

BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

Homer P. Kester et al.,
Appellant,

v.

Douglas County Board of Equalization,
Appellee.

Case No: 17R 0494

Decision and Order Affirming the
Determination of the Douglas
County Board of Equalization

Background

1. The Subject Property is a residential parcel improved with a 2,492 square foot ranch style residence, with a legal description of: Tony's Idle Acres* Lot 2 Block 0 Irreg. 5.73 AC, Douglas County, Nebraska.
2. The Douglas County Assessor (the County Assessor) assessed the Subject Property at \$459,800 for tax year 2017.
3. Homer P. Kester et al. (the Taxpayer) protested this value to the Douglas County Board of Equalization (the County Board) and requested a lower assessed value for tax year 2017.
4. The County Board determined that the taxable value of the Subject Property was \$421,005 for tax year 2017.
5. The Taxpayer appealed the determination of the County Board to the Tax Equalization and Review Commission (the Commission).
6. A Single Commissioner hearing was held on August 20, 2019, at the Omaha State Office Building, 1313 Farnam, Room E (301), Omaha, Nebraska, before Commissioner Steven Keetle.
7. Jeff P. Kester and Lon Muller were present at the hearing for the Taxpayer.
8. Larry Thomsen, Senior Appraiser: Residential, of the Douglas County Assessor/Register of Deeds Office (the County Appraiser) was present for the County Board.

Applicable Law

9. All real property in Nebraska subject to taxation shall be assessed as of the effective date of January 1.¹
10. The Commission's review of the determination of the County Board of Equalization is de novo.²

¹ See, Neb. Rev. Stat. § 77-1301(1) (Reissue 2018).

² See, Neb. Rev. Stat. § 77-5016(8) (Reissue 2018), *Brenner v. Banner Cty. Bd. of Equal.*, 276 Neb. 275, 286, 753 N.W.2d 802, 813 (2008). "When an appeal is conducted as a 'trial de novo,' as opposed to a 'trial de novo on the record,' it means literally a

11. When considering an appeal a presumption exists that the “board of equalization has faithfully performed its official duties in making an assessment and has acted upon sufficient competent evidence to justify its action.”³ That presumption “remains until there is competent evidence to the contrary presented, and the presumption disappears when there is competent evidence adduced on appeal to the contrary. From that point forward, the reasonableness of the valuation fixed by the board of equalization becomes one of fact based upon all the evidence presented. The burden of showing such valuation to be unreasonable rests upon the taxpayer on appeal from the action of the board.”⁴
12. The order, decision, determination or action appealed from shall be affirmed unless evidence is adduced establishing that the order, decision, determination, or action was unreasonable or arbitrary.⁵
13. Proof that the order, decision, determination, or action was unreasonable or arbitrary must be made by clear and convincing evidence.⁶
14. A Taxpayer must introduce competent evidence of actual value of the Subject Property in order to successfully claim that the Subject Property is overvalued.⁷
15. The Commission’s Decision and Order shall include findings of fact and conclusions of law.⁸

Findings of Fact & Conclusions of Law

1. The Taxpayer alleged that the change in assessed value of the Subject Property from the prior tax year to the current tax year was too great.
2. The assessed value for real property may be different from year to year, dependent upon the circumstances.⁹ For this reason, a prior year’s assessment is not relevant to the subsequent year’s valuation.¹⁰
3. The Taxpayer alleged that the assessed value of the land component of the Subject Property was too high because it did not account for the Subject Property’s location in a flood plain and in a high traffic location.
4. The Taxpayer stated that the residence on the Subject Property is located on a portion of the Subject Property that is raised above the flood plain, but the rest of the acres are

new hearing and not merely new findings of fact based upon a previous record. A trial de novo is conducted as though the earlier trial had not been held in the first place, and evidence is taken anew as such evidence is available at the time of the trial on appeal.” *Koch v. Cedar Cty. Freeholder Bd.*, 276 Neb. 1009, 1019 (2009).

³ *Brenner* at 283, 811.

⁴ *Id.*

⁵ Neb. Rev. Stat. §77-5016(9) (Reissue 2018).

⁶ *Omaha Country Club v. Douglas Cty. Bd. of Equal.*, 11 Neb. App. 171, 645 N.W.2d 821 (2002).

⁷ Cf. *Josten-Wilbert Vault Co. v. Bd. of Equal. for Buffalo Cty.*, 179 Neb. 415, 138 N.W.2d 641 (1965) (determination of actual value); *Lincoln Tel. and Tel. Co. v. Cty. Bd. of Equal. of York Cty.*, 209 Neb. 465, 308 N.W.2d 515 (1981) (determination of equalized taxable value).

⁸ Neb. Rev. Stat. §77-5018(1) (Reissue 2018).

⁹ See, *Affiliated Foods Coop. v. Madison Co. Bd. Of Equal.*, 229 Neb. 605, 613, 428 N.W.2d 201, 206 (1988).

¹⁰ See, *DeVore v. Bd. Of Equal.*, 144 Neb. 351, 13 N.W.2d 451 (1944), *Affiliated Foods*, 229 Neb. at 613, 428 N.W.2d at 206 (1988).

located in a flood plain. However, the Taxpayer did not present any information to demonstrate the impact of the location or its effect on the value of the Subject Property.

5. The Taxpayer stated that the Subject Property was located on a road leading into Two Rivers State Recreation area, which resulted in high amounts of recreational traffic, but he did not present any information to demonstrate the impact of the location or its effect on the value of the Subject Property.
6. The Taxpayer alleged that the acres classified as lake should not be so classified because those acres are pond created by the removal of dirt to raise the land upon which the residence is built. The Property Record File (PRF) demonstrates that the county valued 0.6 acres of the Subject Property as lake and 0.77 acres as river and those acres at had a per acre value of \$0.00 applied.
7. The Taxpayer presented a spreadsheet of properties in the area and requested that the Subject Property be valued at the average of the per square foot values of those properties.
8. Comparable properties share similar use (residential, commercial/industrial, or agricultural), physical characteristics (size, shape, and topography), and location.¹¹
9. “A sales comparison adjustment is made to account (in dollars or a percentage) for a specific difference between the subject property and a comparable property. As the comparable is made more like the subject, its price is brought closer to the subject’s unknown value.”¹²
10. The Taxpayer did not present the Property Record Files (PRF) for any of the properties used in the Taxpayer’s calculation of average value. Without the details contained in the PRF, the Commission is unable to determine the contributions to value of the various amenities or features of the properties such as size, quality, condition, improved basement square footage, garages, decks, etc.¹³
11. The information that was presented shows that the other properties have different quality and condition ratings than the Subject Property and have different amenities, which would impact their per square foot assessed values. The properties presented are not comparable to the Subject Property.
12. The County Board presented the PRF for the Subject Properties as well as information regarding all of the qualified sales that occurred in the economic area of the Subject Property, which were used in determining the value attributed to each of the characteristics of residential properties in that area, including the Subject Property.

¹¹ See generally, International Association of Assessing Officers, Property Assessment Valuation, at 169-79 (3rd ed. 2010).

¹² Appraisal Institute, *Appraising Residential Properties*, at 334 (4th ed. 2007).

¹³ For this reason, the Order for Single Commissioner Hearing and Notice issued to the Taxpayer on July 2, 2019, includes the following:

NOTE: Copies of the County’s Property Record File for any property you will present as a comparable parcel should be provided so that your claim can be properly analyzed. The information provided on the County’s web page is **not** a property record file. A Property Record File is only maintained in the office of the County Assessor and should be obtained from that office prior to the hearing.

13. The Taxpayer’s requested value was determined by averaging the assessed values of other properties, and then applying the averaged per square foot value to the area of the Subject Property. This approach is not identified in the Nebraska Statutes as an accepted approach for determining the actual value of the Subject Property as defined by statute.¹⁴ Because the method used by the Taxpayer is not identified in statute, proof of its professional acceptance as an accepted mass appraisal would have to be produced. No evidence has been presented to the Commission that the Taxpayer’s approach is a professionally accepted mass or fee appraisal approach.
14. Additionally, “[s]imply averaging the results of the adjustment process to develop an averaged value fails to recognize the relative comparability of the individual transactions as indicated by the size of the total adjustments and the reliability of the data and methods used to support the adjustments,”¹⁵
15. The Taxpayer has not produced competent evidence that the County Board failed to faithfully perform its duties and to act on sufficient competent evidence to justify its actions.
16. The Taxpayer has not adduced clear and convincing evidence that the determination of the County Board is arbitrary or unreasonable and the decision of the County Board should be affirmed.

ORDER

IT IS ORDERED THAT:

1. The Decision of the County Board of Equalization determining the taxable value of the Subject Property for tax year 2017 is affirmed.
2. The taxable value of the Subject Property for tax year 2017 is:

Land	\$129,700
<u>Improvements</u>	<u>\$291,305</u>
Total	\$421,005

3. This Decision and Order, if no further action is taken, shall be certified to the Douglas County Treasurer and the Douglas County Assessor, pursuant to Neb. Rev. Stat. § 77-5018 (Reissue 2018).
4. Any request for relief, by any party, which is not specifically provided for by this Decision and Order is denied.
5. Each Party is to bear its own costs in this proceeding.
6. This Decision and Order shall only be applicable to tax year 2017.

¹⁴ See, Neb. Rev. Stat. § 77-112 (Reissue 2018).

¹⁵ The Appraisal of Real Estate, Appraisal Institute, at 308 (13th ed. 2008).

7. This Decision and Order is effective on July 24, 2020.

Signed and Sealed: July 24, 2020

Steven A. Keetle, Commissioner