



# Nance Board of Equalization Minutes



April 13, 2021

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on April 13, 2021 in the Supervisor's Room of the Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00 A.M. with the following members present- Timothy Cornwell, Andrew Ditter, Robert Voichoskie, Ralph Horacek, Robert Small, Darren Nelson and Gary Juracek. Also present is County Clerk, Danette Zarek and Megan Zoucha, County Assessor.

Notice of the meeting was given thereof by publication in the Genoa Leader Times and Nance County Journal on April 7, 2021.

Notice of the meeting was given to the Board and a receipt of their acknowledgment is on file in the Clerk's office.

Pledge of Allegiance is recited.

Moved by Ditter and seconded by Voichoskie to approve the agenda.

Moved by Small and seconded by Voichoskie to approve the minutes of the March 9, 2021 meeting.

Tax list correction #9 is presented. Following the department of revenue's review of income, a correction was made to the property owner's homestead exemption. The correction changes the homestead exemption from 30% exemption to 0% exemption. Additional amount due \$132.70. Discussion held. Moved by Ditter and seconded by Small to approve said tax list correction #9.

Zoucha informs the board that appraisal of rural improvement is coming up. She and her deputy, Jenna Konwinski, will be going to all rural residences and taking pictures and getting measurements. 4-5 years ago, the appraisal was done via aerial photos. Some buildings/improvements can be hidden by trees with aerial photos, so she would like to have her office handle the reviews.

Zoucha gave the board a heads up that due to a low number of sales, the rural residential valuations are low. TERC is doing a review of the values and may require an increase. If they do require an increase, it would be a 30% increase across the board.

She will be going to Genoa on Thursday to help residents file homestead exemptions.

Although income tax return filings have been extended, personal property schedules are still due by May 1<sup>st</sup>. She has put something in the paper to alert the public to this.

Moved by Ditter and seconded by Juracek to adjourn.

All motions, except where specified, had the following roll call vote: AYES-Ditter, Voichoskie, Horacek, Small, Nelson, Juracek, Cornwell; NAYS-None; Motion carried.

Timothy C. Cornwell  
Chairman

Danette Zarek  
County Clerk