

OFFICE OF THE BURT COUNTY CLERK
Burt County Board of Equalization
June 27, 2025 Minutes
TEKAMAH NE 68061

A meeting of the Burt County Board of Equalization was held June 27, 2025 in the Boardroom of the Burt County Courthouse in Tekamah, Nebraska. Notice of the meeting was given in advance thereof by Publication in the Lyons Mirror-Sun (6-19-2025) 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, Sam Titus, Carl Pearson, Jay Johnson, and Ted Connealy. Absent - Paul Richards. Also present, from the Assessor's Office: Katie Hart, Burt County Assessor.

The meeting opened at 9:44 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 page 2

The BOE reviewed and voted upon the valuation changes; upon motion by Kutchera, seconded by Titus. Approved By Roll Call Vote: Ayes – Swanson, Kutchera, Titus, Pearson, Johnson and Connealy. Nays-none. Absent – Richards. 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 9:58 AM, upon motions by Pearson and Johnson.

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

TED CONNEALY, CHAIRMAN
BURT COUNTY BOARD OF SUPERVISORS

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.

<u>PARCEL #</u>	<u>DEEDHOLDER</u>	<u>LEGAL DESCRIPTION</u>	<u>DIFFERENCE IN VALUE</u>	<u>REASON FOR CHANGE</u>	<u>OV/UV</u>
111704800	STROMBERG, RANDY S & NORENE M	L5&W12'L6 BLK1 NELSEN ADD LYONS	-\$2,929.00	REMOVING BASEMENT FINISH FROM PRICING; UPDATING YEAR BUILT OF HOME	OV
436801900	JOHN TOBIN & SONS INC.	18.04AC TR SE4SW4&SW4SE4 25-21- 11 ARIZONA TWP	-\$71,863.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	OV
436805300	JOHN TOBIN & SONS INC.	12.36AC TR PTSW4&SE4 25-21-11 ARIZONA TWP	\$25,018.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	UV
436802100	JOHN TOBIN & SONS INC.	5.99ACTR SW4SE4 25-21-11 ARIZONA TWP	-\$6,138.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	OV
436805400	JOHN TOBIN & SONS INC.	4.16AC TR SW4SE4 25-21-11 ARIZONA TWP	\$7,253.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	UV
436803100	JOHN TOBIN & SONS INC.	NW4NE4&NE4NW4 36-21-11 ARIZONATWP	-\$10,307.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	OV
436805200	JOHN TOBIN & SONS INC.	11.18AC TR NE4NE4 36-21-11 ARIZONATWP	\$17,257.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	UV
431605100	WILLIAMS, MICHAEL R & MARGARET	72.26AC TR SE4 SEC5 & NE4 SEC8	\$92,630.00	SALE BETWEEN NRD & DEEDHOLDER TOOK PLACE IN 2006; PREVIOUS STAFF CHANGED ALL ACRES TO NRD EXEMPT STATUS INSTEAD OF SPLITTING OFF 26.05 ACRES (98.31 TOTAL ACRES)	UV
113508200	KELLY FIVE LLC	PTL7&1/2ALLEY BLK50 TEKAMAH	-\$698.00	REMOVING 10X20 METAL SHED FROM THIS PARCEL AND ADDING TO PARCEL #113508300	OV
113508300	LITEL, ROBERT TRUSTEE	PTL7-8 BLK50 TEKAMAH	\$698.00	ADDING 10X20 METAL SHED FROM PARCEL #113508200	UV
435004900	WAKEHOUSE, DAVE & JENNIFER	W2NE4NE4 EXTR 25-21-10 SUMMIT TWP	-\$97,640.00	CHANGING STYLE OF HOME FROM 1 1/2 STORY TO 1 STORY; CHANGING QUALITY OF HOME FROM 3+10 TO 2-10 FOR CONSISTENCY	OV
424800200	HETZEL, KRISTY METAL	N2SE4 13-21-8 PERSHING TWP	-\$987,722.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	OV
424802500	HETZEL, KRISTY METAL	N1/4 NE4 13-21-8 PERSHING TWP	\$258,605.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	UV
424802600	HETZEL, KRISTY METAL	S3/4 NE4 13-21-8 PERSHING TWP	\$721,449.00	LOT SPLIT PROCESSED AFTER CUTOFF DATE 3-19-25 (PROCESSED THROUGH ZONING DEPARTMENT)	UV
536603100	R GROUP TEKAMAH LLC	SL3L3 31-21-11 ARIZONA TWP (FEENEY MFG)	-\$31,230.00	INDUSTRIAL LAND NOT VALUED CORRECTLY; REDUCING ACRES OF INDUSTRIAL LAND TO RURAL COMMERCIAL VALUE BASED ON LAND USE	OV
115114400	CONNEALY, CONRAD F & KILEY M	L39 NORTHRIDGE COUNTRY CLUB EST TEKAMAH	-\$91,996.00	BLUEPRINTS FOR HOME NOT AVAILABLE AT TIME OF BUILDING PERMIT OR PHYSICAL REVIEW OF PROPERTY; CHANGING STYLE OF HOME FROM 1 1/2 STORY TO RANCH; ADJUSTING FINISH SQ FT OF BASEMENT	OV
110600100	ARCHER, MATTHEW E & APRIL M	1.33AC TR ADJ TO BLK 29 DECATUR	-\$30,116.00	CHANGING CLASSIFICATION OF PARCEL FROM CITY FARM TO CITY RES; PARCEL DOES NOT QUALIFY FOR CITY FARM AS THERE IS NO AG USE	OV
434605200	BUSCH, ROBERT & ERIN	N2NE4 EX TR & SW4NE4 21-21-10 SUMMIT TWP	-\$129,444.00	FSA MAP AND REPORT PROVIDED BY OWNER SHOWING NO ACRES BEING FARMED AND ALL ACRES ARE PASTURE	OV

