

**NEBRASKA TAX EQUALIZATION  
AND REVIEW COMMISSION**

NORMAN H. AGENA, LANCASTER ) COUNTY ASSESSOR, ) ) Appellant, ) ) v. ) ) LANCASTER COUNTY BOARD OF ) EQUALIZATION AND SHANE A & LORI ) E ODEN, ) ) Appellees. ) ) )	)	CASE NO 07SV-077  DECISION AND ORDER REVERSING THE DECISION OF THE LANCASTER COUNTY BOARD OF EQUALIZATION   DEFAULT JUDGMENT
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The above-captioned case was called for a hearing on the merits of an appeal by Norman H. Agena, Lancaster County Assessor, ("the County Assessor") to the Tax Equalization and Review Commission ("the Commission"). The hearing was held in the Commission's Hearing Room on the sixth floor of the Nebraska State Office Building in the City of Lincoln, Lancaster County, Nebraska, on May 21, 2009, pursuant to an Order for Hearing and Notice of Hearing issued February 26, 2009. Commissioners Wickersham and Salmon were present.

Commissioner Wickersham was the presiding hearing officer. Commissioner Warnes was excused from participation by the presiding hearing officer. Commissioner Hotz was absent.

The appeal was heard by a quorum of a panel of the Commission.

The presence of Norman H. Agena at the hearing was waived. Michael E. Thew, a Deputy County Attorney for Lancaster County, appeared as legal counsel for the County Assessor.

No one appeared on behalf of the Lancaster County Board of Equalization.

Neither Shane A or Lori E Oden ("the Taxpayers") were present at the hearing. No one appeared as legal counsel for the Taxpayers.

The Commission took statutory notice and received exhibits.

The Commission is required by Neb. Rev. Stat. §77-5018 (Cum. Supp. 2008) to state its final decision and order concerning an appeal, with findings of fact and conclusions of law, on the record or in writing. The final decision and order of the Commission in this case is as follows.

## **I. FINDINGS**

The Commission finds and determines that:

1. The Taxpayer is the owner of record of certain real property described as Lot 2 NE Section 7, Township 7, Range 5, in Lancaster County, Nebraska ("the subject property").
2. Prior to March 19, 2007, the County Assessor made a determination that the subject property should be disqualified for use of special valuation.
3. The Taxpayer protested that determination.
4. The County Board reversed the determination of the County Assessor.
5. An appeal of the County Board's decision by the County Assessor was filed with the Commission.
6. The County Board was served with a Notice in Lieu of Summons and duly answered that Notice.
7. An Order for Hearing and Notice of Hearing issued on February 26, 2009, set a hearing of the Taxpayer's appeal for May 21, 2009, at 9:00 a.m. CDST.

8. An Affidavit of Service which appears in the records of the Commission establishes that a copy of the Order for Hearing and Notice of Hearing was served on all parties. (Case File).
9. Each of the parties has been afforded an opportunity to present evidence and argument as provided by Neb. Rev. Stat. §77-5015 (Cum. Supp. 2008).
10. The Taxpayers failed to appear at the hearing.
11. The County Board failed to appear at the hearing
12. The Order for Hearing and Notice of Hearing issued by the Commission states in Paragraph 2 that if a party fails to appear at the hearing, the Commission may enter an order in favor of the opposing party.
13. The County Assessor moved for an order of default judgment.
14. The County Assessor's motion for an Order of Default Judgment should be granted.

**II.  
CONCLUSIONS OF LAW**

1. The Commission has subject matter jurisdiction in this appeal.
2. The Commission is authorized to enter default judgments by Neb. Rev. Stat. §77-5015 (Cum. Supp. 2008).

**III.  
ORDER**

**IT IS ORDERED THAT:**

1. The motion of the County Assesor for a Default Judgment is granted.
2. The decision of the County Board determining that the subject property was eligible for special valuation is vacated and reversed.

3. The subject property was not eligible for special valuation as of the assessment date, January 1, 2007.
4. This decision, if no appeal is timely filed, shall be certified to the Lancaster County Treasurer, and the Lancaster County Assessor, pursuant to Neb. Rev. Stat. §77-5018 (Cum. Supp. 2008).
5. Any request for relief, by any party, which is not specifically provided for by this order is denied.
6. Each party is to bear its own costs in this proceeding.
7. This decision shall only be applicable to tax year 2007.
8. This order is effective for purposes of appeal May 22, 2009.

**Signed and Sealed.** May 22, 2009.

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Wm. R. Wickersham, Commissioner

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Nancy J. Salmon, Commissioner

**SEAL**

**APPEALS FROM DECISIONS OF THE COMMISSION MUST SATISFY THE REQUIREMENTS OF NEB. REV. STAT. §77-5019 (CUM. SUPP. 2008), OTHER PROVISIONS OF NEBRASKA STATUTES, AND COURT RULES.**