



Updated 1-27-2017

Assessments:

- In a perfect world, every property across the county (and the state) would be assessed at its market value, this is the job of the County Assessor in each of Nebraska's 93 counties. The Nebraska Constitution states that the valuation must be equal and proportionate.
- A large increase in the assessed valuation is not incorrect as long as the new valuation does not exceed market value. A large increase may be due to the property being under-assessed in error for years, while neighboring properties may have been assessed closer to market value.
- In addition, a property's land value may be assessed incorrectly – even way out of line – but the total valuation is the only factor that a property owner can protest based on its market value.
- If a property's total assessment exceeds market value, then it is incorrect. If the valuation is lower than market value, the owner has little chance of getting the assessment lowered. If the property is assessed below market value, the owner may not be paying their "fair share" of property taxes. If it's higher than market value, the owner is paying more than their "fair share" of property tax.
- The assessor's office might ask a property owner, 'if selling would you sell the property for its total assessed valuation?' If the answer is yes, you would be happy to sell at that price, then you can most likely use market data to successfully lower the assessment to its true market value.
- For Douglas County, the assessor's office has set up six taxing districts. If the median assessed value for any of the districts ends up being below (or above) 92-100 percent of market value, the Nebraska Tax Equalization and Review Commission will make a blanket-increase (or decrease) for that area. You might recall this happened last year in Douglas County. This State process forces the county assessors in all 93 counties to strive for market-value assessments.
- **Protest process:**
 - If you believe your recent Douglas County property assessment is above its market value, you may call 402-444-6734 by February 10, to schedule your one-on-one informal meeting with an appraiser in the Assessor/Register of Deeds' office. Appointments are being scheduled on a first-call, first-serve basis. The last day for meetings will be February 28.
 - In addition, you also have the option to mail, e-mail, or drop off any information for an appraiser to review. All information must be received in the Assessor/Register of Deeds' office no later than February 28.
 - The Assessor/Register of Deeds' office will post final 2017 valuations on its website by May 15. Go to: <http://www.dcasessor.org/valuation-lookup>.
 - Once the final valuation is posted, if you still feel that your value is incorrect, you may file a formal protest with the Douglas County Board of Equalization between June 1, 2017, and June 30, 2017.

Taxes:

- Assessment valuation notices are not tax bills. An increase in assessed value does not necessarily mean that next year's property taxes will increase at a proportionate rate.
- The spending of local government (taxing entities) determines the total amount of revenue needed from property tax. These local taxing entities (see your tax statement) set a tax rate, or levy, based on the total of all valuations available to pay for their budget.
- The sum of the levies set by each taxing entity, are multiplied against a property's individual valuation to determine a property's total tax bill for the year. These are broken-down on the County Treasurer's site <https://dctreasurer.org/>.
- Sample:

Property Levy Information: Tax District 100

Authority		Levy	Distribution %
CITY	OMAHA	.47922	21.4381
CITY COUNTY BUILDING		.01500	.6710
COUNTY		.28057	12.5514
EDUCATIONAL SERVICE UNIT	1	.01500	.6710
LEARN COMM-CAPITAL PROJ		.01525	.6822
LEARNING COMMUNITY		.95000	42.4986
M.U.D.	YES	.00000	.0000
METRO AREA TRANSIT		.05226	2.3379
METRO COMM COLLEGE		.09500	4.2499
N.R.D.		.03803	1.7013
SCHOOL	OMAHA	.29504	13.1986
Consolidated Levy:		2.23537	100

- The total levy varies depending on where you live. For the example above, schools/education receive 62 percent of the total tax amount; city and county receive about 35 percent together; others get 3 percent (again, total levy depends on the location of the property; SID vs. City, school district, NRD district, etc.).