

Valley County BOE Minutes



MINUTES OF VALLEY COUNTY BOARD OF EQUALIZATION

The Valley County Board of Equalization met in special session on Tuesday, July 12, 2021 at 7:00 p.m. to consider Property Valuation Protests. Pledge of Allegiance was recited. Roll call: Baker, Cetak, DeRiso, Sevenker, VanSlyke, Waldmann present, Cullers absent. Clerk verified meeting notice published in the Ord Quiz on June 16, 2021 and posted on the County website, agenda posted. The agenda was adopted on motion of Baker, second Cetak. Carried. Yes: Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker. No: none. Absent: Cullers. Sevenker noted that the Open Meetings Act is posted and public copies are available. No public comment was offered. Cullers arrived at 7:05 p.m. The Clerk, Assessor and Shay and Emily Reilly were present.

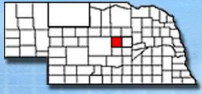
Property Valuation Protest #12 from David Williams on Parcel #880029071, Part NW4 & S2 Abandoned RR, 21-19-14, 11.043 acres; protested value: Land \$107,080, Buildings \$269,120, Total \$376,200; requested value: Land \$30,000, Buildings \$269,120, Total \$299,120. Homeowner's written testimony: Has been completely flooded twice in last 2 years, If it rains over 1 inch it floods all bottoms. Assessor's written testimony: Due to lot sales studies in Ord City some of the lots increased and some decreased, Dave provided some pictures from the March 2019 flood. Assessor's written recommendation: I recommend that a Percent adjustment be put on this lot due to the water problem that exists here; Buildings \$269,120, Land \$37,480, Total \$306,600. Following discussion, VanSlyke moved to accept the Assessor's recommendation, second DeRiso. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

Property Valuation Protest #11, Shay Reilly, Parcel #880028483, Ord West Ord Acres Add/102 L13; protested value: Land \$8,785, Buildings \$164,500, Total \$173,285; requested value: Land \$8,785, Buildings \$148,430, Total \$157,215. Shay and Emily Reilly were present; written testimony: We feel the 2021 valuation is not an accurate valuation of our dwelling, We feel our dwelling valuation is inflated in comparison to similar dwellings in our neighborhood, We have made little to no improvements to our dwelling since ownership, We believe our dwelling valuation increase should be in line with neighborhood valuations. Assessor's written testimony: Helen Cullers, Steffan Baker, Tara Dunbar and Linda Waltman reviewed the property on July 7, 2021 at 1:30 p.m., Shay & Emily were also there, The interior of the house is in good condition, The kitchen & baths have had some updates, Some of the windows & doors have been replaced, The exterior needs some repairs in several places, All information is correct on the Assessor records except the square foot of the lot should have been 10,523.90 and it was 8,214, This has been corrected now, The homeowner had an appraisal done in Dec. 2020 that was at \$167,000. Reilly said the exterior needs repair, exterior in average condition instead of good, like houses are in average condition. Assessor written recommendation: Leave the quality and condition where it is at and apply a Functional Depreciation to the house until the exterior is repaired; Land value \$10,520, house \$152,985, Total of \$163,505. Following discussion, Baker moved to set value at \$138,935 total with average quality and good condition; second VanSlyke. Carried. Yes: Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: none.

Property Valuation Protest #13, parcel #880036789, Charles J. Oeler, Agent for Green Plains Ord LLC, North Loup Twp, 103.134 acre tract in SW4 & 67.40 acre tract in S2 SE4 33-19-13, Total 170.534 acres. Written testimony: Request adjustment for Economic Obsolescence based upon Maximum Capacity vs. Actual Production. Assessor's written testimony: I emailed the information on the Protest to Darrel Stanard and he did not get back to me. Assessor written recommendation: I contacted Mike Krolkowski and he said to leave the value at what we have, We do not have to go with their request; Land value \$942,745, Buildings \$23,334,815, Total of \$24,277,560. Following discussion, Waldmann moved to accept the Assessor's recommendation, second Baker. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

Meeting adjourned at 7:45 p.m., to convene as Valley County Board of Equalization on July 13, 2021 at 11:00 a.m. Complete minutes of July 12 meeting and an agenda for the July 13 meeting available for public inspection in the office of the County Clerk. Complete minutes are also available on the County website, www.co.valley.ne.us.

I, the undersigned County Clerk, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the County Board of Equalization, that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the County Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that said minutes were in written form and available for public inspection within ten



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working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Paula Musil, Valley County Clerk