



Saline County Board of Commissioners

Meeting Agenda

AGENDA

SALINE COUNTY BOARD OF EQUALIZATION

SALINE COUNTY COURTHOUSE

Wilber, NE

9:15 AM

DATE: March 30, 2021

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

Tax List Correction 2021-12: Wayne Wiedergreen Exempt Trust

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

Discuss/Approve Vehicle Exemption Application

Motor Vehicle Exemption Application

ADJOURNMENT

TerraScan Saline County Assessor's Office Logon: BRANDI

Parcel #	: 760192348	Change Code	: 1	Due	: 46.00
Statement #	: 2020-760132348RP	2020/2020	REAL	Paid	: 0.00
	Current	Billed		Corrected	
Tax District	30 1.903078	30 1.903078		30 1.903078	
Drainage Data					
Greenbelt Loss		0			
Property Class	2000			2000	
Land Value	0	0		0	
Ag Land Value	0	0		0	
Impr Value		2,555			
Outbuildings	0	0		0	
Total Value	0	2,555		0	
Exemption Code					
Exempt Amount		0			
Assessed Value	0	2,555		0	
RE Taxes Due		46.00		0.00	
Drainage	0.00	0.00		0.00	
Penalty		0.00			
Total Due	0.00	46.00		0.00	

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

View: correct.vw Key:STATEMENT # Window:1 Rec:259784 (259784)

TerraScan Saline County Assessor's Office Logon: BRANDI

Adjustments	Current		Billed		Corrected	
Tax Credit	0.0010221	0.00	0.0010221	2.62	0.0010221	0.00
Ag Tax Credit	0.0012264	0.00	0.0012264	0.00	0.0012264	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:259784 (259784)

Taxes Due

Submit Query

Served by WEBSERVER-1



Parcel Name
0760132348 WIEDERGREEN EXEMPT TRUST/WAYNE
% MARK WIEDERGREEN, TRUSTEE
6375 SKYLARK LANE
LINCOLN, NE 68516-

Saline County

Legal
SWANTON VILLAGE IMPROVEMENTS ON LEASED LAND-LUMBER BLDG SEC. 2
SWANTON VILLAGE

Payment Information

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



Delinquency Dates

1st Half: 05/01/2021

2nd Half: 09/01/2021

Parcel Information

Tax District 30
Levy 1.90307800
Value \$ 2,555
Tax Sale(s)

Tax Information

Gross Tax Assessed \$ 48.62
Exemption/Credit \$ 2.62
Net Tax \$ 46.00

Year: 2020 Statement: 9588

Net Tax Due \$ 46.00
First Payment \$ 23.00
Second Payment \$ 23.00
Unpaid Tax Due \$ 46.00

Real Estate Tax

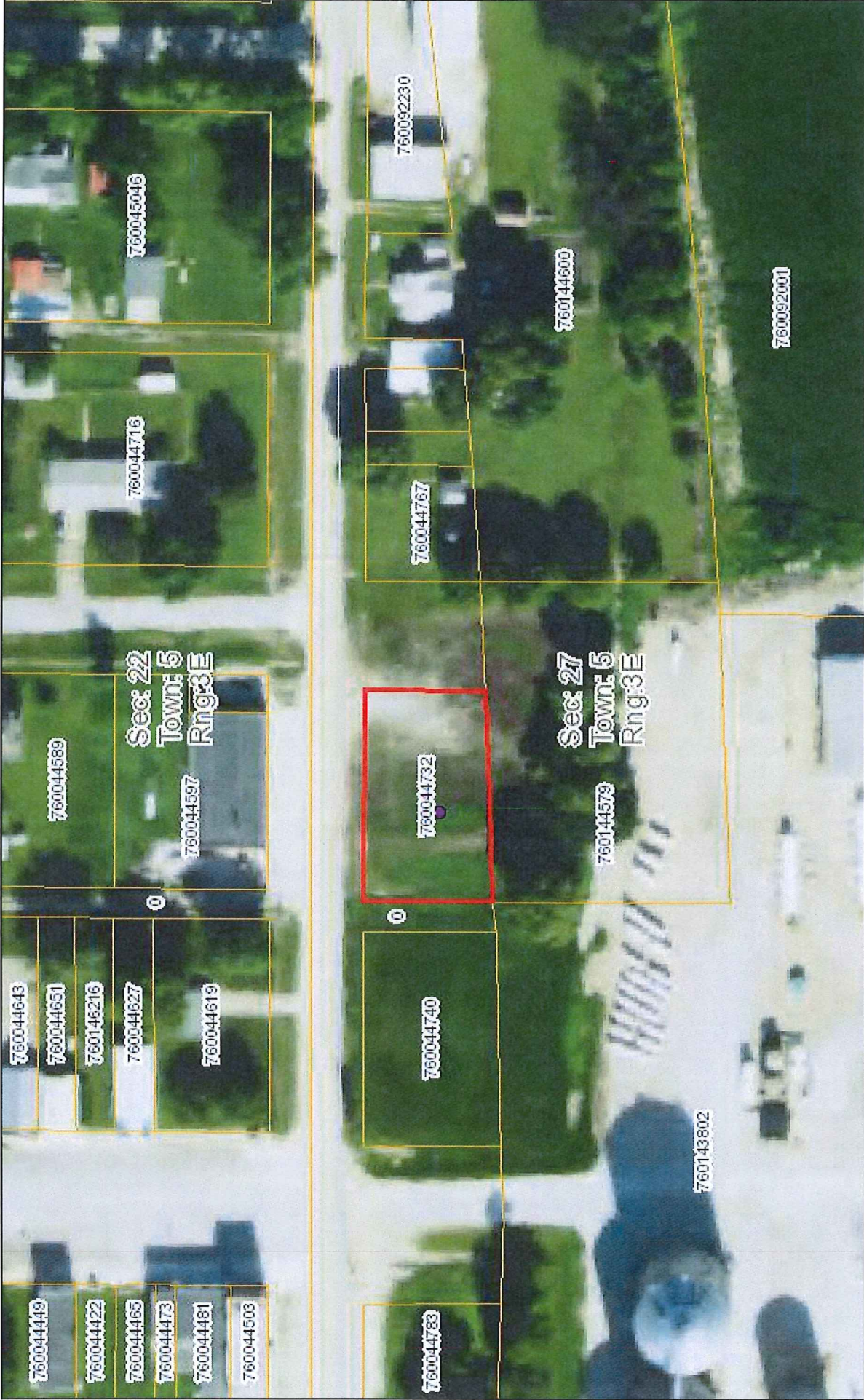
\$ 46.00
\$ 23.00
\$ 23.00
\$ 46.00

The following conditions prevent you from paying your taxes online.

- Back taxes due on this parcel. Back taxes must be paid first.
- There is a tax sale on prior year's taxes for this parcel.

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, 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.

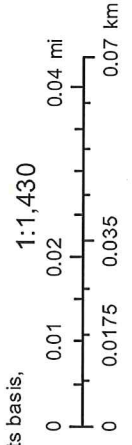
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March 22, 2021

- IOLL
- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.





SALINE COUNTY ASSESSOR'S OFFICE

2016 Swanton
Commercial Reappraisal
THOMSON REUTERS

+760132348 Real Property Record Card

Data Provided By: BRANDI KELLY County Assessor. Printed on 03/31/2016 at 08:06:23A

Parcel Information		Ownership Information	
Parcel Number	760132348	Current Owner	WAYNE WIEDERGREEN EXEMPT TRUST
Map Number	3979-00-0-90000-000-0010		% MARK WIEDERGREEN, TRUSTEE
Situs	SWANTON VILLAGE	Address	6315 SKYLARK LANE
Legal	SWANTON VILLAGE IMPROVEMENTS ON LEASED LAND-LUMBER BLDG SEC.	City ST. Zip	LINCOLN, NE 68516-
		Cadastral #	

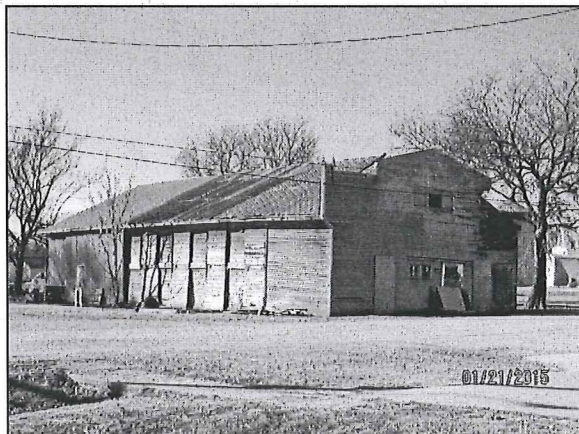
Current Valuation		Assessment Data		Property Classification	
Leasehold		District/TIF Fund	30	Status	03 Improved On Leased Land
Impr. Value	2,555	School Base	48-0300 TRI COUNTY	Use	03 Commercial
Outbuildings		Affiliated Code		Zoning	03 Commercial
Total Value	2,555	Neighborhood	6001	Location	01 Urban
Exemptions		Greenbelt Area		City Size	07 101-799
Taxable Value	2,555	Greenbelt Loss		Lot Size	00

Sales History				Multiple Owner Information	
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name

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

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2015	CTL	2000			2,195		2,195	2,195
2014	CTL	2000			2,195		2,195	2,195
2013	CTL	2000			2,195		2,195	2,195
2011	CTL	2000			2,195		2,195	2,195
2010	CTL	2000			2,195		2,195	2,195

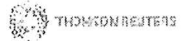
Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2015	WAYNE WIEDERGREEN EXEM		2,195		2,195		2,195	31.54
2014	SWANTON LUMBER CO		2,195		2,195		2,195	33.38
2013	SWANTON LUMBER CO		2,195		2,195		2,195	35.48
2012	SWANTON LUMBER CO		2,195		2,195		2,195	36.28
2011	SWANTON LUMBER CO		2,195		2,195		2,195	39.20
2010	SWANTON LUMBER CO		2,195		2,195		2,195	40.36
2009	SWANTON LUMBER CO		1,280		1,280		1,280	23.72
2008	SWANTON LUMBER CO		1,280		1,280		1,280	25.76
2007	SWANTON LUMBER CO		1,280		1,280		1,280	26.32
2006	SWANTON LUMBER CO		1,280		1,280		1,280	28.06





SALINE COUNTY ASSESSOR'S OFFICE

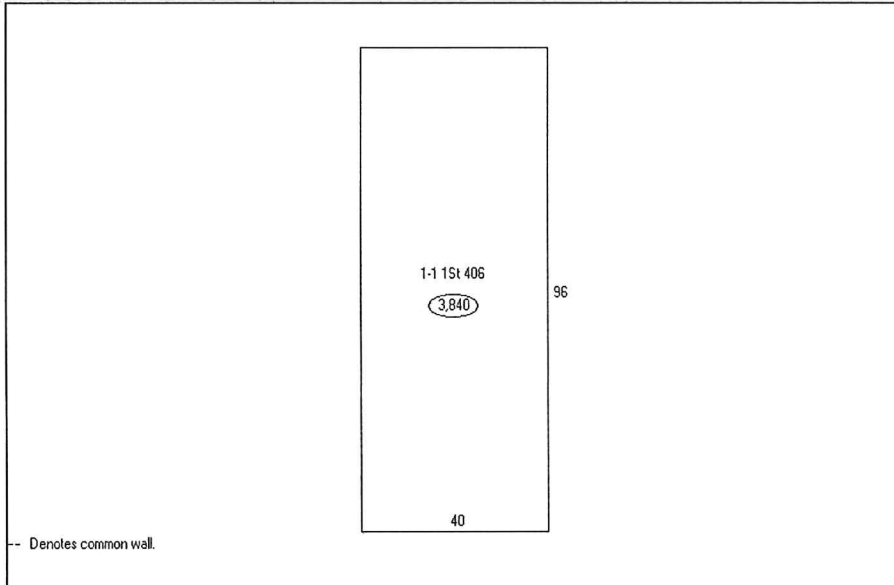
+760132348 Commercial Property Record Card



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Situs	SWANTON VILLAGE	City St. Zip	LINCOLN, NE 68516-
Legal	SWANTON VILLAGE IMPROVEMENTS ON LEASED LAND-LUMBER BLDG SEC.	Cadastral #	

Property Data			
Neighborhood	6001	Topography	LEVEL
Lot Width		Street	
Lot Depth		Utilities	
Units Buildable		Amenities 1	
Value Method	SF	Amenities 2	
Number of Units		Unit Value	
Adjustment		Lot Value	



Building Data														
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys. Func.	RCNLD
1	1	406	WAREHOUSE, STORAGE	1920	D	100	10	3,840	272	1	14	102,336	95%	5,115

Cost Approach From Marshall & Swift			Potential Gross Income		
Total Building Area	3,840				
Total Building RCN	102,336	Vacancy & Collection Loss			
Total Refinements		Effective Income			
Total Replacement Cost New	102,336	Total Expenses			
Total Phys. & Func. Depreciation	(97,221)	Net Operating Income			
RCN Less Phys. & Func.	5,115	Capitalization Rate			
Economic Depreciation	50%	Income Approach			
Accrued Economic depreciation	(2,560)	Final Value Reconciliation			2,555
Total RCN Less Depreciation	2,555				
Additional Lump Sums					
Leasehold					
Total Cost Value	2,555				
Value Per Res Unit					
Value Per Sq. Ft.	0.67				

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