

BOARD OF EQUALIZATION
PROCEEDINGS

July 8, 2025

The Pierce County Board of Equalization met pursuant to adjournment on Tuesday, July 8, 2025 at 9:00 A.M. with the following members present: John Steinkraus, Brad Albers and Carl Martinson. Co. Clerk Shannon Wragge, Co. Assessor Jean Lubke, Deputy Co. Assessor Bailey Backer, Roger & Debbie Hoffart, Andrew Stech, Mike Krueger and Ashton Spieker 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 Steinkraus, to approve the agenda. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

The following protests were heard:

Protest No.	Legal Description	Current Value	Requested Value
#2025-1	NE ¼ 7-28-3 (160 acres), Pierce County NE		
	LAND	\$1,047,505	\$782,205
	BUILDINGS	\$133,375	\$133,375
	TOTAL	\$1,180,880	\$915,580

Protest No.	Legal Description	Current Value	Requested Value
#2025-2 (called in)	NE ¼ 18-28-1 (160 acres), Pierce County NE		
	LAND	\$953,965	\$717,855
	BUILDINGS	\$0	\$0
	TOTAL	\$953,965	\$717,855

Protest No.	Legal Description	Current Value	Requested Value
#2025-3	pt NE ¼ NE ¼ (tract 6) 2-27-3 (13.23 acres), Pierce County NE		
	LAND	\$66,230	\$66,230
	BUILDINGS	\$426,790	\$390,570
	TOTAL	\$493,020	\$456,800

Protest No.	Legal Description	Current Value	Requested Value
#2025-4	pt SW ¼ & pt SE ¼ 34-26-2 (267.59 acres), Pierce County, NE		
	LAND	\$2,014,430	\$1,717,708
	BUILDINGS	\$0	\$0
	TOTAL	\$2,014,430	\$1,717,708

Protest No.	Legal Description	Current Value	Requested Value
#2025-5	Lot 2 of the Golfview Lot Split in pt SW ¼ NW ¼, Pierce County, NE		
	LAND	\$44,680	\$44,680
	BUILDINGS	\$566,275	\$535,320
	TOTAL	\$610,955	\$580,000

Discussion was held on Form 422A – Protest #2025-6 as Husker Ag LLC Representative was unable to be present or call in as Clerk received the protest on July 7, 2025 in the mail (postmarked June 30, 2025). On Friday, July 11, 2025 at 9:00 a.m. Husker Ag LLC Representative will call in to the Board of Equalization Meeting.

Protest No.	Legal Description	Current Value	Requested Value
#2025-6	Pt N ½ of the N ½ 6-27-3, Pierce County, NE		

REAL PROPERTY	\$34,202,415	\$10,000,000
TOTAL	\$34,202,415	\$10,000,000

Discussion was held on the 2025 filed protests. No action was taken.

There being no further business, Chairman Albers adjourned the meeting at 10:20 A.M. and will meet on Friday, July 11, 2025 at 9:00 a.m. to hear Protest #2025-6 and 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
