

BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

Hy-Vee Inc.,
Appellant,

Case No. 21C 0117

v.

NOTICE OF APPEAL

Dodge County Board of Equalization,
Appellee.

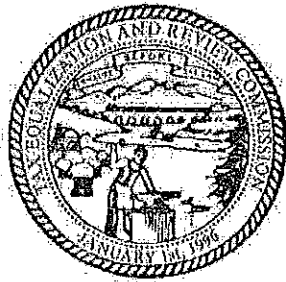
TO THE CHAIR OF THE DODGE COUNTY BOARD OF EQUALIZATION IN CARE OF FRED MYTTY, DODGE COUNTY CLERK:

An appeal by Hy-Vee Inc. (a copy of which is attached) has been filed with the Nebraska Tax Equalization and Review Commission against the Dodge County Board of Equalization.

You are not required to respond to this notice.

SIGNED AND SEALED: August 27, 2021

Seal



Steven A. Keelle

Steven A. Keelle, Chairperson
Tax Equalization and Review Commission

RECEIVED
2021 SEP -2 AM 11:01
FILED
DODGE COUNTY CLERK'S OFFICE
DODGE COUNTY, NEBRASKA

**ACTION TAKEN BY THE DODGE COUNTY
BOARD OF EQUALIZATION
ON THE 2021 PROPERTY VALUATION OF
PROTEST #174 (attached)
PARCEL #270138701**

NAME & MAILING ADDRESS OF PERSON FILING PROTEST

**J.W. Chatam and Associates
14360 W. 96th Terrace
Lenexa, KS 66215**

RECOMMENDATION OF THE REFEREE \$5010088 (see attached referee's report)

**RECOMMENDATION OF THE COUNTY ASSESSOR FOR DODGE COUNTY - \$5,010,088.00
(assessor's report may be attached)**

COUNTY BOARD'S DETERMINATION FOR ASSESSMENT YEAR 2021

ACTION TAKEN - No Change

Per assessed value

TOTAL

\$5,010,088.00

The assessor has certified to the county board of equalization that a copy of that portion of the property record file which substantiates the calculation of the protested value is maintained in their office in electronic or paper form. If dissatisfied with the board's decision this report and the property record file may be used to complete an appeal to the Tax Equalization and Review Commission.

Bob Mura

July 30, 2021

Signature of County Board Chairman

Date

Date Protest was Heard by Referee	Date of Decision	Date Notice of Decision Mailed to Protester
Waived	July 14, 2021	July 30, 2021

COUNTY CLERK CERTIFICATION

The undersigned certifies that a copy of this protest and report of the action of the county board of equalization, which has been accepted by the assessor, has been mailed to the protester at the above shown address on July 30, 2021.

L.O. M...

Signature of County Clerk

This report of the Board's decision is also available at the county clerk's office. A copy of the report may be used to complete an appeal to the Tax Equalization & Review Commission.

COUNTY BOARD OF EQUALIZATION - original

ASSESSOR - Canary Copy

TAXPAYER - Pink Copy

DODGE COUNTY REFEREE'S REPORT

COPY

Protest Number 174 Parcel Number 270138701

Address/Legal Description: RODAMAR ADD REPLAT 1 LOT 2

Identification of Property Type:

- Single Family
- 2-4 Family
- Duplex
- Multi-Family 4-12 Units
- Multi-Family 12+ Units
- Commercial/Industrial-Lot
- Commercial/Industrial-Sub.
- Dry Cropland
- Irrigated Cropland
- Grassland/Pasture
- Special Valuation/Greenbelt
- CRP
- Improved
- Other

Name and Address of Protestor(s) Present: Protester did not show for hearing

Issue(s) Presented by Protestor(s): The current County Valuation on the (old) property is above the current Fair Market Value

Information Provided by Owner and/or Representative:

- None
- Appraisal by a Nebraska Real Estate Appraiser properly credentialed
- Selected data of similar properties
- Selected data of similar properties that have sold recently
- Purchase Agreement or other sale documentation for the property
- Other factors that effect the value of the property, such as, easements, access, environmental considerations, etc.
- Income, vacancy and expense data relating to the property
- Copy of lease or lease information
- Costs of construction, cost of remodeling, addition, renovation, repairs
- Equalization data
- Other

Comments:

In order to be considered in the analysis of a property, a copy of ALL documents presented to the Referee must be included in the protest file. The presented documents are hereby made part of the review process.

Information Provided by the County Assessor:

- Property Record File
- Market sales data used in determining the value of the property.
- Income data used in determining the value of the property.
- Cost data used in determining the value of the property.
- Final correlation of value summary
- Qualified Sales Roster
- Reports and Opinions from PTA for County
- Other

Comments: County assessor stated that there is 2 active TERC cases (2019 + 2020) pending and they are recommending no change

2021 PROPERTY VALUE PROTEST
REMARKS & RECOMMENDATIONS

COPY

PROTESTER'S NAME J.W. Chatam and Associates (Hy-Vee)

LEGAL Rodamar Add Replat 1 lot 2

PARCEL # 270138701 PROTEST # 174

DATE 6/25/21 PROPERTY INSPECTED: YES NO DATE _____

REMARKS No change based on pending TERC cases from 2019 and 2020.

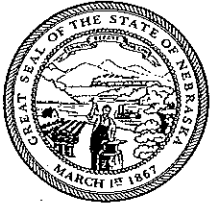
RECOMMENDATIONS No Change

RECOMMENDED PROPERTY VALUE CHANGE FOR 2021: YES NO

	CURRENT VALUE	RECOMMENDED CHANGED VALUE
LAND	<u>727,330</u>	<u>727,330</u>
BLDG/IMPR	<u>4,282,758</u>	<u>4,282,758</u>
TOTAL	<u>5,010,088</u>	<u>5,010,088</u>

DEBBIE CHURCHILL, ASSESSOR

MITCH HART, APPRAISER



Nebraska Tax Equalization and Review Commission

PO Box 95108 • Lincoln NE 68509-5108 • (402) 471-2842 • FAX (402) 471-7720

August 27, 2021

Max L. Rodenburg
Rembolt Ludtke, LLP
1128 Lincoln Mall, Suite 300
Lincoln, NE 68508

RE: *Hy-Vee Inc., Appellant, v. Dodge County Board of Equalization, Appellee*, Case No. 21C
0117.

The Commission has received the referenced appeal. A Notice of Appeal has been mailed to the Dodge County Board of Equalization and any other listed appellees. A copy of the Notice of Appeal is enclosed for your records.

Sincerely,

Steven A. Keetle
Chairperson