

**NEBRASKA TAX EQUALIZATION
AND REVIEW COMMISSION**

HUIFEN HUANG, TRUSTEE, HUANG)	
FAMILY REVOCABLE TRUST,)	
)	CASE NO 08R 448
Appellant,)	
)	DECISION AND ORDER
v.)	AFFIRMING THE DECISION OF THE
)	DOUGLAS COUNTY BOARD OF
DOUGLAS COUNTY BOARD OF)	EQUALIZATION
EQUALIZATION,)	
)	DEFAULT JUDGMENT
Appellee.)	

The above-captioned case was called for a hearing on the merits of an appeal by Huifen Huang, Trustee, Huang Family Revocable Trust ("the Taxpayer") 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 March 17, 2010, pursuant to a Notice and Order for Hearing issued January 19, 2010. Commissioner Warnes, Vice-Chairperson of the Commission was the presiding hearing officer. Commissioner Wickersham, Chairperson of the Commission was absent. Commissioner Warnes as Vice-Chairperson acting in the absence of the Chairperson designated, Commissioners Warnes, Salmon, and Hotz as a panel of the Commission to hear the appeal. Commissioner Salmon was excused. Commissioner Hotz was present. The appeal was heard by a quorum of a panel of the Commission.

The Taxpayer did not appear as directed by the Commission's order for hearing. No one appeared as legal counsel for the Taxpayer.

Thomas S. Barrett, a Deputy County Attorney for Douglas County, Nebraska appeared by telephone, as legal counsel for the Douglas County Board of Equalization (“the County Board”).

The Commission took statutory notice and received exhibits as provided by the parties.

The County Board moved for a default judgment.

The Commission is required by Neb. Rev. Stat. §77-5018 (Reissue 2009) to state its final decision 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 parcel of real property to which this appeal pertains ("the Subject Property") is described in the table below.
2. Actual value of the subject property placed on the assessment roll as of January 1, 2008, ("the assessment date") by the Douglas County Assessor, value as proposed by the Taxpayer in a timely protest, and taxable value as determined by the County Board is shown in the following table:

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Description: EVANSTON ADD LOT 5 BLOCK 8 112.75 X 117.85, Douglas County, Nebraska.

	Assessor Notice Value	Taxpayer Protest Value	Board Determined Value
Land	\$45,400.00	\$18,725.00	\$45,400.00
Improvement	\$394,800.00	\$279,639.00	\$394,800.00
Total	\$440,200.00	\$298,364.00	\$440,200.00

3. An appeal of the County Board's decision was filed with the Commission.
4. The County Board was served with a Notice in Lieu of Summons and duly answered that Notice.
5. An Order for Hearing and Notice of Hearing issued on January 19, 2010, set a hearing of the Taxpayer's appeal for March 17, 2010, at 3:00 p.m. CDST.
6. 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).
7. Each of the parties has been afforded an opportunity to present evidence and argument as provided by Neb. Rev. Stat. §77-5015 (Reissue 2009).
8. The Taxpayer failed to file any exhibits with the Commission accepting the County's final determination which was filed with the Appeal Form.
9. The Taxpayer failed to appear at the hearing.
10. The Order for Hearing and Notice of Hearing issued by the Commission states in Paragraph 2 that if the Taxpayer fails to appear at the hearing, the Commission may enter an order dismissing the Appeal.

11. The County Board moved for an order of default judgment.
12. The County Board'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. Subject matter jurisdiction of the Commission in this appeal is over all questions necessary to determine taxable value. Neb. Rev. Stat. §77-5016(7) (Cum. Supp. 2008).
3. The Commission has jurisdiction over the parties to this appeal.
4. The Commission is authorized to enter default judgments by Neb. Rev. Stat. §77-5015 (Reissue 2009).

**III.
ORDER**

IT IS ORDERED THAT:

1. The motion of the County Board for a Default Judgment is granted.
2. The decision of the County Board determining taxable value of the subject property as of the assessment date, January 1, 2008, is affirmed.
3. Actual value of the subject property for the tax year 2008 is:

Land value	\$45,400.00
Improvement value	<u>\$394,800.00</u>
Total value	<u><u>\$440,200.00.</u></u>

4. This decision, if no appeal is timely filed, shall be certified to the Douglas County Treasurer, and the Douglas County Assessor, pursuant to Neb. Rev. Stat. §77-5018 (Reissue 2009).
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 2008.
8. This order is effective for purposes of appeal March 22, 2010.

Signed and Sealed. March 22, 2010.

Robert W. Hotz, Commissioner

William C. Warnes, Commissioner

SEAL

APPEALS FROM DECISIONS OF THE COMMISSION MUST SATISFY THE REQUIREMENTS OF NEB. REV. STAT. §77-5019 (REISSUE 2009), OTHER PROVISIONS OF NEBRASKA STATUTES, AND COURT RULES.