

Dakota County Board of Equalization
Monday, July 6, 2026
9:00 a.m. Protest Valuation Hearings
Regular Meeting to follow.
County Board Meeting Room, First Floor
Dakota County Courthouse, Dakota City, Nebraska

Chair Van Berkum called the Board of Equalization meeting to order at 9:00 a.m. The Pledge of Allegiance was recited. Present: Van Berkum, Bousquet, Hohenstein. Absent: Reed and Rodriguez. Also present was Cherie Conley, County Clerk as Board Secretary, Christy Abts, Assessor, Melissa Collins, Deputy Assessor, and Sam Ferraro, Referee. The Open Meetings Act location was noted for all citizens in attendance.

The agenda for this meeting was as follows:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – Excused Absence

A current copy of the *Open Meetings Act* is posted on the west wall near the entrance of the County Board Meeting Room and is available for review by all citizens in attendance.

The Dakota County Board of Equalization reserves the right to adjust the order of items on this agenda if necessary.

1. **9:00 a.m. PROTEST HEARINGS**

- a. Board to review property valuation protests by considering all papers relating to the protest and the findings and recommendations of the referee; and may make the order recommended by the referee or any other order in the judgment of the Board of Equalization required by the findings of the referee, or may hear additional testimony, or may set aside such findings and hear the protest anew. §77-1502.01 Final motion will be made at Board of Equalization meeting on or about July 22-25, 2026

2. **CONSENT AGENDA**

- a. Approval of the previous minutes – June 22, 2026.

3. **NEW BUSINESS**

- a. Christy Abts, Assessor, requesting approval of over/undervalued, omitted, clerical or tax list correction errors (if any).
- b. Board to approve or not approve Homestead extension requests pursuant to 77-3512 (if any).

4. **MAIL AND/OR EMERGENCY BUSINESS**

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

Board Member Hohenstein moved, seconded by Board Member Bousquet to excuse Board Members Reed and Rodriguez from the meeting. ROLL CALL VOTE: Bousquet–Yes, Hohenstein–Yes and Van Berkum–Yes. UNANIMOUS MOTION CARRIED.

County Clerk Conley advised the Board that they will be reviewing and discussing protests with an overall motion at last BOE protest meeting. Appraiser/Referee Sam Ferraro explained to the Board the protest process pursuant to State statutes. Every property is assessed annually pursuant to state statutes. Sales and base valuation formulas set by the state are used to assess the value and equalization of properties. Property owners are allowed the opportunity to protest the values set (not taxes) and the burden is on the property owner to bring concerns before the Board.

Assessor Christy Abts, and Referee Sam Ferraro presented and reviewed with the Board of Equalization each parcel's paperwork submitted by the person protesting their value and what the assessor and referee recommended for value on each of the following parcels: 220132542-Nelson Engineering Construction; 220070296-Abbe, Joseph; 220273744-Mohnson, Scott; 220177473-Davis, Scott A / Robin L; 220273941-Hageman, Karen J; 220051941-Valdovinos, Jaime / Norma; 220051259-Yaneth Valdovinos; 220274455-Chang, Calvin / Alexa; 220070229-Bracht Properties, LLC; 220118655-Schinzing, Matthew; 220149321-Strong, Randy L & Tammie L; 220274722-Favors Properties, LLC; 220030413-Jon David Nelsen Irr Family Trust; 220046557-Duggan, Thomas M; 220005583-Cain, Dallas / Eva D; 220138230-Hoxsie, Doyle; 220094802-Crom, Michael H; 220071640-Hobbiebrunken, Trustee, Terrel L; 220004021-Satterwhite, Alvin / Barbara; 220003939-Satterwhite, Alvin / Barbara; 220003769-Satterwhite, Alvin / Barbara; 220179077-Janssen, Douglas M / Stacey L; 220071055-Froehlich, Frank; 220070873-Froehlich, Jon; 220016925-Gomez, Pablo Z; 220274842-Griess, Christopher E / Lisa R; 220069913-Collins, Billy B; 220071047-Collins, Billy B; 220070695-Collins, Billy B; 220070784-Collins, Billy B; 220141916-Bates, Karen R; 220027706-Weber, Jo Ann; 220042357-Weber, Jo Ann; 220142165-Weber, Jo Ann; 220026831-Roost, Craig A; 220070962-Berger, Chemane G / Jason T; 220019606-Kinzie, Shane J; 220060002-Chadwick, Julianne / Jay A; 220046530-Perez, Victor; 220009104-Jorico Rentals, LLC; 220077703-Boyle, Rodney / Angelia; 220163979-Barclay, Carol R / Diane L; 220196893-Meier, Rory. Some discussion on each protest was had. #220071640-Hobbiebrunken and #220132542-Nelson Engineering Construction will be further reviewed at the next meeting and final action of the Board will be taken on July 20, 2026, at the meeting regarding all protests.

Board Member Hohenstein moved, seconded by Board Member Bousquet to approve the minutes of June 22, 2026, meeting. ROLL CALL VOTE: Hohenstein–Yes, Van Berkum–Yes, Bousquet–Yes, Reed–Absent, Rodriguez–Absent. UNANIMOUS MOTION CARRIED.

No New Business.

No Mail or emergency business.

Public Comment-None

Board Member Van Berkum moved, seconded by Board Member Bousquet to adjourn the July 6, 2026, Board of Equalization meeting at 10:20 a.m. All in favor.

County Board of Equalization

Brian Van Berkum, Chair

Cherie Conley, County Clerk/Secretary