

Thomas County Board of Equalization

Regular Meeting

February 1, 2011

The Thomas County Board of Equalization convened in open and public session at 10:34 a.m., on February 1, 2011, in the Commissioners meeting room at the Thomas County Courthouse in Thedford, NE. Members present were Stan Pettit, Alan Atkins and Norma Butler. Also present were board secretary/Clerk Lorissa Hartman and Treasurer Judy Taylor. Chairman Pettit stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on January 20, 2011.

Motion to adopt February 1, 2011 regular meeting agenda made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Motion to approve October 1, 2010 regular meeting minutes as published October 7, 2010 in the Thomas County Herald made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Discussion was held on the tax roll correction for personal property removed from the county.

Motion to approve tax roll correction on parcel 860020916 in the amount of \$14.35 made by Butler, second by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Motion to adjourn the meeting made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Meeting adjourned at 10:45 a.m.

Thomas County Board of Equalization

Attest:

Stan Pettit, Chair

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
June 21, 2011

The Thomas County Board of Equalization convened in open and public session at 10:30 a.m., on Tuesday, June 21, 2011, in the Commissioners meeting room of the Thomas County Courthouse in Thedford, NE. Members present were Al Atkins, Norma Butler, and Stan Pettit. Also present were board secretary/Clerk Lorissa Hartman, Treasurer Judy Taylor, Sheriff Gary Eng, Deputy County Attorney Kurt Arganbright, and Emergency Manager Kevin Hood.

Chairman Pettit stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on June 9, 2011.

Motion to adopt June 21, 2011 regular meeting agenda made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Motion to approve February 1, 2011 regular meeting minutes as published made by Butler, second by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Motion to approve assessor's request for valuation changes to parcels due to computer/clerical error made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried. A complete list of parcels can be viewed at the Thomas County Clerk's office during regular business hours.

Discussion was held on parcel 860013707.

Motion to approve assessor's recommendation to change the value of parcel 860013707 from \$95,830 to \$85,060 due to change in quality to match other homes made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Motion to adjourn the meeting made by Butler, second by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Meeting adjourned at 10:45 a.m.

Thomas County Board of Equalization

Attest:

Stan Pettit, Chair

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
July 19, 2011

The Thomas County Board of Equalization convened in open and public session at 10:35 a.m., on Tuesday, July 19, 2011, in the Commissioners meeting room of the Thomas County Courthouse in Thedford, NE. Members present were Alan Atkins, Norma Butler, and Stan Pettit. Also present were board secretary/Clerk Lorissa Hartman, Kevin Hood, Stanley Mercer, Gary Schaeffer, Larry Rexroth, Thayne Rodocker and Lloyd Smith.

Chairman Pettit stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on July 7, 2011.

Motion to adopt July 19, 2011 agenda made by Atkins, second by Butler. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Motion to approve June 21, 2011 meeting minutes made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Discussion was held on parcel 860013286. The assessor made the recommendation to lower the value on parcel 860013286. Previous value was: Home - \$111,975, Outbuildings - \$3,540, Land - \$6,500. Recommended value change to: Home - \$78,890, Outbuildings - \$3,540, Land - \$6,500.

Motion to approve valuation change to parcel 860013286 from \$122,020 to \$88,935 made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Protest hearings began at 10:45 a.m. No one was present for their hearings.

Discussion was held on parcel 860015467. The assessor and referee recommended no change in value due to the lack of evidence on this parcel. Motion made by Butler to reduce the cost per square foot of the building to \$9.00 changing the value of the building from \$13,200 to \$12,267, seconded by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried. The total value of this parcel will be \$18,680.

Discussion was held on parcel 860015882. The assessor and referee recommended no change in value to this parcel. Previous years the information was incorrect in the computer causing the value to be extremely low and evidence presented by the assessor of a recent sale of property in the same neighborhood. Motion to approve the recommendation of no change in value by the assessor and referee made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Discussion was held on parcel 860007197. The assessor and referee recommend no change in value. The property has changed from and ag land classification to small acreage classification due to selling of land. The property currently only has 14.46 acres. Motion to approve recommendation of assessor and referee for no change in value to parcel 860007197 made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Discussion was held on parcel 860012530. The assessor and referee recommended to lower the value on parcel 860012530. Previous value was: Home - \$32,920, Outbuildings - \$5,740, Land - \$3,575. Recommended change: Home - \$32,920, Outbuildings - \$3,950, Land - \$3,575. Motion to make no change in value made by Butler, second by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Chairman Pettit adjourned the meeting at 11:23 a.m.

Thomas County Board of Equalization

Attest:



Thomas Board of Equalization Minutes



Stan Pettit, Chair

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
October 4, 2011

The Thomas County Board of Equalization convened in open and public session at 10:28 a.m., on Tuesday, October 04, 2011, in the Commissioners meeting room of the Thomas County Courthouse in Thedford, Ne. Members present were Alan Atkins, Norma Butler, and Stan Pettit. Also present were board secretary/Clerk Lorissa Hartman, Emergency Manager Kevin Hood, Treasurer Judy Taylor and Sheriff Gary Eng.

Chairman Pettit stated public meeting guidelines are posted as required by law and copies are available, if requested. Notice of meeting was given by publication in the Thomas County Herald on September 22, 2011.

Motion to adopt October 4, 2011 agenda made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Motion to approve the July 19, 2011 meeting minutes as published in the Thomas County Herald on July 28, 2011 made by Atkins, second by Butler. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

The Assessor requested that the board remove the value of the home on parcel 860008282 in the amount of \$15,040. This home was previously torn down and due to a computer error the value of the home was still listed on the parcel. Motion to approve the recommendation of the assessor and remove the home value from parcel 860008282 made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Discussion was held on the 2011-2012 political subdivision levies.

County General – 0.368551

County Debt Service – 0.032972

Library – 0.014295

Airport Authority – 0.011016

Ag Society – 0.012365

Village of Thedford – 0.405861

Village of Halsey – 0.266115

Village of Seneca – 0.328342

Thedford Rural High School – 1.016425

Thedford Rural Fire – 0.015793

Halsey Rural Fire – 0.021623

Motion to approve the levies made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Chairman Pettit adjourned the meeting at 10:36 a.m.

Thomas County Board of Equalization

Attest:

Stan Pettit, Chair

Lorissa Hartman, Clerk