

CASS COUNTY BOARD OF EQUALIZATION MEETING MINUTES (PENDING APPROVAL): July 22, 2025

Pending minutes will not be approved until the next Board meeting and are subject to change. Approved minutes are available for public inspection at the office of the County Clerk during normal business hours.

8:00am- Chairman called meeting to order; gave notice of Open Meetings Act & Pledge of Allegiance:

BOARD OF EQUALIZATION

1. Discuss/Action- Over/Under List

MOTION: Murdoch moved, Stohlmann seconded to approve over/under listed as recommended by Assessor. Motion carried 4-0 Dasher absent

2. Discuss/Action- Review County Assessor & Referee recommendations for property valuation protest filings, chair to delegate other members of the BOE to sign protest forms as needed

MOTION: DeGarmo moved, Murdoch seconded to delegate other members of board to sign protest forms as needed. Motion carried 4-0 Dasher absent

MOTION: Boyle moved, Stohlmann seconded to approve recommendations by the County Assessor Contracted Referee for the filed 2025 property valuation protests. Motion carried 4-0 Dasher absent

Name	Protested Total	Determined Total
MINER, TANNER L	\$121,520.00	\$121,520.00
JONES, JAMES M	\$416,265.00	\$416,265.00
DAVIS, JEANNE R TTEE	\$335,135.00	\$334,120.00
CECCHINI, MICHAEL J & BRITTANY M	\$510,175.00	\$510,175.00
KUTA, KEVIN R	\$895,690.00	\$895,690.00
FUERST, JOHN & SUSANNE	\$188,550.00	\$188,550.00
FUERST, JOHN & SUSANNE	\$230,670.00	\$230,670.00
BATTREALL, DAVID & SANDRA	\$363,515.00	\$363,515.00
JONES, JAMEL M	\$167,955.00	\$167,955.00
KLEIN, ERIC A	\$423,245.00	\$423,245.00
HOLLMAN, THOMAS	\$1,109,035.00	\$1,109,035.00
ROLLINS, JASON M	\$83,425.00	\$83,425.00
WILSON, DAVID L	\$171,555.00	\$169,395.00
THOMPSON, SPENCER A & JEANNE M LF EST	\$622,315.00	\$610,105.00
SHEARER, JOSHUA D	\$357,620.00	\$357,620.00
SHEARER, JOSHUA	\$9,415.00	\$9,415.00
PETERS, DAVID W & AMBER D	\$900.00	\$620.00
PETERS, DAVID W	\$4,430.00	\$4,430.00
PETERS, DAVID W	\$4,695.00	\$4,695.00
IVERSON, PORTIA G TTEE	\$317,405.00	\$317,405.00
IVERSON, PORTIA G(TRUSTEE)	\$309,720.00	\$309,720.00
IVERSON, PORTIA G(TRUSTEE)	\$137,975.00	\$137,975.00
IVERSON, PORTIA G(TRUSTEE)	\$283,860.00	\$283,860.00
JD BUILDERS, INC	\$137,305.00	\$60,000.00
PLATTSMOUTH BOAT CLUB INC	\$13,200.00	\$13,200.00
TEXAS GULF INC	\$1,603,225.00	\$1,603,225.00
TEXAS GULF INC	\$1,310,780.00	\$1,310,780.00
TEXAS GULF INC	\$247,830.00	\$247,830.00
TEXAS GULF INC	\$1,308,450.00	\$1,308,450.00
TEXAS GULF INC	\$81,705.00	\$81,705.00
KNAKE, WILLIS D	\$302,585.00	\$302,585.00
ALTHOUSE, TERRY C	\$246,075.00	\$111,810.00
HALL, GARY DALE & LUCINDA BELLE	\$1,265.00	\$1,265.00
HALL, GARY DALE & LUCINDA BELLE	\$178,500.00	\$178,500.00
HALL, GARY DALE & LUCINDA BELLE	\$154,890.00	\$154,890.00
HALL, GARY DALE & LUCINDA BELLE	\$810,570.00	\$810,570.00
PROHASKA, LOUIS R & BETTY JO	\$192,190.00	\$192,190.00
PROHASKA, LOUIS R & BETTY JO	\$5,540.00	\$5,540.00
THORSON, JASON WAYNE	\$214,780.00	\$208,525.00
STUBBCO LAND HOLDINGS, LLC	\$434,625.00	\$434,625.00
MISE, SYLVIA BARROS	\$208,830.00	\$208,830.00
WALZ, DAVID R & CYNTHIA S	\$736,630.00	\$736,630.00
DRANNEN, SCOTT P	\$468,235.00	\$468,235.00
FARMER, WILLIAM L & SHERYL L	\$253,495.00	\$253,495.00
TWIN ACRE FARMS LLC	\$226,870.00	\$226,870.00
TWIN ACRE FARMS, LLC	\$51,320.00	\$51,320.00
TWIN ACRE FARMS, LLC	\$394,705.00	\$394,705.00

TWIN ACRE FARMS, LLC	\$282,530.00	\$282,530.00
MATTEO, NEALYN A	\$133,445.00	\$101,780.00
WULFEKUHLE, JON JR & MEGAN	\$68,960.00	\$60,380.00
POUTRE, ERIC & SILVIA	\$733,465.00	\$696,485.00
WILLIAMS, STEPHEN M	\$685,305.00	\$685,305.00
LONGO, KARI & FRANK	\$489,670.00	\$489,670.00
LONGO, FRANK J & KARI A	\$11,945.00	\$11,945.00
TRAVIS, DEBBIE R	\$249,500.00	\$249,500.00
VECCHIARELLI, STEPHEN & DEBRA	\$562,650.00	\$562,650.00
ALPHA OMEGA LTD	\$15,690.00	\$15,690.00
ALPHA OMEGA LTD	\$19,030.00	\$19,030.00
KERR, CRAIG	\$528,470.00	\$528,470.00
VERKLER, CAILYN	\$231,215.00	\$231,215.00
WEDEKIND, ZACHARIAH P	\$601,405.00	\$601,405.00
STOLL, RUSSELL G & CAROL M	\$221,010.00	\$221,010.00
STOLL, CAROL ETAL	\$17,620.00	\$17,620.00
STOLL, RUSSELL G & CAROL	\$7,270.00	\$7,270.00
STOLL, CAROL ETAL	\$11,740.00	\$11,740.00
STINE, EVAN R & MISTY L TTEES	\$480,540.00	\$480,540.00
ORTGIESEN, RODNEY F & DENISE E ETAL	\$408,810.00	\$408,810.00
ORTGIESEN, RODNEY & DENISE E	\$164,570.00	\$164,570.00
ORTGIESEN, RODNEY F & DENISE E ETAL	\$992,520.00	\$992,520.00
MEADOWS APARTMENT HOMES LLC, THE	\$4,977,740.00	\$4,100,000.00
LAPAGE, KEVIN D & TANYA R TTEE'S	\$191,980.00	\$191,980.00
DAIL, MICHAEL D & KRISTIE D	\$1,006,730.00	\$1,006,730.00
DAIL, MICHAEL D & KRISTIE D	\$26,285.00	\$9,200.00
GAKEMEIER, ROBERT	\$56,180.00	\$39,080.00
GAKEMEIER, ROBERT L	\$67,725.00	\$39,890.00
GAKEMEIER, ROBERT	\$98,815.00	\$56,650.00
BELL, LOWELL R TTEE	\$405,370.00	\$405,370.00
BELL, LOWELL R TTEE	\$229,050.00	\$229,050.00
BELL, LOWELL R TTEE	\$382,465.00	\$382,465.00
BELL, LOWELL R TTEE	\$562,815.00	\$562,815.00
WILSON, STEVEN & PENNY	\$74,145.00	\$74,145.00
SCHIPPERT, MARKEETA	\$202,205.00	\$192,415.00
MINARDI, SHANE A & SARA J	\$405,170.00	\$387,210.00
MINARDI INVESTMENTS LLC	\$5,900.00	\$5,900.00
MURPHY, SEAN P	\$168,280.00	\$168,280.00
LAURITZEN, KENNETH P & ALICE Y	\$464,535.00	\$464,535.00
LAURITZEN, KENNETH P & ALICE Y	\$415,850.00	\$415,850.00
LAURITZEN, KENNETH P & ALICE Y	\$199,930.00	\$199,930.00
LAURITZEN, KENNETH P & ALICE Y	\$129,480.00	\$129,480.00
PILGRIM, RANDY & KELLI	\$202,655.00	\$202,655.00
PILGRIM, RANDY & KELLI	\$91,455.00	\$91,455.00
GROSSHANS, STEPHEN C	\$104,665.00	\$74,755.00
GROSSHANS, STEPHEN C	\$21,030.00	\$6,795.00
BENSON, WILLIAM A & LINDA L	\$391,894.00	\$391,894.00
HAMMER, KIM	\$196,705.00	\$190,130.00
VARELA, ROGELIO ARTEAGA	\$17,100.00	\$13,280.00
VARELA, ROGELIO ARTEAGA	\$18,090.00	\$14,570.00
MCCOY, AARON	\$370,400.00	\$370,400.00
WEHLING, CARLA	\$207,240.00	\$207,240.00
SHEA, JAMES M & ELIZABETH J TTEES	\$344,535.00	\$344,535.00
SHEA, JAMES M & ELIZABETH J TTEES	\$24,725.00	\$24,725.00
MACLELLAN, STEVEN C	\$237,225.00	\$237,225.00
DASPIT, MICHAEL C & DIANE M	\$243,115.00	\$238,805.00
WOOD, CHARLES R	\$95,160.00	\$74,760.00
KORYTOWSKI, CHARLES S & DEBORAH E	\$977,635.00	\$977,635.00
STROY, WYATT & CALLIE	\$183,005.00	\$183,005.00
KORYTOWSKI, ANDREW P & HEIDI L	\$904,095.00	\$904,095.00
STONEROOK, WILLIAM	\$161,535.00	\$161,535.00

WILSON, DAYNE R	\$361,000.00	\$361,000.00
WILSON, S & R (FAMILY FARMS LLC)	\$452,365.00	\$452,365.00
WILSON, S & R (FAMILY FARMS LLC)	\$965,020.00	\$965,020.00
WILSON, S & R (FAMILY FARMS LLC)	\$435,260.00	\$435,260.00
WILSON, S & R (FAMILY FARMS LLC)	\$654,885.00	\$654,885.00
S & R WILSON FAMILY FARMS LLC)	\$235,300.00	\$235,300.00
WILSON, S & R (FAMILY FARMS LLC)	\$562,910.00	\$562,910.00
WILSON, S & R (FAMILY FARMS LLC)	\$340,860.00	\$340,860.00
WILSON, S & R (FAMILY FARMS LLC)	\$737,625.00	\$737,625.00
WILSON, S & R (FAMILY FARMS LLC)	\$445,585.00	\$445,585.00
WILSON, S & R (FAMILY FARMS LLC)	\$870,280.00	\$870,280.00
WILSON, S & R (FAMILY FARMS LLC)	\$420,255.00	\$420,255.00
WILSON, DAYNE R & MAKENZIE R	\$223,135.00	\$223,135.00
WILSON, DAYNE R & MAKENZIE R	\$850,475.00	\$847,355.00
POWLES, RACHEL C & KURT H	\$152,820.00	\$152,820.00
G M CONSTRUCTION INC	\$31,290.00	\$15,400.00
NULL, DEBORAH S	\$53,890.00	\$53,890.00
CASEYS RETAIL CO #1182	\$128,673.00	\$128,673.00
CASEYS RETAIL CO #2968	\$278,923.00	\$278,923.00
CASEYS RETAIL CO #3999	\$405.752.00	\$405.752.00
CASEYS RETAIL CO # 3529	\$52,820.00	\$52,820.00
HAVEMAN, ANDREW F	\$189,270.00	\$116,435.00
ROSMAN, THERESA LYNN	\$168,950.00	\$168,950.00
CEDAR LODGE INC	\$818,800.00	\$693,280.00
CEDAR LODGE INC	\$274,135.00	\$242,405.00
CEDAR LODGE INC	\$51,210.00	\$51,210.00
DALEY, MICHAEL A & SANDRA K	\$135,960.00	\$135,960.00
FIEGENSCHUH, TAMMY J	\$196,110.00	\$196,110.00
LEWIS, SANDRA E	\$105,335.00	\$58,940.00
SAVAGE PROPERTIES LLC	\$103,900.00	\$103,900.00
PAYNE, TYLER J & KATELYN M	\$174,910.00	\$34,955.00
AXT, RANDALL R	\$179,180.00	\$157,660.00
WAGONER, DAMON A & ANDREA R	\$316,455.00	\$316,455.00
HUTCHINGS, CINDY L	\$349,940.00	\$349,940.00
VANDEUSEN, MARLYS K & KIEFER, CHERYL L	\$463,300.00	\$463,300.00
VANDEUSEN, MARLYS K & KIEFER, CHERYL L	\$1,120,390.00	\$1,120,390.00
LOWMAN, JEFFREY A & TAMMY L	\$26,850.00	\$26,850.00
LOWMAN, JEFFREY A & TAMMY L	\$46,950.00	\$13,200.00
KASTRUP, TIMOTHY L & KRISTIN M	\$692,315.00	\$692,315.00
LEPERT, PHILIP G	\$242,310.00	\$242,310.00
LEPERT, PHILIP G	\$204,780.00	\$204,780.00
LEPERT, PHILIP G	\$555,730.00	\$555,730.00
BOWEN, JAMES P	\$19,965.00	\$14,720.00
TROSHYNSKI, DANIEL & HELEN A	\$443,480.00	\$443,480.00
CARVER, KEVIN & RACHEL	\$217,350.00	\$217,350.00
SAVAGE PROPERTIES LLC	\$131,870.00	\$131,870.00
SAVAGE PROPERTIES LLC	\$104,445.00	\$104,445.00
SAVAGE, MICHAEL A & CRYSTLE G	\$27,535.00	\$27,535.00
SAVAGE PROPERTIES LLC	\$130,200.00	\$90,410.00
SAVAGE PROPERTIES, LLC	\$109,465.00	\$85,010.00
SCHAAF, JOEL D	\$21,845.00	\$21,845.00
DIAZ, ADRIAN & ANGELA	\$757,815.00	\$714,100.00
MCKINNEY, JESSE & TESS	\$456,665.00	\$456,665.00
IRONS, JERRY	\$29,330.00	\$29,330.00
IRONS, JERRY	\$57,960.00	\$57,960.00
KUCIREK, FRANCIS J & PAMELA K	\$1,150,900.00	\$1,007,285.00
HOLCO LLC	\$93,180.00	\$93,180.00
HOLCO LLC	\$175,980.00	\$146,540.00
HOLCO LLC	\$744,035.00	\$744,035.00
HOLCO LLC	\$337,505.00	\$331,265.00
HOLCO LLC	\$163,875.00	\$163,875.00

HOLCO LLC	\$221,830.00	\$221,830.00
HOLCO LLC	\$394,150.00	\$394,150.00
HOLCO LLC	\$41,845.00	\$41,845.00
LYONS, KATHLEEN R	\$311,155.00	\$311,155.00
JOHNSON, JOYCE M	\$234,460.00	\$234,460.00
JOHNSON, JOYCE M	\$219,430.00	\$218,930.00
JOHNSON, JOYCE M	\$440,790.00	\$440,790.00

3. Discuss/Action- RES 2025-06 Approval and Certification of property valuation protest filings
MOTION: Boyle moved, Stohlmann seconded to adopt Resolution 2025-06 as prepared. Motion carried 5-0

8:04am ADJOURN: MOTION: Murdoch moved, Boyle seconded. Motion carried 5-0

I, Gerri Draper, the undersigned Clerk of Cass County, Nebraska do hereby certify the above minutes were taken by me and are true and correct to the best of my knowledge and are part of the official records of this office. I therefore set my hand and affix the County Seal this 22nd day of July 2025.

State of Nebraska)
County of Cass) ^{ss.}

Gerri Draper,
County Clerk