



Nance Board of Equalization Minutes



February 25th, 2025

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on February 25th, 2025 in the Supervisor's Room, Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 8:55 a.m. with the following members present- Ralph Horacek, Steve Crouse, Andy Ditter, Robert Voichoskie, Darren Nelson, Scott Russell and Tim Cornwell. Absent: None. Also present are County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha and County Attorney, Rod Wetovick.

Notice of the meeting was given thereof by publication in the Nance County Journal and the Genoa Leader Times on February 19th, 2025.

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 Voichoskie and seconded by Nelson to approve the minutes of the December 24th, 2025 meeting.

Zoucha presented the Tax Exempt Real Property reaffirmations: Religious Purposes: Augustana Lutheran Church (4 parcels), First Congregational Church (partial)(), Fullerton Community Church (3 parcels), Mt. Calvary Evangelical Lutheran Church, St. Peter's Church (2 parcels), St. Peter & Paul Catholic Church, St. Rose of Lima Catholic Church (3 parcels), United Methodist Church of Belgrade, Victory Baptist Church, and Whispering Cedars Baptist Camp (partial); Charitable Purposes: Rathbun Fehrs American Legion Post #99, American Legion Post #144, Fraternal Order of Eagles Aerie No. 1981 (partial), Pawnee Senior Center, Fullerton Area Economic Development Corp., Merrick Medical Center; Education Purposes: Genoa US Indian School Foundation, Central NE Community Action Partnership; Cemetery Purposes: Red Wing, Belgrade, Fullerton, St. Peter's, Sunnyside, St. Peter & Paul, Glenwood, Rosenkrantz (Highland), Peace Lutheran (partial), Lingel, and Valley View.

Zoucha present Exemption application for property owned by City of Fullerton but leased by Fullerton's Future for the propose of education. The assessor's recommendation is to approve the application. Discussion held. Moved by Nelson and seconded by Crouse to approve the above application.

Zoucha presented an Exemption application for property owned by Valley View Assisted Living, LLC., a for-profit Assisted-Living Facility. The assessor's recommendation is approval for 33%. Discussion held. Moved by Russell and seconded by Voichoskie to approve the above application.

Zoucha presented an Exemption application for property owned by Arbor Care Centers- Fullerton, a for-profit nursing facility. The assessor's recommendation is approval for 70%. Discussion held. Moved by Nelson and seconded by Russell to approve the above application.

Zoucha presented an Exemption application for Arbor Care Centers- Fullerton, a for-profit Assisted Living. The assessor's recommendation is approval for 47%. Discussion held. Moved by Ditter and seconded by Crouse to approve the above application.

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

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

Timothy C. Cornwell

Chairman

Adrian F. Chlopek

County Clerk