

OFFICE OF THE BURT COUNTY CLERK
Burt County Board of Equalization
 July 13, 2023 Minutes
 TEKAMAH NE 68061

A meeting of the Burt County Board of Equalization was held July 13, 2023 in the Boardroom of the Burt County Courthouse in Tekamah, Nebraska. Notice of the meeting was given in advance thereof by Publication in the Oakland Independent and on the County's Website. A copy of the proof of publication is on file in the office of the County Clerk. Supervisors Present were: David Schold, Gary "Bird" Swanson, Jeff Kutchera, Paul Richards, Carl Pearson, Sam Titus and Ted Connealy. Connealy had to leave the meeting early. Present from the Assessor's Office was: Katie Hart, Burt County Assessor.

The meeting was opened at 9:00 A.M. with the Pledge of Allegiance. Chairman Schold informed the public that the Open Meeting Act was displayed on the wall.

2023 - Form 422's: 115 were filed for 2023

NUMBER	NAME	NUMBER	NAME	NUMBER	NAME	
1	Richard L. Nun	38	Bobbie Jo Burns-Siefken	77	Timothy Colliton	
2	Paul Fortier	39	Joellen Griffin	78	Katie Novak	
3	Kent & Terri Hoeneman Trust	40	Lee Norquist	79	Rodney Nelson	
4	John Sparks	41	Ronald Lewis	80	N. Sue Blake	
5	Hackleberry Flats Hunt Club	42	Ronald Lewis	81	Jason Saville	
6	Jerry Leiding	43	Michele Sullivan	82	Donette Jackson	
7	Judi Lascala	44	Russell McCall	83		
8	Duane Andersen	45			84	Duane Mccoyle
9	Dave & Sheri McArdle	46			85	
10	Brandon Carda	47			86	Russell Ingraham
11	Leland & Bonita Going	48			87	Lester Shaw
12		49			88	Stacy Wood
13	Nicholas Kopietz	50			89	Sean Connealy
14	Joseph Foust	51		90	Bradley Boerma	
15	Timothy Brock	52	Thomas & Jody Kellogg	91	Jeffrey Troupe	
16	Hundahl Home Place c/o John	53	Robert & Jane Paul	92	Kerstan Jetensky	
17			54	Lyle Redding	93	Christine Bruce
18			55			94
19			56		95	
20			57	Andrew Hawk	96	Missouri River Farms
21			58	Herbert & Teresa Shelton	97	
22			59	Lyle Pille	98	
23			60	Beverly Peterson	99	Jeff Gottsch
24			61	Lisa Stork	100	West View Farms
25			62	Paul Reincke	101	Arthur Henneman
26	Timothy Bollinger	63			102	Travis Thomsen
27	David Malloy	64	Thomas Henley	103	Joe Goebel Jr.	
28	Todd Claussen	65	Kenneth Bures	104		
29			66	Adam Beck	105	Elaine Kennedy
30	Leland Mongold	67	Alvin Smith Jr.	106	Christopher Rytych	
31			68	Roy Torres	107	Jody Gottsch
32	Gale Peterson	69	Zachary Swift	108	Justin Kephart	
33	Vanessa Strom	70	Hunter Nohrenberg	109		
34	L. Scott Momsen	71			110	Larry Jackson
35				72		111
36	Michael & Kimberly Roberts	73	Kent Bonneau	112	Mark Johnson	
37	Trevor Coufal	74	Eric Schrader	113	William McGuire III	
		75	S & R Decatur Marina	114	Janet McCarthy	
		76			115	Dean Carlson
				late filing	William Rickers	

Public Hearings were held for 2023 Property Valuation Protests. Public Hearings were held from 9:01 A.M. - 1:23 P.M.; the board recessed for lunch; public hearings were opened back up and continued from 2:00 P.M. - 3:54 P.M. With all requested appointments being completed and all protests being considered, the Board went back into regular session of Board of Equalization. Final decisions will be made on July 21, 2023 BOE meeting.

Overvalued / Undervalued Property and Form 425 Destroyed Property Forms:
 County Assessor Hart presented the following adjustments for board consideration. The CBOE reviewed and approved the adjustments upon motion by Titus, seconded by Swanson. By Roll Call Vote: Ayes – Swanson, Kutchera, Richards, Pearson, Titus and Schold. Nays- none. Absent – Connealy. The notice for the new valuations will be sent; property owner will have 30 days to Protest the adjusted value.

PARCEL #	DEEDHOLDER	LEGAL DESCRIPTION	CERTIFIED LAND	CERTIFIED DWELLING	CERTIFIED IMPROVEMENT	CERTIFIED TOTAL	CHANGED LAND	CHANGED DWELLING	CHANGED IMPROVEMENT	CHANGED TOTAL	DIFFERENCE IN VALUE	REASON FOR CHANGE
112610000	THREE RIVERS HOUSING DEVELOPMENT CORP.	16&7 BLK 21 RAILROAD ADD OAKLAND	\$0.00	\$0.00	\$0.00	\$0.00	\$16,896.00	\$0.00	\$0.00	\$16,896.00	\$16,896.00	SALE ON 5-15-23; PROPERTY CHANGED FROM EXEMPT TO TAXED
113205200	THREE RIVERS HOUSING DEVELOPMENT CORP.	19 LUNDSTROM EAST ADD OAKLAND	\$0.00	\$0.00	\$0.00	\$0.00	\$10,622.00	\$0.00	\$0.00	\$10,622.00	\$10,622.00	SALE ON 5-15-23; PROPERTY CHANGED FROM EXEMPT TO TAXED
421001300	ST T L FARMS LLC	TRNE4SE4 33-23-8 EVERETT TWP	\$17,700.00	\$0.00	\$187,616.00	\$205,316.00	\$17,700.00	\$0.00	\$0.00	\$17,700.00	-\$187,616.00	PER FORM 425 FILED ON TIME. HOG CONFINEMENT BUILDING HAS A LOSS OF \$35,000 AND CANNOT BE USED. REMOVING VALUE FOR 2023 AND WILL CHECK BACK FOR 2024 ON IMPROVEMENTS
422503100	ST T L FARMS LLC	TR NEANE4 4-22-8 OAKLAND TWP	\$58,888.00	\$0.00	\$153,673.00	\$212,561.00	\$58,888.00	\$0.00	\$0.00	\$58,888.00	-\$153,673.00	PER FORM 425 FILED ON TIME. HOG CONFINEMENT BUILDING HAS A LOSS OF \$45,000 AND CANNOT BE USED. REMOVING VALUE FOR 2023 AND WILL CHECK BACK FOR 2024 ON IMPROVEMENTS
423100700	BLEVINS, JIMMY E ETUX	TR E23W4 29-22-8 OAKLAND TWP	\$45,375.00	\$0.00	\$400.00	\$45,775.00	\$45,375.00	\$0.00	\$300.00	\$45,675.00	-\$100.00	PER FORM 425 FILED ON TIME. 2X40 CATTLE SHED DESTROYED AND EQUATES TO 25% OF TOTAL IMPROVEMENT VALUE
423101500	KRUTILEK, SCOTT ETUX	TR NEANE4 33-22-8 OAKLAND TWP	\$71,175.00	\$89,814.00	\$27,404.00	\$188,393.00	\$71,175.00	\$57,746.00	\$24,808.00	\$153,729.00	-\$34,664.00	PER FORM 425 FILED ON TIME. TWO BINS, CORN CRIB, TWO GARAGES, AND DAMAGE TO HOME EQUATES TO MORE THAN 20% OF ASSESSED VALUE FOR IMPROVEMENTS
423102200	JOHANSON, ANTHONY S	SE4 (RD 3.33A) 33-22-8 OAKLAND TWP	\$891,868.00	\$57,976.00	\$202,855.00	\$1,152,699.00	\$891,868.00	\$57,976.00	\$91,305.00	\$1,041,149.00	-\$111,550.00	PER FORM 425 FILED ON TIME. FOUR GRAIN BINS, OLD BARN, AND 34% OF NEW 2020 MACHINE SHED DAMAGED. WILL CHECK BACK ON IMPROVEMENTS MADE FOR 2024
424401600	EMMAD DAHLQUIST & SONS INC.	N3/4 NW/4 10-21-8 PERSHING TWP	\$671,558.00	\$142,090.00	\$145,310.00	\$958,958.00	\$671,558.00	\$113,913.00	\$28,969.00	\$814,440.00	-\$144,518.00	PER FORM 425 FILED ON TIME. ONLY 3 BINS, HEN HOUSE, AND DWELLING ARE IN USABLE CONDITION. DAMAGE TO HOME AND OTHER BUILDINGS/BINS EQUATES TO MORE THAN 20% OF ASSESSED VALUE FOR IMPROVEMENTS
422503200	KOPELZ, NICHOLAS ETUX	TR SW4SE4 4-22-8 OAKLAND TWP	\$45,000.00	\$413,669.00	\$0.00	\$458,669.00	\$38,101.00	\$323,398.00	\$0.00	\$61,499.00	-\$97,170.00	PER FORM 425 FILED ON TIME. EXTENSIVE DAMAGE TO HOME INCLUDING ROOF, WINDOWS, SIDING, INSULATION, AND INTERIOR DAMAGE. THIS EQUATES TO MORE THAN 20% OF ASSESSED VALUE FOR IMPROVEMENTS

The meeting adjourned at 4:03 P.M. upon motions by Pearson and Titus. Protest final decisions meeting will be held July 21, 2023.

ATTEST: SARAH J. FREIDEL
 BURT COUNTY CLERK

DAVID SCHOLD, CHAIRMAN
 BURT COUNTY BOARD OF EQUALIZATION

These minutes are not the official record and may be corrected. A copy of the approved official minutes is available to the public at the Clerk's Office