



# Nance Board of Equalization Minutes



January 10<sup>th</sup>, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on January 10th, 2023 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 11:00 A.M. with the following members present- Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, 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 Genoa Leader Times on January 4th, 2023. Notice was also posted in the Fullerton Post Office and Len & Jo's Supermarket on January 9<sup>th</sup>, 2023.

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

Pledge of Allegiance is recited.

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

Moved by Juracek and seconded by Voichoskie to approve the minutes of the December 13, 2023 meeting.

Zoucha presented tax list correction #7 on 2022 personal property. Fullerton Economic Development Corporation sold property to Fullerton Public Schools, therefore parcel value and taxes are exempt for 2022. The deducted amount of tax is \$219.76. Discussion held. Moved by Horacek and seconded by Voichoskie.

Moved by Juracek and seconded by Voichoskie to adjourn.

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

Timothy C. Cornwell

Chairman

Adrian Chlopek

County Clerk



## Nance Board of Equalization Minutes



February 28, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on February 28, 2023, 2023 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00:00 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson and Gary Juracek. Also present is County Clerk, Adrian Chlopek and County Assessor, Megan Zoucha.

Notice of the meeting was given thereof by publication in the Genoa Leader Times on February 22, 2023. Notice was also posted in the Fullerton Post Office and Len & Jo's Supermarket on February 27<sup>th</sup>, 2023.

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

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 January 10th, 2023 meeting.

Zoucha presented tax list correction # 8 on 2022 personal property. Loup Valley Insurance Services, Inc sold business to 1<sup>st</sup> National Insurance in January 2023. Personal Property taxes must be accelerated at the amount of \$213.56. Discussion held. Moved by Ditter and seconded by Nelson to approve.

Moved by Nelson and seconded by Voichoskie to adjourn.

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

Timothy C. Cornwell  
Chairman

Adrian Chlopek  
County Clerk



May 9th, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on May 9th, 2023 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00:00 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson and Gary Juracek. Also present is County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha and County Treasurer, Ronda Malander.

Notice of the meeting was given thereof by publication in the Nance County Journal and Genoa Leader Times on May 3rd, 2023.

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

Pledge of Allegiance is recited.

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

Moved by Voichoskie and seconded by Horacek to approve the minutes of the February 28th, 2023 meeting.

Zoucha presented tax list correction # 9 on 2020 personal property. Homestead Exemption Changes from 100% to 70%, property owners will owe \$485.82 in taxes. Discussion held. Moved by Voichoskie and seconded by Nelson to approve.

Zoucha presented tax list correction #10 on 2020 personal property. Homestead Exemption Changes from 100% to 40%, property owners will owe \$587.14 in taxes. Discussion held. Moved by Crouse and seconded by Nelson to approve.

Malandar presented motor vehicle exemption application submitted by NanceTrans, Inc. for a 2019 Dodge Grand Caravan, 2017 Dodge Grand Caravan, 2012 Chevy Equinox LT, and 2019 Dodge Grand Caravan. Discussion held. Moved by Nelson and seconded by Crouse to approve said motor vehicle exemption application.

Moved by Ditter and seconded by Voichoskie to adjourn.

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



July 25<sup>th</sup>, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on July 25th, 2023 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Ralph Horacek, Steve Crouse, Darren Nelson and Gary Juracek; Absent- Robert Voichoskie. Also present is County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha and County Treasurer, Ronda Malander.

Notice of the meeting was given thereof by publication in the Nance County Journal and Genoa Leader Times on July 19th, 2023.

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

Pledge of Allegiance is recited.

Moved by Ditter and seconded by Juracek to approve the agenda.

Moved by Juracek and seconded by Crouse to approve the minutes of the July 11th, 2023 meeting.

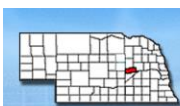
Zoucha presented the board with a proposed notice of valuation changes after abstract. Discussion held. Moved by Ditter and seconded by Small to approve said changes after abstract.

Moved by Juracek and seconded by Ditter to adjourn.

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

\_\_\_\_\_  
Timothy C. Cornwell  
Chairman

\_\_\_\_\_  
Adrian F. Chlopek  
County Clerk



## Nance Board of Equalization Minutes



August 22<sup>nd</sup>, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on August 22<sup>nd</sup>, 2023 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Ralph Horacek, Steve Crouse, Robert Voichoskie and Gary Juracek; Absent- Darren Nelson. Also present is County Clerk, Adrian Chlopek and County Treasurer, Ronda Malander.

Notice of the meeting was given thereof by publication in the Nance County Journal and Genoa Leader Times on August 16th, 2023.

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

Pledge of Allegiance is recited.

Moved by Ditter and seconded by Crouse to approve the agenda.

Moved by Voichoskie and seconded by Juracek to approve the minutes of the July 25th, 2023 meeting.

Chlopek presented the list of exempt property. The list includes 19 religious exemptions, 7 charitable exemptions, 2 educational exemptions and 11 cemetery exemptions. Discussion held. Moved by Voichoskie and seconded by Juracek to publish the list of 2023 real estate parcels exempt from property taxation by qualifying organizations in the Nance County Journal.

Ronda Malander, County Treasurer presented the Motor vehicle exemption application submitted by Whispering Cedars Baptist Camp for a 2000 Dodge van, 1969 Ford truck, 1970 homemade trailer, 1994 homemade trailer, 1997 homemade trailer, 1989 Ford bus, 2013 carry-on trailer, 1999 Freightliner bus & 2002 Ford F350 pickup is submitted for review. Discussion held. Moved by Horacek and seconded by Juracek to approve said motor vehicle exemption application.

Moved by Juracek and seconded by Ditter to adjourn.

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



September 12th, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on September 12th, 2023 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00:00 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson and Gary Juracek. Also present is County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha.

Notice of the meeting was given thereof by publication in the Nance County Journal and Nance County Journal September 6th, 2023.

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

Pledge of Allegiance is recited.

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

Moved by Voichoskie and seconded by Crouse to approve the minutes of the August 22nd, 2023 meeting.

Zoucha presented tax list correction # 12 on tax year 2020 Homestead Exemption Review from the Department of Revenue. Changes from 30% to 20%, property owners will owe \$62.66. Discussion held. Moved by Ditter and seconded by Crouse to approve tax list correction # 12.

Zoucha presented the Assessor's 3-Year Plan of Assessment 2024-2026. Working on reviewing this year, commercial properties for next year 2024 tax year. 2025 they will do a land use review. Residential needs to be valued between 92-100%, we are currently sitting at 78%. Discussion held and Board Reviewed.

Moved by Voichoskie and seconded by Ditter to adjourn.

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

\_\_\_\_\_  
Timothy C. Cornwell  
Chairman

\_\_\_\_\_  
Adrian F. Chlopek  
County Clerk





# Nance Board of Equalization Minutes



October 10<sup>th</sup>, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on October 10<sup>th</sup>, 2023 in the Supervisor's Room, Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, and Gary Juracek. Absent- Darren Nelson. Also present was County Clerk, Adrian Chlopek.

Chairman advised those present of the open meetings act and its posting in the Supervisor's Room.

Pledge of allegiance is recited.

Notice of the meeting was given thereof by publication in the Nance County Journal on October 4<sup>th</sup>, 2023 edition.

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

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

Moved by Voichoskie and seconded by Crouse to approve the minutes of the October 26<sup>th</sup>, 2023 meeting.

Tax levies for the 2023-2024 fiscal year were reviewed and discussed. Moved by Horacek and seconded by Crouse to approve the following tax rates for 2023-2024:

## Nance County

General	0.281977
Building	0.005584

## Fair

General	0.003754
Sinking	0.001928

## Fullerton City

General	0.280902
Bond fund	0.317498

## Genoa City

General	0.473361
Bond Fund	0.099592

## Genoa Airport

0.000000

## Belgrade Village

General	0.450000
---------	----------

## Fire Districts

Genoa #3	0.025000
----------	----------

Belgrade #4	0.030000
-------------	----------

Bond fund	0.015000
-----------	----------

Fullerton #7	0.030000
--------------	----------

## Townships

Beaver	0.011579
--------	----------

Genoa	0.021957
-------	----------

Council Creek	0.020150
---------------	----------

Cedar	0.013463
-------	----------

Timber Creek	0.006603
--------------	----------

South Branch	0.020841
--------------	----------

Cottonwood	0.031549
------------	----------

Loup Ferry	0.005290
------------	----------

Fullerton	0.006407
-----------	----------

West Newman	0.011657
-------------	----------

East Newman	0.012870
-------------	----------

Prairie Creek	0.070172
---------------	----------

## School Districts

#1 General	0.780402
------------	----------

Special Building	0.035851
------------------	----------

#30 General	0.680493
-------------	----------

Special Building	0.116789
------------------	----------

Moved by Horacek and seconded by Juracek to adjourn the Board of Equalization meeting. All motions, except where specified, had the following roll call vote: AYES-Ditter, Voichoskie, Horacek, Crouse, Juracek, Cornwell; NAYS- None. ABSENT-Nelson. Motion carried.

Timothy C. Cornwell

Chairman

Adrian F. Chlopek

County Clerk



## Nance Board of Equalization Minutes



December 12th, 2023

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on December 12th, 2023 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00:00 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson and Gary Juracek. Also present is County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha.

Notice of the meeting was given thereof by publication in the Nance County Journal and Genoa Leader Times on December 6<sup>th</sup>, 2023.

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

Pledge of Allegiance is recited.

Moved by Juracek and seconded by Crouse to approve the agenda.

Moved by Voichoskie and seconded by Horacek to approve the minutes of the October 10th, 2023 meeting.

Zoucha presented tax list correction #1 due to clerical error- should have been exempt property and purpose. There was a tax statement produced and will be removed, \$449.98. Discussion held. Moved by Nelson and seconded by Voichoskie to approve.

Zoucha presented tax list correction #2 on 2023 personal property. Personal property was not filed until after tax roll was run. Will increase by \$647.82. \$518.26 is added tax and \$129.56 is penalty. Discussion held. Moved by Ditter and seconded by Juracek to approve.

Moved by Horacek and seconded by Crouse to adjourn.

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk