



LANCASTER COUNTY BOARD OF EQUALIZATION

Roma Amundson Sean Flowerday ~~Matt Schulte Deb Schorr~~ Rick Vest Christa Yoakum

OWNER
ADDRESS
ADDRESS
CITY/STATE/ZIP

May ~~26, 2023 27, 2022~~

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 ~~2023 2022~~ value is in error, you may want to file a protest with the Lancaster County Clerk's Office.

Your ~~2023 2022~~ 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 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 received or postmarked by June 30, ~~2023 2022~~.

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,

~~Christa Yoakum Deb Schorr~~, Chair
Lancaster County Board of Equalization

LANCASTER COUNTY CLERK

County-City Building | 555 South 10th Street | Lincoln, NE 68508
Phone: 402-441-7484 | Fax: 402-441-8728

Matt Hansen
Clerk

DATE

Dear Property Owner/Appellant:

It has come to our attention that you filed a property valuation protest with Lancaster County which was incomplete.

Signature missing

Legal description of property

Reason(s) for protesting

Requested valuation amount

Protest not filed on approved form

In accordance with Nebraska Revised Statute § 77-1502, property valuation protests shall be made on a prescribed form and shall contain a statement of the reason(s) for protest, requested valuation, description of the property and must be signed.

A typed name does not satisfy the signature requirement. If you wish to have your protest considered by the Board of Equalization, you can either submit a new protest which includes a proper signature or you can amend your current protest to include the necessary information.

Please keep in mind that protests must be complete and filed with the County Clerk's Office or postmarked by June 30, 2023.

Since you did not include a phone number with your protest, we are reaching out to you in writing to confirm whether you would like to participate in a phone hearing. If so, you will need to provide a contact number to the Clerk's Office. The other option is to waive the hearing whereby the referee will review the information you submitted without you being present.

Please contact our office at 402-441-8724 by Monday, July 10 to confirm your participation in a referee hearing and your phone number or to let us know that you would rather waive this hearing.

Sincerely,



Matt Hansen
Lancaster County Clerk



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Roma Amundson Sean Flowerday ~~Matt Schulte 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:

All supporting documentation must be received within seven (7) days from the date a protest was submitted if a referee hearing was waived.

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 on August-~~4,~~ ~~2023 5,~~ ~~2022~~. The protest number and Parcel ID (both provided above) will be needed to access this information. 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 Tuesday, August-~~8,~~ ~~2023 9,~~ ~~2022~~. The Board of Equalization meeting will be held immediately following the Board of Commissioners meeting at 9:00 a.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 18,-~~2023 2022~~.

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

Sincerely,

~~Matt Hansen Dan Nolte~~
 Lancaster County Clerk

~~Christa Yoakum Deb Schorr~~, Chair
 Lancaster County Board of Equalization



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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. A phone hearing has been scheduled for:

Date:
 Time:

A referee will contact you at the phone number you provided to discuss your protest. If you did not file the protest and you would like to be involved in the hearing, please provide your phone number to the County Clerk's Office at least 24-hours in advance of the hearing. 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. In person hearings will be held the week of July-~~17, 2023~~ ~~18, 2022~~. **The deadline to make hearing changes is Wednesday, July 13, 2022 12, 2023.** All supporting documentation must be received within seven (7) days from the date of a referee hearing. Failing to contact the Clerk's Office by July ~~12, 2023~~ ~~13, 2022~~ will be deemed a waiver of an in-person hearing. ~~All attendees shall follow the most recent local, state, and federal health guidelines or directed health measures regarding COVID-19. Failure to follow the guidelines or directed health measures may result in the protest hearing being cancelled and not rescheduled.~~ Absent a hearing, the referee will review the protest in absentia. The referee will not consider any documentation that was not received in accordance with the protest rules.

Value recommendations will be posted on the County Clerk's website at lancaster.ne.gov on August-~~4, 2023~~ ~~5, 2022~~. The protest number and Parcel ID (both provided above) will be needed to access this information. 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 Tuesday, August-~~8, 2023~~ ~~9, 2022~~. The Board of Equalization meeting will be held immediately following the Board of Commissioners meeting at 9:00 a.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 18, ~~2023~~ ~~2022~~.

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

Sincerely,

~~Matt Hansen Dan Nolte~~
 Lancaster County Clerk

~~Christa Yoakum Deb Schorr~~, Chair
 Lancaster County Board of Equalization



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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 Lincoln Firefighter’s Reception Hall located at 241 Victory Lane, Lincoln, NE. Supporting documentation must be received within seven (7) days from the date of a referee hearing. ~~Attendees shall follow the most recent local, state, and federal health guidelines or directed health measures regarding COVID-19. Failure to follow the guidelines or directed health measures may result in the protest hearing being cancelled and not rescheduled.~~

The deadline to reschedule a hearing is Wednesday, July-12, 2023 13,-2022. Failing to contact the County Clerk’s Office at 402-441-8724 or protest@lancaster.ne.gov by July ~~12, 2023 13,-2022~~ 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 on August-~~4 5,-2023 2022~~. The protest number and Parcel ID, both provided above, will be needed to view this information. Values may also be obtained by contacting the Clerk’s Office. The Board of Equalization will take final action on all value recommendations on Tuesday, August-~~8 9,- 2023 2022~~. The Board of Equalization meeting will be held immediately following the Board of Commissioners meeting at 9:00 a.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 18,- ~~2023 2022~~.

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

Sincerely,

~~Matt Hansen Dan Nolte~~
 County Clerk

~~Christa Yoakum Deb Schorr~~, Chair
 Lancaster County Board of Equalization



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

Dear Property Owner/Appellant:

On August ~~8-9~~, 2022 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 ~~2022~~ 2023 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, ~~2022~~ 2023. 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 (~~2023~~ 2022) 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~~ Matt Hansen
County Clerk

~~Deb Schorr~~ Christa Yoakum, Chair
Lancaster County Board of Equalization