



Saline County Board of Commissioners

Meeting Agenda

AGENDA

SALINE COUNTY BOARD OF EQUALIZATION

SALINE COUNTY COURTHOUSE

Wilber, NE

9:15 AM

DATE: July 18, 2023

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

Discuss/Approve Tax List Correction 2023-21: Crete Area Medical Center

Discuss/Approve 2023 Six (6) Change of Valuations Notices

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

Discuss/Approve Vehicle Exemption Application (if needed)

ADJOURNMENT

File with the county assessor on or before May 1, or a penalty will be assessed.

Personal Property Return

Nebraska Net Book Value
* Attach all supporting schedules

| | |
|----------|--------|
| Tax Year | 2022 |
| County | SALINE |

| | | |
|---|---|----------------------|
| | Telephone Number 402-826-7948 | Tax District 15 |
| Address of Property (if different than below) City St Zip | Property Type Commercial | Precinct or Township |
| Name of Property Owner CRETE AREA MEDICAL CENTER | County ID or Schedule Number 760147486 | |
| Street or Other Mailing Address 2910 BETTEN DRIVE | Legal Description | |
| City CRETE, NE | | |

| Totals | Taxable Value | |
|--|---------------|-------|
| 1 Commercial and industrial property total (from schedule) | 1 | 4,395 |
| 2 Agricultural machinery and equipment total (from schedule) | 2 | 0 |
| 3 TOTAL TAXABLE VALUE before exemptions (total of lines 1 and 2) | 3 | 4,395 |

Describe any leased or consigned property in your custody, and list the name and address of the lessor or owner.

| Description of Property | Name and Address of Lessor or Owner |
|-------------------------|-------------------------------------|
| | |
| | |
| | |
| | |

Under penalties of law, I declare that I have examined this return, including any attached schedules, and to the best of my knowledge and belief, it is correct and complete.

Please complete this return and file with the county assessor's office. Your county assessor may require a copy of your federal depreciation worksheet, if applicable.

Sign Here → *Julie Laey* 4/25/2022 _____ _____

Signature of Property Owner Date Signature of Preparer Date

CFO 402-826-7948 _____ _____

Title Daytime Phone Number Daytime Phone Number

julie.laey@bryanhealth.org _____ _____

Email Address Email Address

| FOR COUNTY ASSESSOR'S USE ONLY | |
|--|---|
| Depreciation Worksheet Reviewed Date _____ Initials _____ | PENALTY <input type="checkbox"/> 10% <input type="checkbox"/> 25% |
| Total personal property value exempted under Beginning Farmer Tax Credit Act \$ _____ | |

→ _____ *Maureen Felinet Deputy* 4/26/2022

Signature of County Assessor Date

Personal Property Schedule - Nebraska Net Book Value

Name: CRETE AREA MEDICAL CENTER Year: 2022
 Schedule: 760147486 County: SALINE COUNTY ASSESSOR'S OFFICE

| Description | Type | Year | # Units | Adj Basis | Recov | Depr % | Taxable Value |
|---------------------------------------|------|------|---------|-----------|-------|--------|---------------|
| AARON BOVIE HYPHRACATOR | CO | 2017 | 1 | 250 | 7 | 30.63% | 77 |
| EASYONE SPIROMETRY | CO | 2017 | 1 | 250 | 7 | 30.63% | 77 |
| CARDIAC SCIENCE - AED | CO | 2017 | 1 | 100 | 7 | 30.63% | 31 |
| DETECTO PATIENT SCALE | CO | 2017 | 1 | 100 | 7 | 30.63% | 31 |
| RITTER 222 BARIATRIC EXAM TABLE | CO | 2017 | 2 | 2,000 | 7 | 30.63% | 613 |
| EXAM TABLES (3) | CO | 2017 | 3 | 1,500 | 7 | 30.63% | 459 |
| PROCEDURE TABLE | CO | 2017 | 1 | 500 | 7 | 30.63% | 153 |
| EXAM STOOLS & EXAM ROOM CHAIRS | CO | 2017 | 1 | 750 | 7 | 30.63% | 230 |
| VISION SCREENER & HEARING SCREENER | CO | 2017 | 1 | 250 | 7 | 30.63% | 77 |
| RITTER M9 ULTRACLAVE | CO | 2017 | 1 | 1,000 | 7 | 30.63% | 306 |
| VERATHON BLADDER SCAN | CO | 2017 | 1 | 3,000 | 7 | 30.63% | 919 |
| SIEMENS DCA VANTAGE | CO | 2017 | 1 | 250 | 7 | 30.63% | 77 |
| SIEMENS CLINITEK STATUS | CO | 2017 | 1 | 250 | 7 | 30.63% | 77 |
| REFIGERATOR WITH TEMP CONTROL | CO | 2017 | 1 | 1,000 | 7 | 30.63% | 306 |
| REFRIGERATOR WITH TEMP CONTROL & LOCK | CO | 2017 | 1 | 1,250 | 7 | 30.63% | 383 |
| OFFICE DESK, CHAIRS, CABINETS | CO | 2017 | 1 | 5,000 | 5 | 8.33% | 417 |
| BLOOD PRESSURE CUFFS | CO | 2017 | 12 | 600 | 5 | 8.33% | 50 |
| APC UPS | CO | 2017 | 1 | 600 | 5 | 8.33% | 50 |
| PATCH PANEL | CO | 2017 | 1 | 100 | 5 | 8.33% | 8 |
| SHREDDERS | CO | 2017 | 2 | 400 | 5 | 8.33% | 33 |
| VACCUM | CO | 2017 | 1 | 250 | 5 | 8.33% | 21 |

Total Taxable Valuation : 4,395

Attach schedules to your Nebraska Personal Property Return.
 Retain a copy for your records.

Taxes Due

Served by **WEBSERVER-2**



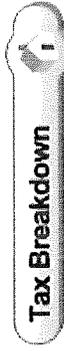
Saline County

Parcel Name
0760147486 CRETE AREA MEDICAL CENTER
2910 BETTEN DRIVE
CRETE, NE 68333-

Legal

Payment Information

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



Delinquency Dates

1st Half: 05/01/2023

2nd Half: 09/01/2023

Parcel Information

Tax District
Levy
Value
Tax Sale(s)

Tax Information

15
2.16254400
\$ 4,395
Gross Tax Assessed
Exemption/Credit
Net Tax

Year: 2022 Statement: 136

Net Tax Due
First Payment
Second Payment
Unpaid Tax Due

Personal Property Tax

\$ 95.04
\$ 47.52 Pay First Half
\$ 47.52
\$ 95.04 Pay Total Due

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File with Your County Assessor on or Before December 31

Statement of Reaffirmation of Tax Exemption for Use When Applying for Continued Exemption by Qualifying Organizations

FORM
451A

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

| | | |
|--|---|-------------------------------------|
| Name of Organization Crete Area Medical Center | County Name Saline | Tax Year 2022 |
| Name of Business, if Different than Organization | State Where Incorporated Nebraska | |
| Name of Owner of Property Crete Area Medical Center | Parcel ID Number multiple - see below | |
| Street or Other Mailing Address of Applicant 2910 Betten Drive | Contact Name Julie Lacy | Phone Number 402-826-7948 |
| City Crete | State NE | Zip Code 68333 |
| Email Address julie.lacy@bryanhealth.org | | |
| Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization | | |

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

760049645 - Crete Prct Pt S 1/2 SE 1/4 Sec 23-8-4 28.48 acres (ICL) hospital
760130477 - Crete City Pt S 1/2 SE 1/4 Sec 23-8-4 8.27 acres (ICL) - pt of hospital 8.72
760007586 - Crete City Lots 7-8-9 Block 139 (1212 Ivy Avenue) 760021937 - Wilber City Lots 392-393 (203 West 4th)
760030545 - Friend City JJ Ainsworth Addn S 1/2 Block 4 (1210 2nd Street)
760147486 - Personal Property

I hereby state that I am the authorized representative of the organization owning the property described above and that the use of this property has not changed during the previous year.

sign
here

Julie Lacy
Authorized Signature

CFO
Title

12/22/2021
Date

Retain a copy for your records.

For County Assessor's Use Only

12/22/21
Date Received

Brandi Kelly
County Assessor's Signature

Instructions

Who May File. An organization that owns real or tangible personal property, except licensed motor vehicles, and is seeking continuation of a property tax exemption must file this Statement of Reaffirmation of Tax Exemption, Form 451A, if:

1. The property is owned by and used exclusively for agricultural and horticultural societies; or
2. The property is:
 - a. Owned by educational, religious, or charitable organizations, or any organization for the exclusive benefit of any educational, religious, or charitable;
 - b. Used exclusively for educational, religious, or charitable;
 - c. Not owned or used for financial gain or profit to either the owner or user;
 - d. Not used for the sale of alcoholic beverages for more than 20 hours per week; AND
 - e. Not owned or used by an organization which discriminates in membership or employment based on race, color, or national origin.

An organization must file an exemption application, Form 451, if new property is acquired or if the property is converted to exempt use.

When And Where To File. The Form 451A must be filed on or before December 31 prior to each intervening year, those years not evenly divisible by four, with the county assessor of the county where the property is subject to tax.

Late Filings/Waivers. If an organization fails to file a Form 451A on or before December 31, it may file the Form 451A on or before June 30, with the county assessor, to maintain the tax exempt status of the property. Filing by this date nullifies any previous action by the county board of equalization denying the exempt status. If a late filing is made, the county assessor must assess a penalty against the organization in the amount of 10% of the tax that would have been assessed had the statement not been filed or \$100, whichever is less, for each calendar month or fraction thereof for which the filing of the statement missed the December 31 deadline. The penalty may not be waived.

Specific Instructions. The completed Form 451A must be retained by the county assessor.

| | A | B | C | D | E | F | G | H | I | J | K |
|----|--|-----------------|---------------|----------------------------------|---|--|-------------------|--------------------------|-------------------------|-------------------------|-----------|
| 1 | COUNTY BOARD OF EQUALIZATION NOTICE | | | | | | | | | | |
| 2 | July 11, 2023 | | | | | | | | | | |
| 3 | | PARCEL # | DIST # | OWNERS NAME | LEGAL DESCRIPTION | REASON FOR ADJUSTMENT | 2022 VALUE | 2023 VALUE BEFORE | 2023 VALUE AFTER | VALUATION CHANGE | |
| 4 | 1 | 760146133 | 15 | Bruntz Revcble Trst, William C | Friend City Palky's Subdivision Lot 10 | Correcting clerical error. Adding an amenity code to the lot so that it is equalized with surrounding properties. Parcel not adjusted prior to abstract. | 35,630 | 39,905 | 31,925 | -7,980 | |
| 5 | 2 | 760062234 | 55 | Papik, Jeff & Terra | Big Blue Prct Pt SW 1/4 SE 1/4 Sec 1-7-4 13.12 acres | Correcting clerical error. Removing the duplicated 25% increase on the rural improvements. | 356,330 | 497,325 | 418,995 | -78,330 | 4000-4500 |
| 6 | 3 | 760146125 | 15 | Ryan, Steve A & Carla J | Friend City Palky's Subdivision Lot 3 | Correcting clerical error. Adding an amenity code to the lot so that it is equalized with surrounding properties. Parcel not adjusted prior to abstract. | 273,380 | 338,900 | 321,195 | -17,705 | |
| 7 | 4 | 760146140 | 15 | Shires, Paul Jay & Katherine S | Friend City Palky's Subdivision Lot 17 | Correcting clerical error. Adding an amenity code to the lot so that it is equalized with surrounding properties. Parcel not adjusted prior to abstract. | 34,545 | 38,690 | 19,345 | -19,345 | |
| 8 | 5 | 760146144 | 15 | Wiese, Jason W & Amy N | Friend City Palky's Subdivision Lot 21 | Correcting clerical error. Adding an amenity code to the lot so that it is equalized with surrounding properties. Parcel not adjusted prior to abstract. | 206,765 | 258,135 | 243,515 | -14,620 | |
| 9 | 6 | 760146484 | 165 | Znamenacek, Jane Ellen & Kevin L | North Fork Prct Pt E 1/2 NE 1/4 Sec 15-6-2 3.44 acres | Correcting clerical error. Removing the duplicated 25% increase on the rural improvements. | 299,725 | 411,830 | 349,550 | -62,280 | 4000-4510 |
| 10 | | | | | | | | | | | |
| 11 | | | | | | | | | | | |
| 12 | | | | | | | | | | | |
| 13 | | | | | | | | | | | -200,260 |