

Purpose of the Property Assessment Division

The purpose of the Nebraska Department of Revenue Property Assessment Division (Division)¹ is to develop information, in various formats, that assists the administrators, payers and beneficiaries of the property taxes to make informed decisions concerning the quality of the assessment function of the property tax system in Nebraska. Beginning on July 1, 1998, the assessment function in several counties in Nebraska was assumed by the Division. There are currently nine counties in which the assessment function has been assumed by the Division.

The Division, directed by the Property Tax Administrator², is statutorily created and governed by the Nebraska Constitution and statutes. Its functions include, but are not limited to, the following:

- To provide legal, policy and assessment information through regulations, rulings, directives, standards, manuals, and education, to the county assessors and other assessing officers to ensure the uniform execution of the property tax laws³.
- To administer the assessment function in counties which have transferred that responsibility to the Property Tax Administrator⁴.
- To provide advice concerning the assessment of real property to ensure the uniform and proportionate valuation of real property⁵.
- To provide information to the property owner concerning the level of value and quality of the assessment of real property in each county⁶.
- To determine the assessable valuation of all taxable property in each school district for purposes of the Tax Equity and Educational Opportunities Support Act⁷.
- To value and distribute the value of property required to be valued by the state, such as railroad companies, public service entities, car companies, and air carriers⁸.
- To administer the assessment administrative program for contracted counties⁹.
- To determine the appraised value for the public sale of educational lands.¹⁰
- To administer the Homestead Exemption Program.¹¹
- To administer the Documentary Stamp Tax Program.¹²
- To determine the eligibility for exemption of certain personal property subject to compliance with the Employment and Investment Growth Act and the Nebraska Advantage Act.¹³

¹ Neb. Rev. Stat. §77-701.

² Neb. Rev. Stat. §§77-701 and 77-702.

³ Neb. Rev. Stat. §77-1330.

⁴ Neb. Rev. Stat. §§77-1340 to 77-1340.03.

⁵ Neb. Rev. Stat. §77-702 (2).

⁶ Neb. Rev. Stat. §77-1327.

⁷ Neb. Rev. Stat. §§79-1001 and 79-1016.

⁸ Neb. Rev. Stat. §§77-600's, 77-800's, and 77-1244 to 77-1250.05.

⁹ Neb. Rev. Stat. §77-1331.

¹⁰ Neb. Rev. Stat. §72-258.03.

¹¹ Neb. Rev. Stat. §77-3508.

¹² Neb. Rev. Stat. §76-901.

¹³ Neb. Rev. Stat. §§77-4101, 77-4105, 77-5701, and 77-5725.