



**LANCASTER COUNTY BOARD OF EQUALIZATION**

Roma Amundson Sean Flowerday Deb Schorr Rick Vest Christa Yoakum

OWNER  
ADDRESS  
ADDRESS  
CITY/STATE/ZIP

May 30, ~~2019~~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 ~~2019~~2020 value is in error, you may want to file a protest with the Lancaster County Clerk's Office.

Your 20~~2019~~ value can be found at [lancaster.ne.gov/assessor/index.htm](http://lancaster.ne.gov/assessor/index.htm) or you can contact the County Assessor/Register of Deeds Office at 402-441-7463.

Beginning June 1<sup>st</sup>, you may file protests electronically at [lancaster.ne.gov](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 ~~July 1, 2019~~June 30, 2020.

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

Sincerely,

~~Roma Amundson~~, ~~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:

The Lancaster County Board of Commissioners, acting as the Board of Equalization, has contracted with qualified individuals, known as referees, to assist with reviewing valuation protests. A referee will meet with you to review your protest and the 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 [lancaster.ne.gov](http://lancaster.ne.gov) (keyword: **protest**). Your referee hearing has been scheduled for:

Date:  
Time:

Hearings will be held at [the Lincoln Electrical JATC IBEW 265 building \(1409 Old Farm Rd, Lincoln, NE 68512\), Lincoln, Nebraska](#). **To allow for appropriate social distancing and associated health safety measures, please arrive no more than 5 minutes before your scheduled hearing time.** ~~the Lancaster Event Center, Pavilion 3, 4100 N. 84<sup>th</sup> Street (84<sup>th</sup> and Havelock Streets), Lincoln, Nebraska.~~ **Due to construction in the area, the main point of entry/exit will be through Gate 1 off 84<sup>th</sup> Street.** If you do not plan to attend the hearing or if you need to reschedule, please contact the County Clerk's Office at 402-441-8724 or [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov). The deadline to reschedule a hearing is July ~~12~~10. Absent a hearing, the referee will take into consideration all documentation provided and review the protest in absentia.

Value recommendations will be ~~emailed to those who provided an address. These recommendations will also be~~ posted on the County's website at [lancaster.ne.gov](http://lancaster.ne.gov) (keyword: **value**) ~~as soon as they become available~~. You will need your protest number and Parcel ID (both provided above) to view this information. Additionally, you may contact the County Clerk's Office at [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov) or 402-441-8724 to inquire about your value recommendation. Please keep in mind that it may take several weeks from the date of your hearing for the referee to complete their review.

The Board of Equalization will take final action on all value recommendations at its meeting on ~~Thursday, August 8, 2019~~ Friday, August 7, 2020 at ~~1:00 p.m.~~ 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's website on or before August ~~18~~14, ~~2019~~20.

Feel free to contact the County Clerk's Office at 402-441-8724 or [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov) if you have any questions regarding this letter.

Sincerely,

Dan Nolte  
County Clerk

[Roma Amundson](#), [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:

The Lancaster County Board of Commissioners, acting as the Board of Equalization, has contracted with qualified individuals, known as referees, to assist with reviewing valuation protests. You have selected to have a telephonic hearing. A referee will meet with contact you to review your protest and the 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 [lancaster.ne.gov](http://lancaster.ne.gov) (keyword: **protest**).~~ Your referee hearing has been scheduled for:

Date:  
Time:

~~Hearings will be held at the Lincoln Electrical JATC IBEW 265 building (1409 Old Farm Rd, Lincoln, NE 68512), Lincoln, Nebraska.~~ Due to time constraints, if you are not available when the referee contacts you, you will be asked to reschedule your hearing. If you do not plan to attend-participate in the telephonic hearing or if you need to reschedule, please contact the County Clerk's Office at 402-441-8724 or [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov). The deadline to reschedule a hearing is July ~~12~~10. Absent a hearing, the referee will take into consideration all documentation provided and review the protest in absentia.

Value recommendations will be posted on the County's website at [lancaster.ne.gov](http://lancaster.ne.gov) (keyword: **value**). You will need your protest number and Parcel ID (both provided above) to view this information as soon as they become available. Additionally, you may contact the County Clerk's Office at [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov) or 402-441-8724 to inquire about your value recommendation. Please keep in mind that it may take several weeks from the date of your hearing for the referee to complete their review.

The Board of Equalization will take final action on all value recommendations at its meeting on Thursday, August 6, 2019 at 1:00 p.m., Friday, August 7, 2020 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's website on or before August ~~14~~14, 2020.

Feel free to contact the County Clerk's Office at 402-441-8724 or [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov) if you have any questions regarding this letter.

Sincerely,

Dan Nolte  
County Clerk

~~Roma Amundson, 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 and attendance at a review hearing was waived:

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, known as referees, to assist with reviewing valuation protests. Please keep in mind that it may take several weeks for the referee to complete their review. ~~Value recommendations will be emailed to those who provided an address. These~~ Recommendations will also be posted on the County's website at [lancaster.ne.gov](http://lancaster.ne.gov) (keyword: value) as soon as they become available. You will need your protest number and Parcel ID (both provided above) to view this information. Additionally, you may contact the County Clerk's Office at 402-441-8724 or [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov) to inquire about your value recommendation.

The Board of Equalization will take final action on all value recommendations at its meeting on ~~Thursday, August 8, 2019~~ Friday, August 7, 2020 at ~~1:00 p.m.~~ 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's website on or before ~~August 16, 2019~~ August 14, 2020.

If you would like to schedule a referee hearing, please contact the County Clerk's Office at 402-441-8724 or [protest@lancaster.ne.gov](mailto:protest@lancaster.ne.gov) no later than ~~July 12, 2019~~ July 10, 2020.

Sincerely,

Dan Nolte  
County Clerk

~~Roma Amundson~~ 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 ~~8, 2019~~ 7, 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 ~~2019-2020~~ 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, ~~2019~~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.nebraska.gov](http://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 (~~2019~~2020) unless a separate TERC appeal is filed.

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

Sincerely,

Dan Nolte  
County Clerk

~~Roma Amundson~~ Sean Flowerday, Chair  
Lancaster County Board of Equalization