

Niederklein, Derrick

From: Sorensen, Ruth
Sent: Tuesday, April 18, 2017 1:16 PM
To: Niederklein, Derrick
Subject: FW: Lincoln

From: Julie J. Stenger [mailto:stengejj@co.lincoln.ne.us]
Sent: Tuesday, April 18, 2017 11:25 AM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Subject: RE: Lincoln

Ruth,

I've done some looking at these Market Areas and just want to have you bring to the attention of the TERC Commission:

Market Area 2 has 1531 total AG parcels. 523,476.97 acres are GRASS. How can 11 sales over a 3 year period show an accurate market value that warrants any adjustments? Especially as large as they are suggesting? I already did a 13% increase.

The same is true for Market Area 3. It has 1662 total AG parcels. 313,167.16 GRASS acres. I have already done a 15% increase on the top LCG soils & a 18% increase on the lower class soils. These acre figures come right off my 2017 abstract submitted 3-20-2017. Does the TERC Commission realize how big of a County I have and how few sales to justify warranting the additional large adjustments they are considering?? I am VERY equalized with my bordering counties!!

Julie Stenger
Lincoln County Assessor
301 North Jeffers, Rm. 110A
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stengejj@co.lincoln.ne.us

From: Sorensen, Ruth [mailto:ruth.sorensen@nebraska.gov]
Sent: Tuesday, April 18, 2017 11:10 AM
To: Julie J. Stenger <stengejj@co.lincoln.ne.us>
Cc: Albro, Pat <pat.albro@nebraska.gov>; Niederklein, Derrick <derrick.niederklein@nebraska.gov>; Dix, Larry <larrydix@nacone.org>
Subject: FW: Lincoln

Hello again Julie!

There has been another request from Commissioner Hotz. Attached are the what-ifs that were provided to him.

Again, please let me know if you have any questions!

Ruth A. Sorensen

PROPERTY TAX ADMINISTRATOR
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From: Sorensen, Ruth

Sent: Tuesday, April 18, 2017 11:07 AM

To: Hotz, Rob <rob.hotz@nebraska.gov>

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: RE: Lincoln

Commissioner Hotz –

Pursuant to your request, attached are the two what-ifs for Lincoln County.

Please let me know if you have any questions.

Ruth A. Sorensen

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From: Hotz, Rob

Sent: Tuesday, April 18, 2017 10:24 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: Lincoln

Ms. Sorensen,

Please provide two separate substats:

1. Agricultural 80% MLU Market Area 2, 18 sales
2. Agricultural 80% MLU Market Area 3, 11 sales

Thank you.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
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