

JUNE 18, 2012 PROCEEDINGS OF THE NUCKOLLS COUNTY BOARD OF EQUALIZATION

The Nuckolls County Board of Equalization met June 18, 2012 in the Board Meeting Room at the Courthouse, Nelson, Nebraska, per recess of May 21, 2012 Board of Commissioners Meeting. The agenda of said meeting was remitted to board members in advance of the meeting and was posted in the County Clerk's office and on the County Website. Chairman Corman approved the agenda and the May 21, 2012 Minutes. Corman announced the 'Open Meetings Act Law' as posted in Commissioners Board Meeting Room and handouts are available. Corman, Brown and Combs are present. Chuck Mittan, Superior Express is present.

The Board of Equalization reconvened at 9:58 a.m. for Property Protest Hearings. Darrel Stanard, Nuckolls County Appraiser was present to represent the county. Also present was Susan Rogers, County Assessor and Jackie L Kassebaum, County Clerk.

Protestor Angela M. Maudlin was present for his hearing at 10:00 a.m. Her protest #2012-01 (Lot 3, Block 47, Original Town of Superior) was read into the record by Chairman Corman. Angela Maudlin is requesting the land value increase from \$850.00 to \$2,000.00 and the building value increase from \$2,065.00 to \$50,000.00. Angela stated they purchased the home and it was completely full of black mold and had to gut the entire house. They have since replaced the whole inside, new wiring, plumbing, new roof, siding, trim, etc. It is totally brand new inside and out. Standard asked a few questions, Rogers had no comments. Maudlin stated they are trying to sell the property. The Board requested to do an on-site inspection today. A decision will be made at a later time.

Protestor Michael Pearce was present for his hearing at 10:15 a.m. His protest #2011-02 (Lot 7, Block 15, Original Town of Superior) was read into the record by Chairman Corman. Pearce noted that the land value be lowered from \$1,060.00 to \$1,000.00 and the building value be lowered from \$70,440.00 to \$45,000.00 as some of the units are not rentable due to remodeling. Pearce presented some photos to show the condition of the rooms. Standard asked some questions. Rogers had no comment. The Board asked to do an on-site inspection today. A decision will be made at a later time.

Protestors Elwin & Madaline Dunbar were both present for their hearing at 10:30 a.m. Their protest #2012-03 (NE ¼ of Section 15, T2N-R5W, Garfield Precinct) was read into the record by Chairman Corman. The protestors are requesting the land value stay the same and the building value be lowered from \$54,200 to \$30,000 as the taxes are too high already. Elwin gave the Board some comparison homes and what their values are. Stanard asked some questions from the Dunbar's. Rogers did not comment. The Board asked to do an on-site inspection. They will do the inspection next Monday. A decision will be made at a later time.

Chairman Corman recessed the Board of Equalization meeting at 10:47 a.m. to do on-site inspections and will reconvene, Monday, June 25, 2012 at 10:00 a.m.

Danny K Corman, Chairman
By: Jackie L Kassebaum, County Clerk