

JUNE 25, 2012 PROCEEDINGS OF THE NUCKOLLS COUNTY BOARD OF EQUALIZATION

The Nuckolls County Board of Equalization met June 25, 2012 in the Board Meeting Room at the Courthouse, Nelson, Nebraska, per recess of June 18, 2012 Board of Equalization 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 June 18, 2012 Minutes. Corman announced the 'Open Meetings Act Law' is posted in the Commissioners Board Meeting Room and handouts are available. Corman, Brown and Combs were present for said meeting.

The Board of Equalization reconvened at 9:59 a.m.

A motion was made by Combs and seconded by Brown to approve an application by Brodstone Memorial Hospital for 1991 Chevrolet GC1 Pickup used for transporting hospital supplies. Corman, Brown and Combs all voted Aye, 0 voted Nay. Motion carried.

A motion was made by Brown and seconded by Combs to approve an application for Exemption by Mid Nebraska Individual Services for a 2006 Ford Freestar Van and a 2008 Ford Focus used for the express purposes of transporting clients to medical appointments, to and from their homes to the training area, outing and also to transport clients to job placements in the community. Corman, Brown and Combs all voted Aye, 0 voted Nay. Motion carried.

County Assessor, Susan Rogers submitted her 3 Year Plan of Assessment for Nuckolls County to the County Board of Equalization for review as required by section 77-1311.02 as amended by 2005 Neb. Laws LB263, Section 9 and LB 334, section 64.

Chairman Corman recessed at 10:12 a.m. to do 'On-Site' Inspection for Protest #2012-03.

Chairman Corman reconvened at 12:15 p.m. to make the determinations to protest #'s 01, 02, 03 & 04.

Protestor Rebecca Stout was not present for her hearing at 10:15 a.m. Her protest #2012-04 (Lot 4, Block 42, Original Town of Superior) was read into the record. Protestor Stout requested to have her protest cancelled. County Assessor Rogers recommends No Change in Valuation. **A motion was made by Brown and seconded by Combs to accept the County Assessor's recommendation of No Change in Valuation. Corman, Brown and Combs all voted Aye, 0 voted Nay. Motion carried.**

Protest #2012-01 (Angela M. Maudlin), Lot 3, Block 47, Original Town Superior. Appraiser Stanard noted he pulled some comparable homes and then did an on site inspection. He noted the property in not complete. Stanard recommends the valuation be adjusted to reflect the condition of the home from fair to good and noted the property will be put on for pickup work in 2013. The County Assessor also recommends a change in valuation and will put on the list for pickup work next year. A motion by Combs and seconded by Corman to accept the County Assessor's recommendation. Corman, Brown & Combs, all voted aye, 0 voted nay. Motion carried.

Protest #2012-02 (Michael Pearce), Lot 7, Block 15, Original Town Superior. Appraiser Stanard did an on site inspection and noted that 3 units are not rentable out of 8 total units. Stanard used the income approach to determine valuation. He also noted the property will need to be put on the pickup list for 2013 to see if the units have been repaired. County Assessor Rogers recommends the income approach to determine valuation and a reduction in valuation due to 3 units not being rentable. A motion by Brown and seconded by Corman to accept the County Assessor's recommendation. Corman, Brown & Combs, all voted aye, 0 voted nay. Motion carried.

Protest #2012-03 (Elwin & Madaline Dunbar), Part of the SE1/4 of the NE1/4 of Section 15-T2N-R5W, (Misc. tract in Ruskin). Protestors had submitted a list of comparables and Appraiser Stanard pulled those comparables and reviewed them with the Board. Stanard recommends adjusting the valuation to account for settling of the home. After an 'On-Site Inspection', the County Assessor recommends a

change in valuation due to some structural problems. A motion by Brown and seconded by Combs to accept the County Assessor's recommendation a change in valuation. Corman, Brown & Combs, all voted aye, 0 voted nay. Motion carried.

With no other business, Chairman Corman recessed the Board of Equalization meeting at 12:40 p.m.

Danny K Corman, Chairman

By: Jackie L Kassebaum, County Clerk