Smith 98 E. Northcastle Cir. Conroe, TX 77384
PT SW1/4 11-23-4 157.15 AC

Chairman Stinson opened a hearing at 9:53 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:57 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-47 590150569 Julie Stahla 5200 W. Benjamin Ave. Norfolk, NE 68701
STAHLA SUBDIVISION LOT 1 (13-24-2)

Protest #2024-48 590151349 Julie Stahla 5200 W. Benjamin Ave. Norfolk, NE 68701
ILL - PT NE1/4 NW1/4 26-24-2 22.63 AC (RAYMOND W STAHLAS LOT SPLIT-
2009) - MH (2015 DUTCH LIMITED II 27X56)

Chairman Stinson opened a hearing at 9:58 A.M. Julie Stahla appeared at the hearing to offer verbal testimony. Chairman Stinson read the protests form into the record. Chairman Stinson closed the hearing at 10:04 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market for both properties. Motion was made by Uhlir and seconded by Stinson for no changes to the 2024 property valuations. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-49 590170279 Kathryn Bredehoft 84040 547th Ave. Battle Creek, NE 68715
TAX LOTS NE1/4 SW1/4 35-24-1 PT TAX LOT 3 (90 FT X 140 FT) .29 AC

Chairman Stinson opened a hearing at 10:10 A.M. Kathryn and James Bredehoft appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:20 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-50 590063537 Rosemary Goetsch 906 Nord St. Norfolk, NE 68701
EAST KNOLLS FIRST SUBDIVISION LOT 8, BLK 4

Chairman Stinson opened a hearing at 10:21 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:25 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-51 590115235 Craig Maire 910 W. B St. Valentine, NE 69201
SUNNYDELL ADDITION LOT 18

Chairman Stinson opened a hearing at 10:25 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:26 A.M. County Assessor Jeff Hackerott recommended consideration given to the recent purchase price of the property. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-52 590139119 Brian Freudenburg 82861 547th Ave. Madison, NE 68748
ILL - NE1/4 31-22-2 160 AC

Chairman Stinson opened a hearing at 10:26 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:28 A.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears to be equitable with similar properties. Motion was made by Uhlir and seconded by Stinson for 2024 property valuation to be set at zero. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-53 590017934 Chris Schantz PO Box 113 Newman Grove, NE 68758
RAILROAD OUT LOTS S 193 FT LOT 6

Chairman Stinson opened a hearing at 10:29 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:30 A.M. County Assessor Jeff Hackerott recommended consideration given to the recent purchase price of the property. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

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Protest #2024-54 590130927 Gerald Preusker 1212 Lodgeview Drive Norfolk, NE 68701
NE ¼ Section 3 Township 22 Range 3 158.7AC

Chairman Stinson opened a hearing at 10:30 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:33 A.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears to be equitable with similar properties. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-55 590287692 Layne Becker 1708 E. Sycamore Ave. Norfolk, NE 68701
WALTERS EAST KNOLLS TENTH ADDITION LOT 18, BLK 11

Chairman Stinson opened a hearing at 10:33 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:35 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$364,034. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-56 590133780 Eugene Felber 82375 Hwy 45 Newman Grove, NE 68758
PT SW1/4 NW1/4 LESS PT TO STATE 27-21-4 5.44 AC (MARILYN J COXS LOTSPLIT
-2015)

Chairman Stinson opened a hearing at 10:35 A.M. Eugene Felber appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:38 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$79,778. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-57 590054937 Waylon Heppner 2204 S. 1st St. Norfolk, NE 68701
DORSEY PLACE LOT 4, BLK 7

Chairman Stinson opened a hearing at 10:40 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:45 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$80,140. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-58 590112281 Beth Barthel 83036 538th Ave. Newman Grove, NE 68758
PT SW1/4 NW1/4 & PT NW1/4 SW1/4 23-22-4 10 AC (OPAL BENNETTS LOT SPLIT-
2004)

Chairman Stinson opened a hearing at 10:44 A.M. Beth Barthel appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:49 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$442,805. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-59 590065203 Jason & Mary Swensen 812 S. Willow St. Norfolk, NE 68701
ELLIOTTS REPLAT LOT 3

Chairman Stinson opened a hearing at 10:52 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:55 A.M. County Assessor Jeff Hackerott recommended establishing a valuation based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$150,000. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-60 590086871 Wendell Newcomb 1107 Wilson Ave. Norfolk, NE 68701
NORTHSIDE ADDITION LOT 16, BLK 6

Chairman Stinson opened a hearing at 10:56 A.M. Wendell Newcomb appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:00 A.M. County Assessor Jeff Hackerott recommended tabling a decision for further review. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-61 590278207 Donna Andersen 901 Blue Stem Cir. Norfolk, NE 68701
MEADOW RIDGE - PHASE 2 2ND ADDITION LOT 1, BLK 1

Chairman Stinson opened a hearing at 11:02 A.M. Donna Andersen appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:14 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-62 590061933 Marie Borgmann 1501 Park Ave. Norfolk, NE 68701
HILLSIDE TERRACE ADDITION LOTS 1 & 2 W OF GULCH, BLK 15 & PT VAC ALLEY

Chairman Stinson opened a hearing at 11:17 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:20 A.M. County Assessor Jeff Hackerott recommended consideration given to the recent purchase price of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$239,798. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

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Protest #2024-63 590060902 Paul & Sandra Duncan 108 S. 16th St. Norfolk, NE 68701
HILLSIDE TERRACE ADDITION N 32.3 FT LOT 13 & S 40.3 FT LOT 14, BLK 3

Chairman Stinson opened a hearing at 11:20 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:21 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$168,056. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-64 590288380 Strategic Tax Services 1440 N. Lake Shore, Ste. 11G Chicago, IL 60610
FOUNTAIN POINT ADDITION LOT 3 - (FOUNTAIN POINT NORTH REDEVELOPMENT PROJECT-PHASE 1 - TAX INCREMENT FINANCING)

Chairman Stinson opened a hearing at 11:21 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:23 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-65 590133144 Roger Duhachek 82506 534th Ave. Newman Grove, NE 68758
SW1/4 18-21-4 157.26 AC

Chairman Stinson opened a hearing at 11:24 A.M. Roger Duhachek and Sylvia Walter appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:27 A.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears to be equitable with similar properties. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-66 590139594 James & Twyla Marr 603 N. 61st St. Norfolk, NE 68701
PT NE1/4 SE1/4 23-24-2 3.27 AC (MARR'S LOTSPLIT - 2023)

Chairman Stinson opened a hearing at 11:30 A.M. Jim Marr appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:34 A.M. County Assessor Jeff Hackerott recommended tabling a decision for further review. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-67 590208683 Steven & Darla Jessen 4105 N. 37th St. Norfolk, NE 68701
PT NE1/4 SE1/4 6-24-1 TRACT 2 10.01 AC

Chairman Stinson opened a hearing at 11:36 A.M. Jim Marr appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:41 A.M. County Assessor Jeff Hackerott recommended tabling a decision for further review. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-68 590296892 Ted & Andrea Preister 804 Woodcrest St. Norfolk, NE 68701
WALTERS EAST KNOLLS FOURTH ADDITION LOT 3, BLK 8

Chairman Stinson opened a hearing at 11:43 A.M. Andrea appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:54 A.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-69 590301346 John Clausen 1000 Westbrook Dr. Norfolk, NE 68701
WALTERS EAST KNOLLS NINTH ADDITION LOT 9, BLK 10

Chairman Stinson opened a hearing at 12:59 P.M. John Clausen appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:09 P.M. County Assessor Jeff Hackerott recommended consideration given to the recent purchase price of the property. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-70 590093703 Daniel Debord 803 S. 2nd St. Norfolk, NE 68701
PASEWALKS THIRD ADDITION LOT 15, BLK 1

Chairman Stinson opened a hearing at 1:09 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:12 P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-71 590113178 Mariann von Rein PO Box 339 North Bend, NE 68649
SW1/4 1-23-4 160 AC

Chairman Stinson opened a hearing at 1:13 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:17 P.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears to be equitable with similar properties. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-72 590027867 Thomas Novicki 519 S. Elm St. Tilden, NE 68781
TAX LOTS SW1/4 NW1/4 19-24-4 PT TAX LOTS 15 & 16

Chairman Stinson opened a hearing at 1:17 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:22 P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

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Protest #2024-73 590057669 Ryan Doud 1207 W. Phillip Ave. Norfolk, NE 68701
HAASES SUBURBAN LOTS W 50 FT N 164 FT LOT 2, BLK 11

Chairman Stinson opened a hearing at 1:23 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:28 P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-74 590093061 Chad Bright 714 S. 2nd St. Norfolk, NE 68701
PASEWALKS SECOND ADDITION E1/2 LOT 9, BLK 2

Chairman Stinson opened a hearing at 1:28 P.M. Sue Montgomery appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:39 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$135,375. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-75 590039350 Paul Splittgerber 700 N. Boxelder St. Norfolk, NE 68701
TAX LOTS NW1/4 SE1/4 23-24-1 PT TAX LOT 1 .69 AC

Chairman Stinson opened a hearing at 1:40 P.M. Paul and Sally Splittgerber appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:47 P.M. County Assessor Jeff 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 Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-76 590136119 Patricia Ruppert 55244 832nd Rd. Madison, NE 68748
N1/2 NW1/4 18-22-1 80.62 AC

Chairman Stinson opened a hearing at 1:50 P.M. Patricia Ruppert appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:59 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$617,402. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-77 590146742 Donald Horn 5303 W. Omaha Ave. Norfolk, NE 68701
PT NW1/4 NE1/4 36-24-2 37.03 AC

Chairman Stinson opened a hearing at 2:01 P.M. Jim Marr appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:05 P.M. County Assessor Jeff Hackerott recommended tabling a decision for further review. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-78 590302469 Trenton Rengo 1007 Westbrook Dr. Norfolk, NE 68701
WALTERS EAST KNOLLS EIGHTH ADDITION LOT 13, BLK 11

Chairman Stinson opened a hearing at 2:07 P.M. Trenton Rengo appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:24 P.M. County Assessor Jeff Hackerott recommended establishing a valuation based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$341,845. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-79 590071645 Darin Epperly 712 S. 7th St. Norfolk, NE 68701
DURLANDS SUBURBAN LOTS N 50 FT E1/2 LOT 3

Chairman Stinson opened a hearing at 2:26 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:29 P.M. County Assessor Jeff Hackerott recommended establishing a valuation based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$150,250. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-80 590141961 Paul Renner 54545 840th Rd. Battle Creek, NE 68715
NW1/4 LESS PT TO STATE 7-23-2 152.96 AC

Protest #2024-81 590142143 Paul Renner 54545 840th Rd. Battle Creek, NE 68715
SW1/4 9-23-2 160 AC

Chairman Stinson opened a hearing at 2:28 P.M. Paul Renner appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:31 P.M. County Assessor Jeff Hackerott recommended a valuation based upon evidence presented at the protests hearing. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$1,019,197 for Parcel ID #590141961 and \$1,017,932 for Parcel ID 590142143. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-82 590100920 Randal Jensen 1107 N. 9th St. Norfolk, NE 68701
QUEEN CITY PLACE ADDITION LOT 1, BLK 41

Chairman Stinson opened a hearing at 2:36 P.M. Randal Jensen appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:46 P.M. County Assessor Jeff Hackerott recommended establishing a valuation based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$129,145. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Commissioner's Record No. 27

MADISON COUNTY, NEBRASKA

Protest #2024-83 590279521 Jennifer Brungardt 55073 837th Rd. Norfolk, NE 68701

BRIARWOOD ESTATES SIXTH ADDITION LOT 1, BLK 5

Protest #2024-84 590278134 Jennifer Brungardt 55073 837th Rd. Norfolk, NE 68701

PT SE1/4 SE1/4 14-23-2 3 AC (HEERMANN LOTSPLIT-2002)

Chairman Stinson opened a hearing at 2:48 P.M. Jennifer Brungardt appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:56 P.M. County Assessor Jeff Hackerott recommended tabling a decision for further review. Motion was made by Uhlir and seconded by Stinson to table the decision. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-85 590159716 Jon Siegert 55649 836th Rd. Norfolk, NE 68701

PT SE1/4 SW1/4 23-23-1 3.33 AC (RENNERS SECOND LOTSPLIT-2018)

Chairman Stinson opened a hearing at 2:57 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:59 P.M. County Assessor Jeff Hackerott recommended that no evidence submitted by protestor substantiating that the valuation is inequitable with similar properties. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-86 590158988 James Simonsen 1704 E. Berry Hill Dr. Norfolk, NE 68701

PT N1/2 SW1/4 27-23-1 69.43 AC

Chairman Stinson opened a hearing at 3:00 P.M. Jim Simonsen appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:08 P.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears to be equitable with similar properties. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-87 590048090 James Simonsen 1704 E. Berry Hill Dr. Norfolk, NE 68701

BERRY HILL 1ST ADDITION LOT 5, BLK 5

Chairman Stinson opened a hearing at 3:00 P.M. Jim Simonsen appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:08 P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-88 590232630 Michelle McGrath 914 Andy's North Shore Dr. Norfolk, NE 68701

ILL - PT SW1/4 NE1/4 & PT SE1/4 NW1/4 2-23-1 51.86 AC (ANDYS LAKE LOTS 1 & 2 EAST SHORE)

Chairman Stinson opened a hearing at 3:09 P.M. Michelle McGrath at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:11 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$86,543. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-89 590258695 Clayton & Kati Novotny 8404 Ridge Rd. Stanton, NE 68779-2079

NOVOTNY-CLASSEN'S ADDITION LOT TWO

Chairman Stinson opened a hearing at 3:12 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:14 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$55,990. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-90 590258691 Clayton & Kati Novotny 8404 Ridge Rd. Stanton, NE 68779-2079

NOVOTNY-CLASSEN'S ADDITION LOT ONE

Chairman Stinson opened a hearing at 3:12 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:14 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$135,293. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-91 590157736 Michael McCleary 201 Alstadt Dr. Norfolk, NE 68701

PT NW1/4 SW1/4 (TRACT 2) 11-23-1 0.69 AC

Chairman Stinson opened a hearing at 3:17 P.M. Michael McCleary appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:23 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$108,470. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-92 590011588 Allen & Janice Wedekind 1001 W. 3rd St. Madison, NE 68748

WEST SIDE PARK ADDITION LOT 11 LESS N 2 FT

Protest #2024-93 590143336 Allen & Janice Wedekind 1001 W. 3rd St. Madison, NE 68748

PT NE1/4 28-23-2 157.5 AC

Protest #2024-94 590142925 Allen & Janice Wedekind 1001 W. 3rd St. Madison, NE 68748

S1/2 SE1/4 20-23-2 80 AC

Protest #2024-95 590142895 Allen & Janice Wedekind 1001 W. 3rd St. Madison, NE 68748

N1/2 SE1/4 20-23-2 80 AC

Protest #2024-96 590129805 Allen & Janice Wedekind 1001 W. 3rd St. Madison, NE 68748

PT NW1/4 LESS HWY 4-21-3 152.95 AC

Commissioner's Record No. 27

MADISON COUNTY, NEBRASKA

Protest #2024-97 590144022 Allen & Janice Wedekind 1001 W. 3rd St. Madison, NE 68748

PT S1/2 SE1/4 27-23-3 72 AC

Protest #2024-98 590129848 Allen & Janice Wedekind 1001 W. 3rd St. Madison, NE 68748

SE1/4 4-21-3 160 AC

Chairman Stinson opened a hearing at 3:44 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:47 P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-99 590103652 Mary E. Wright 1201 Logan St Norfolk, NE 68701

LICHS ADDITION LOT 2 & PT VAC ALLEY

Chairman Stinson opened a hearing at 3:53 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:55 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2024 property valuation at \$105,618. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

Protest #2024-100 590293362 Tim & Tammy Spiegel 3403 W. Prospect Ave Norfolk, NE 68701

CARHART 5TH ADDITION LOT 2, BLK 1

Chairman Stinson opened a hearing at 3:55 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:56 P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Absent, Schmidt. Motion carried.

The Board of Equalization recessed at 3:57 P.M. to Tuesday, July 23, 2024 at 9:00 A.M.

ATTEST:



Anne M. Pruss
Madison County Clerk

Eric Stinson, Chairman
County Board of Equalization