

July 25, 2012 Minutes
Washington County Board of Equalization
Supervisor's Room Courthouse
Blair, Nebraska 68008

The Washington County Board of Equalization of Washington County, Nebraska, met in special session at 9:30 A.M. on Wednesday, July 25, 2012 in the Supervisor's Meeting Room at the Courthouse in Blair, Nebraska. Notice of the meeting was given in advance thereof by publication in the Pilot-Tribune. A copy of the proof of publication is on file in the office of the County Clerk. Notice of the meeting was given to the members and a copy of their acknowledgment of the receipt of notice and the agenda are on record at the office of the County Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the members. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chairperson made note that the Open Meetings Law is posted on the door and the north wall. Present: Chairperson Mary Alice Johnson, County Board Members, Kent Clausen, Jerry Kruse, Jeff Quist, Steven Kruger, Ernest Abariotes and Ron Hinline. Also present, County Clerk Merry Truhlsen, County Assessor Steven Mencke, Jean Ray, Deputy and Ann Therkelsen, County Reviewer.

The Property Valuation Protest Form 422 for each protest filed, along with the referee's recommendation and any other information the property owner supplied as a record of the proceedings is on file in the County Clerk's Office. William Kaiser, Advanced Appraisal Inc, was the referee that met with each person filing a property valuation protest. On protests where the property owners signed a waiver, meaning they agree with the Referee and Assessor's recommendation, Clerk will read name, legal and if a change was recommended what the change was or no change recommended.

James Hilgenkamp (W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ & Tax Lot 4 Section 29-T18-R10). Owner signed waiver agreeing with Referee's recommendation. Motion by Hinline second Abariotes to concur with Referee and County Assessor's recommendation to adjust the assessed value based on an on-site inspection done by the County Reviewers. The inspection revealed that due to condition on the outbuildings they needed to be lowered. The proposed value of \$801,505 reflects those changes. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

William J. Morehouse (Blair City, Lot 4 Block 97). Owner signed waiver agreeing with Referee's recommendation. Motion by Kruger and second Clausen to concur with Referee and County Assessor's recommendation to adjust the assessed value based on an on-site inspection. The inspection revealed that the house was in very rough condition. The foundation was shot with lots of cracking and holes in the ceilings. Lowered the condition due to inspection. The proposed value of \$51,080 reflects that change. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Vivienne L. Warrick (E $\frac{1}{2}$ SE $\frac{1}{4}$ & Tax Lot 98 Section 23-T18-R11). Owner signed waiver agreeing with Referee's recommendation. Motion by Hinline and second by Abariotes to concur with Referee and County Assessor's recommendation to adjust the assessed value based on information provided by the property owner and a review by Assessor's office. The property owner provided FSA information showing 124.26 acres of cropland. For the year 2010 the Assessor's office was assessing 131.22 acres as cropland. After the Assessor Office reviewed the FSA information, adjustments were made and 124.26 acres is classified as cropland and 6.96 acres was reclassified to grassland. The proposed value reflects that change. Additional information was provided stating part of the land is enrolled in the DCP program through the Federal Government. Part of this land should be classified as grass per the property owner. Property assessed for Ad Valorem purposes is generally valued under Fee Simple ownership and voluntary restrictions placed on the property by the owner are not recognized. Agricultural land is assessed uniformly in Washington County. Unless additional information is provided the assessed value should not be changed for the voluntary enrollment in government programs. The proposed value of \$443,795 reflects that change. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

James & Lynn Wright (Nashville Lot 34). Owner signed waiver agreeing with Referee's recommendation. Motion by Hinline and second Clausen to concur with Referee and County Assessor's recommendation to adjust the assessed value based on a physical inspection done by the County Reviewers. The inspection revealed that an adjustment was needed on the sq ft of the garage and basement finish. There was also an extra depreciation needed on the swimming pool. The proposed value of \$165,660 reflects those changes. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Gary Andersen (Blair City Lots 18 & 19 Block 49). Owner signed waiver agreeing with Referee's recommendation. Motion by Kruger and second Clausen to concur with Referee and County Assessor's recommendation to adjust the assessed value based

on an on-site inspection done by the County Reviewers and information provided by the property owner. The inspection revealed that adjustments for condition was warranted. The property owner was also concerned about the marketability of the property because the house is located in a commercially zoned area. The property was listed for sale with an asking price of \$105,000 and did not sell. The proposed value of \$76,910 reflects a change for condition. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Phil Bauermeister (Tax Lot 11 Section 36-T19-R11). Owner signed waiver agreeing with Referee's recommendation. Motion by Abariotes and second by Hinline to concur with Referee and County Assessor's recommendation to adjust the assessed value based on information provided by the property owner and an on-site inspection done by the County Reviewers. The inspection revealed that the house and buildings had been severely damaged by flood water in 2011. The property owner is going to have the house torn down. The house should be reduced to salvage value and garage changed to outbuilding. The proposed value of \$569,930 reflects those changes. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Chris & Lisa Koenig (Glen Oaks Subdivision Lot 8). Owner signed waiver agreeing with Referee's recommendation. Motion by Clausen and second by Kruger to concur with Referee and County Assessor's recommendation to adjust the assessed value based on recent purchase. The property owner provided current sales information on the subject. The proposed value of \$278,375 reflects that change. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Joshua R. Riley (Blair City, Hillcrest 2nd Addition Lot 5 & N 5.75' Lot 6). Owner signed waiver agreeing with Referee's recommendation. Motion by Hinline and second by Clausen to concur with Referee and County Assessor's recommendation to adjust the assessed value based on an on-site inspection done by the County Reviewers and information provided by the property owner. The property owner provided a recent appraisal. The appraisal indicated a value of \$158,000. The property owner requested a value of \$162,640. The proposed value of \$162,640 reflects that change. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Marian Wilson (SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 31-T19-R11). Owner signed waiver agreeing with Referee's recommendation. Motion by Hinline and second by Abariotes to concur with Referee and County Assessor's recommendation to adjust the assessed value based on an on-site inspection done by the County Reviewers. The inspection revealed that the condition of the house and buildings needed to be lowered. The proposed value of \$398,715 reflects that change. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Ronald E. Hinline (Tax Lot 54, Section 27-T18-R12 -Mobile Home) Owner signed waiver agreeing with Referee's recommendation. Motion by Clausen and second by Kruger to concur with Referee and County Assessor's recommendation to adjust the assessed value based on information provided by the property owner and review by the Assessor's office. The property owner submitted a NADA guide Value Report which indicated a value of \$15,186.73 for the mobile home (1978 Crestline). There is also a detached garage assessed with the mobile home which has an assessed value of \$6,732.00. The combined value indicated by the Value Report for the mobile home and the detached garage would be \$21,918. The proposed value of \$21,920 reflects adjusting to that value. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, and Abariotes. Nay-None. Hinline abstained. Motion carried.

Valdemars Deklaus (Blair City Lots 1 & part of Lot 2 Block 52). Owner signed waiver agreeing with Referee's recommendation. Motion by Abariotes and second by Hinline to concur with Referee and County Assessor's recommendation to adjust the assessed value based on an on-site inspection done by the County Reviewers and information provided by the property owner. The property owner provided a current appraisal. The appraisal indicated a value of \$44,000. The proposed value of \$44,000 reflects the appraised value. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Valdemars Deklaus (Blair City Lot 6 & W35' Lot 5 Block 83 & part of vacated Lincoln Street). Owner signed waiver agreeing with Referee's recommendation. Motion by Abariotes and second by Hinline to concur with Referee and County Assessor's recommendation to adjust the assessed value based on an on-site inspection done by the County Reviewers. The inspection revealed that several changes needed to be made. The house was salvaged due to being unlivable, trailer and garage also needed to be lowered due to condition. The proposed value of \$30,675 reflects those changes. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Robert & Michele Lane (S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 24-T17-R11). Owner signed waiver agreeing with Referee's recommendation. Motion by Clausen and second by Quist to concur with Referee and County Assessor's recommendation to adjust the assessed value based on information provided by the property owner and an on-site inspection done by the County Reviewers. The

property owner was concerned with the increase in value for 2012 and the effect of value caused by high voltage power lines on the property. The increase was the result of a systematic inspection and review per State Statutes (77-1311.03). All parcels of real property in the county have to be inspected and reviewed not less frequently than every six (6) years. This property is located in an area that was due for its required review. The inspection revealed the 2nd floor had less sq ft, the basement had more finished area plus a bath and the windows and siding need to be replaced. A utility building located on the property also had hail damage. Loss in value from power lines has not been documented or recognized by the Washington County Assessor's Office. The proposed value of \$273,260 reflects adjustments for the above mentioned condition and property record card changes. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Linda C. Ciurej (Tax Lot 88 Section 7-T17-R12). Owner signed waiver agreeing with Referee's recommendation. Motion by Kruger and second Clausen to concur with Referee and County Assessor's recommendation to adjust the assessed value based on an on-site inspection done by the County Reviewers. The inspection revealed that the house had structural problems and the outbuildings also needed to be adjusted. The quality and condition of the house were adjusted along with the condition on the outbuilding. The proposed value of \$339,070 reflects those changes. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Patricia S. Goodwin (Tax Lot 15 Section 13-T17-R9). Owner signed waiver agreeing with Referee's recommendation. Motion by Clausen second Quist to concur with Referee and County Assessor's recommendation to adjust the assessed value based on information provided by the property owner and an on-site inspection. The property owner presented a recent appraisal. The inspection revealed that the house and garage needed to have the condition lowered. The proposed value of \$107,000 reflects those changes. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Michael Scott Watson (Herman Village, Fitch Addition Lot 3). Owner signed waiver agreeing with Referee's recommendation. Motion by Hinline and second by Kruger to concur with Referee and County Assessor's recommendation to adjust the assessed value based on information provided by the owner and an on-site physical inspection done by the County Reviewers. The physical inspection revealed that the house has had water in basement and has concrete issues. The condition of the house was lowered due to these problems. The proposed value of \$88,235 reflects that change. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Jay Hansen (Arlington Village, Shepards 1st Addition Lot 1 & N20' Lot 2, Block 6). Owner signed waiver agreeing with Referee's recommendation. Motion by Abariotes and second Hinline to concur with Referee and County Assessor's recommendation to adjust the assessed value based on information provided by the property owner and an on-site inspection by the County Reviewers. The inspection revealed that the property was inferior to other houses located in the subject area. The house and outbuilding was adjusted for condition. The proposed value of \$93,000 reflects that change. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Thomas C. Clapper (Arlington Village, Shepards 1st Addition, E85.3' S48' Lot 5 & E85.3' Lot 6, Block 6). No one was present. Clerk read protest then read "Referee and Assessor recommend adjusting the assessed value based on an on-site inspection done by the County Reviewers. The inspection revealed that there was no access to the basement from the house so the basement coding was changed to cellar and also increased the functional depreciation due to work not yet complete. The proposed value of \$105,640 reflects those changes." Motion by Hinline and second by Clausen to concur with Referee and County Assessor's recommendation to value at \$105,640. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Gerald & Jacqueline Mapes (Tax Lot 26 Section 16-T17-R12). No one was present. Clerk read protest, then read "Referee and Assessor recommend no change. The property owner was concerned with the increase in value for 2012. The increase was the result of a systematic inspection and review per State Statutes (77-1311.03). All parcels of real property in the county have to be inspected and reviewed not less frequently than every six (6) years. This property is located in an area that was due for its required review. The Assessor's Office offered to do an on-site inspection and review the condition and county information. The property owner stated they did not want an on-site inspection and would consider getting an appraisal prior to the Board of Equalization hearing on July 25th. Unless additional information is provided, the assessed value should not be changed. The proposed value of \$272,385 reflects no change." Motion by Clausen and second Quist to concur with Referee and County Assessor's recommendation to value at \$272,385. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Brian Shouten and Leslie Vaughn (Cottonwood Creek Subdivision Lot 8). Robert Petersen, Attorney, was present. Clerk read protest then read "Referee and Assessor recommend no change. The property owner did not allow an interior physical inspection and did submit an appraisal but not the full appraisal. Unless an interior inspection is done by the County Reviewers and the full appraisal submitted I recommend no change. The proposed value of \$735,820 reflects no change." Petersen said he

had copies of the full appraisal, which was for \$620,000, for the Board and talked about determining the value of property according to statute. Mencke talked about the property and said they needed time to read through the appraisal and discussed an interior inspection. Petersen said he would check with his clients and set up a time today for the inspection. Board continued this protest until 12:30 P.M.

Jon Williams (Rose Ann Subdivision Lot 2). No one was present. Clerk read protest, then read "Referee and Assessor recommend no change. The property owner is requesting the assessed value be changed back to the 2011 level. Comparable sales were also submitted with the protest stating they indicate the value should remain at the 2011 level. The assessed values of the sales range from \$45.73 to \$78.81 per square foot and sold for \$45.90 to \$75.41 per square foot. The subject house is valued at \$53.54 per square foot and falls in the low end of both ranges. Unless additional information is provided the assessed value should remain the same. The proposed value of \$134,635 reflects no change." Motion by Clausen and second by Kruger to concur with Referee and County Assessor's recommendation to value at \$134,635. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Jerry Kruse (Tax Lot 33 Section 29-T17-R13) At 11:15 Board had a conference call with Jerry Kruse. Clerk read protest then read "Referee and Assessor recommend no change. The property owner stated that houses located near him are selling for less than the assessed value. Information pertaining to the properties referred to in the protest was not provided to the Assessor or Referee. The County Assessor's office offered to do an on-site inspection and the property owner stated he could not meet with them until after 4:30. Unless additional information is provided, the assessed value should stay the same. The proposed value of \$326,215 reflects no change." Kruse discussed his property. Mencke said the Reviewers could do an inspection today and an appointment was made for 12:30. Board continued this until later in the day.

Dana College c/o Stephen Gehring (Tax Lot 12 Section 27-T19-R11). No one was present. Clerk read protest, then read "Referee and Assessor recommend no change. The property representative did not show for the referee hearing. The counsel for Dana College is requesting the property (Tax Lot 12 Sec 27-19-11) be reconsidered for exempt use status. On September 15, 1975 a court order was issued prohibiting the subject property from future use as a cemetery and that such property be given to the Nature Conservancy. The property transferred was Tax Lot 12 Sec 12 Twp19 Ran11. It excluded those cemetery lots sold or used for burial of the dead. Any questions or concerns pertaining to a legal nature should be discussed with the County Attorney. The proposed value of \$61,700 reflects no change." Assessor and Board discussed the property. Motion by Kruse and second by Clausen to concur with Referee and County Assessor's recommendation to value at \$61,700. Vote-Aye: Clausen, Kruse, Quist, Johnson, and Kruger. Nay-Abariotes. Hinline abstained. Motion carried.

At 12:15 Board held a conference call with Robert M. Vassell. Clerk said Mr Vassell had 7 Property Valuation Protests and because some had the same value per lot and gave the same reasons for protesting, she would combine protests into 3 groups. (1) Robert M. Vassell (Looking Glass Hills Subdivision, Lot 3 Block 4; Lot 2 Block 4). Clerk read protest, then read "Referee and Assessor recommend adjusting the assessed value based on recent sales in the subdivision. The sales indicated a market value for the typical lots of 41 cents a square foot instead of the original 50 cents. The proposed value of \$4,270 (per lot) reflects that change." Vassell referred to a letter attached to the protests and discussed his property at length. Mencke and the Board discussed the property. Motion by Clausen and second by Kruger to concur with Referee and County Assessor's recommendation to value at \$4,270. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

(2) Robert M. Vassell (Looking Glass Hills Subdivision, Lot 5 Block 2, Lot 4 Block 2) Clerk read protest, then read "Referee and Assessor recommend no change. The property owner was concerned with the increase in value for 2012. The increase was the result of a systematic inspection and review per State Statutes (77-1311.03). All parcels of real property in the county have to be inspected and reviewed not less frequently than every six (6) years. This lot is located in an area that was due for its required review. The subject lot is located in a rural subdivision with drainage and septic issues. This lot is valued the same as other lots with the same issues. An on-site inspection was done by the County Reviewers. Unless additional information is provided, the assessed value should not be changed. The proposed value of \$3,745 (per lot) reflects no change." Vassell discussed trying to sell these lots and the steep topography of these lots. Motion by Hinline and second by Kruger to concur with Referee and County Assessor's recommendation to value at \$3,745. Vote-Aye: Clausen, Kruse, Quist, Johnson, Kruger, Abariotes, and Hinline. Nay-None. Motion carried.

Chairman Johnson left the meeting at 12:45 P.M. and Vice Chairman Quist conducted the meeting.

(3) Robert M. Vassell (Looking Glass Hills Subdivision, Lot 16 Block 17; Lot 2 Block 6; Lot 1 Block 7) Clerk read protest, then read "Referee and Assessor recommend no change. The property owner was concerned with the increase in value for 2012. The increase was the result of a systematic inspection and review per State Statutes (77-1311.03). All parcels of real property in the county have to be inspected and reviewed not less frequently than every six (6) years. This lot is located in an area that was

due for its required review. The subject lot is located in a rural subdivision with drainage and septic issues. This lot is valued the same as other lots with the same issues. An on-site inspection was done by the County Reviewers. Unless additional information is provided, the assessed value should not be changed. The proposed value of \$3,740 (per lot) reflects no change.” Vassell discussed the lots. Mencke discussed the property. Motion by Clausen and second Kruger to concur with Referee and County Assessor’s recommendation to value at \$3,740. Vote-Aye: Clausen, Kruse, Quist, and Kruger. Nay-Abariotes and Hine. Johnson was absent. Motion carried.

Evonik Degussa Corp c/o Thomson Reuters PTS (650 Industrial Park Drive). No one was present. Clerk read protest, then read “Referee and Assessor recommend no change. The protest was filed by Thomsen Reuters Inc. as taxpayer’s property tax representative (see attached letter of authorization). The protest states the value is in excess of market value based on the three approaches to value: cost, market and income. In addition, the property is valued in excess of other similarly situated properties. Thomsen Reuters Inc. did not provide any market or income information, they did provide cost information pertaining to one building. The cost information utilized different uses for the third floor of the building. Information provided by the building owner in 1999 is different from the use in the cost approach submitted by Thomsen Reuters Inc. Unless the property owner provides blue prints and an on-site inspection to verify the use, no change is warranted.” Mencke discussed the property. Motion by Hine and second by Kruger to concur with Referee and County Assessor’s recommendation to value at \$15,697,400. Vote-Aye: Clausen, Kruse, Quist, Kruger, Abariotes, and Hine. Nay-None. Johnson was absent. Motion carried.

Jerry Kruse (Tax Lot 33 Section 29-T17-R13). Kruse was called at 1:05, when no one answered, Vice Chairman Quist left a message that after the inspection the County Reviewers recommended lowering the valuation to \$309,655. Motion Abariotes second Kruger to concur with County Assessor’s recommendation to value at \$309,655. Vote-Aye: Clausen, Kruse, Quist, Kruger, Abariotes, and Hine. Nay-None. Johnson was absent. Motion carried.

Brian Shouten and Leslie Vaughn (Cottonwood Creek Subdivision Lot 8). At 1:20, Board had a conference call with Robert Petersen, Attorney. Quist said the County Reviewers did an inspection of the property and the Assessor’s information was correct. Mencke discussed the comparables used in the appraisal. Vice Chairman Quist said looking at the comparables he suggested lowering the valuation to \$680,000. Petersen discussed the comparables and the appraisal value of \$620,000. Motion Clausen second Kruse to lower the valuation to \$680,000. Vote-Aye: Clausen, Kruse, Quist, Kruger and Hine. Nay-Abariotes. Johnson was absent. Motion carried.

At 1:30 P.M., there being no further business to come before the Board of Equalization at this time, it was moved by Kruger and second by Clausen to adjourn meeting until the next Board of Equalization meeting date, August 14, 2012. All members present voted aye. Chairperson declared meeting adjourned.

Attest:
Merry M. Truhlsen
Washington County Clerk, Deputy

Mary Alice Johnson, Chairperson
Washington County Board of Equalization

I, Merry M. Truhlsen, County Clerk, in and for Washington County, Blair, Nebraska, do hereby certify that the foregoing proceedings took place during the July 25th meeting of the Washington County Board of Equalization.

Merry M. Truhlsen, Washington County Clerk