

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	Duane Mccoyle
8	Duane Andersen	45		84	
9	Dave & Sheri McArdle	46		85	Russell Ingraham
10	Brandon Carda	47		86	Lester Shaw
11	Leland & Bonita Going	48		87	Stacy Wood
12	Nicholas Kopietz	49		88	Sean Connealy
13	Joseph Foust	50	Thomas & Jody Kellogg	89	Bradley Boerma
14	Timothy Brock	51		90	Jeffrey Troupe
15	Hundahl Home Place c/o John	52	Robert & Jane Paul	91	Kerstan Jetensky
16		53	Lyle Redding	92	Christine Bruce
17		54		93	Missouri River Farms
18		55	Andrew Hawk	94	
19		56		95	
20		57	Herbert & Teresa Shelton	96	
21		58	Lyle Pille	97	Jeff Gottsch
22		59	Beverly Peterson	98	West View Farms
23		60	Lisa Stork	99	Arthur Henneman
24		61	Paul Reincke	100	Travis Thomsen
25	Timothy Bollinger	62	Thomas Henley	101	Joe Goebel Jr.
26	David Malloy	63	Kenneth Bures	102	Elaine Kennedy
27	Todd Claussen	64	Adam Beck	103	Christopher Rytych
28	Leland Mongold	65	Alvin Smith Jr.	104	Jody Gottsch
29	Gale Peterson	66	Roy Torres	105	Justin Kephart
30	Vanessa Strom	67	Zachary Swift	106	Larry Jackson
31	L. Scott Momsen	68	Hunter Nohrenberg	107	
32	Michael & Kimberly Roberts	69		108	
33	Trevor Coufal	70	Kent Bonneau	109	Mark Johnson
		71	Eric Schrader	110	William McGuire III
		72	S & R Decatur Marina	111	Janet McCarthy
		73		112	Dean Carlson
		74		113	William Rickers
		75		late filing	
		76			

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**

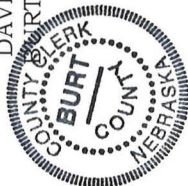
**Forms:** County Assessor Hart presented the following adjustments for board consideration. The CBOE reviewed and approved the adjustments upon motion by Titus, seconded by Swanson. By Roll Call Vote: Ayes – Swanson, Kutchera, Richards, Pearson, Titus and Schold. Nays- none. Absent – Connealy. The notice 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.	L6&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.	L9 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	S T 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 \$535,000 AND CANNOT BE USED; REMOVING VALUE FOR 2023 AND WILL CHECK BACK FOR 2024 ON IMPROVEMENTS
422503100	S T T L FARMS LLC	TR NE4NE4 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 \$435,000 AND CANNOT BE USED; REMOVING VALUE FOR 2023 AND WILL CHECK BACK FOR 2024 ON IMPROVEMENTS
423100700	BLEVINS, JIMMY E ETUX	TR E2SW4 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, 24X40 CATTLE SHED DESTROYED AND EQUATES TO 25% OF TOTAL IMPROVEMENT VALUE
423101500	KRUTILEK, SCOTT ETUX	TR NE4NE4 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	EWALD DAHLQUIST & SONS INC.	N3/4 NW4 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	KOPIETZ, 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	\$361,499.00	-\$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



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