Osceola, Nebraska July 9, 2024

Pursuant to notice published in the July 4th, 2024 issue of the Polk County News, the Polk County Board of Equalization convened at 9:00 a.m. with all members present. Minutes of the June 27th, 2024 meeting of the Polk County Board of Equalization were read and approved. Chairman Westring informed those in attendance that a current copy of the Open Meetings Act is posted in the meeting room.

The Board reviewed the letter received from Svehla Law Offices on behalf of their client, Swede Home Methodist Church requesting a waiver permitting the County Assessor to consider its Exemption Application that was submitted after the December 31, 2023 filling deadline. A motion was made by Boruch to approve the request for a waiver and allow the County Assessor to consider the exemption application dated May 24, 2024. The motion was seconded by Boss and the roll call vote was Boruch, aye; Boss, aye; Westring, aye.

Assessor Krance presented a list of properties that were determined to be overvalued, undervalued or omitted for assessment year 2024 after the county's abstract was submitted to the Property Tax Administrator. A motion was made by Westring to approve the updated values for all of the properties listed on the report as presented by Assessor Krance. The motion was seconded by Boruch and the roll call vote was Westring, aye; Boruch, aye; Boss, aye. Valuation change notices will be sent to those affected property owners.

The Board then began hearing additional testimony from those who had filed property valuation protests. Numerous individuals expressed their concern that a value is now being assessed to their leasehold interest for their structures on those lakes in the county where the lots are leased. The value of the leasehold interest was appeared in the section for the land value on the valuation change notices and those protesting their leasehold interests felt this is double taxation as they are also paying taxes on the lots themselves through their annual lease payments to the lake owners. Others questioned the legality of taxing a leasehold interest on private property. Some individuals appeared to protest the new values assessed following the reappraisal of the rural building sites, including overvaluing old buildings and bins. Others questioned the values assessed on their rural residences which appeared to be higher than comparable properties in their general locations.

There being no further business, the Board of Equalization adjourned at 12:35 p.m.		
Approved: _	/S/ Debra S. Girard	/S/ Jerry Westring
	County Clerk	Chairman