

BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

Robert J. Schmidt,
Appellant,

Case No. 21A 0600

v.

Dodge County Board of Equalization,
Appellee.

NOTICE OF APPEAL
AND
ORDER TO SHOW CAUSE AND
NOTICE OF HEARING

NOTICE OF APPEAL

An appeal by Robert J. Schmidt (a copy of which is attached) has been filed with the Nebraska Tax Equalization and Review Commission against the Dodge County Board of Equalization.

ORDER TO SHOW CAUSE AND NOTICE OF HEARING

THE COMMISSION FINDS AS FOLLOWS:

1. The Commission does not have jurisdiction to hear an appeal if the appeal was not sent by US Mail to, or received by, the Commission on or before the prescribed filing date.
2. A hearing must be held to determine whether the Commission has jurisdiction over this appeal.
3. **This hearing will only address the jurisdictional issue.** A separate hearing on the taxable value of the property will be scheduled at a later date if the Commission has jurisdiction over this appeal.

THEREFORE IT IS ORDERED:

1. A hearing shall be held on **October 25, 2021, at 3:00 p.m.**, or as soon thereafter as possible. **The hearing will be conducted by telephone.**
2. **At the time and date of the hearing, each party and any witnesses shall call (888) 820-1398 and enter attendee code 2949140# to access the conference.** Any party unable to access the conference by ten minutes after the time set for hearing should hang up and call the Commission at (402) 471-2842 for further instructions.

3. At the hearing, Appellant must show cause why an order dismissing the appeal due to lack of jurisdiction should not be entered. An order dismissing the appeal will be issued if Appellant fails to appear at the hearing within fifteen minutes of the time and date listed above.
4. Exhibits, if any, shall be delivered to the Commission and any opposing party at least one day before the hearing. The Commission's mailing address is PO Box 95108, Lincoln, NE 68509-5108. The Commission's fax number is (402) 471-7720.
5. A copy of this order shall be served on each party by certified mail at the following addresses:

Robert J. Schmidt
1105 County Road 13
Ithaca NE 68033

Telephone Number: (402) 607-9348

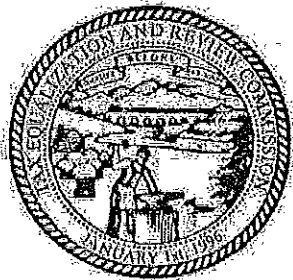
Dodge County Board of Equalization
c/o Fred Mytty, Dodge County Clerk
435 N Park Rm 102
Fremont, NE 68025

Telephone Number: (402) 727-2767

SIGNED AND SEALED: October 1, 2021



Steven A. Keetle, Chairperson
Tax Equalization and Review Commission



APPEAL TO THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

READ ALL INSTRUCTIONS CAREFULLY 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;"><u>TAXABLE VALUE</u></td> <td style="text-align: left;"><u>FILING FEE</u></td> </tr> <tr> <td>\$1 to \$249,999</td> <td>\$40</td> </tr> <tr> <td>\$250,000 to \$499,999</td> <td>\$50</td> </tr> <tr> <td>\$500,000 to \$999,999</td> <td>\$60</td> </tr> <tr> <td>\$1,000,000 +</td> <td>\$85</td> </tr> </table> <p>All Other Appeals & Petitions: \$40</p>	<u>TAXABLE VALUE</u>	<u>FILING FEE</u>	\$1 to \$249,999	\$40	\$250,000 to \$499,999	\$50	\$500,000 to \$999,999	\$60	\$1,000,000 +	\$85	Contact Information for Person Signing this Appeal Form: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Robert</td> <td style="width: 10%;">J</td> <td style="width: 30%;">Schmidt</td> <td style="width: 30%;">4026079348</td> </tr> <tr> <td>First Name</td> <td>MI</td> <td>Last</td> <td>Daytime Telephone Number</td> </tr> <tr> <td colspan="3">1105 County Road 13</td> <td></td> </tr> <tr> <td colspan="3">Mailing Address</td> <td>Fax Number</td> </tr> <tr> <td colspan="2">Ithaca</td> <td>NE</td> <td>68033</td> </tr> <tr> <td>City</td> <td>State</td> <td colspan="2">Zip</td> </tr> </table>	Robert	J	Schmidt	4026079348	First Name	MI	Last	Daytime Telephone Number	1105 County Road 13				Mailing Address			Fax Number	Ithaca		NE	68033	City	State	Zip	
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I am appealing from a decision of: <input checked="" type="checkbox"/> The <u>Dodge</u> County Board of Equalization. <input type="checkbox"/> Other: _____ <input type="checkbox"/> I have other/unresolved appeals waiting for hearings.	Legal Description and Parcel Number: NE 1/2 SE 1/4 & TL 7 77.6AC 22 17 9 270128072
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I am signing this appeal as:

The owner of the described property. A legally designated trustee of the _____ trust.


An officer, director, full-time employee, LLC member, etc., of _____.

Legal Counsel for _____ Other: _____.

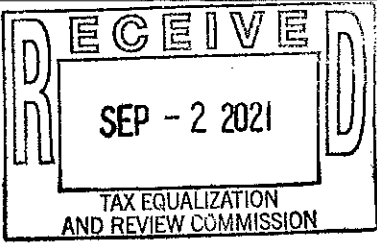
CAUTION: This appeal must be signed by a property owner or other person authorized by Title 442 Neb. Admin. Code.

Reason for Appeal (Attach additional pages if needed):
 Property was purchased for \$350,000 75% of which value is \$262500. County assessor believes the ACV is over \$515,500 ("75% Assessment" is \$386,405). The seller who is also a realtor would not sell his property for any less than the ACV. Provided five other parcels that recently sold showing a 75% assessment value between \$3,313.50-\$4,625.25 an acre.

Under penalties of law, I declare that the information stated on this appeal form is true and correct to the best of my knowledge and belief.

Sign here:  Robert Joseph Schmidt 8/15/21
 Signature Print Name Date

Filing Checklist: Appeal Form Decision Filing Fee Signed

<p>This space for office use only.</p> <p>Appeal #: <u>21A 0600</u></p> <p>Filing Fee: <u>50.-</u></p> <p>Check No: <u>1383</u></p> <p>Verified: <u>RFD</u></p>	 Received
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**ACTION TAKEN BY THE DODGE COUNTY
BOARD OF EQUALIZATION
ON THE 2021 PROPERTY VALUATION OF
PROTEST #374 (attached)
PARCEL #270128072**

NAME & MAILING ADDRESS OF PERSON FILING PROTEST

Robert J. Schmidt
1105 County Road 13
Ithaca, NE 68033

RECOMMENDATION OF THE REFEREE \$350000 (see attached referee's report)

RECOMMENDATION OF THE COUNTY ASSESSOR FOR DODGE COUNTY - \$386,405.00
(assessor's report may be attached)

COUNTY BOARD'S DETERMINATION FOR ASSESSMENT YEAR 2021	
ACTION TAKEN - No Change.	
Per assessed value. Sale outside time frame.	
TOTAL	\$386,405.00

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.



Signature of County Board Chairman

July 30, 2021

Date

Date Protest was Heard by Referee	Date of Decision	Date Notice of Decision Mailed to Protester
7/7/2021	July 23, 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.



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