



LANCASTER COUNTY BOARD OF EQUALIZATION

Roma Amundson Sean Flowerday Deb Schorr Rick Vest Christa Yoakum

OWNER
ADDRESS
ADDRESS
CITY/STATE/ZIP

May 30, 2020

Re: Property Valuation Protest/TERC Appeal
Parcel ID:
Legal Description:
TERC Case #:

Dear Property Owner/Appellant:

Our records indicate that you filed a property valuation appeal with the Nebraska Tax Equalization and Review Commission (TERC) for the above-named property and the decision may still be pending. Please be advised that any adjustment you might receive for a previous appeal will not apply to the current year's assessment unless a separate protest is filed. If you believe your 2020 value is in error, you may want to file a protest with the Lancaster County Clerk's Office.

Your 2020 value can be found at orion.lancaster.ne.gov or you can contact the County Assessor/Register of Deeds Office at 402-441-7463.

Protests may be filed electronically at lancaster.ne.gov/clerk or by mail beginning June 1st. Forms will also be available on this website or by contacting the Lancaster County Clerk's Office at 402-441-8724 or protest@lancaster.ne.gov. Protests must be filed on or before June 30, 2020.

If you have any questions regarding this letter, please contact the County Clerk's Office at 402-441-8724.

Sincerely,

A handwritten signature in cursive script that reads "Sean Flowerday".

Sean Flowerday, Chair
Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF EQUALIZATION

Roma Amundson Sean Flowerday Deb Schorr Rick Vest Christa Yoakum

NAME
ADDRESS
ADDRESS
CITY/STATE/ZIP

DATE

Dear Property Owner/Appellant:

Our records show that a property valuation protest was filed on the following property:

Parcel ID:
Situs Address:
Legal Description:
Protest Number:
Appellant:

Qualified individuals, known as referees, are assisting Lancaster County in reviewing protests. **Due to the COVID-19 pandemic, referee hearings will be conducted by telephone.** Your phone hearing has been scheduled for:

Date:
Time:

A referee will contact you at the phone number you provided to discuss your protest. Due to time constraints, if you are not available when the referee calls, you will be required to reschedule the hearing. If you, (1) do not plan to participate in a phone hearing; (2) need to reschedule a phone hearing; or (3) would like to discuss your protest in person, please contact the County Clerk’s Office at 402-441-8724 or protest@lancaster.ne.gov. **The deadline to make hearing changes is Friday, July 10, 2020.** Failing to contact the Clerk’s Office by July 10, 2020 will be deemed a waiver of an in-person hearing. All individuals choosing to meet in person must have an appropriate mask, follow all directed health measures, and comply with an initial health screening to ensure the safety and welfare of all hearing participants before entering the hearing facility. Absent a hearing, the referee will review the protest in absentia. The referee will not consider any documentation provided at an in-person hearing that was not previously submitted in accordance with the protest rules.

Value recommendations will be posted on the County Clerk’s website at lancaster.ne.gov/clerk as soon as they become available. The protest number and Parcel ID (both provided above) will be needed to access this information. Please keep in mind that it may take several weeks from the date of your hearing for the referee to complete their review. Values may also be obtained by contacting the County Clerk’s Office. The Board of Equalization will take final action on all value recommendations on Thursday, August 6, 2020 at 1:00 p.m., in Room 112 of the County-City Building. You will be notified by mail of the Board’s decision. Final values will also be posted on the County Clerk’s website on or before August 14, 2020.

If you have any questions, please contact the County Clerk’s Office at 402-441-8724 or protest@lancaster.ne.gov.

Sincerely,

Dan Nolte
County Clerk

Sean Flowerday, Chair
Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF EQUALIZATION

Roma Amundson Sean Flowerday Deb Schorr Rick Vest Christa Yoakum

NAME
ADDRESS
ADDRESS
CITY/STATE/ZIP

DATE

Dear Property Owner/Appellant:

Our records show that a property valuation protest was filed on the following property whereby you have chosen to have an in-person referee hearing:

Parcel ID:
Situs Address:
Legal Description:
Protest Number:
Appellant:

Your referee hearing will be held on:

Date:
Time:

Hearings will be held at the IBEW Hall located at 1409 Old Farm Road in Lincoln. The referee will not consider any documentation provided at an in-person hearing that was not previously submitted in accordance with the protest rules.

Due to the COVID-19 pandemic, all individuals choosing to meet in person must have an appropriate mask, follow all directed health measures, and comply with an initial health screening to ensure the safety and welfare of all hearing participants before entering the hearing facility. In order to provide for adequate social distancing, please arrive no more than five (5) minutes before your scheduled hearing time.

If you need to reschedule, please contact the County Clerk’s Office at 402-441-8724 or protest@lancaster.ne.gov. **The deadline to reschedule a hearing is Friday, July 10, 2020.** Failing to contact the Clerk’s Office by July 10, 2020 will be deemed a waiver of an in-person hearing. Absent a hearing, the referee will review the protest in absentia.

Value recommendations will be posted on the County Clerk’s website at lancaster.ne.gov/clerk as soon as they become available. The protest number and Parcel ID, both provided above, will be needed to view this information. Please keep in mind that it may take several weeks from the date of your hearing for the referee to complete their review. Values may also be obtained by contacting the Clerk’s Office. The Board of Equalization will take final action on all value recommendations on Thursday, August 6, 2020 at 1:00 p.m., in Room 112 of the County-City Building. You will be notified by mail of the Board’s decision. Final values will also be posted on the County Clerk’s website on or before August 14, 2020.

If you have any questions, please contact the County Clerk’s Office at 402-441-8724 or protest@lancaster.ne.gov.

Sincerely,

Dan Nolte
County Clerk

Sean Flowerday, Chair
Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF EQUALIZATION

Roma Amundson Sean Flowerday Deb Schorr Rick Vest Christa Yoakum

NAME	DATE
ADDRESS	
ADDRESS	
CITY/STATE/ZIP	

Dear Property Owner/Appellant:

Our records show that a property valuation protest was filed on the following property and attendance at a review hearing was waived:

Parcel ID:
 Situs Address:
 Legal Description:
 Protest Number:
 Appellant:

Qualified individuals, known as referees, are assisting Lancaster County in reviewing protests. Value recommendations will be posted on the County Clerk’s website at lancaster.ne.gov/clerk as soon as they become available. The protest number and Parcel ID (both provided above) will be needed to access this information. Please keep in mind that it may take several weeks from the date of your hearing for the referee to complete their review. Values may also be obtained by contacting the County Clerk’s Office.

The Board of Equalization will take final action on all value recommendations on Thursday, August 6, 2020 at 1:00 p.m., in Room 112 of the County-City Building. You will be notified by mail of the Board’s decision. Final values will also be posted on the County Clerk’s website on or before August 14, 2020.

If you have any questions, please contact the County Clerk’s Office at 402-441-8724 or protest@lancaster.ne.gov.

Sincerely,

Dan Nolte
 County Clerk

Sean Flowerday, Chair
 Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF EQUALIZATION
Roma Amundson Sean Flowerday Deb Schorr Rick Vest Christa Yoakum

NAME
ADDRESS
ADDRESS
CITY/STATE/ZIP

DATE

Parcel ID:
Situs Address:
Legal:
Protest Number:
Appellant:

Dear Property Owner/Appellant:

On August 6, 2020 the Lancaster County Board of Equalization made a final value determination regarding your property valuation protest:

Assessor's Proposed Value: \$
Board of Equalization's Final Value: \$
Difference: \$

This concludes the review of your 2020 valuation by the Board of Equalization. The report required by Neb.Rev.Stat. 77-1502, which includes the Board's decision and all documentation related to this protest, is available for review at the Lancaster County Clerk's Office during normal business hours (Monday-Friday; 7:30 a.m. to 4:30 p.m.).

You may appeal the Board of Equalization's decision to the Nebraska Tax Equalization and Review Commission (TERC) on or before September 10, 2020. A copy of this letter and the appropriate filing fee must accompany the appeal form. For more information or to obtain an appeal form, please contact TERC at terc.nebraska.gov or 402-471-2842.

Please note, if you have a case pending at TERC from a previous year, any adjustment you might receive related to that appeal will not apply to the current year (2020) unless a separate TERC appeal is filed.

If you have any questions regarding this letter, please contact the County Clerk's Office at 402-441-8724 or protest@lancaster.ne.gov.

Sincerely,

Dan Nolte
County Clerk

Sean Flowerday, Chair
Lancaster County Board of Equalization