



The Gage County Board of Equalization met on July 9, 2025, at 8:30 a.m. as per public notice given on the county website and in the Beatrice Daily Sun on June 26, 2025, copy of the proof of publication being on file in the County Clerk's Office. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours and was communicated in the advance notice of the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only, at such public meeting. All of the proceedings shown hereafter were taken while in the convened meeting which was open to the attendance of the public.

Supervisors Rex Adams, Rick Clabaugh, Emily Haxby, Erich Tiemann, Gary Lytle, Eddie Dorn and Terry Jurgens present. Jennifer Allington, Deputy County Assessor, present.

Let the record show that all proceedings are electronically recorded.

Chairman Tiemann announced that a complete copy of the Open Meetings Act is posted at the back of the Board of Supervisors Room.

Motion by Dorn, seconded by Adams to approve the agenda as presented. Motion carried 6-0-1 with Lytle abstaining.

Motion by Dorn, seconded by Clabaugh to approve the minutes of the previous meeting as mailed/emailed out. Motion carried 7-0.

No public present for comments and request for future agenda items.

Recessed at 8:37 a.m. until 1:00 p.m. for property valuation protests.

Board of Equalization reconvened at 1:02 p.m. with all members previously listed present except Haxby.

Speaking at the meeting were Robert Wallman, 10721 S 96<sup>th</sup> Rd., Adams, NE; Gloria Ottersberg, 1113 Pelham, Beatrice, NE; Darrick Fletcher, 25485 SW 45<sup>th</sup> Rd., Beatrice, NE; and Larry Wolken, 1971 Irving St., Beatrice, NE.

A list of properties with a recommendation from the referees to change the valuation was presented to the board for consideration. Motion by Lytle, seconded by Dorn to approve changes to property valuations as listed below. Motion carried 6-0.

Ln #	Parcel #	Owner	Filed by	Current Value	Changed to
1	010964000	Bagwell, Kelly D		\$134,045	\$116,165
2	000594000	Beethe, Lee		\$874,395	\$871,990
3	008453000	Blum, Michele m		\$56,405	\$54,055
4	013877000	Brewer, Kayla R		\$345,925	\$286,275
5	010271000	Brown, Delorise		\$160,460	\$84,810
6	012026000	Bruns, David N		\$120,095	\$112,550
7	000379000	Drake, Charles		\$501,420	\$489,100
8	011972000	Ewer, Donald R		\$374,630	\$326,810
9	014286000	Fanning, Paul M		\$145,395	\$135,640
10	014750000	Ferneding, Elizabeth Shotkoski		\$257,310	\$240,255
11	009356000	Folkerts, Jeremy		\$68,665	\$7,000
12	010867000	Given, Jeffrey B		\$169,925	\$163,500
13	014047000	Gloor, David		\$223,810	\$205,000
14	006319000	Gramann, Lavon R		\$235,435	\$156,000
15	004277200	Gregory, Travis		\$120,215	\$103,990
16	010481000	Grizzle, John		\$139,415	\$124,710
17	002474000	Harms, Billy & Janet L		\$1,410,155	\$1,374,875
18	011534000	Harrison, Fred D		\$39,395	\$37,700
19	013778000	Kendall, Troy L		\$124,205	\$104,925
20	011931000	Kujath, Jamie and Candice		\$207,475	\$190,230

Ln #	Parcel #	Owner	Filed by	Current Value	Changed to
21	004292001	Lomax, Oliver L & Zita J		\$382,755	\$381,145
22	014349000	Mann, Seth A and Halle D		\$177,115	\$100,000
23	010974000	Masters, Elisa		\$343,795	\$276,000
24	014094503	Messing, Robert E JR		\$644,935	\$527,735
25	004176000	Meyer, Caleb		\$258,030	\$246,350
26	013608000	Miller, Crystal		\$190,995	\$149,555
27	007255000	Cortland Improvement Assn	Moormeier, Donelle	\$96,720	\$55,910
28	014721509	Morgan, Robert		\$343,725	\$327,585
29	012898000	Neumann, Peggy A		\$15,800	\$11,670
30	012746000	Niles, Danielle		\$127,060	\$116,815
31	013350000	Rehm, Larry	Nitz, Mary	\$81,590	\$71,445
32	011460000	Norris, Tracy A		\$326,390	\$298,155
33	011768000	Ottersberg, Gloria		\$63,850	\$60,010
34	011698100	Parr, Brad & Kelly		\$402,940	\$217,515
35	010496000	Quattromani, Max		\$300,515	\$278,930
36	014189000	Randel, Neal		\$356,020	\$305,000
37	000033300	Ruskamp, Laren		\$472,650	\$429,885
38	015181000	Carstens Preservation	Savage & Browning	\$1,789,710	\$1,430,000
39	007999000	Schoen, Eugene		\$58,700	\$32,000
40	012740000	Schuster, Duane		\$98,915	\$70,840
41	012388000	Seckel, Martin D JR		\$160,535	\$114,000
42	012578000	Sejkora, Alexander L		\$182,085	\$164,400
43	011021000	Sparks, LuAnn		\$232,875	\$197,995
44	011411011	Stutzman, Shelli		\$408,990	\$373,250
45	013256000	Thompson, Bradley E & Jolien A		\$192,765	\$179,415
46	013297000	Thompson, Bradley E & Jolien A		\$81,850	\$62,090
47	011448000	Uldrich, Janine M		\$122,150	\$105,305
48	010317000	Vetch, Clifford		\$254,950	\$242,490
49	002421000	Wallman, Robert		\$256,850	\$174,045
50	003241100	Wallman, Robert		\$121,380	\$83,120
51	002429200	Wallman, Robert		\$201,730	\$128,835
52	003219100	Wallman, Robert		\$165,250	\$118,165
53	011788000	Zastera, Thomas Jason		\$277,765	\$265,435

A list of properties with a recommendation from the referees of no change to the current valuation was presented to the board for consideration. Motion by Adams, seconded by Clabaugh to approve no changes to property valuations as listed below, excluding #41 to be reviewed. Motion carried 6-0.

Ln #	Parcel #	Owner	Filed by	Current Value
1	005212000	Ames, Gail J		\$257,335
2	010492000	Ames, Gail J		\$265,570
3	014684940	Boyko, Betty		\$272,665
4	013482000	Brandt, Aric		\$195,850
5	009439000	Coy, Jason R		\$141,280
6	004672000	Doctor, Allan L		\$336,330
7	010945000	Engels, Elizabeth		\$150,905
8	005578000	Ferneding, Elizabeth Shotkoski		\$248,050
Ln #	Parcel #	Owner	Filed by	Current Value
9	004243300	Fletcher, Darrell		\$216,320

10	014962000	Hamilton, Zach		\$238,195
11	004504100	Hancock, Joseph & Carrie		\$424,170
12	009307000	Hanshaw Higgs, Rebecca C		\$157,070
13	004933000	Jafari, Melissa		\$304,100
14	011301000	Janssen, Eric D		\$190,730
15	002436000	John, Smita		\$302,275
16	013912000	Johnson, Eric		\$223,820
17	002961000	Keefe, Michael, & Gale Bednar		\$375,970
18	015255000	Krueger, Kyle		\$173,815
19	011659100	Leseberg, Randy & Cindy		\$199,100
20	014896100	Loseman, Ryan J & Peggy A		\$223,575
21	013099000	McCall, Ray c & Linda K		\$291,915
22	002321000	Miller, Stanley & Marita		\$250,145
23	002124000	Nickel, Luann		\$260,020
24	010287000	Norris, Tracy A		\$139,950
25	010457000	Norris, Tracy A		\$141,695
26	011792000	Norris, Tracy A		\$258,555
27	012664000	Norris, Tracy A		\$87,790
28	002912112	Pack, Brent A & Sharalyn M		\$580,790
29	002912113	Pack, Brent A & Sharalyn M		\$5,910
30	012092100	Strongman Rentals LLC	Norris, Tracy	\$194,110
31	010216000	Suer, Mark		\$145,915
32	002420100	Summit Pork V LLP		\$2,548,705
33	014063000	Thomas, Mark D		\$176,640
34	010866000	Thompson, Aaron & Chelsey		\$228,500
35	002421200	Wallman, Robert		\$69,800
36	001257000	Watkins, Mike		\$387,590
37	010876552	Weichel, Glen & Marjorie		\$229,900
38	005218003	Williford, Henry W & Denise C		\$647,935
39	010656212	Wolken, Larry		\$326,510
40	011275000	Wolken, Larry		\$126,235
41	011870000	Wolken, Larry		\$281,430

Chairman declared Board of Equalization adjourned at 1:48 p.m. until July 23, 2025.

/s/ Dawn Hill  
Dawn Hill  
Gage County Clerk

/s/ Erich Tiemann  
Erich Tiemann, Chairman  
Gage County Board of Supervisors

I, Dawn Hill, County Clerk of Gage County, do hereby certify that the above records are true and accurate to the best of my knowledge.

Witness my hand and official seal this 9<sup>th</sup> day of July, 2025.

(SEAL)

/s/ Dawn Hill  
Dawn Hill  
Gage County Clerk