

NEBRASKA

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DEPARTMENT OF REVENUE

March 30, 2017

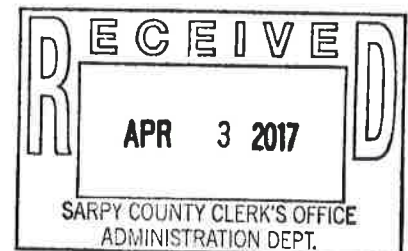
Don Kelly
Sarpy County Commissioner
1210 Golden Gate Drive #1250
Papillion NE 68046-2894

Commissioner Kelly,

Thank you for your letter requesting my involvement in the valuation process in Sarpy County. The Sarpy County Assessor completed setting values for the 2017 assessment year on March 25, 2017. The Douglas County Assessor has not set values for the 2017 assessment year as she requested an extension to complete the valuation process and has until April 3, 2017 to complete setting the values.

As you indicated, Douglas County officials openly sought advice and contemplated capping values as recent changes in assessed values caused preliminary concern. My reminder to them was that the county assessor has flexibility to assess properties between 92 and 100 percent of market value.

County assessors continue to have the responsibility to value property at actual value based on their analysis of the local real estate market. Counties with a level of value at 92% are acceptable, as are counties with a level of value at 100%. The acceptable range establishes that statistics are not precise, and neither is the real estate market. If the assessed values are at either the high end or the low end of the acceptable range, they also have a greater risk of measuring outside of the acceptable range. If this happens, the Tax Equalization and Review Commission (TERC) may order an adjustment to the midpoint of the range (96%) as we saw happen in Douglas County last year.



Property Assessment Division
Ruth A Sorensen, Administrator
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Once the established levels of value are determined for both Douglas County and Sarpy County, if you still to have concerns, I would encourage you to contact TERC to bring those concerns to their attention at the statewide equalization hearing on Sarpy County. You could also consider Neb. Rev. Stat. §77-1504.01 which provides the county board of equalization an opportunity to petition the TERC for an adjustment to a class or subclass of property to ensure equalization within the county and across county lines. If a petition is going to be filed, it will need to be filed by July 26, except this petition process is not be available for counties that extend the protest deadline.

Please contact me if you have any additional questions.

For the Tax Commissioner

Sincerely,



Ruth A. Sorensen
Property Tax Administrator
ruth.sorensen@nebraska.gov
402-471-5962

cc: Sarpy County Board of Commissioners

Matt Miltenberger
Governor's Chief of Staff

Dan Pittman
Sarpy County Assessor