

JULY 11, 2016 PROCEEDINGS OF THE NUCKOLLS COUNTY BOARD OF EQUALIZATION

The Nuckolls County Board of Equalization met July 11, 2016 in the Board Meeting Room at the Courthouse, Nelson, Nebraska, per recess of July 5, 2016 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. Corman announced the 'Open Meetings Act Law' is posted in the Commissioners Board Meeting Room and handouts are available. Corman, Zikmund and Christensen, Stanard and Susan Rogers were present for said meeting. Chairman Corman approved the agenda and the July 5, 2016 Minutes.

The Board of Equalization reconvened at 10:00 a.m.

Protestors Darren and Belinda Genung & Troy and Nancy Genung. Troy and Darren Genung were present for their hearing at 10:00 a.m. Their protest #2016-06 1996 Annex- Pt W1/2SW1/4 30-T1N-R6W was read into the record. Darren Genung and Troy Genung provided documentation for their requested \$103,985.00 instead of \$230,435.00. Darren explained that the buildings were older and didn't think it was fair to value them at replacement costs. Stanard explained that the replacement cost is a state requirement but appreciated all the information provided. County Appraiser, Stanard and County Assessor, Susan Rogers both recommended an inspection of the business. Rogers suggested tabling for further verification. The Board noted they would take this recommendation under consideration.

Protestor Carol Jeffs. Carol Jeffs and Bruce Jeffs were present for their hearing at 10:15 a.m. Their protest #2016-07 Lots 1 & 2, Blk 5, Wheelers First Addition to O.T. Nelson was read into the record. Corman read reasons for requested value change stating; Valuation last year was \$6,350.00. This year is \$14,325.00. We have not made any improvements. It is unfair to raise the valuation this much. County Appraiser Stanard explained that last evaluation he requested an inspection and was denied but had been told that improvements were in the process. He also explained that records had been updated for the central air system which increased the value. County Appraiser, Stanard and County Assessor, Susan Rogers both recommended an inspection of the home. Rogers suggested tabling for further verification. The Board noted they would take this recommendation under consideration.

Protestors William and Rita Blauvelt. William Blauvelt was present for their hearing at 10:30 a.m. Their protest #2016-05 West 53' 4" of Lots 1 & 2 and North 8" of West 53' 4" of Lot 3, Blk 44, O.T. Superior was read into the record. Corman read reasons for requested value change stating; after several months on the market the property was purchased for \$7,500.00 in September 2013. William provided several pictures of the interior of the property. Appraiser Stanard requested to inspect the property and the session was tabled for further review.

Chairman Corman recessed the Board of Equalization meeting at 10:58 a.m.

By: Carrie Miller, County Clerk