

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

A meeting of the Burt County Board of Equalization was held August 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 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: Gary “Bird” Swanson, Jeff Kutchera, Paul Richards, Carl Pearson, Sam Titus, David Schold and Ted Connealy. Present from the Assessor’s Office: Katie Hart, Burt County Assessor.

The meeting was opened at 9:42 A.M. Chairman Connealy informed the public that the Open Meeting Act was displayed on the wall.

The agenda was approved, upon motion by Kutchera, seconded by Titus. By Roll Call Vote: Ayes – Swanson, Kutchera, Richards, Pearson, Titus, Schold and Connealy. Nays – none.

COMMUNICATION: Real Property Exemptions will be published this month per §77-202.03(5).

Form 422’s (Property Valuation Protests):
Blodgett Farms, LLC/Donette Jackson -two (2) protests were filed after Form 425: Report of Destroyed Real Property decisions from July 19, 2024 CBOE meeting. A Public Hearing was held 8/28/2024 for these Protests.

Following discussions with Donette Jackson and Assessor Hart, the CBOE moved for no change in value; upon motion by Swanson, seconded by Schold, Roll Call Vote: Ayes – all. Nays- none. The protests were filed based on Form 425 filings; there was no evidence presented to show damage exceeded 20%. *NE Dept of Revenue Information Guide for Form 425 – Damaged Property Examples and Considerations – damage must exceed 20% of land value for that year.*

436400500	L8 & S PT L1 & E PT L2 & N PT L6&7	1,210,078.00	land	1,172,725.00	land	1,210,078.00	
Blodgett Farms, LLC	17-21-12	378,841.00	bldg	378,841.00	bldg	378,841.00	NO
	Arizona TWP	1,588,919.00	TOTAL	1,551,566.00	TOTAL	1,588,919.00	
436500200	PT W 1/2 to River	239,849.00	land	236,444.00	land	239,849.00	
Blodgett Farms, LLC	16-21-12	0.00	bldg	0.00	bldg	0.00	NO
	Arizona TWP	239,849.00	TOTAL	236,444.00	TOTAL	239,849.00	

The meeting adjourned at 10:08 A.M. upon motions by Schold and Kutchera.

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

TED CONNEALY, CHAIRMAN
BURT COUNTY BOARD OF EQUALIZATION



Tax Exempt Real Property			
Burt County, Nebraska			
TAX YEAR 2024			
In compliance with Section 77-202.03(5), 1978 Nebraska R.R.S., the following is a list of all non-governmental real property in Burt County which is property tax-exempt. Real property must strictly qualify each year by ownership and use through an application and affidavit process with the county assessor and the county board of equalization.			
Ownership Type*		Organization Owning Exempt Property	City/Township
RELIGIOUS		First Presbyterian Church	Craig
RELIGIOUS		Church of Jesus Christ -Decatur Restoration Branch	Decatur
RELIGIOUS		Holy Family Catholic Church	Decatur
CEMETERY		Holy Family Church of Decatur Cemetery	Decatur TWP
RELIGIOUS		Light of the World Gospel Ministries	Decatur
RELIGIOUS		Decatur First United Methodist Church	Decatur
RELIGIOUS		Trinity Lutheran Church	Decatur
RELIGIOUS		New Life Assembly of God Church (parsonage)	Lyons
RELIGIOUS		New Life Assembly of God Church	Lyons
RELIGIOUS		Bethany Evangelical Lutheran Church	Lyons
RELIGIOUS		Bethany Evangelical Lutheran Church (parsonage)	Lyons
RELIGIOUS		First Presbyterian Church (church)	Lyons
RELIGIOUS		First Presbyterian Church (Parking)	Lyons
RELIGIOUS		Logan Valley Baptist Church of Lyons	Lyons
RELIGIOUS		The Memorial United Methodist Church of Lyons	Lyons
RELIGIOUS		St. Joseph's Catholic Church	Lyons
CEMETERY		St. Joseph's Holy Cross Cemetery	Everett TWP
RELIGIOUS		Evangelical Free Church of Oakland (parsonage)	Oakland
RELIGIOUS		Evangelical Free Church of Oakland (garage)	Oakland
RELIGIOUS		Evangelical Free Church of Oakland	Oakland
RELIGIOUS		First Baptist Church	Oakland
RELIGIOUS		First Baptist Church (parsonage)	Oakland
RELIGIOUS		First Evangelical Lutheran Church	Oakland
RELIGIOUS		First United Methodist Church	Oakland
RELIGIOUS		First United Methodist Church (parsonage)	Oakland
RELIGIOUS		Emmanuel Evangelical Lutheran Church	Tekamah
RELIGIOUS		Faith Family Baptist Church	Tekamah
RELIGIOUS		First Baptist Church	Tekamah
RELIGIOUS		First Presbyterian Church	Tekamah
RELIGIOUS		First Presbyterian Church (parsonage)	Tekamah
RELIGIOUS		St Patrick's Catholic Church Tekamah	Summit TWP
RELIGIOUS		St. Patrick's Catholic Church Tekamah	Tekamah
RELIGIOUS		United Methodist Church	Tekamah
CEMETERY		Arizona Cemetery	Arizona TWP
CEMETERY		Grace Lutheran Evangelical Cemetery	Bellcreek TWP
RELIGIOUS & CEMETERY		St. John's Evangelical Lutheran Church & Cemetery	Bellcreek TWP
RELIGIOUS & CEMETERY		Alder Grove United Methodist Church & Cemetery	Craig TWP
CEMETERY	50%	Lyons Cemetery Assoc. (Cemetery & Ag Land) -50%	Everett TWP
CEMETERY		Westside Cemetery	Oakland TWP
RELIGIOUS		Salem Evangelical Covenant Church	Pershing TWP
CEMETERY		Salem Evangelical Covenant Church Cemetery	Pershing TWP
RELIGIOUS		Salem Evangelical Covenant Church (parsonage)	Pershing TWP
RELIGIOUS		Riverside Baptist Church	Riverside TWP
RELIGIOUS & CEMETERY	40%	Kansas-Nebr. Assoc. 7th Day Adventists	Silvercreek TWP
CEMETERY		Silvercreek Cemetery	Silvercreek TWP
EDUCATIONAL		Decatur Museum INC.	Decatur
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CHARITABLE		The Granary Foundation	Lyons
CHARITABLE		The Granary Foundation	Lyons
CHARITABLE	60%	Happy Days Senior Center	Lyons
EDUCATIONAL		Region IV, Inc	Lyons
CHARITABLE		Franciscan Care Services -Oakland Clinic	Oakland
CHARITABLE		Franciscan Care Services, Inc	Oakland
CHARITABLE		Golden Oaks Center Inc.	Oakland
CHARITABLE		Swedish Heritage Center	Oakland
CHARITABLE		Oakland Veterans Organization VFW # 5543	Oakland
CHARITABLE		Oakland Veterans Organization VFW # 5543	Oakland
CHARITABLE		Friends of Oakland Foundation	Oakland
EDUCATIONAL		Burt County Museum	Tekamah
EDUCATIONAL		Burt County Museum	Tekamah
EDUCATIONAL		Historic Bryant House, Inc	Tekamah
EDUCATIONAL		Historic Bryant House, Inc	Tekamah
CHARITABLE		Memorial Community Hospital (Tekamah Clinic)	Tekamah
CHARITABLE		Tekamah - Herman- Decatur Church Council	Tekamah
CHARITABLE		Tekamah Lions Club (Personal Property)	Tekamah
CHARITABLE		Orville & Willa Chatt Senior Center (Personal Property)	Tekamah
CHARITABLE		Templecraft Association, Inc	Tekamah
CHARITABLE		Veterans of Foreign Wars VFW # 3304	Tekamah
CHARITABLE/EDUCATION		Tekamah-Herman Youth Wrestling Club	Tekamah
CHARITABLE		Mid-America Council, Boy Scouts of Am.	Decatur TWP