

OFFICE OF THE BURT COUNTY CLERK
Burt County Board of Equalization
June 28, 2024 Minutes
TEKAMAH NE 68061

A meeting of the Burt County Board of Equalization was held June 28, 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 (6-18-2024) 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 9:46 A.M. with Chairman Connealy informing the public that the Nebraska Open Meeting Act was posted on the wall.

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 Titus, seconded by Kutchera. 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 9:48 AM, upon motions by Schold and Swanson.

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

TED CONNEALY, CHAIRMAN
BURT COUNTY BOARD OF SUPERVISORS



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	OV/UV
112600400	BLANC, MAX G ETUX	L11-12 BLK47 HULBERTS ADD OAKLAND	\$20,744.00	\$0.00	\$68,455.00	\$89,199.00	\$20,744.00	\$0.00	\$26,675.00	\$47,419.00	-\$41,780.00	PER OWNER REQUEST TO REVIEW, NO INTERIOR FINISH OR PLUMBING SHOULD BE VALUED	OV
113804900	WEATHERLY, DENNY L ETUX	N2L1-2+20'ST BLK94 TEKAMAH	\$25,875.00	\$140,188.00	\$0.00	\$166,063.00	\$25,875.00	\$163,693.00	\$1,274.00	\$190,842.00	\$24,779.00	DWELLING REMODELED--NO PERMIT OR INFORMATION STATEMENT ON FILE--DATA CORRECTED (UNDERVALUED)	UV
113008300	BLANC, MAX G & CYNTHIA S	L2-3-4-5 21ST CHETS OAKLAND	\$59,701.00	\$286,356.00	\$1,035.00	\$347,092.00	\$59,701.00	\$268,655.00	\$1,846.00	\$330,202.00	-\$16,890.00	PER OWNER REQUEST TO REVIEW, ADDED 5% FUNCTION FOR POOR LAYOUT AND LOW CEILINGS; ADDED INTERIOR FINISH TO 2017 ADDITION TO GARAGE FOR OUTDOOR KITCHEN	OV
534605800	GLUP, TROY	2.21AC TR W2NW4 22-21-10 SUMMIT TWP	\$31,050.00	\$0.00	\$0.00	\$31,050.00	\$5,757.00	\$0.00	\$0.00	\$5,757.00	-\$25,293.00	PER OWNER REQUEST TO REVIEW, 2.21 ACRES IS CODED AS RURAL COMMERCIAL AND WILL EVENTUALLY HAVE PIPE BUSINESS ON THE LAND (DID NOT AS OF 1/1); WILL VALUE LAND AS GRASS FOR 2024, ADD SIGN TO PERSONAL PROPERTY, AND CHECK BACK FOR 2025	OV
420401600	HAMMEL FAMILY FARM LLC	NW4 EX 48.83AC TR 16-23-8 EVERETT TWP	\$650,148.00	\$69,440.00	\$28,286.00	\$747,874.00	\$650,148.00	\$69,440.00	\$2,286.00	\$721,874.00	-\$26,000.00	PER OWNER REQUEST TO REVIEW WHY BUILDING VALUE INCREASED, ONE FLAT VALUED BUILDING WAS ASSESSED AT THE WRONG RATE	OV
422900100	LINDSTROM, SCOTT K ETAL TRUSTEES	N2NE4 15-22-8 OAKLAND TWP	\$973,975.00	\$104,341.00	\$43,565.00	\$1,121,881.00	\$475,050.00	\$0.00	\$0.00	\$475,050.00	-\$646,831.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	OV
422905700	LINDSTROM, TRAVIS D	N2NW4 15-22-8 OAKLAND TWP	\$0.00	\$0.00	\$0.00	\$0.00	\$498,925.00	\$104,341.00	\$43,565.00	\$646,831.00	\$646,831.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-24	UV
436702500	QUICK, KORD	L1 SW4SE4 34-21-11 ARIZONA TWP	\$57,290.00	\$471,636.00	\$172,882.00	\$701,808.00	\$57,290.00	\$463,924.00	\$172,972.00	\$694,186.00	-\$7,622.00	PER OWNER REQUEST TO REVIEW, REMOVED 1 FIXTURE AND 1 SINK FROM PRICING; ADJUSTED CATEGORIZATION OF 8X15 ADDITION	OV