

READ INSTRUCTIONS CAREFULLY
THIS FORM MUST BE ATTACHED TO YOUR PROTEST

- 1) If you do not agree with your valuation, you may file a protest.
- 2) If no protest is filed, the value state on this notice is final.
- 3) If you inquire at the assessor's office please bring the "2017 Notice of Valuation" with you.
- 4) You will only receive a notice of value on properties that have changed value. If the value stayed the same as last year you will not get one on that property.
- 5) Protests must be limited to valuation only. If you protest your taxes your protest will be thrown out. You protest taxes at the various political subdivisions budget hearings in September/October.
- 6) Each property must be filed on its own Protest form.
- 7) To obtain a protest form online, go to www.revenue.nebraska.gov/PAD, click on Forms on the left hand side and choose Form 422A (**PLEASE DO NOT USE FORM 422**) which brings up an editable pdf OR contact the Assessor's Office at 402-746-2717 OR you can go to webster.ne.us and go to Assessor, then to "information about values 2017" and print Form 422A OR webcoassr@hotmail.com and we will get the form sent out to you.
- 8) The "requested valuation" of the property must be stated along with the basis for the request. Failure to fill in these portions of the protest will result in your protest being dismissed by the Webster County Board of Equalization. Nebraska Rev. State Statute 77-1502(2).
- 9) If you are protesting your agricultural / horticultural land valuation you must supply FSA and/or NRD records and/or Bostwick records. This includes a map and acre counts / usage. Without this information no changes will be made to your property.
- 10) If you are protesting residential or commercial property you must allow the Assessor's Office interior access to all buildings and home. Without this access no changes will be made to your property.
- 11) It is your responsibility to prove that you could not get the assessed value for your property.
- 12) Completed forms must be received or postmarked no later than June 30, 2017 with the County Assessor's Office at 621 N Cedar Street, Red Cloud NE 68970, email webcoassr@hotmail.com, or fax 402-746-2717 these form to our office.
- 13) All documents supporting your protest should be attached to this protest. If you obtain additional relative information that you wish to submit you may file these with the Assessor's Office prior to your hearing or you may submit evidence the day of your hearing. ALL EVIDENCE must be in hard copy form; NO CD's or other computer device accepted.
- 14) Protests must be filed from June 1 to June 30, 2017; early or late filing of the protest will be thrown out. If June 30th falls on a weekend or a holiday, the protest may be filed on the next business day.
- 15) Once filed your protest will be scheduled for a hearing date and time. You are not required to appear. However, you are welcome to appear. NO DECISION will be made at this hearing. Once all hearings are complete the board will make their decisions. They must make this decision on or before July 25, 2017. They then have 7 days to notify you of their decision.
- 16) The County Board of Equalization meets for the purpose of reviewing and deciding written protests on the below dates. Please indicate desired hearing time; we will try our best to accommodate your preference.

<input type="checkbox"/> June 19th	(Starting time 1:15 p.m. We will start appointments at 1:15 and work forward in increments of 5 minutes.)
<input type="checkbox"/> July 3rd	(Starting time 1:15 p.m. and 6:15 p.m. We will fill the time if you want afternoon at 1:15 and work forward in increments of 5 minutes and evening appointments we will start first appointment at 6:00 and work forward in increments of 5 minutes.)
<input type="checkbox"/> July 9th	(8:45 a.m. We will start appointments at 8:30 a.m and work forward in increments of 5 minutes.)

- 17) You do not have to appear for the CBOE to consider all evidence presented.

Yes I wish to appear before the CBOE

No I do not wish to appear before the CBOE

Sign _____

Date _____