

## PRELIMINARY MEETINGS

The purpose of the preliminary meeting is to allow property owners of Douglas County to meet with their personal appraiser to share important information about their property that might impact assessed value.

County property assessment (the process by which value is placed on your property for tax purposes) is determined using a "mass appraisal" method, which is unlike a "fee appraisal" method. The Assessor/Register of Deeds office looks at all property types market area by market area. The mass appraisal method tends to minimize individual property differences.

This is where the preliminary meeting fits in. By arranging a meeting with your personal appraiser between January 17 and the end of February, we are able to look at the specifics of your property and all items that make your property unique. We also will explain the basis for your property value and provide a copy of your Property Record File. This also is a great opportunity to ensure that the information we have in our records, which is what we rely on for assessment purposes, is correct. To schedule a virtual or over-the-phone meeting with your personal appraiser, call 402-444-6734.

Property Record Files will be sent to you via email after you schedule your virtual or over-the-phone meeting, OR after we receive your emailed, mailed, or dropped-off information. Please make sure you provide us with your email address, if you do not have access to email, please provide a mailing address so that we can send your Property Record File to you via US Registered Mail. It will then be your responsibility to return your information to us promptly. **If we do not receive the information by the 29th of February, we will not be able to perform as thorough a review as we would like.**

Common items we review are: Is the condition grade of the property accurate? Is the square footage correct? Is your basement finished or unfinished? Do you have 2 or 3 bathrooms? Did we add that new addition to your home?

## IMPORTANT DATES

### January 15

Preliminary (estimated) property values are available on our website: [www.dcassessor.org](http://www.dcassessor.org).

### January 16 - February 1

Call to schedule a virtual or over-the-phone meeting with your personal appraiser- 402-444-6734.

### January 17 - End of February

Meet with your personal appraiser regarding the preliminary (estimated) value of your property. Other ways to submit your information:

Email: [valuationissues@douglascounty-ne.gov](mailto:valuationissues@douglascounty-ne.gov)

Mail or drop off: Douglas County Assessor/Register of Deeds, 1819 Farnam St., 4th floor, Omaha, NE 68183.

### June 1

Final property values are available on our website: [www.dcassessor.org](http://www.dcassessor.org)

Valuation-change notices have been mailed.

### June 1 - June 30

Time frame for formal property-value protests with the Douglas County Board of Equalization (BOE): [www.boardofequalization.org](http://www.boardofequalization.org) or call 402-444-6510.



**Walt Pepper**

**Douglas County Assessor/Register of Deeds**

Omaha-Douglas Civic Center  
1819 Farnam St. - H-09 and Fourth Floor  
Omaha, NE 68183

Phone: 402-444-7060  
Fax: 402-444-3973



## PRELIMINARY MEETINGS

YOU  
+  
YOUR PERSONAL APPRAISER

=  
COMMUNICATION AND  
TRANSPARENCY

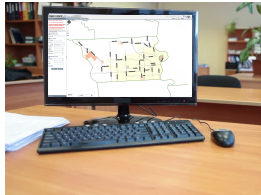


DOUGLAS COUNTY  
ASSESSOR • REGISTER OF DEEDS

[www.dcassessor.org](http://www.dcassessor.org)

# PRELIMINARY-MEETING PROCESS

## REVIEW YOUR PRELIMINARY (ESTIMATED) VALUES.



Find your values at [www.dcasessor.org](http://www.dcasessor.org).



Preliminary (estimated) values are available online January 15.

## SCHEDULE A VIRTUAL OR OVER-THE-PHONE MEETING WITH YOUR APPRAISER.



Call for your appointment at 402-444-6734  
**Jan. 16 - Feb. 1**



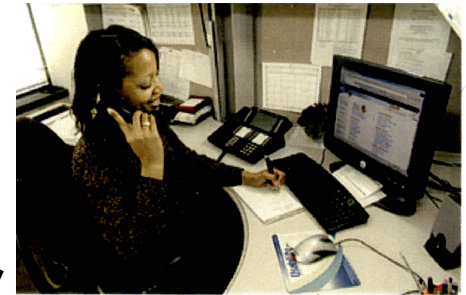
Appointments are held from Jan. 17 - end of Feb.

## GATHER YOUR DOCUMENTS.



Recent appraisal?  
Recent purchase?  
New addition?  
Interior pictures?  
Recent sales in your area?

Be sure to send us your documentation!



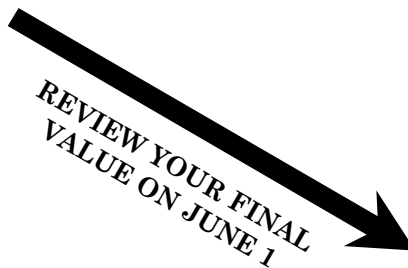
Your personal appraiser will handle all the details.



We will be checking out all those documents you sent!



Your personal appraiser will complete a full review of your property with the information available.



REVIEW YOUR FINAL VALUE ON JUNE 1



**PARTICIPATE IN YOUR SCHEDULED MEETING; YOUR PERSONAL APPRAISER WILL EXPLAIN YOUR VALUE.**

Our goal is to ensure all the information we have about your property is correct.

Our values can only be as accurate as the information we have.