



## Nance Board of Equalization Minutes



February 13<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on February 13<sup>th</sup>, 2024 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 8:50 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson, and Gary Juracek. Also present are 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 February 7<sup>th</sup>, 2024.

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 December 12<sup>th</sup>, 2023 meeting.

Zoucha presented exemption applications for properties owned and used exclusively for religious purposes: Zoucha recommends full approval for the following religious organizations:

Augustana Lutheran Church, Genoa (4 applications); Fullerton Community Church, Fullerton (3 applications); Mt. Calvary Evangelical Lutheran Church, Fullerton; St. Peter's Catholic Church, Fullerton (2 applications); St. Peter & Paul Catholic Church in Prairie Creek Township; St. Rose Of Lima Catholic Church (3 applications); United Methodist Church, Belgrade; Victory Baptist Church, Fullerton; Whispering Cedars Baptist Camp, Council Creek Township.

Zoucha recommends denial for the following religious organization:

Great Plains Annual Conf. of the United Methodist Church, Genoa.

Zoucha presented exemption applications for properties owned and used exclusively for charitable purposes. Zoucha recommends full approval for the following organizations:

American Legion Post #144, Fullerton; Pawnee Senior Center, Genoa; Fullerton Area Economic Development Corporation, Fullerton; Merrick Medical Center, Fullerton; Central NE Community Action Partnership, Fullerton; Genoa U.S. Indian School Foundation, Genoa.

Zoucha recommends partial approval for the following charitable organization:

Fraternal Order of Eagles Aerie #1981, Fullerton.

Zoucha recommends denial for the following charitable organization:

American Legion Post #151, Fullerton.

Zoucha presented an exemption application for property owned and used exclusively for cemetery purposes submitted by Peace Cemetery Association. Zoucha recommends partial approval.

Discussion held.

Moved by Ditter and seconded by Voichoskie to approve the above recommendations of the County Assessor for Permissive Exemption Applications.

Zoucha presented late application and letter from American Legion #99, Belgrade. Discussion held.

Moved by Horacek and seconded by Juracek to accept late application from American Legion #99 for consideration.

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



## Nance Board of Equalization Minutes



February 27<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on February 27<sup>th</sup>, 2024 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 are 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 February 21st, 2024.

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 Ditter to approve the agenda.

Moved by Juracek and seconded by Crouse to approve the minutes of the February 13<sup>th</sup>, 2024 meeting.

Zoucha presented late permissive exemption application from American Legion #99, Belgrade. Attached to their application is their letter. Assessor recommends accepting American Legion #99 permissive exemption application.

Moved by Ditter and seconded by Nelson to approve recommendation from assessor to accept application from American Legion #99.

Zoucha presented a late application and letter from First Congregational Church in Genoa.

Moved by Ditter and seconded by Crouse accept late application from First Congregational Church in Genoa for consideration.

Moved by Horacek and seconded by Juracek 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



March 12<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on March 12th, 2024 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, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson, and Gary Juracek. Absent- None. Also present are County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha.

Notice of the meeting was given thereof by publication in the Nance County Journal on March 6<sup>th</sup>, 2024.

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 Ditter to approve the agenda.

Moved by Juracek and seconded by Nelson to approve the minutes of the February 27<sup>th</sup>, 2024 meeting. Roll call vote: AYES-, Horacek, Crouse, Nelson, Juracek, Ditter, Cornwell; NAYS-None; Absent- None; Abstain- Voichoskie. Motion carried.

Zoucha presented late permissive exemption application from First Congregational Church, Genoa. Attached to their application is their letter. Assessor recommends approving a portion of First Congregational Church, Genoa permissive exemption application, as there is also a rental house on the property.

Moved by Nelson and seconded by Crouse to approve recommendation from assessor to accept a portion of the application from First Congregational Church, Genoa.

Moved by Juracek and seconded by Nelson to adjourn.

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



April 9<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on April 9<sup>th</sup>, 2024 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 8:55 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson, and Gary Juracek. Also present are County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha.

Notice of the meeting was given thereof by publication in the Nance County Journal on April 3<sup>rd</sup>, 2024.

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 Voichoskie to approve the agenda.

Moved by Nelson and seconded by Juracek to approve the minutes of the May 12<sup>th</sup>, 2024 meeting.

Zoucha presented tax list correction #3 on personal property. Property owners auctioned several personal property items, so must accelerate personal property taxes for 2024. The amount owed is \$163.22. Discussion held. Moved by Ditter and seconded by Nelson to approve Tax List Correction #3.

Moved by Juracek and seconded by Nelson 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



April 23<sup>rd</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on April 23<sup>rd</sup>, 2024 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 8:55 A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson, and Gary Juracek. Also present are County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha, County Attorney, Rodney Wetovick.

Notice of the meeting was given thereof by publication in the Nance County Journal and Genoa Leader Times on April 17<sup>th</sup>, 2024.

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 Voichoskie and seconded by Ditter approve the agenda.

Moved by Ditter and seconded by Crouse to approve the minutes of the April 9<sup>th</sup>, 2024 meeting.

Zoucha presented tax list correction #4 on personal property. Improvements to the parcel should be on improvements on leased land parcel, for a tool shed that was moved in temporarily. Value of shed is \$3655. The amount to be refunded is \$63.32. Discussion held. Moved by Ditter and seconded by Voichoskie to approve Tax List Correction #4.

Zoucha presented tax list correction #5 (which ties into tax list correction #4) on personal property. Improvement to be valued and taxed separately from the land parcel. \$63.32 will be paid by property owners of the improvements on leased land parcel. Discussion held. Moved by Ditter and seconded by Crouse to approve Tax List Correction #5.

Zoucha presented tax list correction #6 on personal property. Personal property was sold, therefore must accelerate taxes. The amount due is \$492.26. Discussion held. Moved by Ditter and seconded by Voichoskie to approve Tax List Correction #6.

Moved by Ditter and seconded by Nelson 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



June 11<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on June 11th, 2024 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

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

Notice of the meeting was given thereof by publication in the Nance County Journal on June 5th, 2024.

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 Voichoskie approve the agenda.

Moved by Voichoskie and seconded by Juracek to approve the minutes of the April 23rd, 2024 meeting.

Malander presented a Motor Vehicle Exemption Application for NanceTrans Inc. NanceTrans Inc is public transportation for Nance County and surrounding areas. Four vehicles are on the application, 2019 Dodge Grand Caravan, 2017 Dodge Grand Caravan, 2012 Chevy Equinox, and 2019 Dodge Grand Caravan. Moved by Juracek and seconded by Crouse to approve NanceTrans Inc. Motor Vehicle Exemption Application.

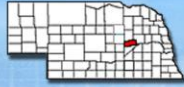
Zoucha presented the 3-Year Appraisal Plan. For 2025 Nance County will review Genoa and Belgrade residential properties in the fall of 2024 and possible rural land usage, if the FSA aerial imagery is provided early in the year. The next 2 years will be contingent on this year's activity. Moved by Voichoskie and seconded by Crouse to approve Assessor's 3-Year Appraisal Plan.

Moved by Voichoskie and seconded by Horacek to adjourn.

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



## Nance Board of Equalization Minutes



June 25<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on June 25th, 2024 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00A.M. with the following members present-Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Steve Crouse, Darren Nelson, and Gary Juracek. Absent: None. Also present are County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha, County Attorney, and Ben Bakewell, County Sheriff present.

Notice of the meeting was given thereof by publication in the Nance County Journal on June 19th, 2024.

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 approve the agenda.

Moved by Ditter and seconded by Nelson to approve the minutes of the June 11th, 2024 meeting.

Zoucha presented tax list correction #7 on personal property. The property owner removed personal property from ag business purposes and paid sales tax on UTV. \$197.54 will be removed from the tax roll as tax statements have already been sent out. Moved by Nelson and seconded by Crouse to approve tax list correction #7.

Moved by Horacek and seconded by Juracek to adjourn.

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

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Timothy C. Cornwell  
Chairman

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Adrian F. Chlopek  
County Clerk





## Nance Board of Equalization Minutes



July 9<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on July 9<sup>th</sup>, 2024 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, Robert Voichoskie, Ralph Horacek, and Gary Juracek. Absent: Darren Nelson, Steve Crouse and Andy Ditter. Also present is County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha, County Treasurer, Ronda Malander 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 July 3<sup>rd</sup>, 2024.

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 Voichoskie and seconded by Juracek to approve the agenda. Roll call vote: AYES-Voichoskie, Horacek, Juracek, Cornwell; NAYS-None; ABSENT-Nelson, Crouse, Ditter. Motion carried.

Moved by Juracek and seconded by Voichoskie to approve the minutes of the June 25<sup>th</sup>, 2024 meeting. Roll call vote: AYES-Voichoskie, Horacek, Juracek, Cornwell; NAYS-None; ABSENT-Nelson, Crouse, Ditter. Motion carried.

9:04 AM, Darren Nelson and Steve Crouse, Board of Supervisors present.

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 of the Legal Notice certifying completion of the 2024 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 2024 land valuations sent with 2024 valuation notices. 5. 2024 Opinions of the Property Tax Administrator for Nance County. 6. 2024 Nebraska Tax Equalization & Review Commission Findings for Nance County. 7. Nance County Market Areas.

Protest #1. Testimony given. Discussion held. Moved by Juracek and seconded by Crouse to change assessed quality from a #3 to a #2.

Protest #2. No testimony given. Discussion held. Moved by Juracek and seconded by Voichoskie to approve County Assessor's Recommendation.

Protest #3. No testimony given. Discussion held. Moved by Juracek and seconded by Horacek to approve County Assessor's Recommendation.

Protest #4. No testimony given. Discussion held. Moved by Juracek and seconded by Crouse to approve County Assessor's Recommendation.

Protest #5. Testimony given. Discussion held. Moved by Juracek and by Horacek to approve County Assessor's Recommendation.

Protest #6. Testimony given. Discussion held. Moved by Juracek and seconded by Voichoskie to decrease the building valuation to \$157,495.

Protest #7. No testimony given. Discussion held. Moved by Horacek and seconded by Juracek to stand as assessed per County Assessor's Recommendation.

Protest #8. No testimony given. Discussion held. Moved by Juracek and seconded by Nelson to stand as assessed per County Assessor's Recommendation.

10:25 AM, County Sheriff, Ben Bakewell Present.

Protest #9. No testimony given. Discussion held. Moved by Nelson and by Horacek to approve County Assessor's Recommendation.

Protest #10. Testimony given. Discussion held. Moved by Juracek and seconded by Horacek to stand as assessed per County Assessor's Recommendation.

Protest #11. Testimony given. Discussion held. Moved by Nelson and seconded by Voichoskie to table hearing until the July 23<sup>rd</sup>, 2024 Board Meeting, giving time for County Assessor to verify claims made by protestor.

Protest #12. No testimony given. Discussion held. Moved by Juracek and seconded by Crouse to stand as assessed per County Assessor's Recommendation.

Protest #13. Testimony given. Discussion held. Moved by Horacek and seconded by Juracek to stand as assessed per County Assessor's Recommendation.

Protest #14. Testimony given. Discussion held. Moved by Nelson and seconded by Juracek to stand as assessed per County Assessor's Recommendation.

Protest #15. Testimony given. Discussion held. Moved by Horacek and seconded by Crouse to stand as assessed per County Assessor's Recommendation.

Protest #16. Testimony given. Discussion held. Moved by Juracek and seconded by Voichoskie to stand as assessed per County Assessor's Recommendation.

Protest #17. Testimony given. Discussion held. Moved by Nelson and seconded by NONE to stand as assessed per County Assessor's Recommendation. Motion did not carry due to lack of a second. Second Motion made by Crouse and seconded by Horacek to lower overall value to \$160,000. Roll call vote: AYES-Voichoskie, Horacek, Crouse, Juracek; NAYS-Nelson and Cornwell; ABSENT-Ditter. Motion carried.

Destroyed Real Property Report #1. Testimony given. Moved by Nelson and seconded by Juracek to remove value of destroyed house from the valuation.

County Assessor presented Changes after the abstract. Moved by Nelson and seconded by Horacek to approve Changes after the abstract.

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

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



## Nance Board of Equalization Minutes



July 23<sup>rd</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on July 23<sup>rd</sup>, 2024 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, Robert Voichoskie, Ralph Horacek, Gary Juracek, Darren Nelson, Steve Crouse and Andy Ditter. Absent: None. Also present are County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha (via zoom), County Attorney, Rod Wetovick, and County Sheriff, Ben Bakewell.

Notice of the meeting was given thereof by publication in the Nance County Journal and the Genoa Leader Times on July 17<sup>th</sup>, 2024.

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 Ditter to approve the agenda.

Moved by Juracek and seconded by Nelson to approve the minutes of the July 9th, 2024 meeting.

Zoucha presented the Cemetery exemption list, per State Statute 77-202.10, reviewing ownership and use of all cemetery property. 12 cemeteries are on the list and no changes have been made with ownership. Moved by Ditter and seconded by Crouse that the cemetery exemption list was reviewed and approved.

Zoucha presented Protest #11, that the decision was tabled at the last meeting. Zoucha was able to view the property and assess land and buildings. Discussion held. Moved by Ditter and seconded by Crouse to approve County Assessor's recommendation.

Zoucha presented the changes after abstract. Discussion held. On Broken Arrow Wilderness parcel #900131.00, discussed the two areas, noting one to be marked as dry land and the other as grass land. Moved by Juracek and seconded by Crouse to approve changes after abstract with change with parcel #900131.00 changing both small pieces to grass land.

Zoucha presented tax list correction #8 on personal property. The current owner does not claim that personal property was transferred to them when they purchased the property. \$658.52 will be removed from the tax roll. Moved by Ditter and seconded by Nelson to approve tax list correction #8.

Protest #18. Testimony heard. Discussion held. Moved by Ditter and seconded by Horacek to approve County Assessor's recommendation.

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

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



## Nance Board of Equalization Minutes



August 27<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on August 27<sup>th</sup>, 2024 in the Supervisor's Room, Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 8:50 a.m. with the following members present-Timothy Cornwell, Robert Voichoskie, Ralph Horacek, Gary Juracek, Steve Crouse and Andy Ditter. Absent: Darren Nelson. 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 August 21<sup>st</sup>, 2024.

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 Crouse and seconded by Voichoskie to approve the agenda.

Roll call vote: AYES-Voichoskie, Horacek, Crouse, Juracek, Ditter, and Cornwell; NAYS-None; ABSENT-Nelson. Motion carried.

Moved by Voichoskie and seconded by Juracek to approve the minutes of the July 23<sup>rd</sup>, 2024 meeting. Roll call vote: AYES-Voichoskie, Horacek, Crouse, Juracek, Ditter, and Cornwell; NAYS-None; ABSENT-Nelson. Motion carried.

8:53 AM, Darren Nelson, County Supervisor Present.

Zoucha presented the list of exempt property. The list includes 18 religious exemptions, 7 charitable exemptions, 2 educational exemptions and 11 cemetery exemptions. United Methodist Church of Genoa removed, as was sold and no longer a church. Discussion held. Moved by Ditter and seconded by Crouse to publish the list of 2024 real estate parcels exempt from property taxation by qualifying organizations in the Nance County Journal.

Zoucha presented an exempt property conversion. The United Methodist Church of Genoa has been purchased and is no longer a church. The property will be put on tax roll and a value was placed on the property. Discussion held.

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

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



## Nance Board of Equalization Minutes



September 10, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on September 10<sup>th</sup>, 2024 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- Robert Voichoskie, Ralph Horacek, Darren Nelson, Gary Juracek, Steve Crouse and Andy Ditter. Absent: Timothy Cornwell. Also present are 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 the Genoa Leader Times on September 4<sup>th</sup>, 2024.

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 Crouse to approve the agenda.

Moved by Juracek and seconded by Nelson to approve the minutes of the August 27<sup>th</sup>, 2024 meeting.

Malander presented the Motor vehicle exemption application submitted by Whispering Cedars Baptist Camp for 2013 carry on trailer, 1997 homemade trailer, 1970 homemade trailer, 1994 homemade trailer, 2001 International Harvester Bus, 1999 Freightliner Bus, 2002 Ford F350 pickup, 1989 Ford Bus, 1696 Ford Truck, and 2000 Dodge Van for review. Discussion held. Moved by Juracek and seconded by Crouse to approve said motor vehicle exemption application.

Zoucha presented tax list correction #9 on personal property. The owner sold the personal property. Accelerate taxes for 2024, owes taxes of \$48.48. Moved by Nelson and seconded by Horacek to approve tax list correction #9.

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

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

Andrew Ditter  
Vice-Chairman

Adrian F. Chlopek  
County Clerk





# Nance Board of Equalization Minutes



October 8<sup>th</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on October 8<sup>th</sup>, 2024 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, Ralph Horacek, Steve Crouse Absent- Darren Nelson, Robert Voichoskie, and Gary Juracek. 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 Website/Facebook on October 2<sup>nd</sup>, 2024 edition and posted at each post office and in the courthouse.

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 Ditter and seconded by Crouse to approve the agenda.

Moved by Ditter and seconded by Crouse to approve the minutes of the September 10<sup>th</sup>, 2024 meeting.

Tax levies for the 2024-2025 fiscal year were reviewed and discussed. Moved by Horacek and seconded by Crouse to approve the following tax rates for 2024-2025:

## Nance County

General	0.271719
Building	0.005605

## Fair

General	0.003698
Sinking	0.001837

## Fullerton City

General	0.449943
Bond fund	0.134037

## Genoa City

General	0.426698
Bond Fund	0.086882

## Genoa Airport

0.000000

## Belgrade Village

General	0.450000
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## Fire Districts

<u>Genoa #3</u>	0.017500
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<u>Belgrade #4</u>	0.030000
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Bond fund	0.015000
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<u>Fullerton #7</u>	0.030000
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## Townships

Beaver	0.016281
Genoa	0.021572
Council Creek	0.026148
Cedar	0.013903
Timber Creek	0.006268
South Branch	0.016812
Cottonwood	0.030266
Loup Ferry	0.005093
Fullerton	0.006003
West Newman	0.011752
East Newman	0.011351
Prairie Creek	0.066656

## School Districts

#1 General	0.760323
Special Building	0.034067
#30 General	0.653027
Bond Fund	0.201435
Special Building	0.011015

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

Timothy C. Cornwell

Chairman

Adrian F. Chlopek

County Clerk





## Nance Board of Equalization Minutes



October 22<sup>nd</sup>, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on October 22<sup>nd</sup>, 2024 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- Robert Voichoskie, Ralph Horacek, Darren Nelson, Gary Juracek, Steve Crouse, Andy Ditter and Timothy Cornwell. Absent: NONE. Also present are County Clerk, Adrian Chlopek and County Treasurer, Ronda Malander.

Notice of the meeting was given thereof by publication in the Nance County Journal and the Genoa Leader Times October 16<sup>th</sup>, 2024.

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 Crouse and seconded by Juracek to approve the agenda.

Moved by Ditter and seconded by Crouse to approve the minutes of the October 8<sup>th</sup>, 2024 meeting.

Malandar presented the Motor vehicle exemption application submitted by NanceTrans, Inc for a newly purchased vehicle, 2024 Chrysler Pacifica Van for review. Discussion held. Moved by Juracek and seconded by Voichoskie to approve said motor vehicle exemption 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-Voichoskie, Horacek, Crouse, Nelson, Juracek, Ditter, and Cornwell.; NAYS-None; ABSENT-None. Motion carried.

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk



## Nance Board of Equalization Minutes



December 24th, 2024

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on December 24th, 2024 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, Gary Juracek, Steve Crouse, Andy Ditter, and Tim Cornwell. Absent: Robert Voichoskie, Darren Nelson. 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 December 18th, 2024.

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 Ditter and seconded by Horacek to approve the agenda.

Moved by Juracek and seconded by Crouse to approve the minutes of the October 22nd, 2024 meeting.

Zoucha presented tax list correction #1 on personal property. Location of personal property was changed, resulting in a tax reduction of \$31.36. Moved by Juracek and seconded by Crouse to approve tax list correction #1.

Moved by Juracek and seconded by Ditter to adjourn the Board of Equalization meeting.

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

Timothy C. Cornwell  
Chairman

Adrian F. Chlopek  
County Clerk