



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
January 21, 2014

The Thomas County Board of Equalization convened in open and public session at 10:31 a.m., on Tuesday, January 21, 2014 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 Emergency Manager Kevin Hood.

Chairman Atkins 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 January 9, 2014.

Motion made by Butler and second by Pettit to adopt the January 21, 2014 regular meeting agenda. Roll call vote: Ayes – Atkins, Butler, Pettit. Nays – none. Motion carried.

Motion made by Pettit and second by Butler to approve the October 15, 2013 regular meeting minutes as published in the Thomas County Herald on October 24, 2013. Roll call vote: Ayes – Butler, Pettit, Atkins. Nays – none. Motion carried.

Discussion was held on parcel 860028576. Property taxes were accelerated on this property before the home was moved off. The parcel was not changed to inactive so a tax statement was created in error. Motion made by Butler and second by Pettit to approve Tax List Correction #2013-2. Roll call vote: Ayes – Pettit, Atkins, Butler. Nays – none. Motion carried.

Discussion was held on parcel 860015122. The Homestead application for this parcel was incorrectly filed. The State of Nebraska approved the filing for a 70% deduction in tax on this parcel. Motion made by Pettit and second by Butler to approve Tax List Correction #2013-3. Roll call vote: Ayes – Atkins, Butler, Pettit. Nays –none. Motion carried.

No public comment.

Motion made by Pettit and second by Butler to adjourn the meeting. Roll call vote: Ayes – Butler, Pettit, Atkins. Nays – none. Motion carried.

Meeting adjourned at 10:39 a.m.

Thomas County Board of Equalization

Attest:

Alan Atkins, Chair

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
February 4, 2014

The Thomas County Board of Equalization convened in open and public session at 10:35 a.m., on Tuesday, February 4, 2014 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 Sheriff Gary Eng.

Chairman Atkins stated open meetings 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 23, 2014.

Motion made by Pettit and second by Butler to adopt the February 4, 2013 agenda. Roll call vote: Ayes – Butler, Pettit, Atkins. Nays – none. Motion carried.

Motion made by Butler and second by Pettit to approve the January 21, 2014 regular meeting minutes as published in the Thomas County Herald on January 30, 2014. Roll call vote: Ayes – Pettit, Atkins, Butler. Nays – none. Motion carried.

No Visitors.

No correspondence presented.

Tax exempt applications were reviewed. Assessor recommends approval of all applications to board.

Motion made by Pettit and second by Butler to approve tax exempt applications for the following organizations:

- 860027545 - Bethel Assembly of God Church (parsonage)
- 860020703 - Bethel Assembly of God Church (church)
- 860027054 - St. Thomas Catholic Church (church)
- 860020711 - Trinity Lutheran Church (church)
- 860027883 - United Church of Christ – Halsey (church)
- 860020789 - United Church of Christ – Seneca (church)
- 860020738 - United Church of Christ – Thedford (church)
- 860027799 - Thomas County Agricultural Society (fairgrounds & buildings)
- no parcel id - Nebraska 4-H Foundation (camp lodge)
- 860027722 - Seneca Lodge #284 AF & AM (building for meetings)
- 860027820 - Seneca Lodge #284 AF & AM (mini park)
- 860020762 - Steidley-Kayton Post #230 American Legion (legion building)
- 860027764 - Thedford Art Guild (art gallery –used to host workshops)

Roll call vote: Ayes – Atkins, Butler, Pettit. Nays – none. Motion carried.

Review of tax exempt applications for vehicles.

Motion made by Butler and second by Atkins to approve the tax exempt applications for Bethel Assembly of God Church 2004 Subaru Legacy and 2002 Ford Expedition. Roll call vote: Ayes - Butler, Pettit, Atkins. Nays – none. Motion carried.

No public comment.

Motion made by Butler and second by Pettit to adjourn the meeting. Roll call vote: Ayes – Atkins, Butler, Pettit. Nays – none. Motion carried.

Meeting adjourned at 10:43 a.m.



Thomas Board of Equalization Minutes



Thomas Count Board of Equalization

Attest:

Alan Atkins, Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
July 15, 2014

The Thomas County Board of Equalization convened in open and public session at 8:31 a.m., on Tuesday, July 15, 2014 in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were Stan Pettit, Alan Atkins and Norma Butler. Also present throughout the meeting were board secretary/Clerk Lorissa Hartman, Treasurer Judy Taylor, Kathy Hood, Kevin Hood, Lloyd McIntosh, Shirley McIntosh, Joe Buechler, Carol Koslofsky, Chad McIntosh, Michelle McIntosh, Rick Licking and Attorney Warren Arganbright.

Chairman Atkins 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 3, 2014.

Motion made by Pettit and second by Butler to adopt the July 15, 2014 agenda. Roll call vote: Ayes – Atkins, Butler, Pettit. Nays – none. Motion carried.

Motion made by Butler and second by Pettit to approve the February 4, 2014 regular meeting minutes as published in the Thomas County Herald on February 14, 2014. Roll call vote: Ayes – Butler, Pettit, Atkins. Nays – none. Motion carried.

Visitors present for protest hearings.

No correspondence presented.

Motion made by Butler and second by Pettit to approve Tax roll correction for parcel 860028695 and accelerate the tax for the mobile home. Roll call vote: Ayes – Pettit, Atkins, Butler. Nays – none. Motion carried.

Motion made by Pettit and second by Butler to approve the Exemption application for parcel 860013553. Roll call vote: Ayes – Atkins, Butler, Pettit. Nays – none. Motion carried.

Protest hearings:

Discussion was held on protest for parcel 860022048. Assessor recommends no change in value. Homeowner was not present for the hearing.

Discussion was held on protests for parcel 860009068, 860008371, 860009084, 860008355, 860008940 and 860008363. Assessor recommends no change in value for these parcels. Reviewed grass sales that were used to set values in Thomas County.

Discussion was held on protest for parcel 860006492. Assessor recommends no change in value. Outbuildings are listed at lowest value possible. Reviewed grass sales that were used to set values in Thomas County.

Discussion was held on protest for parcel 860028114 and 860010066. Assessor recommends no change in value. Grass and home site sales were reviewed. Building cost tables were updated from 2010 to current causing home values to see a change in value.

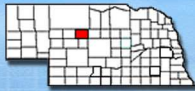
Discussion was held on protest for parcel 860013251. Assessor recommends lowering the value of the home to \$5,645, land to remain the same at \$2,147 for a total value of \$7,792. Recommendation comes from discussion with homeowner about floor covering.

Discussion was held on protest for parcel 860012794. Assessor recommends lowering the value of the property to \$66,000 based on current fee appraisal presented by homeowner.

Discussion was held on protest for parcel 860011984. Assessor recommends no change in value. Discussed with homeowners the cost tables and depreciation tables updated. Reviewed comparable homes presented by homeowner.

Discussion was held on protest for parcel 860002578. Assessor recommends no change in value. Homeowner was not present for hearing.

Discussion was held on protest for parcel 860027525. Assessor recommends no change in value. Reviewed grass and home site sales with homeowner. Board asked for information from homeowners insurance company to review replacement cost new used by them. Homeowner would need to supply this information to the board before any change could be made.



Thomas Board of Equalization Minutes



Discussion was held on protest for parcel 860012271. Assessor recommends no change in value. Homeowner was not present for hearing.

Discussion was held on protest for parcel 860012034. Assessor recommends home value lowered to \$61,975 land to remain the same at \$2,473 for a total value of \$64,448. This recommendation is based on discussion with homeowner about the finish in the basement.

Motion made by Butler and second by Pettit to accept the recommendation of the assessor on all protests. Roll call vote: Ayes – Butler, Pettit, Atkins. Nays – none. Motion carried.

Motion made by Pettit and second by Butler to adjourn the meeting. Roll call vote: Ayes – Pettit, Atkins, Butler. Nays – none. Motion carried.

Meeting adjourned at 10:04 a.m.

Thomas County Board of Equalization

Attest:

Alan Atkins, Chair

Lorissa Hartman, Clerk