

Commissioner's Record No. 27

MADISON COUNTY, NEBRASKA

BOARD OF EQUALIZATION

Madison, Nebraska

July 23, 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 17, 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 Ron Schmidt, Eric Stinson, and Troy Uhlir, County Assessor Jeff Hackerott, and County Deputy Clerk Carlotta K. Weidner.

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

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

Hearings were conducted on property valuation protests as follows:

Protest #2024-101 590057308 Justin Snorton 111 S. 12th St. Norfolk, NE 68701
HAASES SUBURBAN LOTS N 59 FT S 118 FT LOT 3, BLK 8

Chairman Stinson opened a hearing at 9:00 A.M. Justin Snorton 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 reviewed the property and applied additional depreciation due to the condition. Motion was made by Uhlir and seconded by Schmidt to set the 2024 property valuation at \$209,233. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-102 590278916 William Barritt 809 Wildwood St. Norfolk, NE 68701
WALTERS EAST KNOLLS FIFTH ADDITION LOT 18, BLK 8

Chairman Stinson opened a hearing at 9:09 A.M. William Barritt 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 that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-103 590278851 Kevin & Debra Becker 1001 Wildwood St. Norfolk, NE 68701
WALTERS EAST KNOLLS FIFTH ADDITION LOT 13, BLK 8

Chairman Stinson opened a hearing at 9:19 A.M. Kevin & Debra Backer appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:25 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 Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-104 590307108 Blake & Monica Rotherham 1208 Westbrook Dr. Norfolk, NE 68701
WALTERS' EAST KNOLLS 13TH ADDITION LOT 1, BLK 15

Chairman Stinson opened a hearing at 12:24 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 12:27P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2024-105 590057316 Carrie Eierman 113 S. 12th St Norfolk, NE 68701
HAASES SUBURBAN LOTS S 59 FT LOT 3, BLK 8

Chairman Stinson opened a hearing at 9:28 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 9:31 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Schmidt. Nays, none. Absent, Uhlir Motion carried.

Protest #2024-106 590083201 Joyce Dvorak 421 N. 7th St. Pierce, NE 68767
MACHMULLERS ADDITION E 84 FT LOT 2, BLK 3

Chairman Stinson opened a hearing at 9:32 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 9:34 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$111,518. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

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Protest #2024-107 590142356 Roger Kudera 5404 W.S Airport Rd Norfolk, NE 68701
PT SW1/4 SE1/4 12-23-2 10.32 AC

Chairman Stinson opened a hearing at 9:35 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 9:36 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$37,152. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-108 590044907 Steven & Kathy Stover 1006 N. 36th St. Norfolk, NE 68701
ELDORADO HILLS FIFTH SUBDIVISION LOT 6, BLK 1

Chairman Stinson opened a hearing at 9:37 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 9:40 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 Stinson and seconded by Uhlir for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2024-109 590307123 Rick & Teresa Bennett 1716 Starr Ave. Norfolk, NE 68701
WALTERS' EAST KNOLLS 13TH ADDITION LOT 2, BLK 16

Chairman Stinson opened a hearing at 9:41 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 9:42 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. Motion carried.

Protest #2024-110 590307102 Jason Bennett 1206 Westbrook Dr. Norfolk, NE 68701
WALTERS' EAST KNOLLS 13TH ADDITION LOT 9, BLK 12

Chairman Stinson opened a hearing at 9:43 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 9:45 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 Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-111 590069357 Priscilla Williams 511 Shannon Dr. Norfolk, NE 68701
GREEN ACRES SUBDIVISION SECOND PLATTING LOT 11, BLK 3

Chairman Stinson opened a hearing at 9:46 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 9:48 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$181,358. Roll call vote: Ayes, Schmidt, and Stinson. Nays, none. Motion carried.

Protest #2024-112 590043056 Christina Ingram 1600 Koenigstein Ave. Norfolk, NE 68701
BEACON HILL REPLAT-OUT LOTS E 65 FT S 122 FT OUT LOT C

Chairman Stinson opened a hearing at 9:50 A.M. Christina Ingram appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:55 A.M. County Assessor Jeff Hackerott recommended consideration given to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$213,000. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Motion carried.

Protest #2024-113 590273602 Roger Brandt 4815 N. 1st St. Norfolk, NE 68701
LAMBRECHT'S ADDITION LOT ONE & PT LOT THREE 5.38 AC (3-24-1)
(LOT 1A - LOT BOUNDARY CHANGE - 2021)

Chairman Stinson opened a hearing at 9:58 A.M. Roger & Sandra Brandt appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:04 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 Schmidt and seconded by Uhlir for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Motion carried.

Protest #2024-114 590006134 Duane Reeves 207 E. 7th St. Madison, NE 68748
CLARKS ADDITION E 70 FT LOT 1 & E 70 FT LOT 4, BLK 45

Chairman Stinson opened a hearing at 10:09 A.M. Duane Reeves appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:12 A.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 Schmidt and seconded by Uhlir for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Motion carried.

Protest #2024-115 590117688 Jesse Smith 305 N. 13th St. Norfolk, NE 68701
WARDS SUBURBAN LOTS S 66 FT LOT 8 LESS PT TO STATE

Chairman Stinson opened a hearing at 10:15 A.M. Jesse Smith 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 for no change to the property valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson and Uhlir. Nays, none. Motion carried.

Protest #2024-116 590137484 Dean Sextro 83290 Hwy 121 Madison, NE 68748
PT NW1/4 NW1/4 7-22-2 2.76 AC

Chairman Stinson opened a hearing at 10:23. 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 for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$142,283. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Motion carried.

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Protest #2024-117 590210572 Michele Moser 1004 Andy's Lake Rd. Norfolk, NE 68701
ANDYS ADDITION LOT 2 (2-23-1)

Chairman Stinson opened a hearing at 10:26 A.M. Michele Moser 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 consideration given to the recent purchase price of the property. Motion was made by Uhlir and seconded by Schmidt to set the 2024 property valuation at \$450,000. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Motion carried.

Protest #2024-118 590213849 Peggy Wemhoff 3307 S Birch St. Norfolk, NE 68701
CEDAR LAKE SUBDIVISION SECOND ADDITION LOT 4,
BLK 2 (2-23-1)

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 10:43 A.M. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$428,872. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Motion carried

Protest #2024-119 590166743 Leueen Whipking 2300 Valli Hi Rd. Norfolk, NE 68701
HAASES ACRES LOT 3, BLK 3

Chairman Stinson opened a hearing at 10:43 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 consideration be given to the valuation requested by the protestor. Motion was made by Uhlir and seconded by Schmidt to set the 2024 property valuation at \$340,000. Roll call vote: Ayes, Stinson and Uhlir. Nays, none. Motion carried

Protest #2024-120 590133632 Earleen Potmesil 82310 539th Ave. Newman Grove, NE 68758
PT SE1/4 NW1/4 25-21-4 9.92 AC (POTMESILS LOT SPLIT-1999)

Chairman Stinson opened a hearing at 10:46 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 10:48 A.M. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$50,000. Roll call vote: Ayes, Stinson and Uhlir. Nays, none. Motion carried

Protest #2024-121 590133837 Eric Petersen 14310 Hickory Links Ct. 1724 Ft. Meyers, FL 33912
NW1/4 & N1/2 SW1/4 28-21-4 240 AC

Chairman Stinson opened a hearing at 10:49 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 10:50 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$720,721. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-122 590140396 Michael Kirby 54351 839th Rd. Battle Creek, NE 68715
PT SE1/4 SW1/4 3-23-3 8.25 AC (MIKE KIRBYS LOT SPLIT-1999)

Chairman Stinson opened a hearing at 10:51 A.M. Michael Kirby appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:57 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 Schmidt to set the 2024 property valuation at \$376,393. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-123 590137875 Benjamin & Nicole Kirby 54561 839th Rd. Battle Creek, NE 68715
PT SW1/4 SE1/4 1-23-3 6.58 AC (FRENTZEL LOTSPLIT-
1994)

Chairman Stinson opened a hearing at 10:58 A.M. Michael Kirby appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:01 A.M. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Uhlir and seconded by Schmidt to set the 2024 property valuation at \$235,000. Roll call vote: Ayes, Stinson and Uhlir. Nays, none. Motion carried

Protest #2024-124 590082515 Matthew Bland 1005 Ann Ave. Norfolk, NE 68701
HUTTONS SUBDIVISION LOT 5

Chairman Stinson opened a hearing at 11:07 A.M. Matthew Bland appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:13 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2024 property valuation at \$192,753. Roll call vote: Ayes, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2024-125 590143816 Chuck & Dawn Boergen 1801 E. Sherwood Rd. Norfolk, NE 68701
ROSES FOURTH ADDITION LOT 1-R 6.70 AC (1-23-1)

Chairman Stinson opened a hearing at 11:34 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 11:36 A.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 Stinson and seconded by Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson. Nays, none. Absent, Uhlir. Motion carried

Protest #2024-126 590305457 Anita Keetle 3403 Fox Ridge Ave. Norfolk, NE 68701
FOX RIDGE ESTATES ADDITION - PHASE I LOT 7, BLK 3

Chairman Stinson opened a hearing at 11:38 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 11:39 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 Stinson and seconded by Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson. Nays, none. Absent, Uhlir. Motion carried.

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Protest #2024-127 590281712 Jeffery White 214 N. 7th St., Ste. #2 Norfolk, NE 68701
ELDORADO HILLS NINTH SUBDIVISION LOT 1, BLK 4

Chairman Stinson opened a hearing at 11:15 A.M. Jeff White 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 that the valuation appears equitable with similar properties and is reflective of the market. Motion was made by Stinson and seconded by Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Stinson. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-128 590161784 Donald & Jana Smith 2003 Maurer Dr. Norfolk, NE 68701
EASTERN HEIGHTS SECOND ADDITION LOT 7, BLK 5

Chairman Stinson opened a hearing at 11:40 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 11:21 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-129 590054155 Ethan Bruland PO Box 565 Humphrey, NE 68642
DORSEY PLACE LOT 7, BLK 3

Chairman Stinson opened a hearing at 11:42 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 11:44 A.M. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Stinson and seconded by Schmidt to set the 2024 property valuation at \$93,962. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-130 590302167 Sara Schmoldt 1800 Elmers Ln. Norfolk, NE 68701
BRIARWOOD ESTATES SEVENTH ADDITION LOT 8, BLK 2

Chairman Stinson opened a hearing at 11:24 A.M. Sara Schmoldt appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:30 A.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Stinson and seconded by Schmidt to set the 2024 property valuation at \$366,726. Roll call vote: Ayes, Stinson. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-131 590110365 John Flanagan 2840 S. 123rd Ct., Ste #200 Omaha, NE 68144
WESTSIDE PLAZA ADDITION E 405 FT LOT 1

Chairman Stinson opened a hearing at 11:45 A.M. Kevin Land & Clara Gerdes 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-132 590090607 Patrick Carney PO Box 1776 Norfolk, NE 68701
PASEWALKS ADDITION S 50 FT W 23.125 FT LOT 4 & S 50 FT LOT 5, BLK 1

Chairman Stinson opened a hearing at 12:29 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 12:30 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Stinson and seconded by Schmidt to set the 2024 property valuation at \$84,310. Roll call vote: Ayes, Stinson. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-133 590073109 Patrick Carney PO Box 1776 Norfolk, NE 68701
HAASES SUBURBAN LOTS N 50 FT S 118 FT LOT 1, BLK 1

Chairman Stinson opened a hearing at 12:31 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 12:32 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$123,424. Roll call vote: Ayes, Stinson. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-134 590129108 Mark Sunderman PO Box 406 Humphrey, NE 68642
PT SW1/4 SE1/4 28-21-2 30 AC

Protest #2024-135 590227947 Mark Sunderman PO Box 406 Humphrey, NE 68642
PT SE1/4 SE1/4 28-21-2 37.97 AC AC

Protest #2024-136 590129104 Mark Sunderman PO Box 406 Humphrey, NE 68642
N1/2 SE1/4 28-21-2 80 AC

Chairman Stinson opened a hearing at 12:34 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 12:43 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-137 590141422 Tara Smydra 55094 840th Rd. (DENNIS SMYDRAS LOTSPLIT-2014)

Chairman Stinson opened a hearing at 11:57 A.M. Tara & Dennis Smydra appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 12:15 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$660,981. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

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| Protest #2024-137 | 590141422 | Tara Smydra | 55094 840th Rd. PT SW1/4 NE1/4 2-23-2 9.99 AC (DENNIS SMYDRAS LOTSPLIT-2014) |
| Protest #2024-138 | 590142305 | Tara Smydra | 55094 840th Rd. PT NE1/4 12-23-2 82.96 AC |
| Protest #2024-139 | 590142389 | Tara Smydra | 55094 840th Rd. PT SE1/4 12-23-2 78.87 AC |
| Protest #2024-140 | 590141418 | Tara Smydra | 55094 840th Rd. PT NE1/4 LESS RR (COWBOY TRAIL) 2-23-2 144.66 AC |

Chairman Stinson opened a hearing at 11:57 A.M. Tara & Dennis Smydra appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 12:15 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

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| | DUPLICATE | | | |
| Protest #2024-141 | to 2024-137 | Tara Smydra | 55094 840th Rd. | Norfolk, NE 68701 |
| Protest #2024-142 | 590256294 | McGuire Sponsel LLC | 4925 Greenville Ave., Ste #775 | Dallas, TX 75206 |
| | | NOR-PARK II SUBDIVISION LOT 7, BLK 1 | | |
| Protest #2024-143 | 590256300 | McGuire Sponsel LLC | 4925 Greenville Ave., Ste #775 | Dallas, TX 75206 |
| | | NOR-PARK II SUBDIVISION LOT 9, BLK 1 (NOR-PARK DEVELOPMENT LLC HOUSING DEVELOPMENT - TAX INCREMENT FINANCING - 2020) | | |
| Protest #2024-144 | 590256297 | McGuire Sponsel LLC | 4925 Greenville Ave., Ste #775 | Dallas, TX 75206 |
| | | NOR-PARK II SUBDIVISION LOT 8, BLK 1 (NOR-PARK DEVELOPMENT LLC HOUSING DEVELOPMENT - TAX INCREMENT FINANCING - 2020) | | |
| Protest #2024-145 | 590284649 | McGuire Sponsel LLC | 4925 Greenville Ave., Ste #775 | Dallas, TX 75206 |
| | | MEADOW RIDGE - PHASE 1 1ST ADDITION LOT 1 1.8368 AC | | |
| Protest #2024-146 | 590284665 | McGuire Sponsel LLC | 4925 Greenville Ave., Ste #775 | Dallas, TX 75206 |
| | | MEADOW RIDGE - PHASE 1 1ST ADDITION LOT 2 2.3090 AC | | |
| Protest #2024-147 | 590284681 | McGuire Sponsel LLC | 4925 Greenville Ave., Ste #775 | Dallas, TX 75206 |
| | | MEADOW RIDGE - PHASE 1 1ST ADDITION LOT 3 1.8053 AC | | |
| Protest #2024-148 | 590292951 | McGuire Sponsel LLC | 4925 Greenville Ave., Ste #775 | Dallas, TX 75206 |
| | | NORTH HIGHWAY 81 PLAZA PT LOT 6 (TRACT 215.95 FT X 78.79 FT X 215.46 FT X 73.56 FT) & ALL LOT 7 (TRACT 1 - LOT BOUNDARY CHANGE) | | |

Chairman Stinson opened a hearing at 12:40 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 12:41 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 Stinson and seconded by Schmidt for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

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| Protest #2024-149 | 590011502 | Karen Weidner | 82625 Hwy 81 | Madison, NE 68748 |
| | | WEST SIDE PARK ADDITION PT LOT 3 | | |

Chairman Stinson opened a hearing at 12:43 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 1:00 P.M. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$9,581. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

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| Protest #2024-150 | 590123025 | Karen Weidner | 82625 Hwy 81 | Madison, NE 68748 |
| | | TAX LOTS NW1/4 NE1/4 6-21-1 PT TAX LOT 1 | | |
| | | S OF HWY & ALL TAX LOT 4 8.04 AC | | |

Chairman Stinson opened a hearing at 12:43 P.M. Dan Weidner appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:00 P.M. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$24,802. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

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| Protest #2024-151 | 590096117 | Renea Praeuner | 603 W. Bluff Ave. | Norfolk, NE 68701 |
| | | PASEWALKS FOURTH ADDITION W 21 FT N 84 FT LOT 7 & N 84 FT LOT 8, BLK 10 | | |

Chairman Stinson opened a hearing at 1:44 P.M. Kevin Praeuner appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:53 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

| | | | | |
|-------------------|-----------|---|----------------|-------------------|
| Protest #2024-152 | 590170412 | Norfolk Secure Real Estate LLC | 125 S. 4th St. | Norfolk, NE 68701 |
| | | PT NW1/4 NE1/4 & PT NE1/4 NW1/4 36-24-1 14.98 AC TRACT 1 ID TRACT | | |

Chairman Stinson opened a hearing at 1:04 P.M. Jared Faltys & Carter Faltys appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:30 P.M. County Assessor Jeff Hackerott recommended consideration given to the recent purchase price of the property. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$359,000. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

Commissioner's Record No. 27

MADISON COUNTY, NEBRASKA

Protest #2024-153 590019392 Cheryl Bettin 55334 837th Rd. Norfolk, NE 68701
PT NE1/4 NW1/4 20-23-1 3.47 AC (FICHTERS LOT SPLIT-1987)

Chairman Stinson opened a hearing at 1:56 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 1:59 P.M. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Stinson and seconded by Schmidt to set the 2024 property valuation at \$103,691. Roll call vote: Ayes, Stinson. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-154 590194186 McKenzie Brough 1999 Broadway Ste. #4100 Denver, CO 80202
N E A D 1ST ADDITION LOT 2

Protest #2024-155 590194240 McKenzie Brough 1999 Broadway Ste. #4100 Denver, CO 80202
N E A D 1ST ADDITION LOTS 1 & 6

Protest #2024-156 590287451 McKenzie Brough 1999 Broadway Ste. #4100 Denver, CO 80202
N E A D 3RD ADDITION PT LOT 2, BLK 3 1.69 AC

Chairman Stinson opened a hearing at 2:00 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 2:03 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-157 590041983 Christopher Mcardle 12221 Merit Dr., Ste #1200 Dallas, TX 75251
JOE HUPPS LOT SUBDIVISION LOT 1 EXCEPT E 3 FT

Chairman Stinson opened a hearing at 2:03 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 2:04 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 Schmidt and seconded by Stinson for no change to the 2024 property valuation. Roll call vote: Ayes, Schmidt. Nays, none. Absent, Uhlir. Motion carried.

Decisions on property valuation protests tabled at June 25, 2023 meeting:

Protest #2024-16 590076396 Richard W. Rokusek 1805 Imperial Rd. Norfolk, NE 68701
IMPERIAL HEIGHTS LOT 10, BLK 4

Chairman Stinson opened a hearing. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$205,735. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-33 590116959 David Graverholt 402 Boxelder St. Norfolk, NE 68701
WALTERS WEDGEWOOD 2ND ADDITION LOT 2, BLK 2

Chairman Stinson opened a hearing. 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. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$204,999. Roll call vote: Ayes, Schmidt and Stinson. Absent, Uhlir. Nays, none. Motion carried

Decisions on property valuation protests tabled at July 9, 2023 meeting:

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. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Stinson and seconded by Schmidt to set the 2024 property valuation at \$407,911. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. 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. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Stinson and seconded by Schmidt to set the 2024 property valuation at \$234,640. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. 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. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$75,150. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

Commissioner's Record No. 27

MADISON COUNTY, NEBRASKA

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

Chairman Stinson opened a hearing. 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. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$175,000. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. 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. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$15,100. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. 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. 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. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$46,535. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. 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. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing. County Assessor Jeff Hackerott recommended for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$396,645. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

Protest #2024-83 590279521 Jennifer Brungardt 55073 837th Rd. Norfolk, NE 68701
BRIARWOOD ESTATES SIXTH ADDITION LOT 1, BLK 5

Chairman Stinson opened a hearing. 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. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$520,251. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

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. 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. County Assessor Jeff Hackerott recommended consideration be given to the valuation requested by the protestor. Motion was made by Schmidt and seconded by Stinson to set the 2024 property valuation at \$398,861. Roll call vote: Ayes, Schmidt and Stinson. Nays, none. Absent, Uhlir. Motion carried.

The Board of Equalization recessed at 2:41 P.M. to Tuesday, August 13, 2024 at 9:00 A.M.

ATTEST:



Anne M. Pruss
Madison County Clerk

Eric Stinson, Chairman
County Board of Equalization