



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
February 21, 2012

The Thomas County Board of Equalization convened in open and public session at 10:33 a.m., on Tuesday, February 21, 2012, in the Commissioners meeting room of the Thomas County Courthouse in Thedford, NE. Members present were Alan Atkins, Norma Butler. Absent – Stan Pettit. Motion made by Atkins, second by Butler to excuse Pettit. Roll call vote: Ayes – Atkins, Butler. Absent – Pettit. Motion carried. Also present were board secretary/Clerk Lorissa Hartman, Emergency Manager Kevin Hood and Treasurer Judy Taylor.

Vice-Chairman Alan Atkins 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 February 9, 2012.

Motion to adopt February 21, 2012 agenda made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler. Absent – Pettit. Motion carried.

Motion to approve October 4, 2011 meeting minutes as published in the Thomas county Herald on October 13, 2011 made by Butler, second by Atkins. Absent – Pettit. Motion carried.

The assessor presented the request for Tax exemptions to the board.

Motion to approve the following tax exemptions made by Atkins, second by Butler. Roll call vote: Ayes – Atkins, Butler. Absent – Pettit. Motion carried.

860027545 - Bethel Assembly of God Church (parsonage)

860020703 – Bethel Assembly of God Church

860020754 – St. Thomas Catholic Church

860020711 – Trinity Lutheran Church

860027833 – United Church of Christ – Halsey

860020789 – United Church of Christ – Seneca

860020738 – United Church of Christ – Thedford

860027799 – Thomas County Agricultural Society

no parcel - Nebraska 4-H Foundation

860027722 – Seneca Lodge #284 AF & AM

860027820 – Seneca Lodge #284 AF & AM

860020762 – Steidley-Kayton Post #230 American Legion

860012891 – Thomas County Historical Society

Treasurer presented the board with tax exemption request for vehicles.

Motion to approve application for tax exemption for the Bethel Assembly of God Church 1996 Pontiac made by Butler, second by Atkins. Roll call vote: Ayes – Butler, Atkins. Absent – Pettit. Motion carried.

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

Meeting adjourned at 10:40 a.m.

Thomas County Board of Equalization

Attest:



Thomas Board of Equalization Minutes



Alan Atkins, Vice-Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
June 5, 2012

The Thomas County Board of Equalization convened in open and public session at 11:06 a.m., on Tuesday, June 5, 2012, in the Commissioners meeting room of 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, Treasurer Judy Taylor, Highway Superintendent Lloyd Smith and road personnel Thayne Rodocker and Bryan Rodocker.

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 May 31, 2012.

Motion to adopt June 5, 2012 agenda made by Atkins, second by Butler. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Motion to approve February 21, 2012 regular meeting minutes made by Butler, second by Atkins. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Assessor discussed with board the computer/clerical errors to some of the small acreage parcels. Any small acreage parcels that have over 20 acres should have had a decrease in the 21 to 60 acres. The three tiers should have been: Home/Farm site \$1,000, 1-10 acres \$1,800, 11-20 acres \$1,450, 21-60 acres \$350.

Motion to approve the corrections to small acreage parcels with over 20 acres of land made by Butler, second by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried. Complete listing of parcels involved can be seen at the Thomas County Clerk's office.

Assessor discussed with board about computer/clerical errors to some lot values in Seneca & Halsey. The lots in Seneca decreased to .033 per square foot and some lots in Halsey also decreased to .033 per square foot and the South Addition to Halsey did have an increase to .04 per square foot. After review some parcels did not show the change in value. One lot in Halsey did not show an increase.

Motion to approve the corrections to Seneca and Halsey lot values due to clerical error made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried. Complete listing of parcels involved can be seen at the Thomas County Clerk's office.

Assessor discussed with board that one parcel had a computer error showing an extra \$5,000 value to parcel 860006042. Motion to approve correction to parcel 860006042 made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Assessor discussed with board about some parcels that were listed as acreage value should have actually been listed as grass value since there were contiguous acres that increased the size of land owned.

Motion to approve the correction of land classification to parcels 860011267, 860018237, 860005828 and 860018245 made by Atkins, second by Butler. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

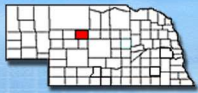
Chairman Pettit adjourned the meeting at 11:12 a.m.

Thomas County Board of Equalization

Attest:

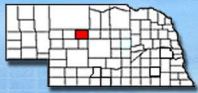
Stan Petti, Chair

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes





Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
July 3, 2012

The Thomas County Board of Equalization convened in open and public session at 10:30 a.m., on Tuesday, July 03, 2012, in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Stan Pettit, Alan Atkins and Norma Butler. Also present were board secretary/Clerk Lorissa Hartman, Treasurer Judy Taylor, Emergency Manager Kevin Hood and Brent Thomas.

Chairman Pettit stated open 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 21, 2012.

Motion to adopt July 3, 2012 agenda made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Motion to adopt June 5, 2012 minutes as published on June 14, 2012 in the Thomas County Herald made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Assessor discussed with board on various clerical errors.

Motion to approve the clerical error correction to small acreage parcel 860006344 made by Butler, second by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Motion to approve the clerical error correction for parcel 860010864 from small acreage to grass value made by Atkins, second by Butler. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Protest Hearings were held on parcels:

860020991, 860021998, 860009785, 860013707, 860005852, 860005895, 860005909, 860001415, 860006468, 860001393, 860001350 and 860015467.

Discussion was held on parcel 860020991. Assessor and Referee made recommendation to lower the building value to \$720 and no change in value to the land. Motion to lower the value of the outbuilding to \$720 and to leave the land as valued made by Atkins, second by Butler. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Discussion was held on parcel 860021998. Assessor and Referee recommends to leave the land value the same. Motion made by Butler, second by Atkins to no change in value. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Discussion was held on parcel 860009785. Assessor and Referee recommend no change. Motion made by Atkins, second by Butler for no change. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Discussion was held on parcel 860013707. Assessor and Referee recommend a change in value to \$69,000 based on recent appraisal. Motion made by Butler, second by Atkins to lower value on property to \$69,000 based on recommendation. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

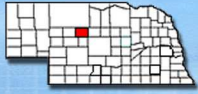
Discussion was held on parcel 860005852. Assessor and Referee recommend no change. Motion made by Butler, second by Atkins for no change in value. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Discussion was held on parcel 860005895. Assessor and Referee recommend no change in value. Motion made by Atkins, second by Butler for no change in value. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Discussion was held on parcel 860005909. Assessor and Referee recommend no change in value. Motion made by Butler, second by Atkins for no change in value. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Discussion was held on parcel 860001415. Assessor and Referee recommend to lower value of building to \$22,440. Motion made by Butler, second by Atkins to lower value of building to \$22,440. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Discussion was held on parcel 860006468. Assessor and Referee recommend no change in value. Tabled by the board until the July 17, 2012 meeting, when further information can be obtained.



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Discussion was held on parcel 860001393. Assessor and Referee recommend no change in value. Motion made by Pettit, second by Butler for no change in value. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Discussion was held on parcel 860001350. Assessor and Referee recommend no change in value. Motion made by Pettit, second by Butler for no change in value. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Discussion was held on parcel 860015467. Assessor and Referee recommend no change in value. Motion made by Atkins, second by Butler to lower the value of the building to \$4,089 and leave the concrete value at \$5,800 for a total value on the property of \$9,889. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Discussion was held on parcel 860005232 and 860005402. Landowner requests that irrigated acres be added to the parcels. Motion to approve changing 21.06 acres to irrigated in parcel 860005232 and changing 16.50 acres to irrigated in parcel 860005402 made by Butler, second by Atkins. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Chairman Pettit adjourned the meeting at 12:02 p.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 17, 2012

The Thomas County Board of Equalization convened in open and public session at 10:30 a.m., on Tuesday, July 17, 2012 in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Stan Pettit, Alan Atkins, and Norma Butler. Also present were board secretary/Clerk Lorissa Hartman, Treasurer Judy Taylor, Emergency Manager Kevin Hood, Sheriff Gary Eng and Cindy Kenton.

Chairman Pettit stated open 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 5, 2012.

Motion to adopt July 17, 2012 agenda made by Atkins, second by Butler. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Motion to approve July 3, 2012 regular meeting minutes as published July 12, 2012 in the Thomas County Herald made by Butler, second by Atkins. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Continued discussion from the July 3, 2012 protest hearing was held on parcel 860006468. Commissioner Butler had contacted an independent insurance company to have them run a replacement cost new on this home. The independent insurance replacement cost new came back at \$299,000. The county's replacement cost new was figured at \$296,610. This property which is 31 years old was compared to a recently sold home that is 32 years old. The depreciation on both homes is figured at 42%.

Protest hearings were held on parcels 860013448, 860013413 and 860006158.

Chairman Pettit recessed the Board of Equalization meeting at 10:55 a.m. to give the protestor time to get additional documentation.

Chairman Pettit reconvened the meeting at 2:45 p.m.

Members present were Stan Pettit, Alan Atkins, and Norma Butler.

Also present were board secretary/Clerk Lorissa Hartman and Treasurer Judy Taylor.

Discussion was held on parcel 860006468. Assessor and Referee recommend no change in value. Motion made by Pettit and seconded by Butler for no change in value. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Discussion was held on parcel 860013448. No further evidence has been provided by property owner. Motion made by Atkins and seconded by Butler for no change in value. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

Discussion was held on parcel 860013413. Motion made by Butler and seconded by Atkins for no change in value. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

Discussion was held on parcel 860006158. Motion made by Atkins and seconded by Butler for no change in value. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

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

Meeting adjourned at 2:49 p.m.

Thomas County Board of Equalization

Attest:

Stan Pettit, Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
October 2, 2012

The Thomas County Board of Equalization convened in open and public session at 10:30 a.m., on Tuesday October 2, 2012 in the Commissioners meeting room of the Thomas County Courthouse, 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 open 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 20, 2012.

Motion to adopt October 2, 2012 agenda made by Butler, second by Atkins. Roll call vote: Ayes – Butler, Pettit, Atkins. Motion carried.

Motion to approve July 17, 2012 regular meeting minutes as published July 26, 2012 in the Thomas County Herald made by Atkins, second by Butler. Roll call vote: Ayes – Pettit, Atkins, Butler. Motion carried.

No correspondence presented.

Discussion was held on the 2012-2013 political subdivision levies presented by their boards.

County General – 0.353031

County Debt Service – 0.037891

Library – 0.008968

Airport Authority – 0.012676

Ag Society – 0.018919

Village of Thedford – 0.449700

Village of Halsey -0.261707

Village of Seneca – 0.326603

Thedford Rural High School – 1.015869

Thedford Rural Fire – 0.015738

Halsey Fire – 0.022072

Motion made by Atkins and second by Butler to approve the 2012-2013 political subdivision levies as presented to the board. Roll call vote: Ayes – Atkins, Butler, Pettit. Motion carried.

No public comment.

Meeting adjourned by Chairman Pettit at 10:54 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
December 4, 2012

The Thomas County Board of Equalization convened in open and public session at 10:52 a.m., on Tuesday, December 4, 2012 in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Alan Atkins, Norma Butler and Stan Pettit. Also present were board secretary/Clerk Lorissa Hartman and Treasurer Judy Taylor.

Chairman Pettit stated open 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 November 22, 2012.

Motion made by Butler and second by Atkins to adopt the December 4, 2012 agenda. Roll call vote: Ayes – Butler, Pettit, Atkins. Nays – none. Motion carried.

Motion made by Atkins and second by Butler to approve the October 2, 2012 regular meeting minutes as published October 11, 2012 in the Thomas County Herald. Roll call vote: Ayes – Pettit, Atkins, Butler. Nays – none. Motion carried.

No correspondence presented.

Assessor presented the board with a tax roll correction for parcel 860006344. This parcel was approved for Homestead Exemption after the tax roll was printed. The applicant was approved for full exemption at the amount of \$52,665.

Motion made by Butler and second by Atkins to approve the tax roll correction for parcel 860006344. Roll call vote: Ayes – Atkins, Butler, Pettit. Nays – none. Motion carried.

No public comment.

Meeting adjourned by Chairman Pettit at 10:55 a.m.

Thomas County Board of Equalization

Attest:

Stan Pettit, Chair

Lorissa Hartman, Clerk