Agenda li	tem #	30 a
Date	9/22/3	2/

BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

Hy-Vee Inc., Appellant,

Case No. 21C 0117

٧.

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

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Steven A. Keefle, Chairperson
Tax Equalization and Review Commission

1821 SEP -2 AKH: OI

APPEAL TO THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

READ ALL INSTRUCTIONS CAREFULY BEFORE FILING AN APPEAL. ADDITIONAL INSTRUCTIONS ARE LOCATED ON THE SECOND PAGE OF THIS FORM.

- · For each decision, action, order, determination, parcel, or personal property list you are appealing, you must submit:
 - 1. A completed appeal form;
 - 2. A copy of the decision, action, order, or determination appealed; and
 - 3. The required filing fee.
- The deadline for filing an appeal or petition varies depending upon the type of appeal or petition being filed. See Page 2 of this form for more details.

Valuation Appeals & Petitions:	Contact Information f	or Person Signing this A	ppeal Form:
TAXABLE VALUE FILING FEE \$1 to \$249,999 \$40 \$250,000 to \$499,999 \$50 \$500,000 to \$999,999 \$60 \$1,000,000 + \$85	Max L. Rodenburg First Name Mt 1128 Lincoln Mall Malling Address Lincoln, NE 68508		402-475-5100 Daylime Telephone Number 402-475-5084 Fax Number ourg@remboltlawfirm.com
All Other Appeals & Petitions: \$40	City	State	Zip
I am appealing from a decision of: X The <u>Dodge</u> County Bo		Legal Descri 270-138-7	ption and Parcel Number: 701
XI have other/unresolved appeals wai	ting for hearings.		
I am signing this appeal as: The owner of the described property. An officer, director, full-time emplo K Legal Counsel for Hy-Vee Inc as CAUTION: This appeal must be signed Reason for Appeal (Attach additional particular county value does not reflect to the current county value estimate. The	yee, LLC member, etc., Laxpayer, Ot by a property owner or of ages if needed); he current real estate man	of	Title 442 Neb. Admin. Code.
Under penalties of law, I declare the best of my knowledge and belong the Signature	lefN	stated on this appear fax L. Rodenburg - Attorr nt Name	-61
Filling Checklist: Appeal Form X	Decision X	Filing Fee X	Signed X
This space for office use only. Appeal #: 2(C 0117) Filing Fee: 85.— Check No: 101163 Verified: RFD	# 425	AUG TAX E AND REV	EQUALIZATION IEW COMMISSION Received

ACTION TAKEN BY THE DODGE GOUNTY BOARD OF EQUALIZATION ON THE 2021 PROPERTY WALLUATION OF

PROTEST #174 (attached) PAROEL#2701387401

NAME & MAILING ADDRESS OF PERSON FILING PROTEST

J.W. Chatam and Associates

GOUNTY BOARD'S DETERMINATION FOR ASSESSMENT YEAR 2021

44360 W. 96th Temace

Lenexa, KS 66215

RECOMMENDATION OF THE REFEREE \$501 0088 (see attached referee/s report)

RECOMMENDATION OF THE COUNTY ASSESSOR FOR DODGE COUNTY - \$5,010.088,00 (ässessor's report may≀be≀attached)

action taken . No Change.			
Per assessedivalue			
TOTAL			\$5,010,038,00
iline assessor has conflict to the count aubstantiates the calculation of the prof with the board's decision, this report en Equalization and Review Commission	esteo value is malhialiec in thei	roffice in electronic or paper for	(M)(S)(S)(S)(S)(S)(S)(S)(S)(S)
Bignatings of County Board Challman.	Date:	July 30, 2021	
Date Protest was Heard by Referee I Walved	Date of Decision. July 14: 2021	Data Natice of Decision M July 38, 2021	allad ito Protester

GOUNITY CLERK CERTIFICATION

The undersigned certifies that a copy of this protest and report of the aution of the county board of equalization, which has been packet and reported and reading above shown address on July 30, 2021.

Signature of County Clark

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

COUNTY BOARD OF EQUALIZATION — original ASSESSOR — Ganary Copy

TAXPAYER - Pink Copy

DODGE COUNTY REFEREE'S REPORT

Protest Number	174	Parcel Number	r 270138701	
Address/Legal Desc				
RODAMAR ADD RE		2		,
Identification of Pro				Greatall built of Organish all
	gle Family		Commercial/Industrial Lot	Special Valuation/Greenbelt
	Family	\mathbf{X}	Commercial/Industrial Sub.	CRP
	xelc		Dry Gropland	Imptoved
	lll-Family 4-1:		Irrigated Cropland	Other
	III-Family 12+		Grassland/Pasture	and the second second
Name and Address	of Protestor((s) Present: 🔑	rotestar ded w	ot shoul for General
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Issue(s) Presented I	y Protestori مراحظ هر	(8): / No C	at love Observed	Velletons earthe eco)
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Sel	ected data of	similar propertie	S Consultativa de la consultativa de	
361	ected data of	similar propertie	s that have sold recently	
.:H\$IB	chase Agree	ment or other sai	e documentation for the property	inla -anana
<u> </u>	er factors the	it etieot the value	of the property; such as, easeme	III(2) access)
env	ironmental ci	onsiderations, etc	e nacional ista a. Lio Hollossaccini Are.	2
Inc.	ome, vacano)	/ and expense de	ta relating to the property	
	by of lease of	lease informatio	N	efea.
, Gos	sts of constru	ction, cost of rem	odeling, addition, renovation, repo	
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Comments:				1
	250, 55 75, 5			
	Hand in the	anakirka át a n	ronorhe a come of ALL doctima	nts presented to the Referee must be included
In the protest file. T	he presente:	d documents ar	e hereby made part of the review	v process.
1 300 T				
Information Provide				
<u></u> ✓ Pro	perty Record	File	e to sell sections 50.60 is also accounted.	
Mái	ket sales dat	a used in determ	Ining the value of the property.	
inco	ome data use	d in determining	the value of the property.	•
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En e	al correlation	of value summar	У;	•
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comments: CARN	131 67 1	1 52000 0	and of the same and	econmonling TERC
44501 42019	H LULO	NE MANAGE	- and a racy was	

2021 PROPERTY VALUE PROTEST REMARKS & RECOMMENDATIONS



PROTESTER'S N	AME J.W. Chatan	and Associates 1	Hy-Vee)
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	0.13870 PI		
DATE 6/25/	A PROPERTY INSPECTED	D: YES NO DAT	
remarks <u>N</u>	change based or	- pending TERC c	asks from
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	CURRENT VALUE	RECOMMENDED CHA	NGED VALUE
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	4,282,758	4,282,75	3
BLDG/IMPR	**	*	
TOTAL	5,010,088	<u>5,010,08</u> 8	<u> </u>



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