

Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
July 17, 2018

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 throughout the meeting were board secretary/County Clerk Lorissa Hartman, County Treasurer Andrea Thomas, County Sheriff Gary Eng, County Attorney Kurt Arganbright, Twyla Witt, Herb Hall and Lora Hall.

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 5, 2018.

Motion made by Herbaugh and second by Moody to adopt the 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 15, 2018 Board of Equalization meeting minutes as published in the Thomas County Herald on May 24, 2018. Roll call vote: Ayes – Moody, Herbaugh, Seeley. Nays – none. Motion carried.

No correspondence presented.

Motion made by Herbaugh and second by Moody to approve the exempt application from Amazing Grace Church for parcel 860029178. Roll call vote: Ayes – Seeley, Herbaugh, Moody. Nays – none. Motion carried.

Discussion on clerical errors:

Motion made by Herbaugh and second by Moody to move the new garage from parcel 860015904 to 860015874. Roll call vote: Ayes – Moody, Herbaugh, Seeley. Nays – none. Motion carried.

Motion made by Moody and second by Herbaugh to correct the GIS parcels of 860005259 and 860005232, the portion lying south of the Burlington Northern Railroad. Roll call vote: Ayes – Herbaugh, Moody, Seeley. Nays – none. Motion carried.

Discussion on protests:

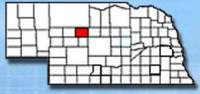
Protest #1 for parcel 860012409. Assessor recommends changing the Quality to Low and Condition to Fair to be more equalized with other parcels of the same age, after a review of pictures of the inside of the home. The home value recommendation is for \$51,105, Outbuildings stay the same at \$1,080 and land value stay the same at \$2,990. For a total valuation of \$55,175. Motion made by Herbaugh and second by Moody to accept the recommendation of the Assessor. Roll call vote: Ayes – Seeley, Herbaugh, Moody. Nays – none. Motion carried.

Protest #2 for parcel 860002705. Assessor recommends leaving the value of the buildings the same at \$561,880 based on recent sales within the county and other comparable homes with the same condition. Herb and Lora Hall requested that the value of the buildings be the lowered to what the appraisal from Bill Mulligan dated June 15, 2017 recommends.

Motion made by Herbaugh and second by Moody to accept the recommendation of the Assessor and leave the valuation of the buildings at \$561,880. Roll call vote: Ayes – Herbaugh, Seeley, Moody. Nays – none. Motion carried. The Assessor presented the board with the 2018 Plan of Assessment. Motion made by Moody and second by Herbaugh to approve the 2018 Plan of Assessment. Roll call vote: Ayes – Seeley, Moody, Herbaugh. Nays – none. Motion carried. Chairman Seeley adjourned the meeting at 12:04 p.m.

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Attest:



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John B. Seeley, Chairman

Lorissa Hartman, Clerk