

**BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW  
COMMISSION**

ROSE M. NELSON  
APPELLANT,

V.

MORRILL COUNTY BOARD  
OF EQUALIZATION,  
DARRELL KRAUPIE,  
APPELLEES.

CASE NO: 24R 0609

DECISION AND ORDER  
REVERSING THE DECISION  
OF THE MORRILL COUNTY  
BOARD OF EQUALIZATION

**I. BACKGROUND**

1. The Subject Property is an improved commercial parcel in Morrill County, parcel number 100144149.
2. The Morrill County Assessor (the County Assessor) assessed the Subject Property at \$994,290 for tax year 2024.
3. Darrell Kraupie (the Taxpayer) protested this value to the Morrill County Board of Equalization (the County Board) and requested an assessed value of \$875,145 for tax year 2024.
4. The County Board determined that the taxable value of the Subject Property was \$875,145 for tax year 2024.
5. The County Assessor appealed the determination of the County Board to the Tax Equalization and Review Commission (the Commission).
6. A Single Commissioner hearing was held on October 3, 2025, at Fairfield Inn and Suites by Marriott, 902 Winter Creek Drive, Scottsbluff, NE 69361, before Commissioner Jackie S. Russell.
7. Robert Brenner, Attorney, and Rose M. Nelson, County Assessor, were present at the hearing for the Appellant.
8. Kirk Fellhoelter, County Attorney, was present for the County Board.

9. Darrell Krupie, member and stockholder representative for Bridgeport Independent Living, LLC, was present for the Taxpayer.

## II. APPLICABLE LAW

10. All real property in Nebraska subject to taxation shall be assessed as of the effective date of January 1.<sup>1</sup>
11. The Commission's review of a determination of the County Board of Equalization is *de novo*.<sup>2</sup>
12. When the Commission considers an appeal of a decision of a county board of equalization, there are two burdens of proof.<sup>3</sup>
13. The first involves a presumption 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.<sup>4</sup> 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.<sup>5</sup>
14. The second burden of proof requires that 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.<sup>6</sup> The burden of showing such valuation to be

---

<sup>1</sup> Neb. Rev. Stat. § 77-1301(1) (Cum. Supp. 2022).

<sup>2</sup> See Neb. Rev. Stat. § 77-5016(8) (Reissue 2018), *Brenner v. Banner Cnty. 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 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 Cnty. Freeholder Bd.*, 276 Neb. 1009, 1019, 759 N.W.2d 464, 473 (2009).

<sup>3</sup> *Pinnacle Enters., Inc. v. Sarpy Cty. Bd. of Equalization*, 320 Neb. 303, 309, \_\_\_\_ N.W.3d \_\_\_\_ (2025). See also *Brenner*, 276 Neb. at 283, 753 N.W.2d at 811 (quoting *Ideal Basic Indus. v. Nuckolls Cty. Bd. of Equal.*, 231 Neb. 653, 654-55, 437 N.W.2d 501, 502 (1989)).

<sup>4</sup> *Pinnacle Enters.*, 320 Neb. at 309, \_\_\_\_ N.W.3d at \_\_\_\_ (quoting *Cain v. Custer Cty. Bd. of Equal.*, 315 Neb. 809, 818, 1 N.W.3d 512, 521 (2024)). See also *Brenner*, 276 Neb. at 283, 753 N.W.2d at 811 (quoting *Ideal Basic Indus.*, 231 Neb. at 654-55, 437 N.W.2d at 502).

<sup>5</sup> *Pinnacle Enters.*, 320 Neb. at 309, \_\_\_\_ N.W.3d at \_\_\_\_.

<sup>6</sup> *Id.* See also *Brenner*, 276 Neb. at 283-84, 753 N.W.2d at 811.

unreasonable rests upon the taxpayer on appeal from the action of the board.<sup>7</sup>

15. 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.<sup>8</sup> Proof that the order, decision, determination, or action was unreasonable or arbitrary must be made by clear and convincing evidence.<sup>9</sup>
16. The Taxpayer must introduce competent evidence of actual value of the Subject Property in order to successfully claim that the Subject Property is overvalued.<sup>10</sup> The County Board need not put on any evidence to support its valuation of the property at issue unless the Taxpayer establishes that the County Board's valuation was unreasonable or arbitrary.<sup>11</sup>
17. In an appeal, the Commission may determine any question raised in the proceeding upon which an order, decision, determination, or action appealed from is based.<sup>12</sup> The Commission may consider all questions necessary to determine taxable value of property as it hears an appeal or cross appeal.<sup>13</sup> The Commission may take notice of judicially cognizable facts, may take notice of general, technical, or scientific facts within its specialized knowledge, and may utilize its experience, technical competence, and specialized knowledge in the

---

<sup>7</sup> *Pinnacle Enters.*, 320 Neb. at 309, \_\_\_ N.W.3d at \_\_\_. See also *Brenner*, 276 Neb. at 283-84, 753 N.W.2d at 811.

<sup>8</sup> Neb. Rev. Stat. § 77-5016(9) (Reissue 2018).

<sup>9</sup> *Pinnacle Enters.*, 320 Neb. at 309, \_\_\_ N.W.3d at \_\_\_; *Omaha Country Club v. Douglas County Bd. of Equal.*, 11 Neb. App. 171, 645 N.W.2d 821 (2002).

<sup>10</sup> Cf. *Josten-Wilbert Vault Co. v. Bd. of Equal. for Buffalo County*, 179 Neb. 415, 138 N.W.2d 641 (1965) (determination of actual value) abrogated on other grounds by *Potts v. Bd. of Equalization*, 213 Neb. 37, 328 N.W.2d 175 (1982); *Lincoln Tel. and Tel. Co. v. County Bd. of Equal. of York County*, 209 Neb. 465, 308 N.W.2d 515 (1981) (determination of equalized taxable value).

<sup>11</sup> *Wheatland Indus., LLC v. Perkins Cty. Bd. of Equalization*, 304 Neb. 638, 935 N.W.2d 764 (2019) (quoting *Bottorf v. Clay Cty. Bd. of Equal.*, 7 Neb. App. 162, 168, 580 N.W.2d 561, 566 (1998)).

<sup>12</sup> Neb. Rev. Stat. § 77-5016(8) (Reissue 2018).

<sup>13</sup> *Id.*

evaluation of the evidence presented to it.<sup>14</sup> The Commission's Decision and Order shall include findings of fact and conclusions of law.<sup>15</sup>

### **III. FINDINGS OF FACT & CONCLUSIONS OF LAW**

18. The Subject Property is a 16-unit senior independent living facility in Bridgeport, NE.
19. Ms. Nelson stated that the County Board took action to reduce the Subject Property value to the 2023 County Board action value due to a pending Commission decision in another appeal. Ms. Nelson argued this action was arbitrary and unreasonable, and created disequalization within the Subject Property neighborhood.
20. Ms. Nelson attested that Darrel Stanard, a licensed appraiser with Stanard Appraisal (Stanard Appraisal), is contracted with Morrill County to provide appraisal services for commercial property valuations. Stanard Appraisal revalued the Subject Property for tax year 2023 using an income approach to value and the Subject Property land was revalued for tax year 2024 by the County Assessor.
21. Ms. Nelson provided information from the 2023 protest that showed Stanard Appraisal used information from the Taxpayer to aid in a market driven income approach to value. According to the provided documents, the results of the income approach yielded a valuation of \$948,315 as shown on the 2023 Property Record File for tax year 2023, and utilized a 10% capitalization rate.
22. Ms. Nelson stated in a written notation on exhibit 13 there was "NC (*no change*) for 2024 Bport (*Bridgeport*) Reval (*dated*) 3-6-2024 RN", yet the assessed value for 2024 was placed at \$994,290. Ms. Nelson attested to the Commission that the land

---

<sup>14</sup> Neb. Rev. Stat. § 77-5016(6) (Reissue 2018).

<sup>15</sup> Neb. Rev. Stat. § 77-5018(1) (Reissue 2018).

valuation had been adjusted for tax year 2024 from \$45,975 to \$91,950 as reflected on the PRC.

23. Mr. Kraupie stated that he worked as a Real Estate Broker and Auctioneer in Morrill County. Mr. Kraupie opined that the typical capitalization rate for similar properties is at least 12% with investors looking for 14-17% rate of return. No additional evidence was submitted to prove a 10% cap rate was arbitrary or unreasonable and Mr. Kraupie acknowledged he did not hold an appraisal license.
24. Mr. Kraupie stated that conversations were held with Stanard Appraisal in 2023 regarding income and expenses for the Subject Property and verified the information contained in the documents provided by Ms. Nelson.
25. Mr. Kraupie attested that information used in the income approach to calculate income, expenses, and the vacancy had not changed for the Subject Property during 2023 calendar year.
26. All taxable real property must be assessed as of January 1 at 12:01 a.m.<sup>16</sup>
27. The assessed value for real property may be different from year to year according to the circumstances.<sup>17</sup> For this reason, a prior year's assessment is not relevant to the subsequent year's valuation.<sup>18</sup> Similarly, prior assessments of other properties are not relevant to the subsequent assessment.<sup>19</sup> For this reason, it is arbitrary and unreasonable for a county board to take action, (or refrain from action) due to pending Commission decisions.
28. All taxable real property, with the exception of agricultural land and horticultural land, shall be valued at actual value for purposes of taxation.<sup>20</sup>

---

<sup>16</sup> Neb. Rev. Stat. § 77-1301(1) (Cum. Supp. 2022).

<sup>17</sup> *Affiliated Foods Coop. v. Madison Co. Bd. of Equal.*, 229 Neb. 605, 614, 428 N.W.2d 201, 206 (1988).

<sup>18</sup> *Id.*, 229 Neb. at 613, 428 N.W.2d at 206; *DeVore v. Board of Equal.*, 144 Neb. 351, 354-55, 13 N.W.2d 451, 452-53 (1944).

<sup>19</sup> *Kohl's Dep't Stores v. Douglas Cty. Bd. of Equal.*, 10 Neb. App. 809, 814-15, 638 N.W.2d 877, 881 (2002).

<sup>20</sup> Neb. Rev. Stat. § 77-201(1)-(3) (Cum. Supp. 2022).

29. Under § 77-112, actual value of real property for purposes of taxation may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) the sales comparison approach, taking into account factors such as location, zoning, and current functional use; (2) the income approach; and (3) the cost approach. This statute does not require use of all the specified factors, but requires use of applicable statutory factors, individually or in combination, to determine actual value of real estate for tax purposes.<sup>21</sup>
30. “[U]nder §§ 77-103.01, 77-112, and 77-1363, assessors are not limited to a single method of determining the actual value of property for tax purposes.”<sup>22</sup> “Rather, assessors are charged with a duty to consider a wide range of relevant factors in order to arrive at a proper assessment which does not exceed actual value.”<sup>23</sup>
31. No additional information was provided to support the land valuation change for tax year 2024 when added to the income approach value from tax year 2023, results in the actual value of the Subject Property. For this reason, the Commission finds the most reliable value to be from the Stanard Appraisal notes determining an income approach to value at \$948,315.
32. The Appellant has produced sufficient competent evidence that the County Board failed to faithfully perform its duties and to act on sufficient competent evidence to justify its actions.
33. The Appellant has 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 vacated.

#### IV. ORDER

##### **IT IS ORDERED THAT:**

---

<sup>21</sup> *Cain v. Custer Cty. Bd. of Equal.*, 298 Neb. 834, 845, 906 N.W.2d 285, 295 (2018).

<sup>22</sup> *Id.*, 298 Neb. at 853, 906 N.W.2d at 299.

<sup>23</sup> *Id.*

1. The decision of the County Board of Equalization determining the taxable value of the Subject Property for tax year 2024 is vacated and reversed.
2. The taxable value of the Subject Property for tax year 2024 is:

Total	\$948,315
-------	-----------

3. This Decision and Order, if no further action is taken, shall be certified to the Morrill County Treasurer and the Morrill 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 2024.
7. This Decision and Order is effective on January 16, 2026

Signed and Sealed: January 16, 2026



---

Jackie S. Russell, Commissioner