

LANCASTER COUNTY BOARD OF COMMISSIONERS

Roma Amundson Bill Avery ~~Larry Hudkins~~ Jennifer Brinkman Deb Schorr Todd Wiltgen

NAME
ADDRESS
ADDRESS
CITY/STATE/ZIP

DATE

Re: Property Valuation Protest/TERC Appeal (~~TERC PENDING~~)
Parcel ID:
Legal Description:
County Protest #:

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 ~~year's~~ appeal will not apply to the current year's assessment unless a separate protest is filed. If you believe your 2017 value is in error, you may want to file a protest with the Lancaster County Clerk's Office. Therefore, you may want to file a property valuation protest with the Lancaster County Clerk this year if you believe the 2016 value is in error.

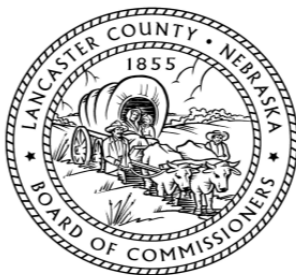
Your 20167 value can be found at <http://lancaster.ne.gov/assessor/index.htm> or you can contact the County Assessor/Register of Deeds Office at 402-441-7463.

Beginning June 1st, you may file protests electronically at <http://lancaster.ne.gov> (keyword: **protest**) or by mail. Forms will also be available on this website or by calling the Lancaster County Clerk's Office at 402-441-8724. Protests must be filed on or before June 30th.

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

Sincerely,

~~Roma Amundson~~ Todd Wiltgen, Chair
Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF COMMISSIONERS

Roma Amundson Bill Avery ~~Larry Hudkins~~ Jennifer Brinkman Deb Schorr Todd Wiltgen

NAME
ADDRESS
ADDRESS
CITY/STATE/ZIP

DATE

Dear Property Owner/Appellant:

Our records show that a property valuation protest was filed on the following parcel ~~whereby the referee~~ wherein attendance at a review hearing was waived:

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

If you have additional information, please submit it to the County Clerk’s Office within one (1) week of filing your protest.

The Lancaster County Board of Commissioners, acting as the Board of Equalization, has contracted with qualified individuals to assist with valuation protests. Referees will begin reviewing protests with waived hearings in late June/early July. Please keep in mind that it may take several weeks for the referee to complete his or her review.

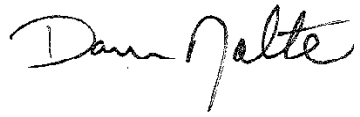
~~Referees will begin reviewing waived protests approximately one week after they are filed.~~

You will be notified by mail of the referee’s recommendation as soon as it becomes available. Protest information can also be accessed online at <http://lancaster.ne.gov> (keyword: **value**). You will need your protest number and Parcel ID (both printed at the top of this letter) to view this information.

If you have any questions or would like to schedule a referee hearing, please contact the County Clerk’s Office at 402-441-8724 or protest@lancaster.ne.gov. ~~within seven (7) days of the date of this letter.~~

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

Sincerely,



| Dan Nolte
County Clerk



Roma Amundson Todd Wiltgen, Chair
Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF COMMISSIONERS

Roma Amundson Bill Avery ~~Larry Hudkins~~ Jennifer Brinkman Deb Schorr Todd Wiltgen

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:

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

The Lancaster County Board of Commissioners, acting as the Board of Equalization, has contracted with qualified individuals to assist with valuation protests. A referee will meet with you to review your protest and the ~~information provided by the County Assessor's Office.~~ reasons supporting your opinion of value. At this meeting you may also present additional supporting documentation such as a recent appraisal or sales agreement, estimates of repair costs, photographs, etc. For more document examples, please visit the County Clerk's website at <http://lancaster.ne.gov> (keyword: **protest**). Your referee hearing has been scheduled for:

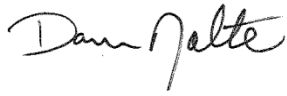
Date:
 Time:

Hearings will be held at the Lancaster Event Center, Pavilion 3, 4100 N. 84th Street, Lincoln, Nebraska (see map on next page). If you cannot attend your referee hearing, call the County Clerk's Office at 402-441-8724 as soon as possible to reschedule. Absent a hearing, ~~or~~ the referee will take into consideration all documentation provided ~~by all parties~~ and review the protest ~~will be heard~~ in absentia.

After examining your protest and the County Assessor's data, the Referee Coordinator will make a recommendation to the Board of Equalization regarding the valuation of your property. You will be notified by mail of this recommendation. Recommended values can also be viewed online at <http://lancaster.ne.gov> (keyword: **value**). You will need your protest number and Parcel ID (both printed at the top of this letter) to access your protest information. ~~You are encouraged to check the website daily for the referee's recommended value, however~~ Please keep in mind that it may take several weeks from the date of your hearing for the referee to complete his or her review. ~~your information.~~

Feel free to contact the County Clerk's Office at 402-441-8724 if you have any questions regarding this letter.

Sincerely,



| Dan Nolte
County Clerk



Roma Amundson Todd Wiltgen, Chair
Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF COMMISSIONERS

Roma Amundson Bill Avery ~~Larry Hudkins~~ Jennifer Brinkman Deb Schorr Todd Wiltgen

NAME
ADDRESS
ADDRESS
CITY/STATE/ZIP

DATE

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

Dear Property Owner/Appellant:

Your property valuation protest has now been reviewed by an independent real estate professional acting as a referee. After considering the information you submitted and the County Assessor's data, the Referee Coordinator has recommended the following value to the Lancaster County Board of Equalization:

Assessor's Proposed Value:	\$7,797,500
Referee's Recommended Value:	\$3,450,000
Difference:	-\$4,347,500

The Board of Equalization typically follows the recommendation of the Referee Coordinator unless additional information becomes available. Additional information can be emailed to protest@lancaster.ne.gov, faxed to 402-441-8728 or mailed/hand-delivered to the Lancaster County Clerk, 555 S. 10th Street, Room 108, Lincoln, NE 68508. **The deadline to submit additional information is August ~~54~~, 2016~~7~~.**

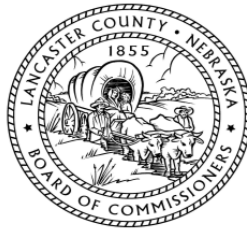
The Board of Equalization will make final value determinations on or about August ~~98~~, 2016~~7~~. You will be notified by mail of the Board's decision. Final values can also be viewed online at <http://lancaster.ne.gov> (keyword: **value**). You will need your protest number and Parcel ID (both printed at the top of this letter) to access your protest information. Final values will be posted as soon as possible but no later than August 17, 2016~~7~~.

Feel free to contact the County Clerk's Office at 402-441-8724 if you have any questions regarding this letter.

Sincerely,

Dan Nolte
County Clerk

Roma Amundson Todd Wiltgen, Chair
Lancaster County Board of Equalization



LANCASTER COUNTY BOARD OF COMMISSIONERS

Roma Amundson Bill Avery ~~Larry Hudkins~~ Jennifer Brinkman Deb Schorr Todd Wiltgen

NAME DATE
ADDRESS
ADDRESS
CITY/STATE/ZIP

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

Dear Property Owner/Appellant:

On August 98, 20167 the Lancaster County Board of Equalization made a final value determination with regard to your property valuation protest:

Assessor's Proposed Value: \$200,700
Board of Equalization's Final Value: \$179,900
Difference: -\$20,800

This concludes the review of your 20167 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, 20167. A copy of this letter and a \$25 fee must accompany the appeal form.

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 (20167) unless a separate TERC appeal is filed.

Appeal forms are available at the following locations:

Lancaster County Clerk
County-City Building
555 S. 10th Street, Room 108
Lincoln, NE 68508
Phone: 402-441-8724
Fax: 402-441-8728
lancaster.ne.gov

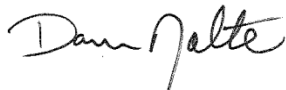
Tax Equalization and Review Commission
State Office Building, Mall Level, SE Corner
P.O. Box 95108; 301 Centennial Mall South
Lincoln, NE 68509-5108
Phone: 402-471-2842
Fax: 402-471-7720
terc.ne.gov

The Lancaster County Board will conduct a public hearing on TBD at 9:00 a.m., in Room 112 of the County-City Building, 555 S. 10th Street, Lincoln, NE, to hear testimony regarding how the Board of Equalization property valuation process is working well, what problems exist and how the process can be improved.

Written comments can also be submitted in lieu of attending the public hearing. Please forward comments to the County Clerk's Office, 555 S. 10th Street, Room 108, Lincoln, NE 68508 or protest@lancaster.ne.gov no later than TBD.

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

Sincerely,



Dan Nolte
County Clerk



Roma Amundson, Todd Wiltgen, Chair
Lancaster County Board of Equalization