

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 property taxes to make informed decisions concerning the quality of the assessment function of the property tax system in Nebraska.

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:

- Providing 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](#));
- Providing advice concerning the assessment of real property to ensure the uniform and proportionate valuation of real property ([§ 77-702 \(2\)](#));
- Providing information to the property owner concerning the level of value and quality of the assessment of real property in each county ([§ 77-1327](#));
- Determining 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](#));
- Valuing and distributing 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](#));
- Administering the Property Tax Credit Act for real property ([§ 77-4209, et seq.](#));
- Administering the Homestead Exemption Program ([§ 77-3501, et seq.](#));
- Administering the Documentary Stamp Tax Program ([§ 76-901, et seq.](#));
- Determining 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](#));
- Publishing the Division's Annual Report and a Tax Increment Finance Report ([§§ 77-709](#) and [18-2117.01](#));
- Reviewing exemptions granted by county boards of equalization and appealing to the Tax Equalization and Review Commission, if necessary ([§§ 77-202.04](#), [77-701\(4\)](#), and [77-5007\(13\)](#));
- Assembling lists of delinquent real property taxes received from all counties and publish on the Division's website ([§ 77-1804](#));
- Coordinating the Rent-Restricted Housing Projects Valuation Committee, assembling and publishing capitalization rate information in an annual report, and certifying this information to county assessors ([§ 77-1333](#)), and
- Administering the Nameplate Capacity Tax ([§§ 77-6201 to 77-6204](#)).