

**BEFORE THE NEBRASKA TAX EQUALIZATION
AND REVIEW COMMISSION**

ARM-ECK ACQUISITION, LLC,)	
)	
Appellant,)	Case No. 08C 204
)	
v.)	DECISION AND ORDER
)	DISMISSING FOR WANT OF
DOUGLAS COUNTY BOARD OF)	JURISDICTION
EQUALIZATION,)	(Filing Defect)
)	
Appellee.)	

The above-captioned case was called for a hearing on an Order to Show Cause (Filing Defect) why the appeal by Arm-Eck Acquisition, LLC ("the Taxpayer") to the Tax Equalization and Review Commission ("the Commission") should not be dismissed. 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 January 21, 2010, pursuant to an Order to Show Cause (Filing Defect) issued January 6, 2010. Commissioners Wickersham and Hotz were present. Commissioner Wickersham was the presiding hearing officer. Commissioner Warnes was excused from participation by the presiding hearing officer. Commissioner Salmon was absent. The appeal was heard by a quorum of a panel of the Commission.

Shaun M. James participated in the hearing by telephone, as legal counsel for the Taxpayer.

Thomas S. Barrett, a Deputy County Attorney for Douglas County, Nebraska, participated in the hearing by telephone, as legal counsel for the Douglas County Board of Equalization ("the County Board").

The Commission took statutory notice, and heard argument.

The Commission is required to state its final decision and order concerning an appeal,

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

I. ISSUES

Whether the appeal should be dismissed for failure to timely file required documentation.

II. FINDINGS OF FACT

The Commission finds and determines that:

1. An appeal was mailed to the Commission on September 10, 2008 and was received on September 12, 2008. (Case File).
2. Documentation of the decision, order, determination or action appealed from was not received with the appeal. (Case File).
3. Documentation of the decision, order, determination, or action appealed from specified by Section 77-5013 (3) of Nebraska Statutes has not been received. (Case file).
4. The appeal in this case was filed based on an action of the County Board pursuant to Section 77-1502 of Nebraska Statutes.
5. Douglas County has adopted a resolution extending the date for hearing protests pursuant to Section 77-1502 of Nebraska Statutes.
6. The caption of the appeal should be reformed to reflect the interest of Arm-Eck Acquisition LLC, as the Appellant.

III. APPLICABLE LAW

1. The Commission obtains jurisdiction over an appeal when it is timely filed, the filing fee is timely received and thereafter paid and a copy of the decision, order, determination, or action appealed from, or other information that documents the decision, order, determination, or action appealed from is timely filed. Neb. Rev Stat. §77-5013 (Cum. Supp. 2008).
2. The documentation required by Section 77-5013 of Nebraska Statutes is deemed timely received if placed in the United States mail, postage prepaid, with a legible postmark for delivery to the commission, or received by the commission, on or before the date specified by law for filing the appeal.
3. An appeal from an action of a county board of equalization pursuant to section 77-1502 of Nebraska Statutes must be filed on or before August 24, or on or before September 10 if the county has adopted a resolution to extend the deadline for hearing protests under Section 77-1502. (Supp. 2009).
4. Parties cannot confer subject matter jurisdiction on a tribunal by acquiescence or consent nor may it be created by waiver, estoppel, consent, or conduct of the parties. *Creighton St. Joseph Regional Hospital v. Nebraska Tax Equalization and Review Commission*, 260 Neb. 905, 620 N.W.2d 90 (2000).

**IV.
ANALYSIS**

The requirements of section 77-5013 of Nebraska Statutes have not been met. The Commission cannot waive compliance with the provisions of section 77-5013 of Nebraska Statutes. The Commission does not have jurisdiction.

**V.
CONCLUSIONS OF LAW**

1. The Commission does not have subject matter jurisdiction in this appeal.

**VI.
ORDER**

IT IS ORDERED THAT:

1. The caption of the appeal is reformed to reflect the interest of Arm-Eck Acquisition LLC, as the Appellant.
2. The appeal in Case No. 08C 204 is dismissed.
3. Each party is to bear its own costs in this proceeding.

Signed and Sealed January 28, 2010.

Wm R. Wickersham, Commissioner

Robert W. Hotz, Commissioner