

REFEREE REPORT- RESIDENTIAL/COMMERCIAL PROPERTY

Protest Number: _____ [LABEL HERE]

Address/Legal Description: _____

Assessor's I.D. Number: _____

DATE OF HEARING: _____

Owner/Rep. Present? (circle one) YES NO

SUMMARY OF FINAL REFEREE / COORDINATOR RECOMMENDATION

REFEREE'S ESTIMATED PROPERTY VALUE RECOMMENDATION*

Change to Assessment Value

No Change to Assessment Value

(See Above Label for Current Assessment)

Total Value: _____
(Entry Required if Value Changed)

REFEREE'S SIGNATURE: _____

DATE: _____

REFEREE'S NAME (PRINT): _____

ACTION TAKEN BY THE REFEREE COORDINATOR

___ **Agree:** After reviewing all the data presented by the protestor, the data provided by the Assessor's office, and the analysis of the Referee, the Coordinator has determined that he/she agrees with the conclusions of the Referee.

___ **Disagree:** After reviewing all the data presented by the protestor, the data provided by the Assessor's office, and the analysis of the Referee, the Coordinator has determined that he/she disagrees with the conclusions of the Referee.

In addition to the data previously considered by the Referee, the Coordinator has also considered and/or reconsidered the following data:

COORDINATOR'S ESTIMATED PROPERTY VALUE RECOMMENDATIONS*

Change to Referee Value Recommendation

No Change to Referee's value recommendations

(See Above for Value Recommendations)

Total Value: _____
(Entry Required if Value Changed)

COORDINATOR'S SIGNATURE: _____

DATE: _____

* The Referee's and Coordinator's final values are for the fee simple value of the land and improvements as listed on the property record. The final value does not consider any exemptions which may be applied by the Lancaster County Assessor's Office.

PROTEST ANALYSIS

The County Assessors Office has established assessed values for all properties in the county. The owner of the property, a representative for the owner, or another protestant has filed a formal protest of the assessed valuation. The following is a review of the assessed value of the protested property and a summary report for use by the Lancaster County Board of Equalization. This report is not intended for any other use or user.

This report has been prepared and/or reviewed by a real estate appraiser properly credentialed in the State of Nebraska and acting in the capacity of a disinterested third party in the role of a Referee. In conformity with the purpose and scope of the Referee role, at the request and direction of the Lancaster County Board of Equalization and in conformance with the Nebraska Real Estate Appraiser Act, the services rendered and this report are exempt from the Appraiser Act.

This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act.

As part of the protest process, a hearing was held on the previously referenced date with an assigned Referee acting for The Lancaster County Board of Equalization. As part of this file the protestant of the protested property or their representative has been given access to a separate document that outlines the purpose of the hearing, the procedure that is followed by the Lancaster County Board of Equalization, and other pertinent information relating to the protest process. Additionally a Statement of Attendance has documented all parties in attendance at the hearing. A copy of this document is included and hereby made a part of this file.

The effective date of valuation is January 1 of any given tax year. The value estimated is of the Fee Simple Estate.

In order to be considered in the analysis of a property, a copy of ALL documents presented to the Referee must be included in the protest file. The presented documents are hereby made part of the review process.

Any opinions or recommendations by the Referee and/or Referee Coordinator(s) should not be used for any purpose or function requiring compliance with any section of either the Uniform Standards of Appraisal Practice or the Nebraska Real Property Appraiser Act. The services rendered by the Referee process are to be utilized only by the Lancaster County Board of Equalization Referee System, or its assigns. The reports are public documents and are available for review once filed in the County Clerk's Office at the conclusion of the Referee System process.

IDENTIFICATION OF THE PROPERTY TYPE

- | | | |
|---|--|--|
| <input type="checkbox"/> Single-Family | <input type="checkbox"/> Multi-Family 2-4 units | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Duplex/Triplex | <input type="checkbox"/> Multi-Family 4-12 units | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Conversion/Apts. | <input type="checkbox"/> Multi-Family 12+ units | <input type="checkbox"/> Vacant Commercial |
| <input type="checkbox"/> Vacant Residential | <input type="checkbox"/> Vacant Multi-Family | <input type="checkbox"/> Other: _____ |

INFORMATION PROVIDED BY OWNER AND/OR REPRESENTATIVE

- None / Limited Data**
- Appraisal** by a real estate appraiser that is properly credentialed in the State of Nebraska
- Recent Sale** of subject property
- Selected sales data** of similar properties; i.e.: a market analysis or recent sales of comparable properties.
- Purchase Agreement** or other sale documentation for the protested property
- Data relating to the **physical characteristics** of the property; condition, size, quality, other _____

- Other factors** that effect the value of the property; easement, contamination, limited access, other _____

- Income**, vacancy and expense data relating to the protested property.
- Copy of Leases** or lease summary.
- Costs of construction** for total property, for addition to an existing improvement, or cost of repairs needed.
- Apartment mix** (Listing of total units, bedrooms, baths, laundry, garages)
- Assessment data** of competing properties.
- Equalization data** comparing the subject property assessment relative to market value with other property assessments relative to their market value.
- Other** _____

Additional comments for items checked above _____

PROPERTY RECORD DATA PROVIDED BY THE ASSESSOR

The file provided to the Referee by the Lancaster County Clerk’s office includes the property record information as maintained by the Lancaster County Assessor’s office. That information includes property records that identify the property by address, by legal description and by identification number, a general description of the site, and a general description of the improvements. The Assessor’s file shall also include any other pertinent data maintained or provided by the Assessor’s Office.

OTHER DATA PROVIDED BY THE ASSESSOR

- ___ **Market sales data** used by the assessor in estimating the value of the real-estate. (NOTE: The basis for adjustments is part of the modeling program that is part of the assessor’s valuation system.)
- ___ **Income data** used by the assessor in valuing the protested property. This data included the estimated market income, vacancy and expenses as well as a market capitalization rate.
- ___ **Cost approach data** used in estimating the value of the property. This includes the cost source, the depreciation summary, and the land value.
- ___ **Final Correlation of Value Summary**
- ___ **Other** _____

REVIEW TAKEN BY THE REFEREE

- ___ Reviewed the data provided by the Assessor
- ___ Reviewed the data provided by the owner
- ___ Reviewed the files and data available to the Referee including additional relevant market data
- ___ Other _____

REFEREE’S BASIS FOR CONSIDERATION AND CONCLUSION

- ___ **Limited or No Data Provided:** Owner has not provided adequate alternate valuation data or information
- ___ **Physical Data Correction:** Based on information provided, the Referee found issue with the Assessor’s data as follows:

- Revised data submitted to Lancaster County Assessor’s Office Revised Value: _____
- ___ **Appraisal:** Owner has provided appraisal that substantially differs from the Assessor’s value.
- ___ **Recent Sale** of subject property (Date): _____ (Price) _____ Arm’s Length (circle one) Non-Arm’s Length
- ___ **Sales Data:** Owner has provided purchase agreement, sales documentation or market sales comparables that substantially differ from the Assessor’s value
- ___ **Other Data:** Owner has provided easement, contamination (Other) _____ data that potentially effects the value of the real estate.
- ___ **Cost Data:** Owner has provided cost of construction data that differs from the Assessor’s cost data.
- ___ **Comparison Data:** Owner has provided assessment data of competing properties in relation to the subject property assessment.
- ___ **Equalization:** Owner has provided equalization data the Referee has considered.
- ___ **Income Data:** Owner has provided documented income and expense information that differs from the income and expense data used by the Assessors office.
- ___ **Other** _____

ACTION TAKEN BY THE REFEREE

___ **No Change:** After reviewing the protest data, the referee determined that he/she agreed with the data, valuation premise and final value estimated by the Assessors office.

___ **Insufficient Data:** After reviewing the protest data, the referee determined that the data or information supplied by the owner was not conclusive to alternate valuation and therefore no valuation change will be recommended.

___ Data provided by protestant **does not support a valuation error** within current assessment

___ No evidence of **alternate actual value**

___ **Listing differences** result in differing values among properties considered

___ **Condition issues** noted by protestant appear to be considered in Assessor records

___ **Valuation Issues** noted by protestant appear to be considered in Assessor records

___ **% Change** not relevant to current valuation accuracy

___ **Allocation of Land/Improvement** not conclusive to overall value error

___ Analysis of **average sales/assessments** does not prove a valuation error within current assessment

___ Other: _____

___ **Corrected Data/Value:** Referee submitted alternate property data to the Assessor's office and used their system to estimate the new recommended value.

___ **Appraisal:** After reviewing the protest data, the Referee correlated the submitted appraisal and completed the included Appraisal Correlation Report to reach the final conclusion. The Appraisal Correlation Report is included as part of this file.

___ **Recent Sale** of subject property qualified by public sources, private sources, or during appeal process.

___ **Override by Sales:** After reviewing the protest data, the Referee estimated the market value using the Supportive Analysis for System Override form. The form is included as part of this file.

___ **Override by Income:** After reviewing the protest data, the Referee considered the income, vacancy and expense data provided by the owner on the Supportive Analysis for System Override form. The form is included as part of this file.

___ **Override by Comparison:** After reviewing the protest data, the Referee has considered a direct comparison of the subject property assessment to competing properties to establish a revised assessment. The comparison analysis is included as part of this file and is documented on the Supportive Analysis for System Override form.

___ **Equalization:** After reviewing the protest data, the Referee has considered an equalization analysis of the subject property assessment to establish a revised assessment. The equalization analysis and supporting data are included as part of this file and is documented on the Supportive Analysis for System Override form.

___ The Referee considered: _____

Additional Comments or Support: _____

REFEREE REPORT- FARM/RURAL PROPERTY

Protest Number: _____ [LABEL HERE]

Address/Legal Description: _____

Assessor's I.D. Number: _____

DATE OF HEARING: _____

Owner/Rep. Present? (circle one) YES NO

SUMMARY OF FINAL REFEREE RECOMMENDATION

REFEREE'S ESTIMATED PROPERTY VALUE RECOMMENDATION*

Change to Assessment Value

No Change to Assessment Value

(See Above Label for Current Assessment)

Total Value: _____
(Entry Required if Value Changed)

REFEREE'S SIGNATURE: _____ DATE: _____

REFEREE'S NAME (PRINT): _____

ACTION TAKEN BY THE REFEREE COORDINATOR

___ **Agree:** After reviewing all the data presented by the protestor, the data provided by the Assessor's office, and the analysis of the Referee, the Coordinator has determined that he/she agrees with the conclusions of the Referee.

___ **Disagree:** After reviewing all the data presented by the protestor, the data provided by the Assessor's office, and the analysis of the Referee, the Coordinator has determined that he/she disagrees with the conclusions of the Referee.

In addition to the data previously considered by the Referee, the Coordinator has also considered and/or reconsidered the following data:

COORDINATOR'S ESTIMATED PROPERTY VALUE RECOMMENDATIONS*

Change to Referee Value Recommendation

No Change to Referee's value recommendations

(See Above for Value Recommendations)

Total Value: _____
(Entry Required if Value Changed)

COORDINATOR'S SIGNATURE: _____

DATE: _____

* The Referee's and Coordinator's final values are for the fee simple value of the land and improvements as listed on the property record. The final value does not consider any exemptions which may be applied by the Lancaster County Assessor's Office.

PROTEST ANALYSIS

The County Assessors Office has established assessed values for all properties in the county. The owner of the property, a representative for the owner, or another protestant has filed a formal protest of the assessed valuation. The following is a review of the assessed value of the protested property and a summary report for use by the Lancaster County Board of Equalization. This report is not intended for any other use or user.

This report has been prepared and/or reviewed by a real estate appraiser properly credentialed in the State of Nebraska and acting in the capacity of a disinterested third party in the role of a Referee. In conformity with the purpose and scope of the Referee role, at the request and direction of the Lancaster County Board of Equalization and in conformance with the Nebraska Real Estate Appraiser Act, the services rendered and this report are exempt from the Appraiser Act.

This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act.

As part of the protest process, a hearing was held on the previously referenced date with an assigned Referee acting for The Lancaster County Board of Equalization. As part of this file the protestant of the protested property or their representative has been given access to a separate document that outlines the purpose of the hearing, the procedure that is followed by the Lancaster County Board of Equalization, and other pertinent information relating to the protest process. Additionally a Statement of Attendance has documented all parties in attendance at the hearing. A copy of this document is included and hereby made a part of this file.

The effective date of valuation is January 1 of any given tax year. The value estimated is of the Fee Simple Estate.

In order to be considered in the analysis of a property, a copy of ALL documents presented to the Referee must be included in the protest file. The presented documents are hereby made part of the review process.

The Assessor has declared a "Greenbelt" area in certain agricultural areas of Lancaster County. In these areas the Assessor maintains one of two estimated values. The first value is the 100% market value based on the highest and best use of the land. The second value is the 100% farmland value and is referred to as the special agricultural valuation. Only one assessed value is maintained for each account. As qualified by the Lancaster County Assessors Office, land used for agricultural purposes is valued based on a percentage of the estimated value. The improvements and improved sites associated with each account are valued based on 100% of the market value.

Any opinions or recommendations by the Referee and/or Referee Coordinator(s) should not be used for any purpose or function requiring compliance with any section of either the Uniform Standards of Appraisal Practice or the Nebraska Real Property Appraiser Act. The services rendered by the Referee process are to be utilized only by the Lancaster County Board of Equalization Referee System, or its assigns. The reports are public documents and are available for review once filed in the County Clerk's Office at the conclusion of the Referee System process.

IDENTIFICATION OF THE PROPERTY TYPE

___ Unimproved Farmland ___ Improved Farmland ___ Other_____

INFORMATION PROVIDED BY OWNER AND/OR REPRESENTATIVE

- ___ **None / Limited Data**
- ___ **Appraisal** by a real estate appraiser that is properly credentialed in the State of Nebraska
- ___ **Recent Sale** of subject property
- ___ **Selected sales data** of similar properties; i.e.: a market analysis or recent sales of comparable properties.
- ___ **Purchase Agreement** or other sale documentation for the protested property
- ___ Data relating to the **physical characteristics** of the property; condition, size, quality, other_____
- ___ **Other factors** that effect the value of the property; easement, contamination, limited access, other_____
- ___ **Income**, vacancy and expense data relating to the protested property.
- ___ **Copy of Leases** or lease summary.
- ___ **Costs of construction** for total property, for addition to an existing improvement, or cost of repairs needed.
- ___ **Assessment data** of competing properties.
- ___ **Equalization data** comparing the subject property assessment relative to market value with other property assessments relative to their market value.
- ___ **Other**_____

Additional comments for items checked above_____

PROPERTY RECORD DATA PROVIDED BY THE ASSESSOR

The file provided to the Referee by the Lancaster County Clerk’s office includes the property record information as maintained by the Lancaster County Assessor’s office. That information includes property records that identify the property by address, by legal description and by identification number, a general description of the site, and a general description of the improvements. The Assessor’s file shall also include any other pertinent data maintained or provided by the Assessor’s Office.

OTHER DATA PROVIDED BY THE ASSESSOR

- ___ **Market sales data** used by the assessor in estimating the value of the real-estate. (NOTE: The basis for adjustments is part of the modeling program that is part of the assessor’s valuation system.)
- ___ **Income data** used by the assessor in valuing the protested property. This data included the estimated market income, vacancy and expenses as well as a market capitalization rate.
- ___ **Cost approach data** used in estimating the value of the property. This includes the cost source, the depreciation summary, and the land value.
- ___ **Agricultural Land Class** and Use summary (Ag Properties only)
- ___ **Final Correlation of Value Summary**
- ___ **Other** _____

REVIEW TAKEN BY THE REFEREE

- ___ Reviewed the data provided by the Assessor
- ___ Reviewed the data provided by the owner
- ___ Reviewed the files and data available to the Referee including additional relevant market data
- ___ Other _____

REFEREE’S BASIS FOR CONSIDERATION AND CONCLUSION

- ___ **Limited or No Data Provided:** Owner has not provided adequate data or information
- ___ **Physical Data Correction:** Based on information provided, Referee found issue with Assessor’s data as follows:
 Revised data submitted to Lancaster County Assessor’s Office Revised Value: _____
- ___ **Appraisal:** Owner has provided appraisal that substantially differs from the Assessor’s value.
- ___ **Recent Sale** of subject property (Date): _____ (Price) _____ Arm’s Length (circle one) Non-Arm’s Length
- ___ **Sales Data:** Owner has provided purchase agreement, sales documentation or market sales comparables that substantially differ from the Assessor’s value
- ___ **Other Data:** Owner has provided easement, contamination (Other) _____ data that potentially effects the value of the real estate.
- ___ **Cost Data:** Owner has provided cost of construction data that differs from the Assessor’s cost data.
- ___ **Comparison Data:** Owner has provided assessment data of competing properties in relation to the subject property assessment.
- ___ **Equalization:** Owner has provided equalization data the Referee has considered.
- ___ **Income Data:** Owner has provided documented income and expense information that differs from the income and expense data used by the Assessors office.
- ___ **Other** _____

ACTION TAKEN BY THE REFEREE

- ___ **No Change:** After reviewing the protest data, the referee determined that he/she agreed with the data, valuation premise and final value estimated by the Assessors office.
- ___ **Insufficient Data:** After reviewing the protest data, the referee determined that the data or information supplied by the owner was not conclusive and therefore no valuation change will be recommended.
 - ___ Data provided by protestant **does not support a valuation error** within current assessment
 - ___ No evidence of **alternate actual value**
 - ___ **Listing differences** result in differing values among properties considered
 - ___ **Condition issues** noted by protestant appear to be considered in Assessor records
 - ___ **Valuation Issues** noted by protestant appear to be considered in Assessor records
 - ___ **% Change** not relevant to current valuation accuracy
 - ___ **Allocation of Land/Improvement** not conclusive to overall value error
 - ___ Analysis of **average sales/assessments** does not prove a valuation error within current assessment
 - ___ Other: _____
- ___ **Corrected Data/Value:** Referee submitted corrected property data to the Assessor's office and used their system to estimate the new recommended value.
- ___ **Appraisal:** After reviewing the protest data, the Referee correlated the submitted appraisal and completed the included Appraisal Correlation Report to reach the final conclusion. The Appraisal Correlation Report is included as part of this file.
- ___ **Recent Sale** of subject property qualified by public sources, private sources, or during appeal process.
- ___ **Override by Sales:** After reviewing the protest data, the Referee estimated the market value using the Supportive Analysis for System Override form. The form is included as part of this file.
- ___ **Override by Income:** After inspecting the property and/or reviewing the protest data, the Referee considered the income, vacancy and expense data provided by the owner on the Supportive Analysis for System Override form. The form is included as part of this file.
- ___ **Override by Comparison:** After reviewing the protest data, the Referee has considered a direct comparison of the subject property assessment to competing properties to establish a revised assessment. The comparison analysis is included as part of this file and is documented on the Supportive Analysis for System Override form.
- ___ **Equalization:** After reviewing the protest data, the Referee has considered an equalization analysis of the subject property assessment to establish a revised assessment. The equalization analysis and supporting data are included as part of this file and is documented on the Supportive Analysis for System Override form.
- ___ The Referee considered: _____

OVERALL VALUE SUMMARY (Required If Value Change is Recommended)

	<u>Assessor's Value Estimate</u>		<u>Referee's Value Estimate</u>		
	<u>Appraised</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Assessed</u>	
Non Ag-Land:	_____	_____	_____	_____	← (100%)
Ag-Land:	_____	_____	_____	_____	← (75%)
Improvements:	=====	=====	=====	=====	← (100%)
Total:	_____	_____	_____		← This figure is the Referee's Total Value Recommendation.

→ Home and building sites, or other non-qualifying land