



Saline County Board of Commissioners

Meeting Agenda

AGENDA

SALINE COUNTY BOARD OF EQUALIZATION

SALINE COUNTY COURTHOUSE

Wilber, NE

9:15 AM

DATE: February 15, 2022

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

2022 Permissive Exemption Application - Assessor Recommendation

Discuss/Approve Tax List Correction 2022-03: Lori A Lynch

Discuss/Approve Tax List Correction 2022-04: Lori A Lynch

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 9:25 a.m. on Tuesday, February 1, 2022 by Chairperson Russ Karpisek. Present were Karpisek, Janet J. Henning, Stephanie A. Krivohlavek and Marvin A. Kohout, Commissioners and County Clerk Anita K. Bartels. Commissioner Phil Hardenburger 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 January 26, 2022, 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 with the deletion of the Minor Subdivision for Bob Kasl, seconded by Kohout. Voting aye were Krivohlavek, Henning, Karpisek and Kohout, nays none, motion carried.

Krivohlavek moved to approve the minutes of the January 18, 2022 meeting as presented, seconded by Kohout. Voting aye were Karpisek, Kohout and Krivohlavek, abstain with conflict Henning, nays none, motion carried.

County Assessor Brandi Kelly presented for approval Tax List Correction #2022-01, for Marcia K. Ludlow (etal) and Barbara Berkness. This correction is a result of the wrong address on a building permit presented to the Assessor’s office. Henning moved to approve, seconded by Kohout. Voting aye were Karpisek, Kohout, Krivohlavek and Henning, nays none, motion carried.

Kelly presented for approval Tax List Correction #2022-02, for Shawn J. and Barbara A. Kleine. This correction is a result of the wrong address on a building permit presented to the Assessor’s office. Krivohlavek moved to approve, seconded by Henning. Voting aye were Kohout, Krivohlavek, Henning and Karpisek, nays none, motion carried.

Henning moved to open the hearing for vehicle exemptions, seconded by Kohout. Voting aye were Krivohlavek, Henning, Karpisek and Kohout, nays none, motion carried.

County Treasurer Debbie Spanyers presented an application from Doane University for Exemption of their motor vehicle fleet, noting this application would fall under the educational exempt category.

Krivohlavek moved to close the hearing for vehicle exemptions, seconded by Henning. Voting aye were Henning, Karpisek, Kohout and Krivohlavek, nays none, motion carried.

Krivohlavek moved to approve the Application for Exemption from Doane University, seconded by Henning. Voting aye were Karpisek, Kohout, Krivohlavek and Henning, nays none, motion carried.

There being no further business to come before the Board, the meeting was adjourned at 9:35 a.m. The next regular meeting will be on February 15, 2022 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

Phil 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 January 18, 2022 were approved as presented.

Anita K. Bartels, County Clerk

Janet J. Henning

Russ Karpisek, Chairperson

Stephanie A. Krivohlavek

Phil Hardenburger, Vice Chairperson

Marvin A. Kohout

File with Your County Assessor on or Before December 31

Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Friend Historical Society		County Name Saline	Tax Year 2021
Name of Owner of Property Friend Historical Society		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant P.O. Box 174		Total Actual Value of Real and Personal Property \$ 500,000 96,445	Parcel ID Number 760029164 / 760069156
City Friend	State NE	Zip Code 68359	Contact Name Mark Stutzman
Email Address		Phone Number 402-416-7287	

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Mark Stutzman	President	409 Cherry Friend, NE 68359
Mary Ann Losh	VP	212 W. Lakeshore Dr Lincoln, NE 68528
Dam Fromadka	Treasurer	760 Co. Rd. 300 Friend, NE 68359

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

Friend City - 760029164 - Middle of 6810 + Lots 227-228 (Partial Exemption)
760029156 - W48' of Lots 227-228 (Partial Exemption)

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

The property is used for rentals for weddings, meetings, educational programs. Operates non-profit Opera House, San Carlo Room. Improving quality of life for area residents, promoting fine arts & entertainment.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week **5**

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here **Mark Stutzman** Authorized Signature **President** Title **12-20-21** Date

Retain a copy for your records.

For County Assessor's Recommendation

Approval COMMENTS: _____

Approval of a Portion _____

Denial _____

Brandi Kelly Signature of County Assessor **2-15-2022** Date

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved COMMENTS: _____

Approval of a Portion _____

Denied _____

Signature of County Board Member _____
Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

TerraScan Saline County Assessor's Office Logon: BRANDI

Parcel #	Statement #	Change Code	1	Due	279.66
760021813	2021-760021813RP	2021/2021	REAL	Paid	0.00
	Current	Billed		Corrected	
Tax District	10 1.850524	10 1.850524		10 1.850524	
Drainage Data					
Greenbelt Loss			0		
Property Class	1000				1000
Land Value	4,135		4,135		4,135
Ag Land Value	0		0		0
Impr Value	11,910		11,910		0
Outbuildings	0		0		0
Total Value	16,045		16,045		4,135
Exemption Code					
Exempt Amount			0		
Assessed Value	16,045		16,045		4,135
RE Taxes Due			279.66		72.08
Drainage	0.00		0.00		0.00
Penalty			0.00		
Total Due	279.66		279.66		72.08

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

View: correct.vw Key:STATEMENT # Window:1 Rec:264798 (264798)

Add new records or update existing records

TerraScan Saline County Assessor's Office Logon: BRANDI

Adjustments	Current	Billed	Corrected
Tax Credit	0.0010755 17.26	0.0010755 17.26	0.0010755 4.44
Ag Tax Credit	0.0012905 0.00	0.0012905 0.00	0.0012905 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:264798 (264798)

Add new records or update existing records

Date Created
11/04/2021

SALINE COUNTY ASSESSOR'S OFFICE
TAX STATEMENT FILE

Last Update
11/04/2021

Statement:2021-760021813RP	Ag Land Val: 0	Roll Year : 2021/2021
Parcel # : 760021813	Land Value : 4,135	Source : REAL
Mortgage#:	GB Loss : 0	Gross Tax : 296.92
Owners ID: 22627	Imp Value : 11,910	Greenbelt : 0.00
District : 10	Outbldgs : 0	Exempt Tax : 0.00
Tax Rate : 1.850524	Tot Value : 16,045	Tax Credit : 17.26
UU Tax Cr: 0.00	Exempt Val : 0	Ag Tax CR : 0.00
	Taxable : 16,045	Taxes Due : 279.66
LYNCH/LORI A	Delinquent Year: 1999	Drainage : 0.00
214 EAST 5TH STREET		Penalty Tax: 0.00
WILBER, NE	68465-	Cert Fees : 0.00
		Advertising: 0.00
		Total Due : 279.66
Map # : 3923-00-0-20100-000-0380		Tax Paid : 0.00
Legal : WILBER CITY W 43' OF LOT 360 & ALL OF LOT		Tax Due : 279.66
Situs : 315 EAST 4TH STREET		Int Due : 0.00
Notes :		Total Due : 279.66

760021813 2021 / 2021 LYNCH/LORI A

Mortgage Information	
Loan Number :	Tax Sale #/Date :
	Delinquent Report :
	Bankruptcy # :
	Foreclosure Date :
	Resolution Date :
	PA&T Class Codes : 01 01 01 01 06 02

Tax Sale Certificate Data	
Certificate # :	Filing Fees :
Purchasers ID # :	Interest Due :
Date Purchased :	Total Amount :
Certificate Type :	Redemption Date :
Maturity Date :	Redemption # :
Principle :	Redemption Amount :

Receipt #	Code	Pay Date	Tax Payment	Interest	Drainage	Total Pay
-----------	------	----------	-------------	----------	----------	-----------

760021813 2021 / 2021 LYNCH/LORI A

TIF Fund # : Tax Credit Rate 0.0010755 0.00

	Gross Taxes	Taxes after HS	Tax Credit	Net Taxes
Base 0	296.92	296.92	0.00	296.92
Excess	0.00	0.00	0.00	0.00

Change Date	Change Code	Prev Value	New Value	Value Change	Tax Change
-------------	-------------	------------	-----------	--------------	------------

SID	PRINCIPAL	Interest Due	PENALTY	Ad Due	Total Due S
-----	-----------	--------------	---------	--------	-------------



SALINE COUNTY ASSESSOR'S OFFICE

+760021813 Real Property Record Card



Data Provided By: BRANDI KELLY County Assessor. Printed on 02/01/2022 at 04:11:17P

Parcel Information		Ownership Information	
Parcel Number	760021813	Current Owner	LORI A LYNCH
Map Number	3923-00-0-20100-000-0380	Address	PO BOX 524
Situs	315 EAST 4TH STREET	City ST. Zip	WILBER, NE 68465-
Legal	WILBER CITY W 43' OF LOT 360 & ALL OF LOT 361 & E 27' OF LOT 362	Cadastral #	005-032-0017

Current Valuation		Assessment Data		Property Classification	
Land Value	4,135	District/TIF Fund	10	Status	01 Improved
Impr. Value	11,910	School Base	76-0082 WILBER-CLA	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	16,045	Neighborhood	9060	Location	01 Urban
Exemptions		Greenbelt Area		City Size	06 800-2,500
Taxable Value	16,045	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	
03/29/2005	337-878	IRENE RICHTARIK				

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				WIPER1	01/21/2021	CK BACK ON COMPL	
				ADJ1	01/21/2021	ROLL TO ATR--NEW	
				WIPER1	06/02/2020	#3162 30X36 DETA	18,000
				WIOFF1	04/13/2005	POSSIBLE REMODEL	
					03/12/2001	ADDED FOR DECK	

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	CTL	1000		4,135			4,135	4,135
2017	CTL	1000		3,190			3,190	3,190
2016	CTL	1000		3,190			3,190	3,190
2015	CTL	1000		3,190			3,190	3,190
2014	CTL	1000		3,190			3,190	3,190

Historical Valuation Information									
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes	
2021	LORI A LYNCH	4,135	11,910		16,045		16,045		279.66
2020	LORI A LYNCH	4,135			4,135		4,135		72.76
2019	LORI A LYNCH	4,135			4,135		4,135		72.96
2018	LORI A LYNCH	4,135			4,135		4,135		71.72
2017	LORI A LYNCH	3,190			3,190		3,190		57.82
2016	LORI A LYNCH	3,190			3,190		3,190		56.50
2015	LORI A LYNCH	3,190			3,190		3,190		53.68
2014	LORI A LYNCH	3,190			3,190		3,190		56.40
2013	LORI A LYNCH	3,190			3,190		3,190		62.70
2012	LORI A LYNCH	3,190			3,190		3,190		62.64





SALINE COUNTY ASSESSOR'S OFFICE

+760021813 Residential Property Record Card



Data Provided By: BRANDI KELLY County Assessor. Printed on 02/01/2022 at 04:11:24P

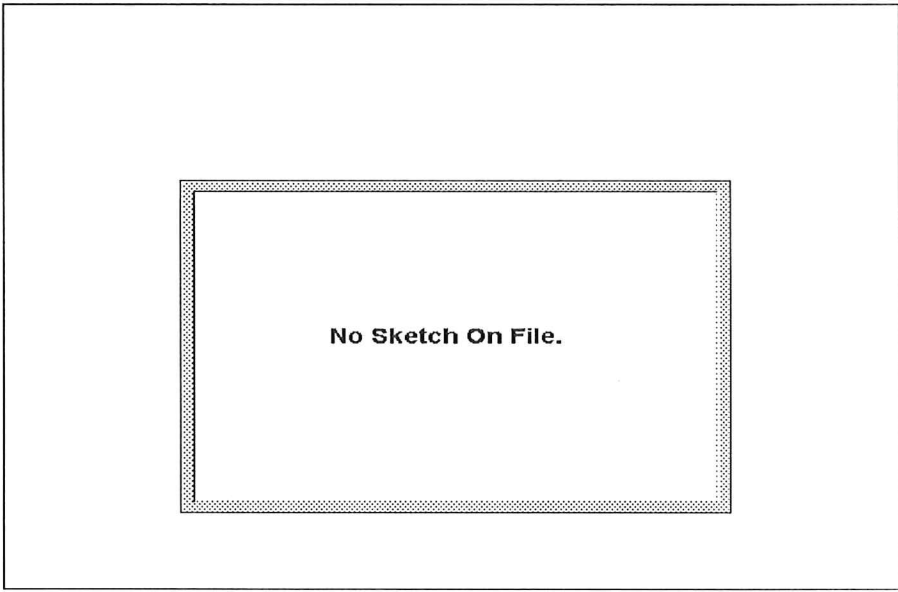
Parcel Information		Ownership Information	
Parcel Number	760021813	Current Owner	LORI A LYNCH
Map Number	3923-00-0-20100-000-0380	Address	PO BOX 524
Situs	315 EAST 4TH STREET	City St. Zip	WILBER, NE 68465-
Legal	WILBER CITY W 43' OF LOT 360 & ALL OF LOT 361 & E 27' OF LOT 362	Cadastral #	005-032-0017

Property Data			
Neighborhood	9060	Topography	LEVEL
Lot Width	158	Street	GRAVEL
Lot Depth	74.5	Utilities	ALL
Units/Lots	1	Amenities 1	1 G, PG, FP, G-FP
Value Method	SF	Amenities 2	
# of Units	11771	Unit Value	0.99
Adjustment	0.3532	Lot Value	4135

Building Data			
Condition Type		Base Area Total Area	Foundation Slab Area
Quality		Style 1	Crawl Area
Arch. Type		Style 2	Basement Area
Ext. Wall 1		Roofing	Min Finish
Ext. Wall 2		HVAC 1	Rec Finish
		HVAC 2	Part Finish
			Fixtures
			Bedrooms
			Bathrooms
			Garage Type
			Garage Area
			No. of Stalls

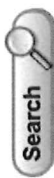
Miscellaneous Improvements						Building Data (cont.)	
Description	Year	Size	Cost	Depr %	Value	Year Built	Actual Age
GARAGE DET WD/VIN GDA	2020	1080	20,23	50%	10,925		
						Remodel Year	
						Remodel Type	
						Effective Age	
						Physical Depr.	
						Functional Depr.	
						Economic Depr.	20%
						Total Depreciation	20%

Cost Approach From Marshall & Swift	
Land Value	4,135
Adjusted Square Foot Cost	
Total Area Value	
Miscellaneous Improvements	
Garage Cost	
Total Replacement Cost New	
Less Depreciation	
Replacement Cost New Less Depreciation	
Lump Sums	10,925
Estimate of Value	15,060
Value Per Square Foot	
Valuation From Comparable Sales Analysis	
Adjustment Model	NA
Subject Area	
Factor	
Adjusted	
Valuation Not Available	
Model Number	NA
Description : NA	
Calculation	NA
Value	NA

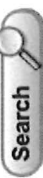


*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

Taxes Due



Served by WEBSERVER-2



Step 5 of 8

Saline County

Parcel 0760021813
Name LYNCH/LORIA
PO BOX 524
WILBER, NE 68465-

Legal
WILBER CITY W 43' OF LOT 360 & ALL OF LOT 361 & E 27' OF LOT 362
315 \ EAST 4TH STREET

Payment Information

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



Delinquency Dates

1st Half: 05/01/2022

2nd Half: 09/01/2022

Parcel Information	Tax Information
Tax District 10	Gross Tax Assessed \$ 296.92
Levy 1.85052400	Exemption/Credit \$ 17.26
Value \$ 16,045	Net Tax \$ 279.66
Tax Sale(s)	

Year: 2021 Statement: 5092

	Real Estate Tax
Net Tax Due	\$ 279.66
First Payment	\$ 139.83 <u>Pay First Half</u>
Second Payment	\$ 139.83
Unpaid Tax Due	\$ 279.66 <u>Pay Total Due</u>

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: February 2, 2022	No: 2022-04
Name: Lori A Lynch	Address: PO BOX 524 Wilber, NE 68465
Year Corrected: 2021	Tax Dist: 10
School Dist: 20-82	Parcel: 760076928

Description of Property:		Real Estate - Wilber Prct Pt NW 1/4 NE 1/4 Sec 22-6-4 .913 acres ICL									
STATEMENT OR SCHEDULE #	ACTUAL VALUATION	TAX RATE	CONSOLIDATED TAX	HOMESTEAD VALUE	HOMESTEAD TAX	PENALTY TAX	USED TAX CREDIT	OTHER	TOTAL TAX	TOTAL TAX CREDIT	TAX OVERAGE
05093	109,005	1.850524	2,017.16				117.24		1,899.92	117.24	
05093	120,910	1.850524	2,237.46				130.04		2,107.42	130.04	
ADDED TAX											207.50
DEDUCTED TAX											

Reason for Correction: Correcting 2021 tax roll due to clerical error. The 30x36' detached garage was erroneously placed on W 43' Lot 360 & All of Lot 361 & E 27' Lot 362 (760021813) for 2021 tax year. The detached garage sits on Pt NW 1/4 NE 1/4 Sec 22-6-4 ICL .913 acres (760076928). This statement is being issued to add the detached garage to 760076928.

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 #	: 760076928	Change Code	: 1	Due	: 1,899.92
Statement #	: 2021-760076928RP	2021/2021	REAL	Paid	: 0.00
	Current	Billed		Corrected	
Tax District	10 1.850524	10 1.850524		10 1.850524	
Drainage Data					
Greenbelt Loss				0	
Property Class	1000			1000	
Land Value	14,255	14,255		14,255	
Ag Land Value	0	0		0	
Impr Value	94,750	94,750		106,655	
Outbuildings	0	0		0	
Total Value	109,005	109,005		120,910	
Exemption Code					
Exempt Amount		0			
Assessed Value	109,005	109,005		120,910	
RE Taxes Due		1,899.92		2,107.42	
Drainage	0.00	0.00		0.00	
Penalty		0.00			
Total Due	1,899.92	1,899.92		2,107.42	

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

View: correct.vw Key:STATEMENT # Window:1 Rec:264797 (264797)

Add new records or update existing records

TerraScan Saline County Assessor's Office Logon: BRANDI

File

Adjustments	Current		Billed		Corrected	
Tax Credit	0.0010755	117.24	0.0010755	117.24	0.0010755	130.04
Ag Tax Credit	0.0012905	0.00	0.0012905	0.00	0.0012905	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
Exess TC				0.00		0.00

Page 2 of 2

View: correct.vw Key:STATEMENT # Window:1 Rec:264797 (264797)

Add new records or update existing records

Date Created
11/04/2021

SALINE COUNTY ASSESSOR'S OFFICE
TAX STATEMENT FILE

Last Update
11/04/2021

Statement:2021-760076928RP	Ag Land Val: 0	Roll Year : 2021/2021
Parcel # : 760076928	Land Value : 14,255	Source : REAL
Mortgage#:	GB Loss : 0	Gross Tax : 2,017.16
Owners ID: 22627	Imp Value : 94,750	Greenbelt : 0.00
District : 10	Outbldgs : 0	Exempt Tax : 0.00
Tax Rate : 1.850524	Tot Value : 109,005	Tax Credit : 117.24
UU Tax Cr: 0.00	Exempt Val : 0	Ag Tax CR : 0.00
	Taxable : 109,005	Taxes Due : 1,899.92
LYNCH/LORI A	Delinquent Year: 1999	Drainage : 0.00
214 EAST 5TH STREET		Penalty Tax: 0.00
WILBER, NE	68465-	Cert Fees : 0.00
		Advertising: 0.00
		Total Due : 1,899.92
Map # : 3923-22-0-00000-000-0065		Tax Paid : 0.00
Legal : WILBER PRCT PT NW 1/4 NE 1/4 SEC. 22-6-		Tax Due : 1,899.92
Situs : WILBER PRCT		Int Due : 0.00
Notes :		Total Due : 1,899.92

Page 1 of 3

760076928 2021 / 2021 LYNCH/LORI A

2

Mortgage Information	
Loan Number :	Tax Sale #/Date :
	Delinquent Report :
	Bankruptcy # :
	Foreclosure Date :
	Resolution Date :
	PA&T Class Codes : 01 01 01 01 06 03

Tax Sale Certificate Data

Certificate # :	Filing Fees :
Purchasers ID # :	Interest Due :
Date Purchased :	Total Amount :
Certificate Type :	Redemption Date :
Maturity Date :	Redemption # :
Principle :	Redemption Amount :

Page 2 of 3

Receipt #	Code	Pay Date	Tax Payment	Interest	Drainage	Total Pay

760076928 2021 / 2021 LYNCH/LORI A

TIF Fund # : Tax Credit Rate 0.0010755 0.00

	Gross Taxes	Taxes after HS	Tax Credit	Net Taxes
Base 0	2,017.16	2,017.16	0.00	2,017.16
Excess	0.00	0.00	0.00	0.00

Change Date	Change Code	Prev Value	New Value	Value Change	Tax Change

SID	PRINCIPAL	Interest Due	PENALTY	Ad Due	Total Due S



SALINE COUNTY ASSESSOR'S OFFICE

+760076928 Real Property Record Card



Data Provided By: BRANDI KELLY County Assessor. Printed on 02/01/2022 at 04:10:57P

Parcel Information		Ownership Information	
Parcel Number	760076928	Current Owner	LORI A LYNCH
Map Number	3923-22-0-00000-000-0065	Address	PO BOX 524
Situs	WILBER PRCT	City ST. Zip	WILBER, NE 68465-
Legal	WILBER PRCT PT NW 1/4 NE 1/4 SEC. 22-6-4 ICL .913 ACRE	Cadastral #	005-032-0017

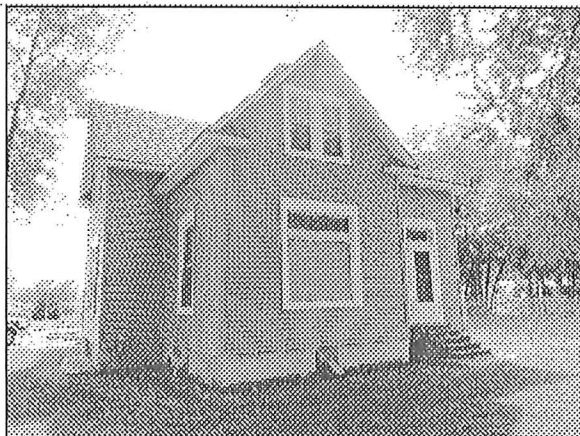
Current Valuation		Assessment Data		Property Classification	
Land Value	14,255	District/TIF Fund	10	Status	01 Improved
Impr. Value	94,750	School Base	76-0082 WILBER-CLA	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	109,005	Neighborhood	9060	Location	01 Urban
Exemptions		Greenbelt Area		City Size	06 800-2,500
Taxable Value	109,005	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	
03/29/2005	337-878	IRENE RICHTARIK				

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbdg.	Total	Taxable
2018	CTL	1000		14,255	76,250		90,505	90,505
2017	CTL	1000		10,690	74,885		85,575	85,575
2016	CTL	1000		10,690	74,885		85,575	85,575
2015	CTL	1000		10,690	74,885		85,575	85,575
2014	CTL	1000		10,690	74,885		85,575	85,575

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbdg.	Total	Exempt	Taxable	Taxes
2021	LORI A LYNCH	14,255	94,750		109,005		109,005	1,899.92
2020	LORI A LYNCH	14,255	86,925		101,180		101,180	1,780.14
2019	LORI A LYNCH	14,255	76,250		90,505		90,505	1,596.88
2018	LORI A LYNCH	14,255	76,250		90,505		90,505	1,569.70
2017	LORI A LYNCH	10,690	74,885		85,575		85,575	1,550.78
2016	LORI A LYNCH	10,690	74,885		85,575		85,575	1,515.92
2015	LORI A LYNCH	10,690	74,885		85,575		85,575	1,439.94
2014	LORI A LYNCH	10,690	74,885		85,575		85,575	1,512.78
2013	LORI A LYNCH	10,690	78,005		88,695		88,695	1,743.12
2012	LORI A LYNCH	10,690	78,005		88,695		88,695	1,741.54





SALINE COUNTY ASSESSOR'S OFFICE

+760076928 Residential Property Record Card



Data Provided By: BRANDI KELLY County Assessor. Printed on 02/01/2022 at 04:11:04P

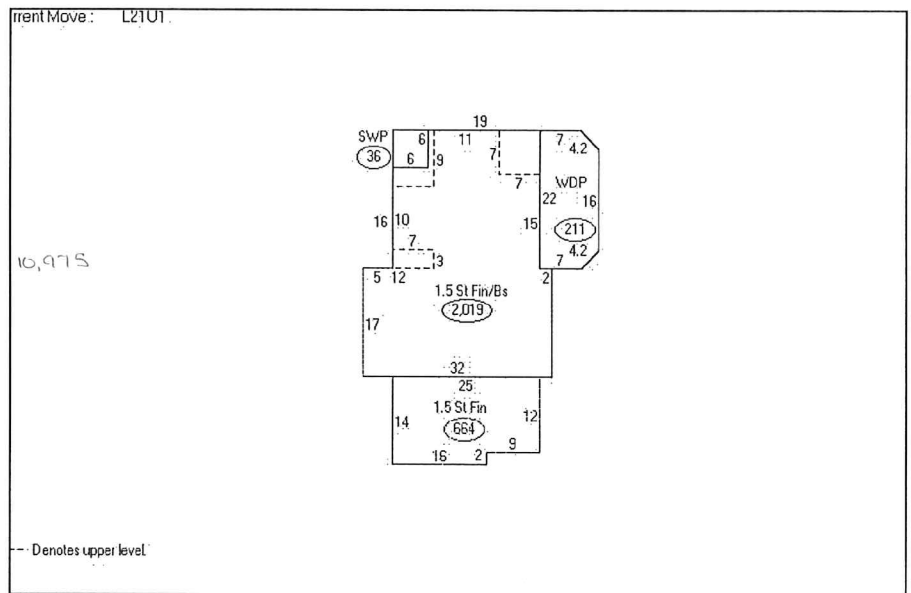
Parcel Information		Ownership Information	
Parcel Number	760076928	Current Owner	LORI A LYNCH
Map Number	3923-22-0-00000-000-0065	Address	PO BOX 524
Situs	WILBER PRCT	City St. Zip	WILBER, NE 68465-
Legal	WILBER PRCT PT NW 1/4 NE 1/4 SEC. 22-6-4 ICL .913 ACRE	Cadastral #	005-032-0017

Property Data			
Neighborhood	9060	Topography	LEVEL
Lot Width		Street	GRAVEL
Lot Depth		Utilities	ALL
Units/Lots	1	Amenities 1	1 G, PG, FP, G-FP
Value Method	AC	Amenities 2	
# of Acres	0.913	Unit Value	17500
Adjustment	0.8921	Lot Value	14255

Building Data							
Condition	Average+	Base Area	1,390	Foundation	Concrete-Block/8	Fixtures	9
Type	Single-Family	Total Area	2,683	Slab Area		Bedrooms	4
Quality	Average	Style 1	1-1/2-St-Fin 100%	Crawl Area	1058	Bathrooms	1
Arch. Type		Style 2		Basement Area		Garage Type	
Ext. Wall 1	100% VINYL	Roofing	Comp-Shingle	Min Finish		Garage Area	
Ext. Wall 2		HVAC 1	100% WARM & COOLED AIR	Rec Finish		No. of Stalls	
		HVAC 2		Part Finish			

Miscellaneous Improvements					Building Data (cont.)			
Description	Year	Size	Cost	Depr %	Value	Year Built		
old garage cf/p		240	2.00	0%	480	1923	Actual Age	98
open shed cf pr		220	1.25	0%	275		Remodel Year	1987
cl shed wf/cf pr		220	1.50	0%	330		Remodel Type	R3
open shed		160	2.00	0%	320		Effective Age	40
DOUBLE 2/S FIRE~PL		1	4,076.33		4,075		Physical Depr.	55%
cl shed wf/cf gd	1994	152	2.50	0%	380		Functional Depr.	
SOLID WALL PORCH		36	99.16		3,570		Economic Depr.	20%
WD DECK PINE		211	12.56		2,650		Total Depreciation	64%
WD DECK PINE		64	22.52		1,440			

Cost Approach From Marshall & Swift	
Land Value	14,255
Adjusted Square Foot Cost	72.72
Total Area Value	195,110
Miscellaneous Improvements	11,735
Garage Cost	
Total Replacement Cost New	206,845
Less Depreciation	(132,380)
Replacement Cost New Less Depreciation	74,465
Lump Sums	1,785
Estimate of Value	90,505
Value Per Square Foot	28.00
Valuation From Comparable Sales Analysis	
Adjustment Model	NA
Subject Area	2,683
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



Served by WEBSERVER-2



Step 5 of 8

Saline County

Parcel 0760076928
Name LYNCH/LORIA
PO BOX 524
WILBER, NE 68465-

Legal
WILBER PRCT PT NW 1/4 NE 1/4 SEC. 22-6-4 ICL . 913 ACRE
WILBER PRCT

Payment Information

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



Delinquency Dates

1st Half: 05/01/2022

2nd Half: 09/01/2022

Parcel Information		Tax Information	
Tax District	10	Gross Tax Assessed	\$ 2,017.16
Levy	1.85052400	Exemption/Credit	\$ 117.24
Value	\$ 109,005	Net Tax	\$ 1,899.92
Tax Sale(s)			

Year: 2021 Statement: 5093

Net Tax Due	\$ 1,899.92	Real Estate Tax	
First Payment	\$ 949.96	Pay First Half	
Second Payment	\$ 949.96		
Unpaid Tax Due	\$ 1,899.92	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.