



Boone Board of Equalization Minutes



Protest 2018-12 was for Parcel No. 39800 – Fr. N1/2 and Fr. SE1/4 of 29-22-8, Boone County, Nebraska, (18.16 acres), The Maschhoffs LLC, Gale Schafer, representative. The Board, Hanson, Stanard and Schafer reviewed and discussed the buildings/equipment located on said parcel known as Prairie Nursery. Schafer presented comparable sales of similar confinement units that sold recently in Holt County. Stanard, Hanson and Schafer plan to update the changes to the parcel, such as type of waste management and the contents of building for either a breeding, grower or finisher type facility. Hanson said that the land value portion will not change.

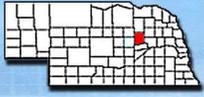
Protest 2018-13 was for Parcel No. 39830 – Fr. SE1/4 of 30-22-8, Boone County, Nebraska, (22.84 acres), The Maschhoffs LLC, Gale Schafer, representative. The Board, Hanson, Stanard and Schafer reviewed and discussed the buildings/equipment located on said parcel known as Spalding Isowean Nursery. Schafer presented comparable sales of similar confinement units that sold recently in Holt County. Stanard, Hanson and Schafer plan to update the changes to the parcel, such as type of waste management and the contents of building for either a breeding, grower or finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-14 was for Parcel No. 40763 – Fr. SE1/4 10-20-8, Boone County, Nebraska, (40 acres), The Maschhoffs LLC, Gale Schafer, representative. The Board, Hanson, Stanard and Schafer reviewed and discussed the buildings/equipment located on said parcel known as Akron Isowean Nursery. Schafer said that no one lives in the house. Schafer presented comparable sales of similar confinement units that sold recently in Holt County. Stanard, Hanson and Schafer plan to update the changes to the parcel, such as type of waste management and the contents of building for either a breeding, grower or finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-15 was for Parcel No. 31070 – Fr. NW1/4 of 5-21-8, Boone County, Nebraska, (3.86 acres), The Maschhoffs LLC, Gale Schafer, representative. The Board, Hanson, Stanard and Schafer reviewed and discussed the buildings/equipment located on said parcel known as Prairie House South. Schafer said that the house is in total disrepair. Schafer presented comparable sales of similar confinement units that sold recently in Holt County. Stanard, Hanson and Schafer plan to update the changes to the parcel, such as type of waste management and the contents of building for either a breeding, grower or finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-16 was for Parcel No. 31050 – Fr. NW1/4 of 5-21-8, Boone County, Nebraska, (3.88 acres), The Maschhoffs LLC, Gale Schafer, representative. The Board, Hanson, Stanard and Schafer reviewed and discussed the buildings/equipment located on said parcel known as Boone House (North). Schafer said that the house is in total disrepair. Schafer presented comparable sales of similar confinement units that sold recently in Holt County. Stanard, Hanson and Schafer plan to update the changes to the parcel, such as type of waste management and the contents of building for either a breeding, grower or finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-29 was for Parcel No. 57720 – Fr. SW1/4 of 29-18-8, Boone County, Nebraska, (50.44 acres), The Maschhoffs LLC, Gale Schafer, representative. The Board, Hanson, Stanard and Schafer reviewed and discussed the buildings/equipment located on said parcel known as NCP Finish. Schafer presented comparable sales of similar confinement units that sold recently in Holt County. Stanard, Hanson and Schafer plan to update the changes to the parcel, such as type of waste management and the contents of building for either a breeding, grower or finisher type facility. Hanson said that the land value portion will not change.



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Protest 2018-22 was for Parcel No. 23210.00 – NE1/4 and Fr. SE1/4 of 5-20-6, Boone County, Nebraska, (307.78 acres), Niewohner Bros., Inc., Jerry Niewohner representative. The Board, Hanson, Stanard, Jerry Niewohner and Jack Dailey reviewed and discussed the buildings/equipment located on said parcel known as Viper. Niewohner and Dailey said that the facility has not had any use/hogs in it to date due to court litigation. Dailey presented information from the counties of Antelope, Nance and Platte with similar confined livestock facilities. Stanard, Hanson, Niewohner/Dailey plan to update the changes to the parcel, such as size of propane tanks, type of waste management and the contents of building for a finisher type facility. Hanson said that the land value portion will not change.

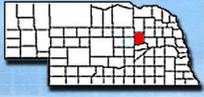
Protest 2018-23 was for Parcel No. 32240 – NE1/4 of 5-20-7, Boone County, Nebraska, (177.08 acres), JSMM Farms, LLC, Jerry Niewohner representative. The Board, Hanson, Stanard, Jerry Niewohner and Jack Dailey reviewed and discussed the buildings/equipment located on said parcel known as Cougar. Dailey presented information from the counties of Antelope, Nance and Platte with similar confined livestock facilities. Stanard, Hanson, Niewohner/Dailey plan to update the changes to the parcel, such as size of propane tanks, type of waste management and the contents of building for a finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-24 was for Parcel No. 34270.00 – Fr. NE1/4NE1/4NE1/4 of 31-21-7, Boone County, Nebraska, (8 acres), Marilee Niewohner, Jerry Niewohner representative. The Board, Hanson, Stanard, Jerry Niewohner and Jack Dailey reviewed and discussed the buildings/equipment located on said parcel known as Maverick. Dailey presented information from the counties of Antelope, Nance and Platte with similar confined livestock facilities. Stanard, Hanson, Niewohner/Dailey plan to update the changes to the parcel, such as size of propane tanks, type of waste management and the contents of building for a finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-25 was for Parcel No. 33390 – Fr. NW1/4NW1/4NW1/4 of 21-21-7, Boone County, Nebraska, (6 acres), JSMM Farms LLC, Jerry Niewohner representative. The Board, Hanson, Stanard, Jerry Niewohner and Jack Dailey reviewed and discussed the buildings/equipment located on said parcel known as Slider. Dailey presented information from the counties of Antelope, Nance and Platte with similar confined livestock facilities. Stanard, Hanson, Niewohner/Dailey plan to update the changes to the parcel, such as size of propane tanks, type of waste management and the contents of building for a finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-26 was for Parcel No. 33350.00 – Fr. SE1/4SE1/4SW1/4 of 20-21-7, Boone County, Nebraska, (6 acres), Niewohner Grandchildrens', Jerry Niewohner representative. The Board, Hanson, Stanard, Jerry Niewohner and Jack Dailey reviewed and discussed the buildings/equipment located on said parcel known as Flyby. Dailey presented information from the counties of Antelope, Nance and Platte with similar confined livestock facilities. Stanard, Hanson, Niewohner/Dailey plan to update the changes to the parcel, such as size of propane tanks, type of waste management and the contents of building for a finisher type facility. Hanson said that the land value portion will not change.

Protest 2018-27 was for Parcel No. 34242.20 – Fr. NW1/4NW1/4NW1/4 of 30-21-7, Boone County, Nebraska, (5 acres), Niewohner Grandchildrens', Jerry Niewohner representative. The Board, Hanson, Stanard, Jerry Niewohner and Jack Dailey reviewed and discussed the buildings/equipment located on said parcel known as Goose. Dailey presented information from the counties of Antelope, Nance and Platte with similar confined livestock facilities. Stanard, Hanson, Niewohner/Dailey plan to update the changes to the parcel, such as size of propane tanks, type of waste management and the contents of building for a finisher type facility. Hanson said that the land value portion will not change.



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No decisions were made at the protest hearings.

Barb Hanson, County Assessor, presented three valuation changes for the Board to review. Hanson said that the majority of the corrections are either the conditions of buildings or corrected land use.

Motion made by Luettel, second by Rasmussen to approve the valuation changes of the three parcels as presented and attached hereto as part of the proceedings. Roll call vote: Yeas: Luettel and Rasmussen. Nays: None. Absent: Maricle. Motion carried.

The respective owners of the above mentioned parcel numbers will receive a copy of the valuation change(s) and may appeal the Board's action(s) within thirty days after the mailing of the notice. A condensed form of the valuation adjustments of the above mentioned parcel numbers will be emailed to the Nebraska Department of Revenue, Property Assessment Division.

Motion made by Rasmussen, second by Luettel to recess the Boone County Board of Equalization at 11:30 A.M., to Wednesday, July 25, 2018 at 1:00 P.M. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

Kathy Thorberg,
Boone County Clerk