



Saline County Board of Commissioners

Meeting Agenda

AGENDA

SALINE COUNTY BOARD OF EQUALIZATION

SALINE COUNTY COURTHOUSE

Wilber, NE

9:15 AM

DATE: August 3, 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

APPROVAL OF MINUTES OF THE 2021 PROTEST HEARINGS

CORRESPONDENCE

BUSINESS FOR ACTION

Discuss/Approve Tax List Correction 2021-19: Donald W. Vernon

Discuss/Approve Tax List Correction 2021-20: Donald W. Vernon

Discuss/Approve Tax List Correction 2021-21: Donald W. Vernon

Final approval of 2021 Permissive Exemption properties and cemeteries

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

Discuss/Approve Vehicle Exemption Application (if needed)

Motor Vehicle Exemption Form 457 for Doane University on 2 vehicles

Motor Vehicle Tax Exemption for '21 Hyundai SUV

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 9:19 a.m. on Tuesday, July 20, 2021, by Chairperson Russ Karpisek. Present were Karpisek, Janet J. Henning, Philip Hardenburger and Stephanie A. Krivohlavek, Commissioners, and County Clerk Anita K. Bartels. Commissioner Marvin A. Kohout was absent

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 July 14, 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 Krivohlavek, Hardenburger, Henning and Karpisek, nays none, motion carried.

Krivohlavek moved to approve the minutes of the July 6, 2021 meeting as presented, seconded by Henning. Voting aye were Krivohlavek, Hardenburger, Henning, and Karpisek, nays none, motion carried.

Under correspondence, Bartels reported receiving from the County Assessor a review and updated list of cemeteries in Saline County.

There being no further business to come before the Board, the meeting was adjourned at 9:22 a.m. The next regular meeting will be on August 3, 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 previous meeting held on July 6, 2021 were approved as presented.

Anita K. Bartels, County Clerk

Janet J. Henning

Russ Karpisek, Chairperson

Stephanie A. Krivohlavek

Philip Hardenburger, Vice Chairperson

Marvin A. Kohout

SALINE COUNTY BOARD OF EQUALIZATION

The Saline County Board of Equalization met in the Saline County Commissioners' Room and was called to order at 8:35 a.m. on Thursday, July 8th, 2021 by Chairperson, Russ Karpisek. Present were Karpisek, Stephanie Krivohlavek, Phil Hardenburger, and Janet Henning, Commissioners and County Clerk Anita Bartels. Also, present were County Assessor Brandi Kelly, Deputy Assessor Sharon Jelinek, and Lister Daryl Clark. Commissioner Marvin Kohout was absent.

Notice of said meeting was posted in the County Clerk's office, on the Saline County Website, and published in all county newspapers prior to the meeting, in compliance with State Statutes. Purpose of meeting is to hear and review property protests filed with the County Clerk and County Assessor.

Let the record show that all proceedings are electronically recorded.

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

The Oath was taken by County Assessor Kelly, and she presented the following information:

TO: Saline County Board of Equalization

The following is a listing of all documentation that is to be included as part of the record for each real estate protest present during the Board of Equalization hearings on July 8, 13, 15, 20, 22, and any hearings, otherwise, scheduled in 2021.

1. On May 28, notices of valuation change were mailed to each record owner of real property, who had been assessed at a value different than in the prior year. The notices:
 - a. sent by first-class mail and addressed to the owner of record (as of May 20th), at the owner's last-known address
 - b. described the legal description of the property
 - c. stated prior and current valuation
 - d. noted the date of convening of the Board of Equalization
 - e. noted the dates for filing a protest
 - f. gave the reason for the valuation change
 - g. indicated the parcel identification number for the property
2. Copies of the 2021 statistical measures, as determined by the Tax Equalization and Review Commission, were e-mailed to The Crete News, The Friend Sentinel and the Wilber Republican for the May 26th, publication. The statistical measures are also posted on the bulletin board in the Assessor's office.
3. The "2021" Opinion of the Property Tax Administrator. Within this report are the qualified sales statistical reports for residential, commercial and agricultural sales. The opinion of the Property Tax Administrator as to the quality of assessment in Saline County.
4. The findings of Nebraska Tax Equalization and Review Commission (TERC). Showing that TERC finds that the levels of values for real property in Saline County for tax year 2021 meet the requirements of law.
5. The original record card is presented with each protest for reference by the County Board of Equalization as well as other interested parties.
6. A copy of the Assessment Action Report of Saline County is enclosed as part of the record
7. A copy of the Real Property Valuation Methodology Report.
8. **Residential:**
In order to be in compliance with the State of Nebraska's required level of value:
Swanton Village: Completed review of all residential properties
Western Village: Completed review of all residential properties
Crete City's improvements were increased +15%

DeWitt Village: improvements were increased +5%
Friend City's improvements were increased +2%
Wilber Village's improvements were increased +9%

Ag land:

Changed land values by classification and sales used the sale date of 10/1/2017 through 09/30/2020.

9. Saline County 2019 soil conversion spreadsheet of soil symbols to land capability groupings. Ag land sales considered to be arms-length transactions by the Nebraska Property Assessment Division used to measure Saline County level of value. The 2009 and 2015 conversion spreadsheets will be available for previous years. 1996 conversion book will also be available for previous years.
10. The policies and procedures of the Saline County Assessor's Office.
11. Sales used in the three (3) different areas of ag land will be presented along with a map showing the locations. A map showing the location of the acreages and also values used for these areas.

All real estate records, maintained by the Saline County Assessor's office, are based upon regulations as found in Title 350. The Marshall Swift Valuation Service is used for all residential and commercial pricing. The Nebraska Assessor's Reference Manual is used as a handbook to ensure the equalization is achieved throughout the county. Directives, as provided from the Property Tax Administrator, are followed to ensure that the assessment practices in Saline County are uniform and proportionate. Our office closely adheres to the written procedures and rules.

The office lists complete all residential, rural residential pickup work. The commercial permits and pick up work are completed by Stanard Appraisal, Inc. Agricultural, commercial and residential sales reviews are completed by the assessor. Industrial permits and reappraisals in Saline County are completed by Kubert Appraisal Group. Property is reviewed as deemed necessary to be in compliance with the statutes and to achieve equalization within our county. It is our constant goal that everyone be treated fairly.

Witness my hand and official seal, which I have adopted for my office, this 8th day of July, 2021.

July 8, 2021

Brandi Kelly

Date

Brandi Kelly
Saline County Assessor

Protests #2021-06, 07, 16, 22, 23 and 25 Taxpayers present and Oath taken.

Protests #2021-01, 03, 04, 05, 12, 13, 14, 17 and 28 were heard and reviewed.

There being no further business to come before the Board, the meeting was recessed at 11:01 a.m. The next meeting will be on July 15th, 2021 at 8:30 a.m. in the Saline County Commissioners' Room, Court House, Wilber, NE.

At 8:30 a.m. on July 15th, 2021, Karpisek reconvened the Board of Equalization. Present were Hardenburger, Henning, Krivohlavek and Karpisek, Commissioners; County Assessor Brandi Kelly, Lister Daryl Clark, County Clerk Anita Bartels, and Darrel Stanard, Stanard Appraisal Services.

Protest #2021-15, 18, 20 and 32, Taxpayer present and Oath taken.

Protest #2021-08, 09, 10, 11, 19, 21, 24, 26, 27, 29, 30, and 31, were heard and reviewed.

There being no further business to come before the Board, the meeting was recessed at 11:10 a.m. Karpisek announced the Board would recess until July 20th, 2021 at 1:30 p.m. in the Saline County Commissioners Room, Court House, Wilber, NE.

At 1:30 p.m. on July 20th, 2021, Karpisek reconvened the Board of Equalization to review properties and finalize the protest hearings. Present were Henning, Hardenburger, Krivohlavek, Karpisek, Commissioners; Assessor Brandi Kelly, Deputy Assessor Sharon Jelinek, Lister Daryl Clark, and County Clerk Anita Bartels.

Krivohlavek moved to accept the testimony of the Assessor presented which indicates no change at this time. Valuation falls within the statutory range on Protests #2021-01, 04, 05, 17, 28, 08, 09, 10, 24, 26, 27, 29, 30, 31 and 32. Motion seconded by Henning. Voting aye were Krivohlavek, Henning, Hardenburger, and Karpisek nays none, motion carried.

Krivohlavek moved after inspection and review of the property to lower the value due to the condition of the property on Protests #2021-22, 23, 03, 14, 25, 15, 19, and 18. Motion was seconded by Henning. Voting aye were Hardenburger, Krivohlavek, Karpisek and Henning, nays none, motion carried.

Krivohlavek moved after review of the property to lower the value to equalize with other like property on Protests #2021-06, 16, 12, 13 and 11. Motion was seconded by Hardenburger. Voting aye were Hardenburger, Krivohlavek, Karpisek and Henning, nays none, motion carried.

Krivohlavek moved to deny Protest #2021-21 pursuant to Nebraska State Statute 77-1233.06(3). Seconded by Henning. Voting aye were Krivohlavek, Hardenburger, Henning and Karpisek.

Krivohlavek moved to accept the protest has been withdrawn by the taxpayer on Progest #2021-02. Seconded by Henning. Voting aye were Hardenburger, Karpisek, Krivohlavek and Henning, nays none, motion carried.

Krivohlavek moved to lower the valuation after receiving information at the decision hearing on Protest #2021-20. Motion was seconded by Henning. Voting aye were Hardenburger, Krivohlavek, Karpisek and Henning, nays none, motion carried.

Krivohlavek moved after review of the property to change the classification of the property on Protest #2021-06, 07 and 16. Seconded by Henning. Voting aye were Krivohlavek, Henning, Hardenburger and Karpisek.

Karpisek and the Board thanked all involved for their work on the protest hearing process.

There being no further business to come before the Board, the meeting was adjourned at 3:55 p.m. The next regular meeting will be August 3rd, 2021 at 9:15 a.m. in the Saline County Commissioners' Room, Court House, Wilber, NE.

ATTEST:

Anita Bartels, County Clerk

Phil Hardenburger

Marvin Kohout, Chairperson

Stephanie Krivohlavek

Janet Henning

Russ Karpisek, Vice-Chairperson

TerraScan Saline County Assessor's Office Logon : BRANDI

File

Parcel #	: 760019436	Change Code	: 1	Due	: 1,121.86
Statement #	: 2018-760019436RP	2018/2018	REAL	Paid	: 0.00
	Current	Billed		Corrected	
Tax District	55 1.682746	55 1.715572		55 1.715572	
Drainage Data					
Greenbelt Loss		0			
Property Class	1000			1000	
Land Value	7,780	11,500		6,170	
Ag Land Value	0	0		0	
Impr Value	71,360	57,365		57,365	
Outbuildings	0	0		0	
Total Value	79,140	68,865		63,535	
Exemption Code					
Exempt Amount		0			
Assessed Value	79,140	68,865		63,535	
RE Taxes Due		1,121.86		1,035.02	
Drainage	0.00	0.00		0.00	
Penalty		0.00			
Total Due	1,250.84	1,121.86		1,035.02	

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

View: correct.vw Key:STATEMENT # Window:1 Rec:236051 (236051)

Add new records or update existing records

TerraScan Saline County Assessor's Office Logon : BRANDI

File

Adjustments	Current		Billed		Corrected	
Tax Credit	0.0010221	80.88	0.0008650	59.56	0.000865	54.96
Ag Tax Credit	0.0012264	0.00	0.0010381	0.00	0.0010381	0.00
U/O 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:236051 (236051)

Add new records or update existing records

Saline County Treasurer:

I am requesting a refund on my Realstate Taxes on my property in Cate Me. ~~W2013 Cate Me. Addition~~ Lots 10-11-12 of block 3. This is due to a error on my land Valuation by the Assessor office. This has happen since 2013. I have people with more land than I have that are paying a lot less in Taxes.

Thank You

Donald Vernon
7-9-2021

01-23
RESOLUTION

WHEREAS, the following was recommended by Bruce H. Filipi, Saline County Highway Superintendent:

1. That the Board of County Commissioners of Saline County, Nebraska, herein after referred to as "County Board", close and abandon Arizona Avenue between 13th & 14th street and 14th & 15th street, located between the E. 1/2 of the S.E. 1/4 of the S.E. 1/4 Section 28 T8N R4E.
2. Permanent easement be granted on old R.O.W. for use by utility companies for installation and repair.

WHEREAS, the County Board did direct the study to be made and a report was submitted to the Board in writing, at the April 10, 2001 regular meeting.

and

WHEREAS, a resolution ordering a public hearing on the closure of said road was made and adopted and a hearing date was set for May 8, 2001, 11:00 a.m., in the Commissioners' Room, Saline County Courthouse, Wilber, Nebraska.

and

WHEREAS, a public hearing has been held and a discussion presented.

BE IT THEREFORE RESOLVED:

1. That the Chairman of the County Board is authorized to sign this resolution on behalf of said Board, and that the County Board approves the above recommendations, as presented.
2. Close and abandon Arizona Avenue between 13th & 14th street and between 14th & 15th street located between E. 1/2 of the S.E. 1/4 and the S.W. 1/4 Section 28 T8N-R4E
3. Permanent easement on old R.O.W. for use by utility companies for installation and repairs.

ATTEST:



Bruce H. Filipi
COUNTY CLERK

THE BOARD OF COUNTY COMMISSIONERS
OF SALINE COUNTY

Kelli's M. Luedke
CHAIRMAN

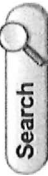
BOARD MEMBER Phil J. Zueber

Moved the adoption of said resolution

5-8-01
DATE

ROLL CALL 3 yea, 0 nay

Taxes Due



Parcel 0760019436 VERNON/DONALD W
1660 WEST 14TH STREET
CRETE, NE 68333-

Saline County

Legal
CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL
1660 \ WEST 14TH STREET

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	Legal	Tax Information
Tax District	55	Gross Tax Assessed
Levy	1.71557200	Exemption/Credit
Value	\$ 68,865	Net Tax
Tax Sale(s)		

Year: 2018 Statement: 9010	Real Estate Tax
Net Tax Due	\$ 1,121.86
First Payment	\$ 0.00 Receipt Date 2/12/2020
Second Payment	\$ 0.00 Receipt Date 2/25/2020
Unpaid Tax Due	\$ 0.00

Receipt date is the business date the payment was posted, not the date received from the taxpayer.

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.



SALINE COUNTY ASSESSOR'S OFFICE

+760019436 Real Property Record Card

Data Provided By: BRANDI KELLY County Assessor. Printed on 06/12/2018 at 09:57:13A

*2018
CBOE Approved
Raised Imp. 5%
Parcel did not get
adj. prior to
abstract.*

Parcel Information		Ownership Information	
Parcel Number	760019436	Current Owner	DONALD W VERNON
Map Number	3689-00-0-10230-003-0004		
Situs	1660 WEST 14TH STREET	Address	1660 WEST 14TH STREET
Legal	CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL	City ST. Zip	CRETE, NE 68333-
		Cadastral #	004-011-0005

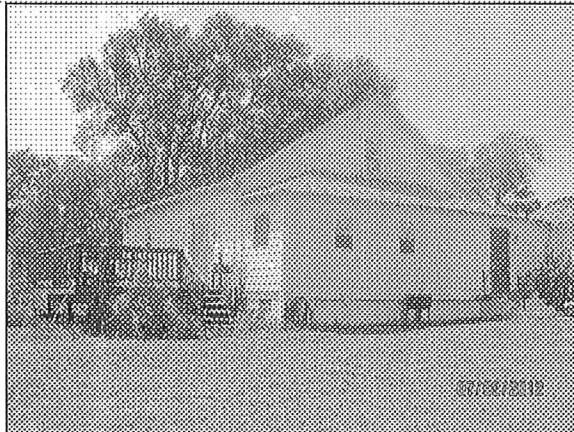
Current Valuation		Assessment Data		Property Classification	
Land Value	11,500	District/TIF Fund	55	Status	01 Improved
Impr. Value	57,365	School Base	76-0002 CRETE 2	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	68,865	Neighborhood	1000	Location	02 Suburban
Exemptions		Greenbelt Area		City Size	00 N/A
Taxable Value	68,865	Greenbelt Loss		Lot Size	02 10,000-20,000 sq. ft.

Sales History				Multiple Owner Information		
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name	
03/28/2013	396-115	DONALD W & STACY J VERNON				
04/01/1994	258-375	ROBERT L. & ROSEMARY A. V				

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
					05/07/1999	CORRECTED SQUARE	
					05/23/1997	CHANGED HOUSE TO	

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2017	CTL	1000		11,500	54,635		66,135	66,135
2016	CTL	1000		11,500	52,035		63,535	63,535
2015	CTL	1000		11,500	52,035		63,535	63,535
2014	CTL	1000		11,500	52,035		63,535	63,535
2013	CTL	1000		11,500	52,035		63,535	63,535

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	DONALD W VERNON	11,500	54,635		66,135		66,135	1,061.56
2016	DONALD W VERNON	11,500	52,035		63,535		63,535	1,030.44
2015	DONALD W VERNON	11,500	52,035		63,535		63,535	1,032.76
2014	DONALD W VERNON	11,500	52,035		63,535		63,535	1,054.28
2013	DONALD W VERNON	11,500	52,035		63,535		63,535	1,131.42
2012	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	1,001.56
2011	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	1,020.92
2010	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	999.56
2009	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	1,003.94
2008	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	1,019.62





SALINE COUNTY ASSESSOR'S OFFICE

+760019436 Residential Property Record Card



Data Provided By: BRANDI KELLY County Assessor. Printed on 06/12/2018 at 09:57:18A

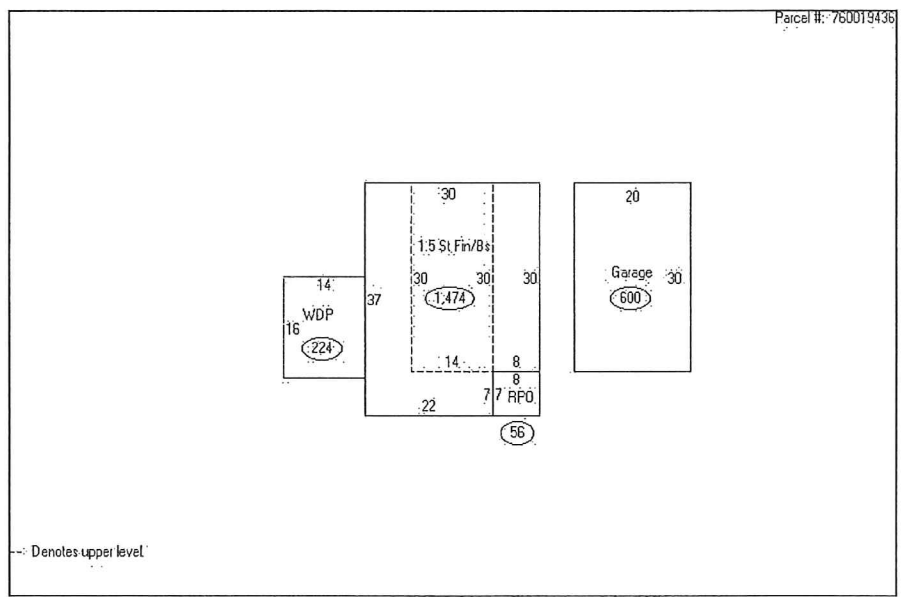
Parcel Information		Ownership Information	
Parcel Number	760019436	Current Owner	DONALD W VERNON
Map Number	3689-00-0-10230-003-0004	Address	1660 WEST 14TH STREET
Situs	1660 WEST 14TH STREET	City St. Zip	CRETE, NE 68333-
Legal	CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL	Cadastral #	004-011-0005

Property Data			
Neighborhood	1000	Topography	# of Units
Lot Width	132	Street	GRAVEL
Lot Depth	122	Utilities	ALL
Units/Lots	1	Amenities 1	1 GRAVEL
Value Method	SF	Amenities 2	
			# of Units
			Unit Value
			Adjustment
			Lot Value

Building Data			
Condition	Average+	Base Area	1,054
Type	Single-Family	Total Area	1,474
Quality	Average	Style 1	1-1/2-St-Fin 100%
Arch. Type		Style 2	
Ext. Wall 1	100% SIDING	Roofing	Comp-Shingle
Ext. Wall 2		HVAC 1	100% FORCED AIR
		HVAC 2	
		Foundation	
		Slab Area	
		Crawl Area	
		Basement Area	1054
		Min Finish	
		Rec Finish	
		Part Finish	
		Fixtures	7
		Bedrooms	
		Bathrooms	1
		Garage Type	
		Garage Area	
		No. of Stalls	

Miscellaneous Improvements						Building Data (cont.)	
Description	Year	Size	Cost	Depr %	Value	Year Built	1920
old garage cf/av	1976	600	4.00	0%	2,400	Actual Age	97
CONCRETE DRIVE		209	5.29		1,105	Remodel Year	1994
WD DECK PINE		224	13.07		2,930	Remodel Type	R2
ROOFED PORCH OPEN		56	38.57		2,160	Effective Age	37
						Physical Depr.	49%
						Functional Depr.	
						Economic Depr.	20%
						Total Depreciation	59%

Cost Approach From Marshall & Swift	
Land Value	11,500
Adjusted Square Foot Cost	78.33
Total Area Value	115,460
Miscellaneous Improvements	6,195
Garage Cost	
Total Replacement Cost New	121,655
Less Depreciation	(72,020)
Replacement Cost New Less Depreciation	49,635
Lump Sums	2,400
Estimate of Value	63,535
Value Per Square Foot	35.00
Valuation From Comparable Sales Analysis	
Adjustment Model	NA
Subject Area	1,474
Factor	
Adjusted	
Valuation Not Available	
Model Number	NA
Description : NA	
Calculation	NA
Value	NA



*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

TerraScan Saline County Assessor's Office Logon : BRANDI

Parcel #	: 760019436	Change Code	: 1	Due	: 1,149.20
Statement #	: 2019-760019436RP	2019/2019	REAL	Paid	: 0.00
	Current	Billed		Corrected	
Tax District	55 1.682746	55 1.706175		55 1.706175	
Drainage Data					
Greenbelt Loss		0			
Property Class	1000			1000	
Land Value	7,780	11,500		6,170	
Ag Land Value	0	0		0	
Impr Value	71,360	60,235		60,235	
Outbuildings	0	0		0	
Total Value	79,140	71,735		66,405	
Exemption Code					
Exempt Amount		0			
Assessed Value	79,140	71,735		66,405	
RE Taxes Due		1,149.20		1,063.82	
Drainage	0.00	0.00		0.00	
Penalty		0.00			
Total Due	1,250.84	1,149.20		1,063.82	

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

View: correct.vw Key:STATEMENT # Window:1 Rec:248238 (248238)

Add new records or update existing records

TerraScan Saline County Assessor's Office Logon : BRANDI

Adjustments	Current	Billed	Corrected
Tax Credit	0.0010221 80.88	0.0010415 74.72	0.0010415 69.16
Ag Tax Credit	0.0012264 0.00	0.0012498 0.00	0.0012498 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:248238 (248238)

Add new records or update existing records

SALINE COUNTY ASSESSOR'S OFFICE
ASSESSMENT SUMMARY
Date of Run : 05/28/2019

2019
Crete Res. Impr.
Raised 5%.

PARCEL # : 760019436 MAP #: 3689-00-0-10230-003-0004 CAD #: 004-011-0005

CURRENT OWNER	CURRENT VALUATION
DONALD W VERNON	Improvements : 60,235
	Land Value : 11,500
1660 WEST 14TH STREET	Outbuildings : 0
CRETE, NE 68333-	Total Assessed : 71,735

PARCEL LOCATION

Street Address	: 1660 WEST 14TH STREET
Class Code	: 01 01 01 02 00 02
Legal Description	: CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL

ASSESSMENT INFORMATION	PREVIOUS VALUATION
Tax District : 55 2 S LBB	Improvements : 57,365
Property Class : 1000	Outbuildings : 0
Exemption Code : 0	Land Value : 11,500
Exempt Amount : 0	Prev Total : 68,865
Taxable Value : 71,735	Prev Taxable : 68,865

CURRENT TAXATION

School District	: 76-0002 CRETE 2
Appraised Value	: 71,735
Current Tax Rate	: 1.715572
Gross Taxes Due	: 1,230.66
Exemption Amount	: 0
Exemption Tax Loss	: 0.00
Tax Credit	: 62.06
Net Taxes Due	: 1,168.60

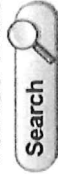
PREVIOUS OWNERSHIP

Grantor	: VERNON/DONALD W & STACY J
Book & Page #	: 396-115
Sale Date	: 03/28/2013
Sale Price	:

LAST BUILDING PERMIT

Description	: ROLL TO ATR FOR 2019 - NEW GROWTH 2,065 (7X8 RPO IS NOW
Date Opened	: 03/08/2019
Date Closed	:
Permit Amount	: 2,065

Taxes Due



Saline County

Parcel 0760019436 **Name** VERNON, DONALD W
1660 WEST 14TH STREET
CRETE, NE 68333-

Legal
CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL
1660 \ WEST 14TH STREET

Payment Information

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



Delinquency Dates

1st Half: 05/01/2020

2nd Half: 09/01/2020

Parcel Information	Legal	Tax Information
Tax District 55		Gross Tax Assessed \$ 1,223.92
Levy 1.70617500		Exemption/Credit \$ 74.72
Value \$ 71,735		Net Tax \$ 1,149.20
Tax Sale(s)		

Year: 2019 Statement: 9060	Real Estate Tax
Net Tax Due \$ 1,149.20	Receipt Date 2/22/2021
First Payment \$ 0.00	Receipt Date 2/22/2021
Second Payment \$ 0.00	Receipt Date 2/22/2021
Unpaid Tax Due \$ 0.00	

Receipt date is the business date the payment was posted, not the date received from the taxpayer.

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.

TAX LIST CORRECTIONS, SALINE COUNTY, NEBRASKA

Date: July 19, 2021										No: 2021-21	
Name: Donald W. Vernon				Address: 1660 West 14th Street							
Year Corrected: 2020	School Dist: 2 SLBB			Tax Dist: 55							
Description of Property: Real Estate - Crete City West Crete Addition - Lots 10-11-12 Blk 3											
	STATEMENT OR SCHEDULE #	ACTUAL VALUATION	TAX RATE	CONSOLIDATED TAX	HOMESTEAD VALUE	HOMESTEAD TAX	PENALTY TAX	USED TAX CREDIT	OTHER	TOTAL TAX CREDIT	TOTAL TAX CREDIT OVERAGE
ORIGINAL TAX	09099	75,850	1.682746	1,276.36				77.52		1,198.84	77.52
CORRECTED TAX	09099	69,460	1.682746	1,168.84				71.00		1,097.84	71.00
ADDED TAX											
DEDUCTED TAX										-101.00	
Reason for Correction: Correcting 2020 tax roll. Adding back land adjustment that had erroneously been removed.											
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 _____											

TerraScan Saline County Assessor's Office Logon: BRANDI

File

Parcel #	: 760019436	Change Code	: 1	Due	: 1,198.84
Statement #	: 2020-760019436RP	2020/2020	REAL	Paid	: 0.00
	Current	Billed		Corrected	
Tax District	55 1.682746	55 1.682746		55 1.682746	
Drainage Data					
Greenbelt Loss		0			
Property Class	1000			1000	
Land Value	7,780	13,800		7,410	
Ag Land Value	0	0		0	
Impr Value	71,360	62,050		62,050	
Outbuildings	0	0		0	
Total Value	79,140	75,850		69,460	
Exemption Code					
Exempt Amount		0			
Assessed Value	79,140	75,850		69,460	
RE Taxes Due		1,198.84		1,097.84	
Drainage	0.00	0.00		0.00	
Penalty		0.00			
Total Due	1,250.84	1,198.84		1,097.84	

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

View: correct.vw Key: STATEMENT # Window:1 Rec:260370 (260370)

Add new records or update existing records

TerraScan Saline County Assessor's Office Logon: BRANDI

File

Adjustments	Current		Billed		Corrected	
Tax Credit	0.0010221	80.88	0.0010221	77.52	0.0010221	71.00
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:260370 (260370)

Add new records or update existing records



SALINE COUNTY ASSESSOR'S OFFICE

+760019436 Real Property Record Card

Data Provided By: BRANDI KELLY County Assessor. Printed on 07/01/2020 at 02:54:57P

*2020
Added sq. footage
E/2 of Sec.
Arizona Ave. - adj*

Parcel Information		Ownership Information	
Parcel Number	760019436	Current Owner	DONALD W VERNON
Map Number	3689-00-0-10230-003-0004	Address	1660 WEST 14TH STREET
Situs	1660 WEST 14TH STREET	City ST. Zip	CRETE, NE 68333-
Legal	CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL	Cadastral #	004-011-0005

Current Valuation		Assessment Data		Property Classification	
Land Value	13,800	District/TIF Fund	55	Status	01 Improved
Impr. Value	62,050	School Base	76-0002 CRETE 2	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	75,850	Neighborhood	1000	Location	02 Suburban
Exemptions		Greenbelt Area		City Size	00 N/A
Taxable Value	75,850	Greenbelt Loss		Lot Size	03 20,001 sq. ft. -.99 ac.

Sales History				Multiple Owner Information		
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name	
03/28/2013	396-115	DONALD W & STACY J VERNON				
04/01/1994	258-375	ROBERT L. & ROSEMARY A. V				

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ADJ	03/08/2019	ROLL TO ATR FOR	
					05/07/1999	CORRECTED SQUARE	
					05/23/1997	CHANGED HOUSE TO	

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbdg.	Total	Taxable
2018	CTL	1000		11,500	57,365		68,865	68,865
2017	CTL	1000		11,500	54,635		66,135	66,135
2016	CTL	1000		11,500	52,035		63,535	63,535
2015	CTL	1000		11,500	52,035		63,535	63,535
2014	CTL	1000		11,500	52,035		63,535	63,535

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbdg.	Total	Exempt	Taxable	Taxes
2019	DONALD W VERNON	11,500	60,235		71,735		71,735	1,149.20
2018	DONALD W VERNON	11,500	57,365		68,865		68,865	1,121.86
2017	DONALD W VERNON	11,500	54,635		66,135		66,135	1,061.56
2016	DONALD W VERNON	11,500	52,035		63,535		63,535	1,030.44
2015	DONALD W VERNON	11,500	52,035		63,535		63,535	1,032.76
2014	DONALD W VERNON	11,500	52,035		63,535		63,535	1,054.28
2013	DONALD W VERNON	11,500	52,035		63,535		63,535	1,131.42
2012	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	1,001.56
2011	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	1,020.92
2010	DONALD W & STACY J VER	7,910	54,645		62,555		62,555	999.56





SALINE COUNTY ASSESSOR'S OFFICE

+760019436 Residential Property Record Card



Data Provided By: BRANDI KELLY County Assessor. Printed on 07/01/2020 at 02:55:04P

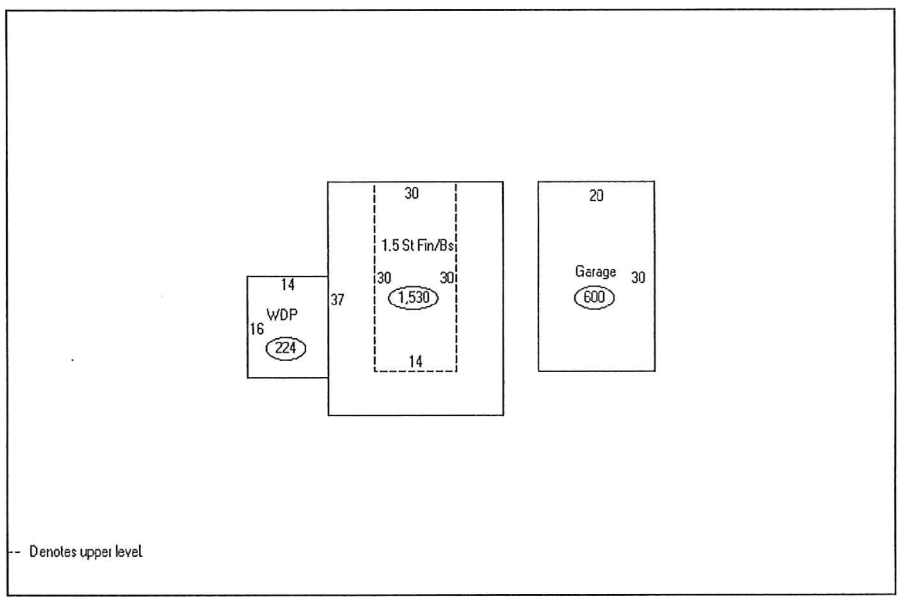
Parcel Information		Ownership Information	
Parcel Number	760019436	Current Owner	DONALD W VERNON
Map Number	3689-00-0-10230-003-0004	Address	1660 WEST 14TH STREET
Situs	1660 WEST 14TH STREET	City St. Zip	CRETE, NE 68333-
Legal	CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL	Cadastral #	004-011-0005

Property Data			
Neighborhood	1000	Topography	# of Units
Lot Width	153	Street	Unit Value
Lot Depth	132	Utilities	Adjustment
Units/Lots	1	Amenities 1	Lot Value
Value Method	SF	Amenities 2	

Building Data			
Condition	Average+	Base Area	1,110
Type	Single-Family	Total Area	1,530
Quality	Average	Style 1	1-1/2-St-Fin 100%
Arch. Type		Style 2	
Ext. Wall 1	25% SIDING	Roofing	Comp-Shingle
Ext. Wall 2	75% METAL/STEEL	HVAC 1	100% WARM & COOLED AIR
		HVAC 2	

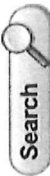
Miscellaneous Improvements						Building Data (cont.)	
Description	Year	Size	Cost	Depr %	Value	Year Built	
old garage cf/av	1976	600	2.00	0%	1,200	Actual Age	100
old concrete --ave		209	0.75		155	Remodel Year	2014
WD DECK PINE		224	13.48		3,020	Remodel Type	R1
						Effective Age	39
						Physical Depr.	53%
						Functional Depr.	
						Economic Depr.	20%
						Total Depreciation	62%

Cost Approach From Marshall & Swift	
Land Value	13,800
Adjusted Square Foot Cost	103.70
Total Area Value	158,660
Miscellaneous Improvements	3,175
Garage Cost	
Total Replacement Cost New	161,835
Less Depreciation	(100,985)
Replacement Cost New Less Depreciation	60,850
Lump Sums	1,200
Estimate of Value	75,850
Value Per Square Foot	41.00
Valuation From Comparable Sales Analysis	
Adjustment Model	NA
Subject Area	1,530
Factor	
Adjusted	
Valuation Not Available	
Model Number	NA
Description : NA	
Calculation	NA
Value	NA



*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

Taxes Due



Parcel 0760019436 | **Name** VERNON/DONALD W
1660 WEST 14TH STREET
CRETE, NE 68333-

Saline County

Legal
CRETE CITY WEST CRETE ADDITION LOTS 10-11-12 BLK 3 OCL
1660 \ WEST 14TH STREET

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	55	Gross Tax Assessed
Levy	1.68274600	Exemption/Credit
Value	\$ 75,850	Net Tax
Tax Sale(s)		

Year: 2020 Statement: 9099	Real Estate Tax
Net Tax Due	\$ 1,198.84
First Payment	\$ 0.00
Second Payment	\$ 599.42
Unpaid Tax Due	\$ 599.42

Receipt date is the business date the payment was posted, not the date received from the taxpayer.

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.

REAL ESTATE EXEMPT FROM TAXATION IN SALINE COUNTY FOR THE YEAR 2021

PROPERTY OWNED AND USED FOR CEMETERY PURPOSES EXCLUSIVELY WITHOUT PROFIT OR GAIN TO THE OWNER

Name	Location	Precinct	Item	Schedule
Andrews	24-8-1	Friend	1	1
Applegate (abandoned)	26-7-1	Turkey Creek	1	1
Atlanta Cemetery Association	22-6-1	Atlanta Prct	1	1
Big Blue Cemetery	34-7-4	Big Blue Prct	2	1
Bohemian Slavonian Cemetery Association	16-6-4	Wilber Prct	1	1
City of Crete - Blue Valley Cemetery/Jindra/Maple Grove	2-7-4	Big Blue Prct	1	1
Dorchester	16-8-3	Dorchester	1	1
Friendville Cemetery (abandoned)	14-8-1	Friend	1	1
German Lutheran Cemetery (abandoned)	6-7-1 (north)	Turkey Creek Prct	1	1
Johnson Creek Cemetery (abandoned)	2-8-1	Friend	1	1
Kasak Public Cemetery (abandoned)	30-7-1	Turkey Creek Prct	1	1
Monroe Union (abandoned)	29-7-2	Monroe	1	1
North Fork Cemetery	10-6-2	North Fork Prct	1	1
Oak Grove-DeWitt Cemetery Association	14-5-4	DeWitt Prct	1	1
Plainview Cemetery Association	16-5-2	South Fork Prct	1	1
Pleasant Hill Cemetery Association	9-7-3	Pleasant Hill Prct	1	1
Plummer Cemetery Association (abandoned)	24-5-3	Swan Creek Prct	1	1
Riverside	28-8-4	Crete	1	1
Sacred Heart Cemetery / St. James Catholic	33-8-4	Crete	1	1
Schmidt/Smith Cemetery (abandoned)	19-5-4	DeWitt Prct	1	1
St. Joseph's	26-8-1	Friend	1	1
Summit (abandoned)	12-6-3	Brush Creek Prct	1	1
Sunnyside Cemetery	15-6-4	Wilber Prct	1	1
Swan Valley Cemetery Association	34-5-3	Swan Creek Prct	1	1
Tobias	17-5-1	Olive	1	1
Trustee M.E. Church Cemetery (abandoned)	19-5-3	Swan Creek Prct	1	1
Trustee of German ME Church (abandoned)	6-7-1 (south)	Turkey Creek	1	1
Turkey Creek Cemetery (Gilbert) (abandoned)	33-8-2	Lincoln	1	1
Tvrz Cemetery/Bohemian National Cemetery Assoc (abandoned)	18-7-1	Turkey Creek	1	1
Union Cemetery (abandoned)	17-5-2	South Fork Prct	1	1
Waymire Cemetery (abandoned)	32-6-3	Brush Creek Prct	1	1
Zion Lutheran	28-5-1 & 21-5-1	Olive	2	1
		Total	34	32

PROPERTY OWNED AND USED FOR CHARITABLE PURPOSES EXCLUSIVELY WITHOUT PROFIT OR GAIN TO THE OWNER

Name	Precinct	Item	Schedule
American Legion August Vanek Post # 264	Dorchester	3	3
American Legion Hawes Woods Post # 212	DeWitt	1	1
American Legion Post # 183 - Ford Banka	Friend	1	1
American Legion Post # 258 - Rennie Dale Chester	Swanton	3	2
American Legion Post # 255 of Western (Partial)	Western	1	1
American Legion Post # 311 Tobias	Tobias	1	1
Blue Valley Lodge # 64 AF & AM (Partial)	Wilber	1	1
Blue Valley Post # 4959 VFW of U.S. (Partial)	Crete	1	1
	Crete / Wilber /		
Crete Area Medical Center	Friend	6	1
Friend Lodge # 73 AF & AM	Friend	1	1
Louis Milan Post # 101 Wilber	Wilber	3	2
Nebraska Czechs of Wilber (Craft Shop, Museum)	Wilber	2	1
New Beginnings	Crete	1	1
Rad Tabor Lodge # 74 ZCBJ	Pleasant Hill	1	1
Saline Center Lodge # 389 ZCBJ	Monroe Prct	2	1
Sportsman Club	Wilber	1	1

Tabitha, Inc	Crete	3	1
Telocvicna Jednota Sokol, Wilber	Wilber	1	1
	Total	33	22

PROPERTY OWNED AND USED FOR EDUCATIONAL PURPOSES EXCLUSIVELY WITHOUT PROFIT OR GAIN TO THE OWNER

Name	Precinct	Item	Schedule
Crete Bicentennial Society DBA: Crete Heritage Society	Crete Prct	5	2
Crete Izaak Walton League of America Inc	Crete	1	1
DeWitt Historical Society	DeWitt	3	1
Doane University	Crete	15	4
Friend Historical Society (Partial)	Friend	2	1
Nebraska Czechs of Wilber (Stage)	Wilber	1	1
Telocvina Jednota Sokol Corporation	Crete	1	1
Wilber Gun Club, Inc	Wilber	1	1
	Total	29	12

PROPERTY OWNED AND USED FOR RELIGIOUS PURPOSES EXCLUSIVELY WITHOUT PROFIT OR GAIN TO THE OWNER

Name	Precinct	Item	Schedule
Berean Fundamental Church of Crete (Partial)	Crete Prct	2	1
Betel Worship Center	Crete	1	1
Bethlehem Evangelical Lutheran Congregation	Crete	1	1
Cathedral Chapter of the Diocese of the NE	DeWitt	1	1
Centro Cristiano Internacional	Crete	1	1
Congregational Church of Friend	Friend	1	1
Cornerstone Bible Church, Inc	Crete	3	1
Dorchester United Methodist Church	Dorchester	3	2
First Evangelical Lutheran Church Wilber	Wilber	2	2
Friend Christian Assembly (Church, Parsonage, & Parking Lot + building at 1st & Sycamore)	Friend	4	3
Grace United Methodist Church	Crete	3	2
Heartland Church Network	Friend	1	1
Methodist Episcopal Church of Swanton	Swanton	1	1
Ministerios Pentecostes Maranath	Crete	2	1
New Haven Baptist Church	Crete	2	1
Plymouth Congregational United Church of Christ	Crete	1	1
Radiant Springs Church	Crete	1	1
Sacred Heart Church of Crete	Crete	6	2
Secular Institute of the Schoenstatt Sisters of Mary (Partial)	Crete	1	1
St. John's United Church of Christ	Western	1	1
St. Joseph Catholic Church of Friend	Friend	3	2
St. Joseph Catholic Church of Tobias	Tobias	1	1
St. Wenceslaus Church Inc	Wilber	1	1
Tobias Community Church	Tobias	1	1
Trinity Lutheran Church of DeWitt	DeWitt	4	2
Trinity Memorial Episcopal Church	Crete	1	1
United Church of Christ/First Congregational	Crete	2	2
United Methodist Church - Friend (Partial)	Friend	2	1
United Methodist Church - Wilber	Wilber	3	1
United Methodist Church & Parsonage - DeWitt (Partial)	DeWitt	1	1
Zion Evangelical Lutheran Church	Olive Prct	1	1
	TOTAL	58	40

WITNESS MY SIGNATURE THIS 3rd DAY OF AUGUST 2021

Brandi Kelly

Saline County Assessor

APPROVED BY BOARD