



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
February 7, 2017

The Thomas County Board of Equalization convened in open and public session at 11:34 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Lewis Herbaugh. Also present were board secretary/Clerk Lorissa Hartman, Twyla Witt and Kurt Arganbright. Chairman Seeley stated open meeting guidelines are posted as required by law and copies are available, if requested. Notice of the meeting was given by publication in the Thomas County Herald on January 26, 2017.

Motion made by Herbaugh and second by Moody to adopt the February 7, 2017 Board of Equalization agenda. Roll call vote: Ayes – Moody, Seeley, Herbaugh. Nays –none. Motion carried.

Motion made by Herbaugh and second by Seeley to approve the October 4, 2016 regular meeting minutes as published in the Thomas County Herald on October 13, 2016. Roll call vote: Ayes – Seeley, Herbaugh. Nays – none. Abstain – Moody. Motion carried.

No correspondence presented.

Application from the Bethel Assembly of God Church for tax exemptions for the vehicles was discussed.

Motion made by Moody and second by Herbaugh to approve the tax exemption for the Bethel Assembly of God church 2004 Subaru Legacy and 2002 Ford Expedition. Roll call vote: Ayes – Herbaugh, Seeley, Moody. Nays – none. Motion carried.

The Assessor presented the tax roll correction #2017-01 for parcel 860028968. NPPD had purchased this property in 2016 and the assessor did not see any change in fence lines or use to this property being used for a public purpose. This property was sent a tax statement in December. After discussion from the Nebraska Department of Revenue- Property Tax it was recommended that no tax should be charged to NPPD.

Motion made by Seeley and second by Moody to approve tax roll correction #2017-01 for a deduction to the tax roll in the amount of \$67.82. Roll call vote: Ayes – Seeley, Moody. Nays – Herbaugh. Motion carried.

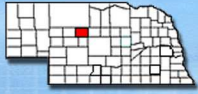
Chairman Seeley adjourned the meeting at 11:40 a.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
April 4, 2017

Thomas County Board of Equalization convened in open and public session at 11:30 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Lewis Herbaugh. Also present were board secretary/Clerk Lorissa Hartman, Sheriff Gary Eng and Twyla Witt.

Chairman Seeley 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 March 23, 2017.

Motion made by Moody and second by Herbaugh to adopt the April 4, 2017 Board of Equalization agenda. Roll call vote: Ayes – Moody, Herbaugh, Seeley. Nays – none. Motion carried.

Motion made by Herbaugh and second by Moody to approve the February 7, 2017 Board of Equalization meeting minutes as published in the Thomas County Herald on February 16, 2017. Roll call vote: Herbaugh, Seeley, Moody. Nays – none. Motion carried.

Visitors none.

Correspondence none presented.

The Assessor presented a spreadsheet showing the clerical errors that had occurred by importing the GIS deeded acres into the County Solutions software. List of errors can be viewed at the Clerk's office during regular business hours.

Motion made by Herbaugh and second by Moody to have the Assessor make the necessary corrections to the parcels included on the spreadsheet. Roll call vote: Ayes – Seeley, Moody, Herbaugh. Nays – none. Motion carried.

Spreadsheet may be viewed at the County Clerk office.

No public comment.

Chairman Seeley adjourned the meeting at 11:42 a.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
May 2, 2017

The Thomas County Board of Equalization convened in open and public session at 11:31 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Lewis Herbaugh. Also present were board secretary/Clerk Lorissa Hartman, Twyla Witt and Attorney Kurt Arganbright. Chairman Seeley 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 April 20, 2017.

Motion made by Herbaugh and second by Moody to adopt the May 2, 2017 Board of Equalization agenda. Roll call vote: Ayes – Moody, Herbaugh, Seeley. Nays – none. Motion carried.

Motion made by Herbaugh and second by Moody to approve the April 4, 2017 minutes as published in the Thomas County Herald on April 13, 2017. Roll call vote: Ayes – Herbaugh, Seeley, Moody. Nays – none. Motion carried.

No correspondence presented.

The Assessor presented a spreadsheet showing the remaining clerical errors that had occurred by importing the GIS land use/soil layer into the County Solutions software. List of errors can be viewed at the Clerk's office during regular business hours.

Motion made by Herbaugh and second by Moody to have the Assessor make the necessary corrections to the parcels included on the spreadsheet. Roll call vote: Ayes – Seeley, Moody, Herbaugh. Nays – none. Motion carried.

Public comment. Twyla discussed with the board LB461.

No other public comment.

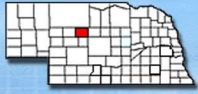
Chairman Seeley adjourned the meeting at 11:41 a.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
July 6, 2017
Meeting Minutes

The Thomas County Board of Equalization convened in open and public session at 11:01 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Lewis Herbaugh. Also present were board secretary/Clerk Lorissa Hartman, Treasurer Andrea Thomas, Phil Kuenle, and Sheriff Gary Eng.

Chairman Seeley stated open meeting guidelines are posted as required by law and copies are available, if requested. Notice of the meeting was given by publication in the Thomas County Herald on June 22, 2017.

Motion made by Herbaugh and second by Moody to adopt the July 6, 2017 Board of Equalization agenda. Roll call vote: Ayes – Seeley, Herbaugh, Moody. Nays – none. Motion carried.

Motion made by Herbaugh and second by Moody to approve the May 2, 2017 Board of Equalization minutes as published in the Thomas County Herald on May 11, 2017. Roll call vote: Ayes – Moody, Seeley, Herbaugh. Nays – none. Motion carried.

No correspondence.

Motion made by Herbaugh and second by Moody to approve the recommendation of the Assessor on the clerical error for parcel 860027568 and lower the value of the cabin from \$20,770 to \$8,245. Roll call vote: Ayes – Seeley, Moody, Herbaugh. Nays – none. Motion carried.

Discussion was held on protest #1 for parcel 860027519. Assessor recommends changing the condition of this home to Average rather than Good. The previous home value was \$140,300 recommended value is \$105,885. This condition change will be more in line with other comparable properties.

Discussion was held on protest #2 for parcel 860012999. Phil Kuenle addressed the board about issues with his roof and foundation. He also expressed concern on issues with his garage. The Assessor recommends changing the condition on this home to Fair rather than Average. Previous home value was \$97,005 recommended value will be \$81,030.

Discussion was held on protest #3 for parcel 860012719. Homeowner wrote letter informing the board of water damage to the inside of the home. Assessor had contacted Village of Thedford employee to confirm water damage. Assessor recommends changing the condition of this home to Poor rather than Fair. Previous home value was \$8,630 recommended value will be \$3,450.

Motion made by Moody and second by Herbaugh to accept the recommendation of the Assessor and make the necessary changes to the parcels listed above and lower the values to the recommended value. Roll call vote: Ayes – Moody, Herbaugh, Seeley. Nays – none. Motion carried.

The Assessor presented the 3 Year Plan of Assessment to the board along with the 6 year cycle spreadsheet. Motion made by Moody and second by Herbaugh to approve the 3 Year Plan of Assessment. Roll call vote: Ayes – Herbaugh, Seeley, Moody. Nays – none. Motion carried.

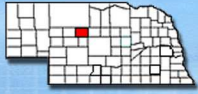
No public comment.

Chairman Seeley adjourned the meeting at 11:28 a.m.

The next meeting of the Thomas County Board of Equalization will be held on Tuesday, July 18, 2017 at 11:30 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. An agenda will be kept continually current and available for public inspection at the office of the Thomas County Clerk during regular business hours. Additions to the agenda may be made up to 24 hours before the meeting.

Thomas County Board of Equalization

Attest:

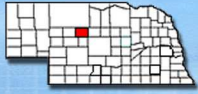


Thomas Board of Equalization Minutes



John B. Seeley, Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
July 18, 2017

The Thomas County Board of Equalization convened in open and public session at 11:30 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody, and Lewis Herbaugh. Also present were board secretary/Clerk Lorissa Hartman, Treasurer Andrea Thomas, Sheriff Gary Eng, Attorney Kurt Arganbright, Twyla Witt and Melanie Coffman.

Chairman Seeley 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 13, 2017.

Motion made by Moody and second by Seeley to adopt the July 18, 2017 Board of Equalization agenda. Roll call vote: Ayes – Herbaugh, Seeley, Moody. Nays – none. Motion carried.

Motion made by Herbaugh and second by Moody to approve the July 6, 2017 Board of Equalization meeting minutes as published in the Thomas County Herald on July 13, 2017. Roll call vote: Ayes – Seeley, Moody, Herbaugh. Nays – none. Motion carried.

No visitors present.

No correspondence.

No clerical errors to review.

Protest #4 for parcel 860028485 was reviewed. Homeowner not present for protest. Recommendation made by Assessor/Referee Appraiser to lower the home value to \$530,000.

Protest #5 for parcel 860002705 was reviewed. Homeowner not present for protest. Recommendation made by Assessor/Referee Appraiser to lower the home value to \$510,000.

Protest #6 for parcel 860005860 was reviewed. Homeowner not present for protest. Recommendation made by Assessor to lower home value to \$3,785, remove the value for the chicken house and barn, and lower the patio storage value to \$65. The metal garage value will remain the same.

The board reviewed appraisals and comparable home values within Thomas County.

Motion made by Herbaugh and second by Moody to accept the recommendation of the Assessor/Referee Appraiser on Protest #4, Protest #5, and Protest #6. Roll call vote: Ayes – Moody, Herbaugh, Seeley. Nays – none. Motion carried.

Chairman Seeley adjourned the meeting at 11:54 a.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
October 3, 2017

The Thomas County Board of Equalization convened in open and public session at 11:30 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley and Pam Moody. Absent – Lewis Herbaugh. Also present were board secretary/Clerk Lorissa Hartman, Treasurer Andrea Thomas and Twyla Witt.

Chairman Seeley 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 28, 2017.

Motion made by Moody and second by Seeley to adopt the October 3, 2017 Board of Equalization agenda. Roll call vote: Ayes – Moody, Seeley. Nays – none. Absent – Herbaugh. Motion carried.

Motion made by Moody and second by Seeley to approve the July 18, 2017 Board of Equalization meeting minutes as published in the Thomas County Herald on July 27, 2017. Roll call vote: Ayes – Seeley, Moody. Nays –none. Absent – Herbaugh. Motion carried.

No correspondence presented.

Board reviewed the presented budgets for the political subdivisions. Motion made by Moody and second by Seeley to set the levies for the 2017-2018 political subdivisions as follows:

County General:	0.218129
County Debt Service:	0.020072
Library:	0.008326
Airport General:	0.006857
Airport Sinking:	0.024284
Ag Society:	0.010244
Village of Thedford:	0.449724
Village of Halsey:	0.241873
Thedford Public Schools General:	0.947291
Thedford Public Schools Capital:	0.048258
Thedford Rural Fire General:	0.016327
Thedford Rural Fire Bond:	0.017547
Halsey Rural Fire:	0.018443

Roll call vote: Ayes – Moody, Seeley. Nays – none. Absent – Herbaugh. Motion carried.

No public comment.

Chairman Seeley adjourned the meeting at 11:49 a.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, Clerk