

SHOULD YOU PROTEST YOUR PROPERTY ASSESSMENT?

Your property assessment is the county assessor's estimate of your property's **taxable value** for the year.
Not your tax bill.

Your property assessment can change because of market trends, new improvements, remodeling, damage, removal of improvements, or outside influences.

Nebraska County Assessment No. _____

Legal Description: _____

Site Address: _____

Owner: _____

JOHN SMITH
123 COUNTRY ROAD
COUNTY, NE

Tax Year: 2024
Parcel ID: XXX-XXX-XXX
Acreage: XXXX
Prior Value: \$XXX,XXX
Current Value: \$XXX,XXX

Do you have questions or concerns about tax rate or your property taxes?

Does the assessed value of your property not reflect market value?



ENGAGE WITH LOCAL TAXING AUTHORITIES

The county assessor does not set tax rates or collect taxes.

Property Assessment × **Tax Rate** = **Property Tax**

Your property tax is calculated by multiplying your taxable value by the total consolidated tax rate for your tax district.

That tax rate is built from local budgets for schools, county, city, community college, natural resources district, and other local authorities.

Participate in a local government budget hearing.
Visit the local taxing authority's website for meeting details.

CONSIDER PROTESTING

Protest when the assessed value does not reflect what you could sell the property for.

Good reasons to review or protest include:

- Recent sales suggest your market value is lower.
- Similar nearby properties are valued lower.
- The home facts are incorrect
- A change, remodel, damage, or removal was not reflected correctly.

Ask for **Form 422**: Property Valuation Protest form. Available through the county clerk or Nebraska Department of Revenue. Be sure to file by the deadline - June 30.