

Appraisal notices reveal jump in land, home value

Appraisal notices for home and land owners sent out last week showed that real estate values are going up, but Decatur County isn't the only one in northwest Kansas which has seen an increase.

County Appraiser Alan Hale said the value increases have been upward in neighboring counties also. The numbers for agriculture land are taken from the Kansas Department of Revenue, Division of Property Valuation, he said. The numbers are determined after the department looks at information about the land and

farm income compiled by Kansas State University.

The department said values for dry land could increase as much as 10 to 12 percent, rangeland as much as 3 to 7 percent and irrigated land up to 7 percent or greater.

This is hard to understand with the past year, when the land didn't produce the same amount of income. Mr. Hale said it is important to remember that the figures are based on income for eight years, including some pretty good years. "What we can hope for is that more of the

poorer years which we have been experiencing lately will start to be taken into consideration," he said.

Homeowners also received valuation notices. Those are based on the fair market, said Hale, which is defined as "the price one might expect a willing buyer to pay and willing seller to accept for a property sufficiently exposed to the open market, there being full knowledge and no undue compulsion on either party."

Values on homes may have changed if there is new construction, significant remodeling or

demolition.

What the notices mean is that the entire county will see an increase in county valuation, which may result in an increase in taxes. Mr. Hale said the only way for taxes not to increase is for the governing boards to hold down spending when they budget this fall, but looking at past trends, spending usually outweighs the valuation increases.

People may also see an increase in taxes on their personal land, he said.

The appraiser said that taxpayers have 30

days to appeal the valuation notices. Each notice will have the current figure and last year's, showing any increase.

Mr. Hale said he encourages people who have questions on the notices to come in and talk with him. Although the appraiser's office doesn't come up with all the numbers, he said he would be happy to work with people and see if they need to appeal.

The office, on the second floor of the courthouse, is open from 8 a.m. to 5 p.m., or residents can also call 475-8109 for help.

Board reviews teachers

In three, one-hour closed sessions, the Oberlin School Board heard staff evaluations from the principals of the high school and grade school Monday night.

Superintendent Duane Steele said every year at this time the board hears reviews for about one-third of the staff, or 25 to 30 teachers. Principals Duane Dorshorst and Gordon Matson sit in on classes, he said. They record what happens to look at the effectiveness of their teaching style and see if something needs to change. The principals then go over what they find with the teachers and present it to the board.

New teachers are reviewed every year and tenured teachers every three years. Tenured teachers' reviews may talk about things they needed to work on from a previous review or how their style has changed, said Superintendent Steele.

At the board meeting Monday, the principals will present rehiring recommendations to the members, said Superintendent Steele.

He said that for tenured teachers, those who have been in the system for more than three years, the process takes longer if the board decides to let one go.

Gathering his thoughts



BEFORE HIS SOLO for the regional music festival at Decatur Community High School Saturday, pianist Mary Jo Lohoefer talked to Brent Smith, helping him prepare.

— Herald staff photo by Cynthia Haynes

County, Good Sam save to pave parking

By **KIMBERLY BRANDT**

Decatur County commissioners told representatives from the Good Samaritan Center that an extra \$7,500, which comes from the homes for the aged levy, would be in the budget for the next couple of years and can be saved to pave the new employee parking lot north of the building.

Administrator Joyce Ploussard said with the moisture this winter, they haven't been able to use the lot much. She said if it was paved, maybe more people would use it, keeping the cars off the streets around the center.

LaVern Burtis, environmental supervisor for the center, asked if they could save the money, because \$7,500 wouldn't go very far in paving the lot, but \$15,000 could make a start.

Commissioner Brown said they can save it, although he didn't think \$15,000 would pave the entire area. Mr. Burtis said the center would also have to put up some money.

The lot has been used but gets soft in the middle, he said.

Ms. Ploussard said the center is preparing for a state review, although they aren't sure when it will be.

In other business, commissioners:
• Talked with Fire Chief Bill Cathcart about his voucher from the previous meeting. Mr. Cathcart had accidentally included food for a barbecue in with the cost of the fire departments' training they hosted. He said the county wasn't meant to pay for it and he will take care of it. The food is paid for out of memorial money, he said.

County Clerk Marilyn Horn said if

the department has memorial money, it needs to come into the county general budget and then will put into their department budget.

• Signed a contract for non-potable water which allows the fire department to supply a water tank in case of an emergency. The commissioners renewed it for another three years.

• Approved a request from Alan Marietta to put a pipe under the road near the hog units east of town, 6 miles east and 3/4 mile north of the U.S. 36 and U.S. 83 intersection. It will move water out of his lagoons and put it in an irrigation system on the other side. County Attorney Steve Hirsch said to remember they were only approving the pipe, not the sludge moving. Commissioner Ralph Unger said to make sure the pipe is far enough under the ground.

He suggested that people in the county with underground pipes on roadways start marking them with signs. Commissioner Pat Glenn asked if the landowner would be responsible for the sign and they would. Darroll Banzet, with the road and bridge department, is checking on costs of signs. There was no decision made if signs will be required.

• Approved Treasurer Jean Hale putting an ad in the paper for two part-time employees to help in the office.

• Heard from Weed Director Gaylen Huntley, who would like to put some crushed rock in the department's drive.

• Named LaMoine Wolfram to sit on the fair board for commissioner District 2. There are two positions still open

Hospital to benefit from half-million-dollar estate sale

The Decatur County Hospital will get nearly a quarter of a million dollars from sale of the Elvin and Mildred Griswold Estate's land at a public auction last week.

The four tracts were sold for a total of \$470,520. The other half was designated to go to the Shrine Burn Hospitals. The actual amount to be received by each facility has not been determined as yet.

The Griswolds farmed in Rawlins

County before moving to Oberlin in the 1970s, to be near Decatur County Hospital and their doctor. Mr. Griswold died on June 5, 1979, and his wife died several years ago. They had no children.

"It's a wonderful gift," said Greg Lohoefer, chairman of the Decatur County Hospital Board.

Administrator Lynn Doeden said she wasn't sure what needs the facility might address with the money.

Auctioneer Lynn Johnson said the sale went well, with several bidders.

Tract I had 160 acres of cropland with the balance in grass, and brought \$360 an acre for a total of \$82,400.

Tract II had 116 acres of cropland with the balance in grass, and brought \$490 an acre, totaling \$112,320. Tract III was a short 280 acres with 227 cropland and the balance grass. It brought \$490 an acre, totaling \$137,200.

Tract 4 was 280 acres with 200 acres

of cropland. It brought \$490 an acre totaling \$138,600.

County lawyers seek end to jail case

Decatur County lawyers have asked that a case filed against the county by a woman who stayed in the jail in January 1999 be dismissed from court.

The county's lawyer, Tom Job, from the Kansas Counties Association Municipal Pools, filed a motion on Friday, March 16, for the case to be dismissed, county commissioners learned last week. The motion hasn't been heard yet. County Attorney Steve Hirsch said he didn't know when that might happen.

The plaintiff, Shirley Carlson, said she fell in the shower at the jail because of the county's negligence and sustained injuries. Mrs. Carlson's lawyer has until April 9 to file a response.

Also at last week's meeting, commissioners accepted a bid for a new welder for the road and bridge department at their meeting Tuesday morning. Road and Bridge Supervisor Tim

Stallman had bids from Oberlin Automotive and Linweld, out of Nebraska. After looking at the options and doing some math, the commissioners and Mr. Stallman agreed on the machine from Linweld although it cost a little more. The one from Linweld cost around \$6,141 with a \$450 lease and from Oberlin Automotive was about \$5,957 and \$450 lease.

The reason they went with the one from Linweld is because the offer includes a four hour welding class on the machine and, Mr. Stallman said, the company has "bent over backwards" to help him. He has a welder on loan from the company now on a trial basis.

In other business, commissioners:
• Signed a landfill contract for the next 10 years with cities and trash hauler Bill Cathcart, who said everything has stayed pretty much the same. The contract will now go to the cities

for approval.

• Heard that at the end of May, county firemen will bring students to the fire stations to teach them fire prevention. Commissioners approved splitting the cost of the books with the city to help educate the kids. Each will pay \$200.

• Agreed to canvass for the school board/city elections at 9 a.m. on Friday.

• Named Sonya Gillespie and Jim Wasson to sit on the fair board. Commissioner Patricia Glenn, who attends the meetings, said Mr. Wasson had asked why he had to fill out an application for the board, especially the references. Commissioners Ralph Unger and Doyle Brown said that when they started doing applications, it was because they wanted to have commitment from board members. References are used in case the commissioners don't know the person, said Mr. Unger.

Best Buys In Used Equipment

TRACTORS
2000 Case-IH 9330 4WD 835 hrs.
2000 Case-IH 9330 4WD 635 hrs.
1999 Case-IH MX270, 1,500 hrs.
1997 Case IH 8950 MFD 2100 hrs.
1997 Case IH 8940 MFD 2350 hrs.
1997 Case IH 8920 MFD 3055 hrs.
1989 Case-IH 7120 2WD, 3400 hrs.
1987 Case-IH 9130 4WD 11,300 hrs.
1986 Case 3594 MFD, 6,500 hrs.

COMBINES & EQUIPMENT
1997 Case-IH 2188, 1,075 hrs.
1994 Case IH 1688, 2,350 hrs.
1990 Case IH 1680, 3,100 hrs.
1983 IHC 1460 4,650 hrs.
1978 IHC 1480, 4,315 hrs.
JD 7100 Planter 8RN
IHC 800 8RNT Planter
IHC 800 6RNT Planter
1998 Case IH RS661 Baler
Krause 4300 20' Chiselplow
Hesston 1014+2 Moco

TRUCKS
1998 Volvo 391K mi.
1980 Chev. C60 17' box
1977 Chev. 20' Box Tag Axle
1975 IH 1860 Twin Screw 20' Box

CURLY OLNEY'S PARTS & SERVICE CENTER
Call 24 hours A Day 7 Days A Week
McCook, NEB. 308-345-4890
Imperial, NEB. 308-882-4221
800-543-7512 800-392-6823

FORGET SPRING CLEANING! THESE HOMES ARE READY TO MOVE INTO!

308 E. JACKSON. NEW REDUCED PRICE! Split-level w/lg. master bedroom w/bath plus 3 additional bedrooms & bath, cozy family room, new carpet throughout, near-new central air/heat, open kitchen/dining features sliding glass doors to beautiful, landscaped fenced yard w/underground sprinklers.

307 S. ELK. IMMACULATE 2-bedroom ranch provides one-level living w/ spacious rooms, custom draperies and plush carpeting throughout. Birch kitchen includes refrigerator, built-in stove and oven and lg. windows in eating area. Lots of storage and single-car attached garage makes this home a **MUST SEE!**

Call us today for a complete list of all the properties listed.
Office — 785-475-2785
Lynn's Mobile — 785-475-8514 — Roberta's Mobile 785-475-7156
CHECK OUT OUR WEB SITE AT www.johnson-real-estate.com

Johnson Realty, Inc.
Roberta Johnson, Broker
Lynn A. Johnson, Associate Broker
109 N. Wolf, Oberlin, KS 67749

AUCTION

Tuesday, April 17, 2001 • 10:00 a.m.
Location: Turn North at the State Park in Selden, Kansas, Go 3/4 mile North, 1/2 mile West, and 1-3/4 mile Northwest. Follow Posted Signs.

SELLER: DONALD SHAW

Auctioneers Note: Don is retiring and has rented his land. His equipment has always been shedded and well-cared for. There are a lot of smaller items, so please come early!

<p>TRACTORS & COMBINE</p> <p>Gleaner MII combine 22' Header</p> <p>Header trailer 1948 Massey Harris 44 row crop 1952 Massey Harris 44 row crop</p> <p>1970 Agra Power 9,000 tractor, 3-pt., hydraulics, PTO, new tires, Fiat engine</p> <p>1958 Massey Harris 444 standard Massey Harris 1100 Standard w/Dozer</p>	<p>MACHINERY</p> <p>Farmhand F-10, hay basket w/push-off 3-5' Sweeps w/fertilizer attachments 15' Disc John Deere 8" surface drill, near new tires John Deere 10-10" LZ drills New Holland haybine, 9' Roller Mill, 10", PTO, near new Rolls Hay conditioner, 6' power take-off 3-Section rotary hoe 3-Section spring tooth IHC 7' sickle mower John Deere 2-wheel manure spreader Disc, 9', 3-pt. 35" 6'-grain auger Weed sprayer, 100 gal. tank 3-pt. Back blade Massey Harris sq. baler w/ gas engine Seed cleaner on trailer Small seed cleaner</p>	<p>TRUCKS, PICKUPS, CARS</p> <p>1982 IHC Truck 9,000, steel box w/hoist, 9,000 actual miles</p> <p>1971 Chevrolet 1-1/2 ton truck, wood box w/hoist 1948 Chevrolet truck w/ box, hoist, stock racks 1960 Oldsmobile car, 4-door, sound & clean 1971 Oldsmobile, 4-door, 455 engine 1950 IHC pickup</p> <p>1973 Oldsmobile, 4-door, 455 engine</p>
<p>MISCELLANEOUS & TOOLS</p> <p>Aeration tubes Mapes grain dryer Model 55 John Deere wheels & tires 32-volt Generator & motor Sawed-up railroad ties Trailer Electric welder Acetylene welder & torch (2) Grinders on stands Lg. anvil Drill press on stands Drill bits Welding table Plumbers stand & vice Forge (3) Vices John Deere pressure washer Skill saw Come-alongs Rope Block & tackle Fence stretchers Electric motors (2) Tool chests 5-Ton press</p> <p>Hi-lift jack Shop vac Torque wrenches, 1/2" & 3/4" Pump tools Thread cutters, 1/4"-1-1/4" Set of reamers Set of tap & dies Lug wrenches Trash cans Pipe fittings Electric sander Sabre saw Wood planes Tree trimmers Bolt cutters Hand grinder & brush Sm. electric hand grinder Cut off saw on stand Pipe wrenches Sm. tap & die set Wrecking bars Assorted wrenches Hydraulic jacks Hydraulic pump for John Deere combine-home-made Oil tanks</p>	<p>LIVESTOCK EQUIPMENT</p> <p>5' Water tank 2-Wheel trailer 3-pt. bale hauler (2) Water supply tanks Pickup slide-in stock racks 15'X5' Stock trailer Cattle feeder panels Barb wire Woven wire Wooden feed bunk Ritchie cattle waterer (3) Combine bins on skids Wire roller fits MH row crop Portable cattle chute</p>	<p>ANTIQUES</p> <p>Model A engine off combine Fishing equipment Hand saws (2) IHC Corn binders, Shedd IHC Grain binder, shedded platform scales</p> <p>MISCELLANEOUS ITEMS TOO NUMEROUS TO MENTION!</p> <p>LUNCH WILL BE SERVED</p>

FOR MORE INFORMATION: Call listing agent, Roger Emigh at (308)345-4199 or mobile (785)567-8021

Not responsible for accidents. All guarantees are between sellers and buyers. No items are to be removed until paid for. Announcements Day of Sale take precedence over printed matter.

Johnson Realty, Inc.
ROBERTA JOHNSON, BROKER
LYNN A. JOHNSON, ASSOCIATE BROKER/AUCTIONEER
109 North Wolf
Oberlin, Kansas 67749

Call Roberta or Lynn A. Johnson for listings, or information 785-475-2785 - Mobile 785-475-8514 www.johnson-real-estate.com

JACQUELINE VOTAPKA, SALESPERSON JOE D. GREEN, SALESPERSON/AUCTIONEER ROGER EMIGH, SALESPERSON/AUCTIONEER RANDY OSTMEYER, SALESPERSON