



Nance Board of Equalization Minutes



July 12, 2022

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on July 12, 2022 in the Supervisor's Room, Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 8:30 a.m. with the following members present-Timothy Cornwell, Robert Voichoskie, Ralph Horacek, Robert Small, Darren Nelson and Gary Juracek. Also present is County Clerk, Danette Zarek, and County Assessor, Megan Zoucha.

Notice of the meeting was given thereof by publication in the Nance County Journal and the Genoa Leader Times on July 6, 2022.

Notice of the meeting was given to the Board and a receipt of their acknowledgment is on file in the Clerk's office.

The Pledge of Allegiance is recited.

Moved by Nelson and seconded by Voichoskie to approve the agenda.

Moved by Juracek and seconded by Nelson to approve the minutes of the June 28, 2022 meeting.

County Assessor, Megan Zoucha, entered into the record of these proceedings of the Board of Equalization and Assessment, the following: 1. Copy of proof of publication to the Nance County Journal & Genoa Leader Times of the Legal Notice certifying completion of the 2022 assessment rolls. 2. Assessor's Office Policy and Procedures and Appraisal Procedures used by the County Assessor. 3. Procedures to send valuation notices. 4. Copy of letter and 2022 land valuations sent with 2022 valuation notices. 5. 2022 Opinions of the Property Tax Administrator for Nance County. 6. 2022 Nebraska Tax Equalization & Review Commission Findings for Nance County. 7. Nance County Market Areas.

Protest #2. Testimony given. Discussion held. Moved by Nelson and seconded by Small to lower the value per square ft., lowering the value of the home to \$46,605.00 per the assessor's recommendation.

Protest #3. Testimony given. Discussion held. Moved by Horacek and seconded by Small to lower the value per square ft., lowering the value of the home to \$17,515.00, per assessor's recommendation.

Protest #4. Testimony given. Discussion held. Moved by Nelson and seconded by Horacek to adjust the value per square foot, lowering the value of the home to \$90,620.00, per assessor's recommendation. Roll Call: AYES-Nelson, Horacek, Small, Cornwell; NAYS-Juracek, Voichoskie; ABSENT-Ditter. Motion carried.

Protest #5. Testimony given. Discussion held. Moved by Juracek and seconded by Nelson to lower the value per square ft., lowering the value of the home to \$165,385.00, per assessor's recommendation.

Protest #6. Testimony given. Discussion held. Moved by Small and seconded by Voichoskie to lower the value per square ft., lowering the value of the home to \$179,270.00, per assessor's recommendation. Roll Call: AYES-Small, Nelson, Voichoskie, Horacek, Cornwell; NAYS-Juracek; ABSENT-Ditter. Motion carried.

Protest #7. No testimony given. Discussion held. Moved by Horacek and seconded by Juracek to lower the value per square ft., lowering the value of the home to \$96,735.00, per assessor's recommendation.

Moved by Nelson and seconded by Small to adjourn the Board of Equalization meeting.

All motions, except where specified, had the following roll call vote: AYES-Voichoskie, Horacek, Small, Nelson, Juracek, Cornwell; NAYS-None; ABSENT-Ditter. Motion carried.

Timothy C. Cornwell

Chairman

Danette Zarek

County Clerk