

OFFICE OF THE BURT COUNTY CLERK
Burt County Board of Equalization
June 11, 2024 Minutes
TEKAMAH NE 68061

A meeting of the Burt County Board of Equalization was held June 11, 2024 in the Boardroom of the Burt County Courthouse in Tekamah, Nebraska. Notice of the meeting was given in advance thereof by Publication in the Plaindealer (6-4-2024) and on the County's Website. A proof of publication is on file in the office of the County Clerk. Present were Supervisors: Gary 'Bird' Swanson, Jeff Kutchera, Paul Richards, Carl Pearson, Sam Titus David Schold and Ted Connealy. Also present, from the Assessor's Office: Katie Hart, Burt County Assessor.

The meeting opened at 9:54 A.M. with Chairman Connealy informing the public that the Nebraska Open Meeting Act was posted on the wall.

COMMUNICATION:

TERC Findings & Order- Statewide Equalization: Levels of value for real property in Burt County for tax year 2024 meet the requirements of law.

Property Valuation Adjustments:

Katie Hart, Burt County Assessor presented valuation adjustment recommendations to the Burt County Board of Equalization.

Undervalued/Overvalued Property: per \$77-1315.01 & per \$77-1504
see pages 2 for complete listing.

The BOE reviewed and voted upon the valuation changes; upon motion by Schold, seconded by Kutcher. Approved By Roll Call Vote: Ayes – Swanson, Kutchera, Richards, Pearson, Titus Schold and Connealy. Nays-none.
Updated valuation notices will be sent out, and taxpayers will have thirty days to Protest these new values if they choose to do so.

There being no further business, Chairman Connealy adjourned the Burt County Board of Equalization Meeting at 10:00 AM, upon motions by Pearson and Connealy.

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

TED CONNEALY, CHAIRMAN
BURT COUNTY BOARD OF SUPERVISORS



<u>PARCEL #</u>	<u>DEEDHOLDER</u>	<u>LEGAL DESCRIPTION</u>	<u>DIFFERENCE IN VALUE</u>	<u>REASON FOR CHANGE</u>	<u>OV/UV</u>
432901600	HUNDAHL HOMEPLACE LTD	ALL SEC 24 EX 3 TRS 24-22-10 SILVERCREEK TWP	-\$24,639.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	OV
432904000	PRESTIGE WW LLC	4.54ACTR NE4NE4 24-22-10 SILVERCREEK TWP	\$24,352.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	UV
431604400	KELLOGG, SHANNON D	TR E2SW4 6-23-11 QUINNEBAUGH TWP	-\$4,440.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	OV
431604600	THELEN, BRIAN ETUX	TR N2SE4SW4 6-23-11 QUINNEBAUGH TWP	\$7,600.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	UV
114104900	HIGHLAND, JENNIFER	L5 BLK2 SUMMIT HEIGHTS ADD TEKAMAH	\$32,879.00	DWELLING REMODELED--NO PERMIT OR INFORMATION STATEMENT ON FILE--DATA CORRECTED (UNDERVALUED)	UV
112615400	CARMICHAEL, THOMAS & KAMALA	L7-8EXE7' BLK C OAKLAND	\$35,443.00	DWELLING REMODELED--NO PERMIT OR INFORMATION STATEMENT ON FILE--DATA CORRECTED (UNDERVALUED)	UV
113202500	SCHULTIS, BRAYDEN T	L5&N2L4 BLK37 RAILROAD ADD OAKLAND	\$55,185.00	DWELLING REMODELED--NO PERMIT OR INFORMATION STATEMENT ON FILE--DATA CORRECTED (UNDERVALUED)	UV
112906600	KRUSE, ROGER O & CHERYL A	PTL5&6&S2L4 BLK9 BREWSTERS ADD OAKLAND	-\$32,274.00	CONDITION OF HOME WAS INCORRECT FROM PREVIOUS REVIEWERS; CORRECTED INFORMATION; HOME IS OVERVALUED	OV
426201400	JOHNSON, JUSTIN & ELLY	4.43ACTR SE4 2-20-9 CRAIG TWP	-\$1,030,835.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	OV
426202900	MULLER, DUANE E ETAL	SE4EXTR&E20ASE4SW4 2-20-9 CRAIG TWP	\$1,010,804.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	UV
110904100	GRAHAM, TERREE L	L6 BLK 22 DECATUR	-\$8,352.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
110204300	PUFFER, WES	L7-8 BLK 9 CRAIG	-\$22,046.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
310205800	LGM CORP.	L6-7 BLK 16 CRAIG	-\$4,022.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
312808100	BLOCK, STEVE ETUX	N2L11 EX S1'W46' BLK 7 OAKLAND	-\$21,833.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
112705300	DANIELSON, KIM ETAL	L8&N2L7 BLK14 OAKLAND	-\$17,860.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
110307200	CHICAGO NORTHWESTERN TRANS CO	95 AC TR LYING WEST OF LOT 10 COURT ADD CRAIG	-\$29,096.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
434800200	PATTERSON, LEONARD V	N OF RR NE4NE4 30-21-10 SUMMIT TWP	-\$1,763.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
114201300	SNOW, ROGER C	PTL1&ADJ ST BLK 121 TEKAMAH	-\$14,732.00	TREASURER'S TAX DEED (FORECLOSURE SALE); NOW OWNED BY BURT COUNTY AND EXEMPT	OV
112707100	RENNERFELDT, EVAN ETUX	S11'L16&30'STREET BLK2 HIGHLAWN ADD OAKLAND	\$3,696.00	INCORRECT SQUARE FEET OF LAND VALUED AFTER LOT SPLIT	UV
113008600	BLANC, LANCE & JEANNETTE	S1/2L7 & L8-L9 21ST CHETS OAKLAND	-\$42,064.00	APPLIED A 20% FUNCTION FOR ORIGINAL WALLS OF MOBILE HOME THAT WAS MOVED IN AND ADDED ONTO	OV
422501800	WICKSTROM, LORELEI R TRUSTEE	E2SE4 EX TRACT 4.10A 9-22-8 OAKLAND TWP	-\$4,890.00	GRAIN BIN DESTROYED SPRING 2023; SHOULDN'T HAVE BEEN VALUED FOR 2024	OV
214009700	CAMERON, TERRY L ETAL	7 BLKS & STREET BLK1 TEKAMAH	-\$317.00	LEAN TO BELONGS TO CITY OF TEKAMAH AND SHOULD NOT BE VALUED	OV
422002800	WEBSTER, JIM ETAL	TR NW4SW4 27-23-9 LOGAN TWP	\$77,043.00	PER REQUEST OF OWNER TO REVIEW PROPERTY, LOWERED CONDITION AND APPLIED FUNCTION TO 6 OLDER BINS, CHANGED HARDSTEEL BUILDING FROM WOOD FRAME TO STEEL FRAME, VALUED OFFICE AS AN ATTACHED STRUCTURE AND NOT WITHIN THE ORIGINAL BUILDING	UV
112609300	BRONSON, RODNEY R & JAN M	L21-22 BLK22 RAILROAD ADD OAKLAND	-\$51,800.00	PER INFORMATION FROM OWNER, THIS BUILDING IS NOT BEING USED AS A COMMERCIAL REPAIR GARAGE AS ORIGINALLY THOUGHT; CHANGED TO A STEEL UTILITY BUILDING GRADE 3 WITH APPROPRIATE ADJUSTMENTS	OV