

File between June 1 and July 1, 2019

Complete the sections below and submit this protest form to the Douglas County Board of Equalization. Other documentation or evidence you wish to be considered may also be included with this protest form. Please retain a copy of all materials submitted for your own records. **If protesting more than one parcel, a protest must be filed for each parcel.**

This protest must be delivered or postmarked by July 1, 2019. If you have questions regarding a protest, call 402-444-6510 or visit www.boardofequalization.org.

Section 1- Owner & Property Information

Owner Name: _____
Parcel Number*: _____
Property Address or
Legal Description*: _____

Section 2 – Your Requested Property Value

Land Value: _____
Improvement Value: _____
TOTAL VALUE: _____

*This can be found on Assessor/Register of Deeds' notice or website: www.dcassessor.org/valuation-lookup.

Section 3 – Background Information & Reason(s) for Protesting

(Optional information to provide) Have you met with Assessor/Register of Deeds' office in 2019? Yes_____ No_____

You are required to state the reason(s) why you are requesting a change in the assessed valuation (you may attach additional information, if needed):

Section 4 –Appointment Opportunity (Optional)

(Optional – not required) Check this box if you want an appointment with a Board of Equalization referee:

- If you checked the box for an appointment with a referee, **you will be contacted** to schedule an appointment at the phone number and/or e-mail address you provide below.

Section 5 - Contact Information and Signature

Mailing Address _____ (If different from property address)
E-mail Address _____
Phone Number _____
Signature** _____ Date _____

****If you are not the property owner:** 1) by providing your signature, you are attesting that you are authorized by the property owner to file a property valuation protest on the parcel noted above. 2) Please print your name on the line below:

Section 6 – Submit Protest (must be postmarked or delivered by July 1, 2019)

Mail or deliver this property valuation protest to: Douglas County Board of Equalization
1819 Farnam Street
Omaha, NE 68183

Douglas County Board of Equalization 2019 Real Property Valuation Protest Process

Each year, the Douglas County Board of Equalization (BOE) provides property owners the opportunity to protest their property valuations and present supporting documentation to support their claim.

Property valuation protests must be filed **between June 1 and July 1, 2019.**

- If filing a protest online or if filing a protest in person, the protest must be submitted by 5:00 p.m. on July 1, 2019.
- If filing a protest by mail, the protest must be postmarked by July 1, 2019.

If you wish to file a protest by mail, send the protest to:

Douglas County Board of Equalization
1819 Farnam St.
Omaha, NE 68183

Protests can be hand-delivered between June 1 and July 1, 2019, from 8:30 a.m. to 4:30 p.m. to the BOE room in the Legislative Chambers (LC level) of the Omaha-Douglas Civic Center at 1819 Farnam St., Omaha, NE 68183. However, the BOE room will accept protests until 5:00 p.m. on July 1, 2019.

Unless filed online through www.boardofequalization.org, all protest documentation must be submitted in paper form. Please retain a copy of all documentation submitted to the BOE; documentation submitted to the BOE will not be returned.

Douglas County has hired residential and commercial real estate appraisers to act as referees. Referees will review all filed protests. Referees have the authority to:

- Recommend a change to the property's valuation.
- Recommend upholding the valuation as set by the County Assessor/Register of Deeds.

A protester may request to meet with a referee (**meeting with a referee is not a requirement**). If a meeting with a referee is scheduled, supporting documentation that was not filed by July 1, 2019, may be brought to the meeting by the protester. If bringing supporting documentation that was not filed by July 1, 2019, the BOE requests the protester arrive a half hour prior to their meeting. Submitting additional supporting documentation *after* July 1, 2019, **is only allowed** at a scheduled meeting with a referee.

Referees will review information submitted to them by the property owners, as well as review information submitted to them by the Assessor/Register of Deeds. After their review, the referees will submit recommendations to the BOE.

The BOE will meet on or about August 10, 2019, to review and make a decision on the referees' recommendations. Notification of the BOE's decisions will be mailed to property owners by August 18, 2019.

If a property owner is not satisfied with the action taken by the BOE, an appeal may then be made to the State of Nebraska's Tax Equalization and Review Commission (TERC) by September 10, 2019. TERC appeal forms can be found at <https://terc.nebraska.gov> or by calling (402) 471-2842.

For additional information:

- Call 402-444-6510 to speak with a BOE staff member.
- Visit our web site at www.boardofequalization.org.

Public access computers will be available in the Legislative Chambers (LC level) of the Omaha-Douglas Civic Center at 1819 Farnam Street, weekdays from June 1 – July 1, 2019.