



Saline County Board of Commissioners

Meeting Agenda

AGENDA

SALINE COUNTY BOARD OF EQUALIZATION

SALINE COUNTY COURTHOUSE

Wilber, NE

9:15 AM

DATE: April 13, 2021

This agenda is kept on a daily basis and may change from day to day as requests come in to the County Clerk's office. Requests to be on the agenda must be in the County Clerk's office 24 hours prior to the start of the meeting as stated above. This agenda is considered current on the day of the meeting and cannot be changed or altered except for an emergency.

The Board reserves the right to go into executive session if such session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual.

PLEDGE OF ALLEGIANCE

OPEN MEETINGS LAW

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

CORRESPONDENCE

BUSINESS FOR ACTION

Tax List Correction 2021-13 & 2021-14: Darin L. Schnell

Tax List Correction 2021-15: Alvin L & Marilyn K Vyhnalek

9:25 - Public Hearing for Vehicle Exemption Applications (if needed)

Discuss/Approve Vehicle Exemption Application (if needed)

ADJOURNMENT

SALINE COUNTY BOARD OF EQUALIZATION

The regular meeting of the Saline County Board of Equalization opened with the Pledge of Allegiance. The meeting was called to order at 9:15 a.m. on Tuesday, March 30, 2021, by Chairperson Russ Karpisek. Present were Karpisek, Marvin A. Kohout, Janet J. Henning, Philip Hardenburger and Stephanie A. Krivohlavek Commissioners, and County Clerk Anita K. Bartels.

Notice of said meeting was posted in the County Clerk's office, on the Saline County Website, and published in all three county newspapers on March 24, 2021, in compliance with State Statutes.

Let the record show that all proceedings are electronically recorded.

Karpisek advised those present of the open meetings act posted at the back of the room.

Henning moved to approve the agenda as presented, seconded by Hardenburger. Voting aye were Kohout, Krivohlavek, Hardenburger, Henning and Karpisek, nays none, motion carried.

Kohout moved to approve the minutes of the March 16, 2021 meeting as presented, seconded by Henning. Voting aye were Krivohlavek, Henning, Karpisek and Kohout, Hardenburger abstained, nays none, motion carried.

Henning moved to approve Tax List Correction #2021-012, correcting 2020 tax roll due to clerical error, building was removed from property prior to 01/01/2020, seconded by Krivohlavek. Voting aye were Hardenburger, Henning, Karpisek, Kohout and Krivohlavek, nays none, motion carried.

Henning moved to open the public hearing for a vehicle tax exemption, seconded by Kohout. Voting aye were Krivohlavek, Henning, Kohout, Hardenburger, and Karpisek, nays none, motion carried.

County Treasurer Deb Spanyers presented two vehicle tax exemption applications from Friend Christian Assembly Church, for a 2001 Bluebird bus and a 2012 Elkhart Coach bus, stating these vehicles are for transporting church members to activities.

Henning moved to close the public hearing for a vehicle tax exemption, seconded by Hardenburger. Voting aye were Karpisek, Kohout, Krivohlavek, Hardenburger and Henning, nays none, motion carried.

Hardenburger moved to approve the vehicle tax exemption applications from Friend Christian Assembly Church, for a 2001 Bluebird bus and a 2012 Elkhart Coach bus, seconded by Henning. Voting aye were Kohout, Karpisek, Krivohlavek, Henning and Hardenburger, nays none, motion carried.

There being no further business to come before the Board, the meeting was adjourned at 9:28 a.m. The next regular meeting will be on April 13, 2021 at 9:15 a.m. in the Saline County Commissioners' Room, Court House, Wilber NE.

ATTEST:

Anita K. Bartels, County Clerk

Janet J. Henning

Russ Karpisek, Chairperson

Stephanie A. Krivohlavek

Philip Hardenburger, Vice Chairperson

Marvin A. Kohout

I, Anita K. Bartels, County Clerk in and for Saline County, do hereby certify that the minutes of the March 16, 2021 meeting were presented and approved as presented.

Anita K. Bartels, County Clerk

Janet J. Henning

Russ Karpisek, Chairperson

Stephanie A. Krivohlavek

Philip Hardenburger, Vice Chairperson

Marvin A. Kohout

TerraScan Saline County Assessor's Office Logon : DARYL

File

Parcel #	: 760146362	Change Code :	1	Due :	1,640.94
Statement #	: 2020-760146362RP	2020/2020	REAL	Paid :	0.00
	Current	Billed		Corrected	
Tax District	5 2.155559	5 2.155559		5 2.155559	
Drainage Data					
Greenbelt Loss					
Property Class	1000			1000	
Land Value	50,000	50,000		50,000	
Ag Land Value	0	0		0	
Impr Value		29,915		0	
Outbuildings	0	0		0	
Total Value	50,000	79,915		50,000	
Exemption Code					
Exempt Amount		0			
Assessed Value	50,000	79,915		50,000	
RE Taxes Due		1,640.94		1,026.68	
Drainage	0.00	0.00		0.00	
Penalty		0.00			
Total Due	1,026.68	1,640.94		1,026.68	

Tax Credit, homestead, TIF and Greenbelt adjustments on next page. Page 1 of 2

View: correct.vw Key:STATEMENT # Window:1 Rec:254465 (254465)

TerraScan Saline County Assessor's Office Logon : DARYL

File

Adjustments	Current		Billed		Corrected	
Tax Credit	0.0010221	51.10	0.0010221	81.68	0.0010221	51.10
Ag Tax Credit	0.0012264	0.00	0.0012264	0.00	0.0012264	0.00
U/U Credit		0.00		0.00		0.00
Homestead Loss		0.00		0.00		0.00
Greenbelt Loss		0.00		0.00		0.00
TIF Fund						
Base Value		0		0		0
Excess Taxes				0.00		0.00
Excess TC				0.00		0.00

Page 2 of 2

View: correct.vw Key:STATEMENT # Window:1 Rec:254465 (254465)

4/5/2021

Saline County Assessor

Parcel Information	
Parcel ID	760146362
Links	
Map Number	3689-00-0-10152-003-0015
Cadastral #	003-024E-0022
Current Owner	SCHNELL, DARIN L
Mailing Address	2200 BLOSSOM PLACE CRETE, NE 68333-
Situs Address	BLOSSOM PLACE
Tax District	5
Tax ID	003-024E-0022
School District	CRETE 2
Neighborhood	1755
Property Class	Single Family
Lot Width x Depth	0 x 0
Legal Description	CRETE CITY FARRINGTON ACRES ADDITION LOT 15 BLK 3 2.99 A

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2020	\$79,915	\$50,000	\$29,915	\$0

2020 Tax Information	
Taxes	\$1,640.94
Tax Levy	2.155559

2020 Tax Levy	
Description	Rate
AGRICULTURE SOC.	0.004720
CRETE 2	1.040316
CRETE 2 BOND (2013)	0.165537
CRETE CITY	0.489826
CT HOUSE BOND (2015)	0.027266
ED SERV. UNIT #6	0.015656
HISTORICAL SOC.	0.001098
LOWER B BLUE NRD	0.021921
SALINE COUNTY	0.295519
SE COMM COLLEGE	0.093700

5 Year Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2018/10/19	434-223	1	BROWN REVOCABLE~TRUST/JANET L	\$60,000.00

4/5/2021

Saline County Assessor



Property Classification			
Status:	Unimproved	Location:	Urban
Property Class:	Single Family	City Size:	5,001-12,000
Zoning:	Single Family	Lot Size:	2.00-4.99 ac.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
0	0		1	50000

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2020	SCHNELL/DARIN L	\$50,000	\$29,915	\$0	\$79,915	\$79,915	\$1,640.94
2019	SCHNELL/DARIN L	\$75,000	\$0	\$0	\$75,000	\$75,000	\$1,564.62
2018	SCHNELL/DARIN L	\$37,500	\$0	\$0	\$37,500	\$37,500	\$789.68
2017	BROWN REVOCABLE TRUST/JANET L	\$37,500	\$0	\$0	\$37,500	\$37,500	\$786.86
2016	BROWN REVOCABLE TRUST/JANET L	\$37,500	\$0	\$0	\$37,500	\$37,500	\$796.68

Residential Datasheet			
Type		Heat Type	
Quality / Condition		Foundation	
Arch. Type		Slab Area	
Year Built		Crawl Area	
Actual Age	N/A	Basement Area	sq. ft.
Ext. Wall 1		Min Finish	
Ext. Wall 2		Rec Finish	
Base Area		Part Finish	
Total Area		Bedrooms	
Style 1		Bathrooms	
Style 2		Garage Type	
Roof Type		Garage Area	

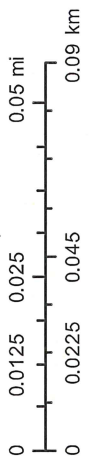


April 5, 2021

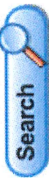
- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,751



Taxes Due



Saline County

Parcel 0760146362
Name SCHNELL/DARIN L
 2200 BLOSSOM PLACE
 CRETE, NE 68333-

Legal
 CRETE CITY FARRINGTON ACRES ADDITION LOT 15 BLK 3 2-99 A
 \ BLOSSOM PLACE

Payment Information

Select which payment(s) you would like to make and click on continue.



Delinquency Dates

1st Half: 05/01/2021

2nd Half: 09/01/2021

Parcel Information	Legal	Tax Information
Tax District: 5 Levy: 2.15555900 Value: \$ 79,915 Tax Sale(s):	CRETE CITY FARRINGTON ACRES ADDITION LOT 15 BLK 3 2-99 A \ BLOSSOM PLACE	Gross Tax Assessed: \$ 1,722.62 Exemption/Credit: \$ 81.68 Net Tax: \$ 1,640.94

Year: 2020 Statement: 7642	Real Estate Tax
Net Tax Due	\$ 1,640.94
First Payment	\$ 820.47 Pay First Half
Second Payment	\$ 820.47
Unpaid Tax Due	\$ 1,640.94 Pay Total Due

The information provided in this site is the most recent and most accurate data available. All information contained herein is for informational purposes only. MIPS Inc does not warrant that such information is accurate and error free. This information is provided on an "as is" basis without warranties of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability or fitness for a particular purpose. MIPS Inc shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such information or the inability to use such information. MIPS also is not, nor shall be party to or subject to any warranty or any breach of any kind. The User acknowledges and agrees that the use of such information is at the sole risk of the User.

TAX LIST CORRECTIONS, SALINE COUNTY, NEBRASKA

Date:	April 1, 2021	No:	2021-14
Name:	Darin L Schnell	Address:	2200 Blossom Place Crete, NE 68333
Year Corrected:	2020	Tax Dist:	5
Description of Property:	Real Estate - Crete City Farrington Acres Addition Lot 14 BLK 3 3 Acres		
		Parcel:	760146361

STATEMENT OR SCHEDULE #	ACTUAL VALUATION	TAX RATE	CONSOLIDATED TAX	HOMESTEAD VALUE	HOMESTEAD TAX	PENALTY TAX	USED TAX CREDIT	OTHER TAX	TOTAL TAX	TOTAL TAX CREDIT	TOTAL TAX CREDIT OVERAGE	Info for Treasurer
07641	300,295	2.155559	6,473.04				306.94		6,166.10	306.94		
07641	330,210	2.155559	7,117.88				337.50		6,780.38	337.50		
									614.28			

Reason for Correction: Correcting clerical error on 2020 tax roll. The garage and concrete driveway were erroneously placed on Lot 15 (760146362) for 2020 tax year. Garage and concrete driveway sit on Lot 14 (760146361). This statement is being issued to add garage and concrete drive to 760146361.

I hereby direct the County Treasurer of Saline County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by the action of the County Board, this _____ day of _____.

	County Assessor
	By _____ Deputy

TerraScan Saline County Assessor's Office Logon: DARYL

File

Parcel #	: 760146361	Change Code	: 1	Due	: 6,166.10
Statement #	: 2020-760146361RP	2020/2020	REAL	Paid	: 0.00
	Current	Billed		Corrected	
Tax District	5 2.155559	5 2.155559		5 2.155559	
Drainage Data					
Greenbelt Loss		0			
Property Class	1000			1000	
Land Value	50,000	50,000		50,000	
Ag Land Value	0	0		0	
Impr Value	322,240	250,295		280,210	
Outbuildings	0	0		0	
Total Value	372,240	300,295		330,210	
Exemption Code					
Exempt Amount		0			
Assessed Value	372,240	300,295		330,210	
RE Taxes Due		6,166.10		6,780.38	
Drainage	0.00	0.00		0.00	
Penalty		0.00			
Total Due	7,643.40	6,166.10		6,780.38	

Tax Credit, homestead, TIF and Greenbelt adjustments on next page. Page 1 of 2

View: correct.vw Key:STATEMENT # Window:1 Rec:254705 (254705)

Add new records or update existing records

TerraScan Saline County Assessor's Office Logon: DARYL

File

Adjustments	Current	Billed	Corrected
Tax Credit	0.0010221 380.46	0.0010221 306.94	0.0010221 337.50
Ag Tax Credit	0.0012264 0.00	0.0012264 0.00	0.0012264 0.00
U/U Credit	0.00	0.00	0.00
Homestead Loss	0.00	0.00	0.00
Greenbelt Loss	0.00	0.00	0.00
TIF Fund			
Base Value	0	0	0
Excess Taxes		0.00	0.00
Excess TC		0.00	0.00

Page 2 of 2

View: correct.vw Key:STATEMENT # Window:1 Rec:254705 (254705)

Add new records or update existing records

4/5/2021

Saline County Assessor



Parcel Information	
Parcel ID	760146361
Links	Photo #1 Sketch #1
Map Number	3689-00-0-10152-003-0014
Cadastral #	003-024E-0021
Current Owner	SCHNELL, DARIN L
Mailing Address	2200 BLOSSOM PLACE CRETE, NE 68333-
Situs Address	2200 BLOSSOM PLACE
Tax District	5
Tax ID	003-024E-0021
School District	CRETE 2
Neighborhood	1755
Property Class	Single Family
Lot Width x Depth	0 x 0
Legal Description	CRETE CITY FARRINGTON ACRES ADDITION LOT 14 BLK 3 3 A

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2020	\$300,295	\$50,000	\$250,295	\$0

2020 Tax Information	
Taxes	\$6,166.10
Tax Levy	2.155559

2020 Tax Levy	
Description	Rate
AGRICULTURE SOC.	0.004720
CRETE 2	1.040316
CRETE 2 BOND (2013)	0.165537
CRETE CITY	0.489826
CT HOUSE BOND (2015)	0.027266
ED SERV. UNIT #6	0.015656
HISTORICAL SOC.	0.001098
LOWER B BLUE NRD	0.021921
SALINE COUNTY	0.295519
SE COMM COLLEGE	0.093700

5 Year Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2018/10/19	434-231	1	FARRINGTON-BROWN/MARY~HELEN	\$385,000.00



4/5/2021

Saline County Assessor

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Single Family	City Size:	5,001-12,000
Zoning:	Single Family	Lot Size:	2.00-4.99 ac.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
0	0		1	50000

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2020	SCHNELL/DARIN L	\$50,000	\$250,295	\$0	\$300,295	\$300,295	\$6,166.10
2019	SCHNELL/DARIN L	\$65,000	\$248,070	\$0	\$313,070	\$313,070	\$6,531.20
2018	SCHNELL/DARIN L	\$65,000	\$198,435	\$0	\$263,435	\$263,435	\$5,547.48
2017	FARRINGTON-BROWN/MARY HELEN	\$65,000	\$188,985	\$0	\$253,985	\$253,985	\$5,329.36
2016	FARRINGTON-BROWN/MARY HELEN	\$65,000	\$179,985	\$0	\$244,985	\$244,985	\$5,204.64

Residential Datasheet			
Type	Single-Family	Heat Type	100 % REV HEAT PUMP W/DUCT &
Quality / Condition	35 Average+ / 30 Average	Foundation	Poured Concrete/8
Arch. Type		Slab Area	0 sq. ft
Year Built	2008	Crawl Area	0 sq. ft
Actual Age	13	Basement Area	1312sq. ft.
Ext. Wall 1	100 % VINYL	Min Finish	
Ext. Wall 2		Rec Finish	
Base Area	1,334 sq. ft	Part Finish	1,180 sq. ft
Total Area	2,390 sq. ft	Bedrooms	4
Style 1		Bathrooms	3.5
Style 2		Garage Type	ATTACHED
Roof Type	COMP SHINGLES	Garage Area	528 sq. ft

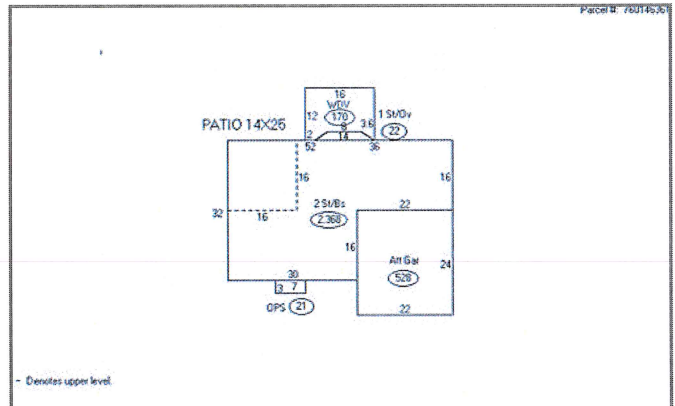
4/5/2021

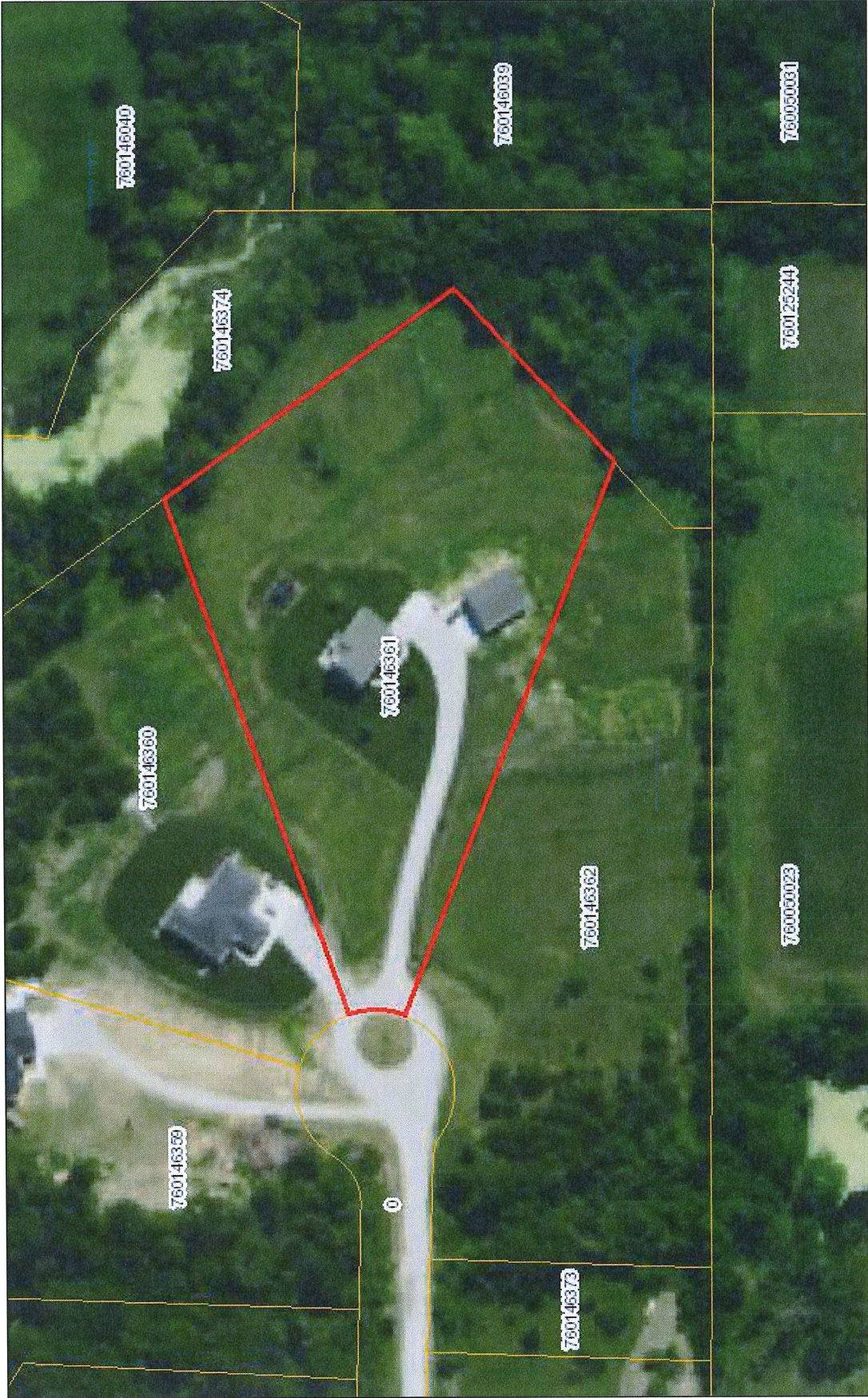
Saline County Assessor



Miscellaneous Improvements		
Improvement	Year	Units
CONCRETE DRIVE		456
WALK-OUT BASEMENT		1
DIRECT VENT FP		1
PATIO		350
OPEN PATIO W/STEPS		21
DECK VIN/SYN COMP		170
UNDRGRND LAWN-SPRKLR		9999
CONCRETE DRIVE EXTENDED		464
GARAGE DET WD/VIN		1512
CONCRETE DRIVE (36X20)		720

Photo/Sketch



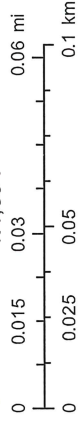


March 30, 2021

Parcels

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,891



Taxes Due



Served by WEBSERVER-1



Saline County

Parcel
0760146361

Name
SCHNELL/DARIN L
2200 BLOSSOM PLACE
CRETE, NE 68333-

Legal
CRETE CITY FARRINGTON ACRES ADDITION LOT 14 BLK 3 3 A
2200 \ BLOSSOM PLACE

Payment Information

Select which payment(s) you would like to make and click on continue.



Delinquency Dates

1st Half: 05/01/2021

2nd Half: 09/01/2021

Parcel Information	Legal	Tax Information
Tax District Levy Value Tax Sale(s)	5 2.15555900 \$ 300,295	Gross Tax Assessed Exemption/Credit Net Tax \$ 6,473.04 \$ 306.94 \$ 6,166.10
Year: 2020 Statement: 7641		Real Estate Tax
Net Tax Due		\$ 6,166.10
First Payment		\$ 3,083.05 Pay First Half
Second Payment		\$ 3,083.05
Unpaid Tax Due		\$ 6,166.10 Pay Total Due

The information provided in this site is the most recent and most accurate data available. All information contained herein is for informational purposes only. MIPS Inc does not warrant that such information is accurate and error free. This information is provided on an "as is" basis without warranties of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability or fitness for a particular purpose. MIPS Inc shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such information or the inability to use such information. MIPS also is not, nor shall be party to or subject to any warranty or any breach of any kind. The User acknowledges and agrees that the use of such information is at the sole risk of the User.

Copyright © 2004 Nebraska Association of County Officials. All rights reserved.

TAX LIST CORRECTIONS, SALINE COUNTY, NEBRASKA

Date: April 6, 2021												No: 2021-15
Name: Alvin L & Marilyn K Vyhnalek												
Year Corrected: 2018	School Dist: 17-2											
Description of Property: Real Estate - Crete City Lot 10 (ex N6) Blk 234												Parcel: 760014051

STATEMENT OR SCHEDULE #	ACTUAL VALUATION	TAX RATE	CONSOLIDATED TAX	HOMESTEAD VALUE	HOMESTEAD TAX	PENALTY TAX	USED TAX CREDIT	OTHER	TOTAL TAX	Info for Treasurer	
										TOTAL TAX CREDIT	TAX CREDIT OVERAGE
09133	70,180	2.192326	1,538.58	70,180	1,538.58				0.00	60.70	60.7
09133	70,180	2.192326	1,538.58	7,020	153.90		60.70		1,323.98	60.70	
ADDED TAX									1,323.98		
DEDUCTED TAX											

Reason for Correction: Correcting 2018 tax roll. 2018 Homestead Exemption has been adjusted from 100% to 10% per letter received from the NE Dept of Revenue 4/2/2021.

I hereby direct the County Treasurer of Saline County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

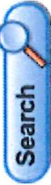
ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by the action of the County Board, this _____ day of _____.

Chairman _____ County Assessor _____

By _____ Deputy _____

Taxes Due



Served by WEBSERVER-1



Step 5 of 8

Saline County

Parcel 0760014051

Name VYHNALEKALVIN L & MARILYN K
306 NORMAN AVENUE
CRETE, NE 68333

Legal

CRETE CITY LOT 10 (EXCEPT N 6') BLK. 234
306 \ NORMAN AVENUE

Payment Information

Select which payment(s) you would like to make and click on continue.



Delinquency Dates

1st Half: 05/01/2019

2nd Half: 09/01/2019

Parcel Information

Tax District 5
Levy 2.19232600
Value \$ 70,180
Tax Sale(s)

Tax Information

Gross Tax Assessed \$ 1,538.58
Exemption/Credit \$ 1,538.58
Net Tax \$ 0.00

Year: 2018 Statement: 9133

Net Tax Due \$ 0.00
First Payment \$ 0.00
Second Payment \$ 0.00
Unpaid Tax Due \$ 0.00

Real Estate Tax

\$ 0.00
\$ 0.00
\$ 0.00
\$ 0.00

The information provided in this site is the most recent and most accurate data available. All information contained herein is for informational purposes only. MIPS Inc does not warrant that such information is accurate and error free. This information is provided on an "as is" basis without warranties of any kind, either expressed or implied, but not limited to, the implied warranties of merchantability or fitness for a particular purpose. MIPS Inc shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such information or the inability to use such information. MIPS also is not, nor shall be party to or subject to any warranty or any breach of any kind. The User acknowledges and agrees that the use of such information is at the sole risk of the User.