

The Gage County Board of Equalization met on July 23, 2026, at 8:39 a.m. as per public notice given on the county website and in the Beatrice Daily Sun on July 9, 2026, 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, and Terry Jurgens present, Erich Tiemann, Gary Lytle and Eddie Dorn absent.

Let the record show that all proceedings are electronically recorded.

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

Motion by Clabaugh, seconded by Jurgens to approve the list of valuations sent out by the County Assessor on board notices concerning changes to taxpayer's property, such as recounted acres, omitted property, and clerical errors. Motion carried 4-0.

Those who had filed property valuation protests appearing at the meeting to discuss the recommendations being presented to the board on their property valuations and/or to present further documentation on their protest(s) were: Virginia Haddix, Larry Wolken, David Rayburn, Ron Maschmeier, Lisa Porzel, Michael Zarybnicky, Blake Meints, and Kirk Ziegler.

After discussion and consideration by the Board, the following motions were made:

Motion by Adams, seconded by Jurgens to approve the referee's readjustment of their recommendation on parcel #012147000, Virginia Haddix, of a valuation \$61,650. Motion carried 4-0.

Lytle joined meeting at 8:54 a.m.

Motion by Lytle, seconded by Jurgens to approve lowering the valuation on parcel #014753000, Ronald Maschmeier, to \$415,000. Motion carried 5-0.

Motion by Adams, seconded by Lytle to approve lowering the valuation on parcel #014308000, Craig & Michael Zarybnicky, to \$150,000. Discussion. Motion by Lytle, seconded by Adams to call for question, motion carried 5-0. Vote on original motion carried 4-1 with Haxby voting nay.

Motion by Jurgens, seconded by Lytle to approve lowering the valuation on parcel #011609501, Blake Meints, to \$225,000. Discussion. Motion by Jurgens, seconded by Adams to call for the question, motion carried 5-0. Vote on the original motion carried 4-1 with Haxby voting nay.

Jurgens left meeting at 10:28 a.m.

Discussion on parcel #013422500, Kirk Ziegler. Referee recommends lowering valuation to \$294,600. Motion by Adams, seconded by Clabaugh to approve referee's recommendation of \$294,600. Motion carried 4-0.

A list of properties with a recommendation from the referees to change the valuation was presented to the board for consideration and read into the record by Haxby.

Line #	Parcel ID	Owner	2026 Value	Change To
1	012147000	Haddix, Virginia	\$106,885	see separate motion above
2	013606000	Haddix, Virginia	\$80,585	\$67,340
3	011611503	RMF Investments	\$302,855	\$274,485
4	010889000	JTS Property Solutions	\$193,900	\$160,680
5	010945000	Engels, Elizabeth	\$231,235	\$200,990
6	009729000	Beatrice Rentals	\$78,585	\$64,270
7	011817000	Beatrice Rentals	\$265,010	\$206,395
8	011654000	Vontz, Rick	\$65,855	\$42,305
9	014683000	Rayburn, David	\$295,670	\$270,335
10	014680000	Rayburn, David	\$57,840	\$28,920
11	014261000	Wolken, Larry	\$235,245	\$211,070
12	010656212	Wolken, Larry	\$357,595	\$313,175
13	012845000	Wolken, Larry	\$139,300	\$110,960

Line #	Parcel ID	Owner	2026 Value	Change To
14	015179000	Wolken, Larry	\$77,985	\$70,590
15	012856000	Wolken, Larry	\$137,250	\$107,885
16	009486000	Wolken, Larry	\$76,160	\$71,610
17	014308000	Zarybnicky, Craig	\$282,310	see separate motion above
18	011684000	Jensen, Michael	\$63,630	\$50,385
19	011683000	Jensen, Michael	\$45,630	\$21,960
20	013385000	Jensen, Michael	\$24,060	\$12,030
21	012092100	Strongman Rentals LLC	\$240,020	\$218,015
22	011460000	Norris Real Estate LLC	\$438,515	\$355,600
23	011792000	Norris Real Estate LLC	\$291,750	\$264,375
24	010457000	Norris Real Estate LLC	\$197,335	\$177,265
25	010403000	Gaertig, Jeanne (LLOYD)	\$608,040	\$454,290
26	011740000	Jedlicka, Charles	\$215,800	\$117,385
27	011662000	Jedlicka, Charles	\$92,230	\$70,275
28	011739000	Jedlicka, Charles	\$60,960	\$49,305
29	009520000	Porzel, Patrick	\$120,380	\$87,455
30	006411300	Buhr, Chad	\$35,000	\$17,500
31	006528000	Buhr, Chad	\$52,040	\$26,020
32	006508500	Buhr, Chad	\$41,450	\$20,725
33	006508200	Buhr, Chad	\$35,000	\$17,500
34	006508000	Buhr, Chad	\$66,380	\$22,235
35	006471000	Buhr, Chad	\$28,195	\$6,650
36	006411000	Buhr, Chad	\$57,270	\$25,635
37	006406302	Buhr, Chad	\$390,860	\$259,310
38	006406301	Buhr, Chad	\$390,860	\$259,310
39	013900000	Siefkes, Dean	\$18,000	\$13,500
40	011944000	Siefkes, Dean	\$257,920	\$229,330
41	011934000	Siefkes, Dean	\$274,680	\$245,990
42	011943000	Siefkes, Dean	\$268,550	\$243,495
43	010970000	Siefkes, Dean	\$331,025	\$298,975
44	014753000	Maschmeier, Ronald	\$503,055	see separate motion above
45	010546100	Tiemann, Robert	\$516,345	\$467,900
46	012185000	Lineweber, Wayne	\$21,000	\$9,000
47	010339000	Lineweber, Wayne	\$15,750	\$750
48	010336000	Lineweber, Wayne	\$21,000	\$4,500
49	012398000	Lineweber, Wayne	\$505,285	\$403,175
50	010338000	Lineweber, Wayne	\$21,000	\$1,500
51	010341000	Lineweber, Wayne	\$21,000	\$1,125
52	012196000	Lineweber, Wayne	\$37,970	\$10,505
53	010777000	Lineweber, Wayne	\$21,380	\$9,000
54	012184000	Lineweber, Wayne	\$37,340	\$10,505
55	012189000	Lineweber, Wayne	\$21,000	\$9,000
56	012188000	Lineweber, Wayne	\$36,750	\$10,500
57	010334000	Lineweber, Wayne	\$15,750	\$4,720
58	010337000	Lineweber, Wayne	\$27,930	\$5,805
59	010734000	Barnard, Gary	\$269,845	\$244,660
60	010473100	Barnard, Gary	\$358,525	\$325,865
61	011009000	Barnard, Gary	\$302,135	\$273,420
62	010734100	Barnard, Gary	\$235,390	\$213,650
63	010475000	Barnard, Gary	\$366,385	\$332,940
64	010473200	Barnard, Gary	\$354,100	\$309,110
65	014292000	Urquhart-Theasmeyer, Joy	\$309,055	\$167,585
66	012148000	Urquhart-Theasmeyer, Joy	\$173,485	\$144,380
67	012973100	McAllister, Mark	\$139,850	\$138,160
68	012195000	Meints, Wes	\$60,600	\$15,150
69	013747000	Meints, Wes	\$223,000	\$197,900
70	014553000	Meints, Wes	\$272,955	\$261,295
71	011997000	Meints, Wes	\$284,440	\$228,800
72	007221000	Meints, Blake	\$326,340	\$299,695

Line #	Parcel ID	Owner	2026 Value	Change To
73	007976100	Meints, Wes	\$542,275	\$488,075
74	010200000	Woltemath Enterprises	\$200,515	\$196,930
75	015275000	Woltemath Enterprises	\$265,275	\$238,745
76	014315000	Woltemath Enterprises	\$297,515	\$266,570
77	011079000	Woltemath Enterprises	\$204,440	\$186,115
78	011846000	Woltemath Enterprises	\$185,575	\$153,615
79	011142000	Woltemath Enterprises	\$221,340	\$201,005
80	006411100	Woltemath Enterprises	\$472,560	\$407,990
81	010455000	Woltemath Enterprises	\$261,270	\$222,990
82	012490001	Woltemath Enterprises	\$520,030	\$470,435
83	011609501	Meints, Blake	\$295,850	see separate motion above
84	008017000	Meints, Blake	\$86,460	\$83,895
85	007320000	Meints, Blake	\$390,885	\$361,115
86	006428505	Meints, Blake	\$586,660	\$519,455
87	008021000	Meints, Blake	\$400,065	\$369,735
88	013047501	Meints, Blake	\$353,435	\$320,485
89	014752000	Meints, Blake	\$267,115	\$239,785
90	011712000	Meints, Blake	\$274,040	\$248,135
91	006632100	Stenberg, Tawney	\$158,240	\$113,795
92	011688000	Schroeder, Coby	\$59,275	\$32,325
93	013422500	Ziegler, Kirk	\$422,025	see separate motion above
94	015259000	Wolken, Keith	\$28,355	\$21,850
95	015257000	Wolken, Keith	\$101,140	\$93,470
96	015256000	Wolken, Keith	\$78,240	\$77,120
97	015211000	Wolken, Keith	\$133,825	\$126,875
98	013968000	Wolken, Keith	\$77,565	\$75,295
99	012015000	Wolken, Keith	\$160,010	\$125,675
100	009538000	Wolken, Keith	\$78,675	\$57,535
101	013967000	Wolken, Keith	\$18,000	\$10,800
102	014497000	Wolken, Keith	\$73,165	\$70,540
103	014566000	Wolken, Keith	\$69,835	\$46,725
104	013199000	Signature Custom Homes (Cowell, Brandon)	\$111,845	\$93,540

Motion by Adams, seconded by Clabaugh to approve changes to property valuations as listed above with the exception of those that had separate motions. Motion carried 4-0.

A list of properties with a recommendation from the referees of no change to the valuation was presented to the board for consideration and read into the record by Haxby.

Line #	Parcel ID	Owner	2026 Value
1	009740000	Beatrice Rentals	\$83,020
2	011050000	Beatrice Rentals	\$201,245
3	012817000	Kluver, Richard	\$62,100
4	012137000	Wolken, Larry	\$56,425
5	012806000	Wolken, Larry	\$146,630
6	010287000	Norris Real Estate LLC	\$173,310
7	012664000	Norris Real Estate LLC	\$117,275
8	010894000	Meints, Wes	\$23,940
9	012193001	Meints, Wes	\$30,000
10	014314000	Woltemath Enterprises	\$213,720
11	006411200	Woltemath Enterprises	\$165,110
12	008025000	Meints, Blake	\$77,620
13	012645503	Meints, Blake	\$30,000
14	012645504	Meints, Blake	\$30,000
15	012645505	Meints, Blake	\$30,000
16	014118000	Meints, Michael	\$121,080
17	011741000	Wolken, Keith	\$52,185
18	014499000	Wolken, Keith	\$15,960
19	014567000	Wolken, Keith	\$74,350

Line #	Parcel ID	Owner	2026 Value
20	013902000	Signature Custom Homes (Cowell, Brandon)	\$104,495
21	009982000	Signature Custom Homes (Cowell, Brandon)	\$14,000

Motion by Lytle, seconded by Clabaugh to approve no changes to property valuations as listed above. Motion carried 4-0.

Corrections due to clerical errors on the lists of protests from July 20 & 21 were read into the record as follows:

Parcel #014451000, Kenneth Kleveland, was read into the record on July 20, 2026 as \$42,656, but should've been \$42,565.

Parcel #0000015176, Summit Pork personal property, was read into the record on July 20, 2026 as \$77,474, but should've been \$774,733.

Parcel #011768000, Gloria Ottersberg, was read into the record on July 21, 2026 as \$88,815, but should've been \$78,315.

Motion by Lytle, seconded by Clabaugh to approve the corrections as read. Motion carried 4-0.

Vice Chairman declared Board of Equalization adjourned at 8:45 a.m. until July 24, 2026.

/s/ Dawn Hill
Dawn Hill
Gage County Clerk

/s/ Emily M. Haxby
Emily M. Haxby, Vice Chairman
Gage County Board of Equalization

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 23rd day of July, 2026.

(SEAL)

/s/ Dawn Hill
Dawn Hill
Gage County Clerk