

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

BOARD OF EQUALIZATION

Madison, Nebraska

July 8, 2025

The Board of Equalization of Madison County, Nebraska met at 8:30 A.M.

Advance notice of meeting was published in the Wednesday, July 2, 2025 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 Clerk Anne M. Pruss.

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

Hearings were conducted on property valuation protests as follows:

Protest #2025-53 590033360 Johnana Peterson 84094 543rd Ave. Battle Creek, NE 68715
LEWIS ADDITION LOT 6, BLK 3

Chairman Stinson opened a hearing at 8:30 A.M. Johnana Peterson appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 8:33 A.M. County Assessor Jeff Hackerott recommended that consideration be given to valuation requested by the protestor. Motion was made by Uhlir and seconded by Schmidt to change protest valuation to \$25,000 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-54 590155474 Johnana Peterson 84094 543rd Ave. Battle Creek, NE 68715
PT N1/2 N1/2 NW1/4 34-24-3 3.40 AC (LOT 1-PETERSONS LOTSPLIT-2017)

Chairman Stinson opened a hearing at 8:36 A.M. Johnana appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 8:47 A.M. County Assessor Jeff Hackerott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-55 590078380 Zachary Guzman 506 W. Park Ave. Norfolk, NE 68701
KOENIGSTEINS FIRST ADDITION W 54 FT LOT 8, BLK 8

Chairman Stinson opened a hearing at 8:49 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 8:50 A.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$207,000 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-56 590079190 Ryan Hader 109 N. 10th St. Norfolk, NE 68701
KOENIGSTEINS SECOND ADDITION LOT 3, BLK 5

Chairman Stinson opened a hearing at 8:50 A.M. Ryan Hader appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 8:53 A.M. County Assessor Jeff Hackerott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-57 590054864 Tammy Maynard 1107 S. 2nd St. Norfolk, NE 68701
DORSEY PLACE LOT 11, BLK 6

Chairman Stinson opened a hearing at 8:54 A.M. Tammy Maynard appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 8:58 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$92,108 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-58 590283723 Tracy Lichty 1644 Hackberry Dr. Norfolk, NE 68701
BERRY HILL 9TH ADDITION PT LOTS 15 & 16, BLK 9 (TRACT B-LOT BOUNDARY
CHANGE-2000)

Chairman Stinson opened a hearing at 9:01 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:03 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$449,415 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-59 590147552 Shirley Miller 1505 E. Norfolk Ave. Norfolk, NE 68701
PT SE1/4 SW1/4 (TRACTS B & C) 24-24-1 2.03 AC

Chairman Stinson opened a hearing at 9:04 A.M. Teresa Perry provided verbal testimony by phone. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:10 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$217,879 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

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| Protest #2025-60 | 590006134 | Duane Reeves | 207 E. 7th St. | Madison, NE 68748 |
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- CLARKS ADDITION E 70 FT LOT 1 & E 70 FT LOT 4, BLK 45
- Chairman Stinson opened a hearing at 9:13 A.M. Duane Reeves appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:17 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$27,328 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-61 | 590288244 | Madison Villas, L.P. | PO Box 1808 | Turlock, CA 95381 |
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- HORIZON VIEW SUBDIVISION LOT 8
- Chairman Stinson opened a hearing at 9:20 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:22 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$62,680 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-62 | 590288236 | Madison Villas, L.P. | PO Box 1808 | Turlock, CA 95381 |
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- HORIZON VIEW SUBDIVISION LOT 7
- Chairman Stinson opened a hearing at 9:20 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:22 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$62,680 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-63 | 590288228 | Madison Villas, L.P. | PO Box 1808 | Turlock, CA 95381 |
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- HORIZON VIEW SUBDIVISION LOT 6
- Chairman Stinson opened a hearing at 9:20 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:22 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$62,680 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-64 | 590288220 | Madison Villas, L.P. | PO Box 1808 | Turlock, CA 95381 |
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- HORIZON VIEW SUBDIVISION LOT 5
- Chairman Stinson opened a hearing at 9:20 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:22 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$62,680 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-65 | 590304097 | Mike & Brenda Potts | 1504 Longhorn Dr. | Norfolk, NE 68701 |
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- LEGACY ADDITION LOT 1
- Chairman Stinson opened a hearing at 9:22 A.M. Mike Potts appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:33 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$237,084 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-66 | 590304151 | Mike & Brenda Potts | 1504 Longhorn Dr. | Norfolk, NE 68701 |
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- LEGACY ADDITION LOT 6
- Chairman Stinson opened a hearing at 9:22 A.M. Mike Potts appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:33 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$237,698 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-67 | 590304127 | Mike & Brenda Potts | 1504 Longhorn Dr. | Norfolk, NE 68701 |
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- LEGACY ADDITION LOT 3
- Chairman Stinson opened a hearing at 9:22 A.M. Mike Potts appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:33 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$258,775 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.
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| Protest #2025-68 | 590304100 | Mike & Brenda Potts | 1504 Longhorn Dr. | Norfolk, NE 68701 |
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- LEGACY ADDITION LOT 2
- Chairman Stinson opened a hearing at 9:22 A.M. Mike Potts appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 9:33 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$258,363 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Protest #2025-69 590168584 Janet Einspahr 1108 N. 36th St. Norfolk, NE 68701

ELDORADO HILLS FIFTH SUBDIVISION LOT 3, BLK 1

Chairman Stinson opened a hearing at 9:34 A.M. Jan Einspahr 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 that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried

Protest #2025-70 590052276 Harry K. Sorensen 106 Hespe Dr. Norfolk, NE 68701

COUNTRY CLUB VILLAGE PT LOT 2, APT NO 106

Chairman Stinson opened a hearing at 11:30 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:35 A.M. County Assessor Jeff Hackerott recommended giving consideration of valuation is 92% and 100% of the listed market price of the property. Motion was made by Schmidt and seconded by Stinson for no change for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-71 590296892 Andrea Preister 804 Woodcrest St. Norfolk, NE 68701

WALTERS EAST KNOLLS FOURTH ADDITION LOT 3, BLK 8

Chairman Stinson opened a hearing at 9:48 A.M. Andrea Preister appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 9:53 A.M. County Assessor Jeff Hackerott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-72 590305104 Mike Works 1000 O St. Ste. #102 Lincoln, NE 68508

OBANS CYHAWK ADDITION LOT 2 (NORFOLK LODGING RDVLP PROJECT - TAX INCREMENT FINANCING - 2022)

Chairman Stinson opened a hearing at 9:56 A.M. Conner Works provided verbal testimony by phone. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 10:01 A.M. County Assessor Jeff Hackerott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-73 590110268 Sylvia Landers 206 Westridge Dr. Norfolk, NE 68701

HOLLOWAY-KRIST REPLAT LOT 1

Chairman Stinson opened a hearing at 11:35 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:37 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$682,528 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-74 590159127 Randy & Gina Battershaw 55471 835th Rd. Lot #24 Norfolk, NE 68701

PT SW1/4 SE1/4 28-23-1 14 AC (CUSTER LOT SPLIT TRACT 2)

Chairman Stinson opened a hearing at 10:02 A.M. Gina Battershaw appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 10:05 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$135,419 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-75 590043080 Sandra Magnuson 11303 W. Ricks Cir. Dallas, TX 75230

BEACON HILL REPLAT-OUT LOTS N 172.55 FT E 125 FT W 193 FT OUT LOT D

Chairman Stinson opened a hearing at 11:39 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:40 A.M. County Assessor Jeff Hackerott recommended no evidence submitted by protestor substantiating that the valuation is inequitable with similar properties. Motion was made by Schmidt and seconded by Stinson for no change for protest valuation in 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-76 590189743 T & S Beckman, LLC 1104 N. 1st St. Norfolk, NE 68701

CLARK BROTHERS ADDITION PT LOT 1 & ALL LOT 2 (TRACT B - LOT BOUNDARY CHANGE)

Chairman Stinson opened a hearing at 10:07 A.M. Terry Beckmann appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 10:14 A.M. County Assessor Jeff Hackerott recommended after review and apply additional depreciation due to condition. Motion was made by Schmidt and seconded by Stinson to set valuation at \$810,025 in 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-77 590294032 Jeff & Yolanda Gallop 1605 Troon St. Norfolk, NE 68701

ELDORADO HILLS 10TH SUBDIVISION LOT 4, BLK 1

Chairman Stinson opened a hearing at 11:42A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:44 A.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Stinson for no change for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-78 590163094 Dan & Doreen Timperley 2620 N. 49th St. Norfolk, NE 68701

PT SW1/4 7-24-1 18.70 AC

Chairman Stinson opened a hearing at 10:24 A.M. Dan and Doreen Timperley 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 Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Protest #2025-79 590000314 Francisca Romero PO Box 1263 Madison, NE 68748
TAX LOTS SW1/4 NE1/4 5-21-1 S 17.6 FT W 192 FT TAX LOT 5 & W 192 FT N1/2 TAX LOT 6

Chairman Stinson opened a hearing at 10:38 A.M. Francisca Romero and Enriqueta Saldana appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 10:42 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$178,576 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-80 590150731 Lowell Beckenhauer 4701 N. Deer Run Dr. Norfolk, NE 68701
NE1/4 22-24-2 160 AC

Chairman Stinson opened a hearing at 10:43 A.M. Lowell Beckenhauer 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 that the land is classified correctly and the valuation appears equitable with similar properties. Motion was made by Uhlir and seconded by Schmidt to make no changes to the 2025 valuations. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-81 590035444 Lowell Beckenhauer 4701 N. Deer Run Dr. Norfolk, NE 68701
PT NW1/4 NW1/4 NORTH OF COUNTY ROAD 23-24-3 35.72 AC

Chairman Stinson opened a hearing at 10:43 A.M. Lowell Beckenhauer 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 that the land is classified correctly and the valuation appears equitable with similar properties. Motion was made by Uhlir and seconded by Schmidt to make no changes to the 2025 valuations. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-82 590154788 Lowell Beckenhauer 4701 N. Deer Run Dr. Norfolk, NE 68701
NE1/4 NW1/4 LYING NORTH OF COUNTY ROAD 23-24-3 29.2 AC

Chairman Stinson opened a hearing at 10:43 A.M. Lowell Beckenhauer appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 10:50 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$155,949 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-83 590155501 Barbara Walz 84088 543rd Ave. Battle Creek, NE 68715
PT S1/2 N1/2 NW1/4 34-24-3 9.7 AC (BARBARA A WALZS LOTSPLIT-2009)

Chairman Stinson opened a hearing at 11:45 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:49 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$369,683 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-84 590158872 Luke Timmerman 83662 555th Ave. Norfolk, NE 68701
PT SW1/4 NW1/4 22-23-1 1.14 AC

Chairman Stinson opened a hearing at 10:57 A.M. Luke and Taylor Timmerman appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:02 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$272,813 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-85 590287133 John Fox PO Box 482 Norfolk, NE 68702-0482
ANDREWS REGENCY NORTH LOT 7B

Chairman Stinson opened a hearing at 11:50 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:53 A.M. County Assessor Jeff Hackerott recommended no evidence submitted by protestor substantiating that the valuation is inequitable with similar properties. Motion was made by Schmidt and seconded by Stinson for no change for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-86 590141384 Larry Hofmann 3006 S. 49th St. Norfolk, NE 68701
PT SE1/4 1-23-2 132.87 AC

Chairman Stinson opened a hearing at 11:04 A.M. Larry Hofmann appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:11 A.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears equitable with similar properties. Motion was made by Uhlir and seconded by Schmidt to make no changes to the 2025 valuations. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-87 590293621 Lonnie & Dawn Alberts 3404 Koenigstein Ave., Unit #1 Norfolk, NE 68701
CARHART SECOND ADDITION REPLAT II PT LOT 3, BLK 1 3404 KOENIGSTEIN AVE
UNIT 1 LIONS WAY CONDOMINIUM

Chairman Stinson opened a hearing at 11:53 A.M. Dawn Alberts appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 12:13 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$155,000 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Protest #2025-88 590068822 Donald Ratliff 504 Logan St. Norfolk, NE 68701
GREEN ACRES SUBDIVISION LOT 5, BLK 1

Chairman Stinson opened a hearing at 11:17 A.M. Donald Ratliff appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:21 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$140,000 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-89 590302025 Jesse Keiser 103 Bridge Rd. Norfolk, NE 68701
GREEN MEADOW 2ND ADDITION LOT 5, BLK 2 UNIT B

Chairman Stinson opened a hearing at 12:15 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 12:20 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$200,000 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-90 590302026 Jesse Keiser 103 Bridge Rd. Norfolk, NE 68701
GREEN MEADOW 2ND ADDITION LOT 5, BLK 2 UNIT C

Chairman Stinson opened a hearing at 12:15 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 12:20 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$200,000 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-91 590302024 Jesse Keiser 103 Bridge Rd. Norfolk, NE 68701
GREEN MEADOW 2ND ADDITION LOT 5, BLK 2 UNIT A

Chairman Stinson opened a hearing at 12:15 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 12:20 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$200,000 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2025-92 590121472 Jesse Keiser 103 Bridge Rd. Norfolk, NE 68701
WESTERN TOWN LOT COMPANYS FIRST ADDITION LOT 3, BLK 8

Chairman Stinson opened a hearing at 12:15 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 12:20 P.M. Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Stinson to change protest valuation to \$98,564 for 2025. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

The Board of Equalization recessed at 12:24 P.M. to Tuesday, July 15, 2025 at 11:00 A.M.

ATTEST:



Anne M. Pruss
Madison County Clerk

Eric Stinson, Chairman
County Board of Equalization