

BOARD OF EQUALIZATION  
PROCEEDINGS  
July 9, 2024

The Pierce County Board of Equalization met pursuant to adjournment on Tuesday, July 9, 2024 at 9:00 A.M. with the following members present: Tom Kuether, Brad Albers and Carl Martinson. Co. Clerk Shannon Wragge, Co. Assessor Jean Lubke, Deputy Co. Assessor Bailey Backer, Larry Eddie, Amber Brown, Vernon Krause, Robert Fuerhoff, Wayne & Sylvia Furstenu, Chadwich & Lanette Goetzinger, Ronald Evans, Dan & Susanna Dennis and Duane Gubbels were present.

Notice of the meeting was given in advance as shown by the Certificate of Publication on file in the County Clerk's office. Availability of the agenda was communicated in the advance notice of the meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. Chairman Albers called the meeting to order at 9:00 A.M. and presided. Chairman Albers stated that the Open Meetings Act is posted on the north wall of the board room with more copies available at the County Clerk's office.

Motion by Martinson, seconded by Kuether, to approve the agenda. Roll call vote: Aye: Kuether, Albers and Martinson. Nay: None. Motion carried.

The following protests were heard:

Protest No.	Legal Description	Current Value	Requested Value
#2024-1	SW ¼ 1-28-2 (160 acres), Pierce County NE		
	LAND	\$694,920	\$539,960
	BUILDINGS	\$86,555	\$69,040
	TOTAL	\$781,485	\$601,000

Protest No.	Legal Description	Current Value	Requested Value
#2024-2 (called in)	Blk 29, Lots 3,4,5 & 6, Osmond Pacific Townsite Co 1 <sup>st</sup> Addn, Pierce County NE		
	LAND	\$32,500	\$11,700
	BUILDINGS	\$277,425	\$200,000
	TOTAL	\$309,425	\$211,700

Protest No.	Legal Description	Current Value	Requested Value
#2024-3	Osmond TL 4,5 & 6 in pt 36-28-3, Pierce County NE		
	LAND	\$42,670	\$15,495
	BUILDINGS	\$171,600	\$171,600
	TOTAL	\$214,270	\$187,095

Protest No.	Legal Description	Current Value	Requested Value
#2024-4 (No Show)	Lake Canyon 1 <sup>st</sup> Addn, Lot 1, pt 22-25-1, Pierce County, NE		
	LAND	\$58,000	\$58,000
	BUILDINGS	\$885,705	\$665,063
	TOTAL	\$943,705	\$723,063

Protest No.	Legal Description	Current Value	Requested Value
#2024-5 (called in)	Pierce Willow Ridge Phase 2 Addition, Blk B, Lot 3, Tract 1 (1.93 acres), Pierce County, NE		
	LAND	\$31,300	\$31,300
	BUILDINGS	\$348,495	\$338,004
	TOTAL	\$379,795	\$369,304

Protest No.	Legal Description	Current Value	Requested Value
#2024-6	SE ¼ 21-28-7 (160 acres), Pierce County, NE		
	LAND	\$787,585	\$787,585
	BUILDINGS	\$78,495	\$0
	TOTAL	\$866,080	\$787,585

Protest No.	Legal Description	Current Value	Requested Value
#2024-7	Blk 4, S ½ Lots 6 & 7, Pierce Cones 2 <sup>nd</sup> Addition, Pierce County, NE		
	LAND	\$17,425	\$10,890
	BUILDINGS	\$116,890	\$113,420
	TOTAL	\$134,315	\$124,310

Protest No.	Legal Description	Current Value	Requested Value
#2024-8 (No Show)	Hadar Tract 3 Replat of Outlot A to Lage Lot Split, Pierce County, NE		
	LAND	\$5,905	\$3,545
	BUILDINGS	\$0	\$0
	TOTAL	\$5,905	\$3,545

Protest No.	Legal Description	Current Value	Requested Value
#2024-9 (No Show)	Hadar Heckman's 2 <sup>nd</sup> Addition, Blk 2 Lots 1 & 2, Pierce County, NE		
	LAND	\$29,665	\$18,615

BUILDINGS	\$0	\$0
TOTAL	\$29,665	\$18,615

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Requested Value</b>
#2024-10	12x46 New Moon 1973 Mobile Home in pt 27-26-2, Pierce County, NE		
	LAND	\$10,465	\$10,465
	BUILDINGS	\$12,785	\$2,500
	TOTAL	\$23,250	\$12,965

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Requested Value</b>
#2024-11	Plainview Pacific Townsite Co's 2 <sup>nd</sup> Addition, Blk 20, W 110' Lots 6,7 & 8 and E 7' of vacated 8 <sup>th</sup> Street, Pierce County, NE		
	LAND	\$13,690	\$3,160
	BUILDINGS	\$200,545	\$165,000
	TOTAL	\$214,235	\$168,160

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Requested Value</b>
#2024-12	Plainview Pacific Townsite Co's 1 <sup>st</sup> Addition, Blk 13, W 110' Lots 5 – 14 and vacated Pacific Street and alley, Pierce County, NE		
	LAND	\$25,960	\$9,000
	BUILDINGS	\$0	\$0
	TOTAL	\$25,960	\$9,000

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Requested Value</b>
#2024-13	West Osmond-TL 116 (.66 acres) in pt 31-28-2, Pierce County, NE		
	LAND	\$31,600	\$20,000
	BUILDINGS	\$148,315	\$137,400
	TOTAL	\$179,915	\$157,400

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Requested Value</b>
#2024-14 (no show)	46.25 acres in pt N 1/2 6-27-3, Pierce County, NE		
	LAND	\$254,375	\$254,375
	BUILDINGS	\$33,887,490	\$10,000,000
	TOTAL	\$34,141,865	\$10,254,375

<b>Protest No.</b>	<b>Legal Description</b>	<b>Current Value</b>	<b>Requested Value</b>
#2024-15	pt NE 1/4 NW 1/4 of the Gubbels Lot Split in 3-27-2 (5.01 acres), Pierce County, NE		
	LAND	\$41,585	\$41,585
	BUILDINGS	\$86,953	\$30,000
	TOTAL	\$128,540	\$71,585

Discussion was held on the 2024 filed protests. No action was taken.

There being no further business, Chairman Albers adjourned the meeting at 12:12 P.M. and will meet on Tuesday, July 16, 2024 at 9:00 a.m. to make a final decision on all heard protests. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the County Clerk.

/s/ Brad Albers  
Chairman, Pierce County  
Board of Equalization

/s/ Shannon Wragge  
Pierce County Clerk

I, Shannon Wragge, Pierce County Clerk, do hereby certify that all the subjects contained in the foregoing proceedings are contained in the agenda for the meeting kept continuously current and available for public inspection at my office; that such subjects were contained in said agenda for at least 24 hours prior to the meeting; that the minutes of said meeting were in written form and available for public inspection within 10 working days and prior to the next convened meeting of said body; that any news media requesting notification concerning said meetings or said County Board were provided advance notification of the time and place of said meetings and the subjects to be discussed at said meeting.

/s/ Shannon Wragge  
Pierce County Clerk

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