

Purpose of the Property Assessment Division

The purpose of the Nebraska Department of Revenue Property Assessment Division (Division) 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. The assessment function for nine counties was assumed by the Division beginning in July 1998. In 2009, legislation passed that will transfer the nine state assessment offices back to the counties by June 30, 2013.

The Division, directed by the Property Tax Administrator, is statutorily created and governed by the Nebraska Constitution and statutes. See [Neb. Rev. Stat. §§ 77-701](#) and [77-702](#).

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 county assessors and other assessing officers to ensure the uniform execution of the property tax laws. ([§ 77-1330](#))
- To administer the assessment function in counties which have transferred that responsibility to the Property Tax Administrator. ([§§ 77-1340](#) to [77-1340.03](#))
- To provide advice concerning the assessment of real property to ensure the uniform and proportionate valuation of real property. ([§ 77-702 \(2\)](#))
- To provide information to property owners concerning the level of value and quality of the assessment of real property in each county. ([§ 77-1327](#))
- To determine the assessable valuation of all taxable property in each school district for purposes of the Tax Equity and Educational Opportunities Support Act. ([§§ 79-1001](#) and [79-1016](#))
- 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 carriers. ([§§ 77-601](#) to [77-693](#), [77-801](#) to [77-804](#), and [77-1244](#) to [77-1250.05](#))
- To administer the assessment administrative program for contracted counties. ([§ 77-1331](#))
- To administer the Property Tax Credit Program. ([§ 77-4209, et. al](#))
- To administer the Homestead Exemption Program. ([§ 77-3508](#))
- To administer the Documentary Stamp Tax Program. ([§ 76-901](#))
- To determine the eligibility for exemption of certain personal property subject to compliance with the Employment and Investment Growth Act (LB 775) and the Nebraska Advantage Act. ([§§ 77-4101](#), [77-4105](#), [77-5701](#), and [77-5725](#))
- To publish the Division's Annual Report and a Tax Increment Finance Report. ([§§ 77-709](#) and [18-2117.01](#))
- To review exemptions granted by county boards of equalization and appeal to the Tax Equalization and Review Commission, if necessary. ([§§ 77-202.04](#), [77-701\(4\)](#), and [77-5007\(13\)](#))