



PROPERTY ASSESSMENT & TAXATION CALENDAR
Nebraska Department of Revenue Property Assessment Division

“Due” Date	Duty	Authority	Responsibility of:
Jan 1 12:01 A.M.	Assessment of Real Property (List & Value).	§ 77-1301	Assessor
Jan 1 12:01 A.M.	Assessment of Personal Property (List & Value).	§ 77-1201	Assessor
January 1	Railroads and Public Service Entities report non-operating property to assessor. See Calendar for Railroads & Public Service Entities .	§ 77-606 , § 77-801	Taxpayer
January 1	Homestead exemption claimants must be owner of record and occupy the homestead. Qualified claimants (non-disability) must already be age 65 or older. Effective date of disability and filing status.	§ 77-3502 , § 77-3505	Homestead Exemption Claimant
January 15	Mobile home court owner, lessee, or manager files a report with the assessor.	§ 77-3706	Taxpayer
January 15	Property Tax Administrator sets tax rate for air carriers and car line companies. See Calendar for Air Carriers and Car Line Companies .	§ 77-684 , § 77-1249	Property Assessment Division
January 15 to March 19, 2014 * LB 384	For counties with a population of at least 150,000, provide the opportunity for owners of real property to meet with the assessor’s office to review the property record card file and assessed value determined for the current year.	§ 77-1311	Assessor
January 15, 2014* LB 384	For counties with a population of at least 150,000, assessors shall provide preliminary valuation change notices to real property owners.	§ 77-1301	Assessor
January 31	Governmental subdivisions provide assessors with copies of leases or descriptions of property which is leased.	§ 77-202.11	Governmental Subdivisions
February 1	Assessor makes recommendation on permissive exemption applications (Forms 451) to county board of equalization. Statements of Reaffirmation (Form 451A) do not need to be approved by the county board. Notice shall be published in the paper, ten days prior to consideration of applications by the county board of equalization, that a list of organizations seeking a permissive exemption, legal descriptions, and assessor recommendations is available in the assessor’s office.	§ 77-202.01	Assessor
February 1	Assessor issues notice of approval or denial of applicants of the beginning farmer exemption (Form 1027).	§ 77-5209.02	Assessor

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February 1	Aircraft report filed with county assessor.	§ 77-1250.02	Taxpayer
February 1	Last day for the Tax Commissioner to provide assessors with printed claim forms and address lists of homestead exemption applicants from the prior year.	§ 77-3510	Tax Commissioner
February 1, 2014* LB 384	For counties with a population of at least 150,000, deadline for property owners to notify the assessor of their intent to meet in person with the assessor’s office regarding the assessed value for the current year.	§ 77-1311	Taxpayer
February 2	First day for claimants to file Nebraska Homestead Exemption Application or Certification of Status, Form 458 .	§ 77-3512 , § 77-3513 , § 77-3514	Homestead Exemption Claimant
February 28/29	Owner of land or owner of improvements seeking separate taxation of real property improvements may file the Improvements on Leased Land Assessment Application, Form 402 , with the assessor.	§ 77-1376	Taxpayer
March 1	Owner of improvements on leased public land seeking separate taxation of real property improvements may file the Improvements on Leased Public Land Assessment Application, Form 402P , with the assessor.	§ 77-1374	Taxpayer
March 1	Assessor notifies governmental subdivisions of intent to tax property not used for public purpose and not paying an in lieu of tax.	§ 77-202.12	Assessor
March 1	Assessor certifies to the Property Tax Administrator whether agricultural land has influences outside the typical market. For counties that have applied special valuation assessment, the assessor shall file information requested per REG-11-005.04 with the Property Tax Administrator.	REG-17-003.03 REG-11-005.04	Assessor
March 1	Property Tax Administrator submits report of all active tax increment financing projects (TIF) to the Legislature. See Research Reports on web site.	§ 18-2117.01	Property Assessment Division

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March 16 March 22, 2014* LB 384	Deadline for assessor to file a written request with the Property Tax Administrator for an extension of time to file the County Abstract of Assessment for Real Property. For counties with a population of at least 150,000, deadline for assessors to file written request for extension of time to file the County Abstract of Assessment for Real Property.	Directive 09-1 § 77-1514	Assessor
March 19 March 25, 2014* LB 384	Assessor shall inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years. For counties with a population of at least 150,000, assessors shall inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years.	§ 77-1311.03	Assessor
March 19 March 25, 2014* LB 384	Assessor completes assessment of real property. For counties with a population of at least 150,000, assessor completes assessment of real property.	§ 77-1301	Assessor
March 19 March 25, 2014* LB 384	Assessor certifies the County Abstract of Assessment for Real Property with the Property Tax Administrator. For counties with a population of at least 150, 000, assessor certifies the County Abstract of Assessment for Real Property with the Property Tax Administrator.	§ 77-1514	Assessor
March 25	Assessor may submit written comments to the Property Tax Administrator that will become part of the Reports and Opinions.	REG-17-003.04	Assessor
April 1	If homestead exemption notices mailed on or before February 1 did not contain all of the statutorily required information a second notice must be sent on or before April 1.	§ 77-3513 , § 77-3514	Assessor
April 1	Last day for assessors to send a reapply reminder to eligible previous year homestead exemption applicants.	§ 77-3513 , § 77-3514	Assessor

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April 1	Deadline for claimant to file a Physician’s Certification for Late Homestead Exemption Filing, Form 458L , in counties with a population greater than 100,000. (Douglas, Lancaster, and Sarpy Counties)	§ 77-3512 , § 77-3513 , § 77-3514.01	Homestead Exemption Claimant
April 1	First half real and personal property taxes for prior assessment year become delinquent, if unpaid, in counties with a population greater than 100,000. (Douglas, Lancaster, and Sarpy Counties)	§ 77-204	Taxpayer
April 7 April 9, 2014* LB 384	Property Tax Administrator provides Reports and Opinions (R&O) for each county regarding the level of value and quality of assessment to the Tax Equalization and Review Commission (19 days from county abstract filing March 19). For counties with a population of at least 150,000, the Property Tax Administrator provides Reports and Opinions (R&O) for each county regarding the level of value and quality of assessment to the Tax Equalization and Review Commission (15 days from county abstract filing March 25).	§ 77-5027	Property Assessment Division
April 15	Deadline to timely file income tax returns, for those homestead exemption applicants who complete Part II of the Form 458 Schedule I – Income Statement . Internal Revenue Service (IRS) may grant extensions.	Federal Law	Homestead Exemption Claimant
May 1	Deadline for individuals to file the Nebraska Personal Property Return and Schedule with the assessor, without penalty.	§ 77-1229	Taxpayer
May 1	Claim for Personal Property Exemption and supporting schedules, Form 775P and/or Form 5825X , must be filed with the Tax Commissioner and copies filed with the county assessor of each county in which the project is located.	§ 77-4105 (2)(c) § 77-5725 (7)(c)	Taxpayer
May 1	Deadline for claimant to file a Physician’s Certification for Late Homestead Exemption Filing, Form 458L , in counties with a population less than 100,000. (All counties excluding Douglas, Lancaster, and Sarpy Counties)	§ 77-3512 , § 77-3513 , § 77-3514.01	Homestead Exemption Claimant
May 1	First half of real and personal property taxes for prior assessment year become delinquent, if unpaid, in counties with a population less than 100,000. (All counties excluding Douglas, Lancaster, and Sarpy Counties)	§ 77-204	Taxpayer

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May 15	Last day for Tax Equalization and Review Commission to adjust the valuation of a class or subclass of real property.	§ 77-5028	Tax Equalization & Review Commission
May 30	Deadline for treasurer and assessor to file an Amended Homestead Exemption Summary Certificate, Form 458X , with the Tax Commissioner for tax loss in the previous year to have the final one-sixth reimbursement payment adjusted. Note: Form 458X may be filed to reflect changes based on income anytime up to three years after the exemption year.	§ 77-3523 , § 77-3517	Assessor & Treasurer
May 31	School system or county official may request corrections to school adjusted valuation due to tax list corrections of the prior assessment year.	§ 79-1016	School System or County Official
June 1	Assessor publishes a notice in the newspaper certifying that the assessment roll is complete, notices of valuation changes have been mailed, and the final date for filing valuation protests with the county board of equalization.	§ 77-1315	Assessor
June 1 June 1, 2014* LB 384	Assessor sends notice of valuation change to the owner of record as of May 20 of any property that had an increase or decrease in value. For counties with a population of at least 150,000, in addition to the preliminary notice sent on or before January 15, assessor sends a final notice of valuation change to the owner of record as of May 20 of any property that had an increase or decrease in value.	§ 77-1315	Assessor
June 1	Freeholder(s) of land may file a petition with the local board to have land situated in an existing school district attached to a different school district which is contiguous to such land.	§ 79-458(1)	Taxpayer
June 5	If the Tax Equalization & Review Commission ordered changes, assessor recertifies the County Abstract of Assessment for Real Property with the Property Tax Administrator.	§ 77-5029	Assessor
June 6	Assessor mails assessment sales ratio statistics, as determined by the Tax Equalization & Review Commission, to media and posts in the assessor’s office.	§ 77-1315	Assessor
June 15* LB 162	County Abstract of Assessment for Personal Property filed with the Property Tax Administrator. <i>*Requirement eliminated beginning 2012</i>	§ 77-1514	Assessor
June 15	Assessor prepares a plan of assessment report, for next 3 assessment years.	§ 77-1311.02	Assessor

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June 30	Deadline for filing Homestead Exemption Application or Certification of Status, Form 458 , with the assessor.	§ 77-3512	Homestead Exemption Claimant
June 30	Deadline for late application to assessor and written request to the county board of equalization for waiver of late filing of permissive exemptions (Forms 451 or 451A).	§ 77-202.01	Organization or Society and Assessor
June 30	Deadline for individual to file property value protest with the county clerk.	§ 77-1502	Taxpayer
June 30	Deadline for individual to file personal property value protest with the county clerk for personal property returns filed from January 1 through May 1.	§ 77-1502	Taxpayer
June 30	Deadline for filing Special Valuation Application for Agricultural or Horticultural Use (Special Valuation), Form 456 .	§ 77-1345	Taxpayer
July 1	Deadline for permissive exemption application for property that is newly acquired or converted to an exempt use.	§ 77-202.03	Taxpayer
July 15	Assessor approves or denies Special Valuation applications and notifies applicant on or before July 22.	§ 77-1345.01	Assessor
July 15	Local board (assessor, clerk, and treasurer) shall hold a hearing and approve or deny freeholder petition(s) filed on or before June 1.	§ 79-458(3)	Assessor, Clerk, & Treasure
July 20	Last day for claimants to file Homestead Exemption Application and claimants to file Homestead Exemption Application or Certification of Status, Form 458 , if an extension was approved by the county board approval.	§ 77-3512	Homestead Exemption Claimant & County Board
July 22	Notices of approval or denial are to be sent to the Special Valuation applicants.	§77-1345.01	Assessor
July 22	County board of equalization sends notice of valuation change for agricultural land receiving special value if no notice sent by assessor prior to June 1.	§ 77-1345.01	County Board
June 1 to July 25	County board of equalization holds hearings to review property valuation protests.	§ 77-1502	County Board & Assessor

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June 1 to July 25	For counties with population greater than 100,000, the county board of equalization may adopt a resolution to extend deadline to August 10 for reviewing and deciding written valuation protests.	§ 77-1502	County Board
June 1 to July 25 (Aug 10 for extended counties)	County board of equalization meets and decides action for current year real property assessments that are overvalued or undervalued and for omitted property that was properly reported to the assessor for the current year.	§ 77-1504	County Board & Assessor
July 26	County board of equalization may petition the Tax Equalization and Review Commission for an adjustment to the valuation of a class or subclass of property. Counties that have extended the protest period waive any right to petition for an adjustment to a class or subclass of real property).	§ 77-1504.01 § 77-1502	County Board
July 26 to Aug 24 (July 26 to Sept 10 for extended counties)	Taxpayer may file an appeal of the final action of the county board of equalization with the Tax Equalization and Review Commission. (on or before September 10 for extended counties).	§ 77-1510	Taxpayer
July 31	Last day for assessors to send claimants a Notice of Rejection of Homestead Exemption, Form 458R , for most cases.	§ 77-3516	Assessor
July 31	Last day to add personal property value with a 10% penalty; after this date, all personal property value added is subject to 25% penalty.	§ 77-1233.04	Taxpayer & Assessor
July 31	Assessor files 3-year plan of assessment with the county board of equalization.	§ 77-1311.02	Assessor
July 31	Last day for annexations of political subdivisions to be considered in the taxable valuation of the subdivisions for the current year. Annexation by political subdivisions on or after August 1 shall be considered in the following year’s taxable valuations.	§ 13-509	Assessor & Political Subdivisions
August 1	Last day for assessor to forward approved Homestead Exemption Application or Certification of Status, Form 458 , with Disability Certifications, Form 458B, or Veterans Affairs Letters, and Form 458 Schedule I Income Statements to the Tax Commissioner.	§ 77-3517	Assessor
August 1	Assessor reviews the ownership and use of all cemetery real property and reports such review to the county board of equalization.	§ 77-202.10	Assessor

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August 1	Last day for political subdivision to submit preliminary request for levy allocation to the county board or city.	§ 77-3443	Political Subdivisions
August 1	City or community redevelopment authority (CRA) files Notice to Divide Tax for Community Redevelopment Project, (i.e. Tax Increment Financing Project - TIF), with the assessor.	§ 18-2147(3)	City or CRA
August 1	Property Tax Administrator certifies to the Tax Equalization and Review Commission that the assessor implemented the issued equalization orders.	§ 77-5029	Property Assessment Division
August 1	Tax Commissioner certifies exempt personal property for Employment & Investment Growth Act (Form 775P) and Nebraska Advantage Act (Form 5725X) and notifies taxpayer and affected assessors.	§ 77-4105 § 77-5725(c)	Tax Commissioner/ Property Assessment Division
August 1	Second half real and personal property taxes for prior assessment year become delinquent, if unpaid, in counties with a population greater than 100,000. (Douglas, Lancaster, and Sarpy Counties)	§ 77-204	Taxpayer
August 2 (August 18 for extended counties)	County clerk mails notice of county board of equalization decision to protestor.	§ 77-1502(4)	County Clerk
August 10	Last day for Tax Equalization and Review Commission to hear and act on county board of equalization petition.	§ 77-1504.01	Tax Equalization & Review Commission
August 10	Tax Equalization and Review Commission sets equalization rate for the real property of centrally assessed railroads and public service entities.	§ 77-5022	Tax Equalization & Review Commission
August 10	Property Tax Administrator certifies distributed taxable value of centrally assessed property to assessor.	§ 77-5030	Property Assessment Division
August 15	Approved freeholder petitions filed on or before June 1 of the current year become effective.	§ 79-458(3)	Assessor, Clerk, & Treasurer

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August 15	Assessor approves or denies homestead exemption claimants based on ownership or occupancy from January 1 through this date.	§ 77-3502	Assessor
August 15	Deadline for homestead exemption claimants to file an Application for Transfer, Form 458T .	§ 77-3509.01	Homestead Exemption Claimant
August 20	Assessor certifies taxable valuations and growth value, if applicable, to political subdivisions. Assessor certifies current valuations for each TIF project to city or community redevelopment authority (CRA) and to the county treasurer. <i>Assessor is no longer required to forward copies of certificates of valuation for all schools districts and school bonds to Dept. of Education.</i>	§ 13-509 , § 13-518 , § 18-2148	Assessor
August 20	If the Tax Equalization and Review Commission orders changes for county board of equalization petitions, the assessor recertifies the County Abstract of Assessment Report for Real Property with the Property Tax Administrator.	§ 77-1504.01	Assessor
August 24 (Sept 10 for extended counties)	Last day for taxpayer to file an appeal of the final action of the county board of equalization with the Tax Equalization and Review Commission. (on or before September 10 for extended counties).	§ 77-1510	Taxpayer
August 25	Assessor certifies the School District Taxable Value Report to the Property Tax Administrator.	§ 79-1016	Assessor
August 31	Annual inventory statement of all county personal property in the custody of the county official’s office filed with the county board.	§ 23-347	County Official
September 1	Second half of real and personal property taxes for prior assessment year become delinquent if unpaid, in counties with a population less than 100,000. (All counties excluding Douglas, Lancaster, and Sarpy Counties)	§ 77-204	Taxpayer
September 1	After county board of equalization actions, the assessor determines the average residential value for homestead exemption and certifies the Homestead Exemption Certification of Average Assessed Value of Single-Family Residential Property, Form 485V , to the Department of Revenue.	§ 77-3506.02	Assessor

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September 1	No final levy allocation changed after this date, except by agreement between levying authority and political subdivision.	§ 77-3443	Count Board & Political Subdivisions
September 1	Last day for county board to adopt a resolution to reassume the assessment function. For 2011, a resolution must be adopted prior to Sept. 1, 2011 for fiscal year 2012-2013.	§ 77-1340	County Board
September 10	Last day for taxpayer to file an appeal of the final action of the county board of equalization with the Tax Equalization and Review Commission, for counties that adopted a resolution to extend the deadline for hearing protests.	§ 77-1510	Taxpayer
September 15 (Sept 30 for extended counties)	Last day for county board of equalization decision on protests of county board of equalization action relating to undervalued or overvalued property.	§ 77-1504	County Board
September 15	Property Tax Administrator certifies the amount of the real property tax credit to the State Treasurer and to each county.	§ 77-4212	Property Assessment Division
September 20	Budgets must be final and filed with the levying board and State Auditor.	§ 13-508	Political Subdivisions
September 30	Assessor may amend the School District Taxable Value Report for corrections or errors.	§ 79-1016	Assessor
September 30	County board of equalization publishes list of permissive exemptions and sends list and proof of publication to the Property Tax Administrator.	§ 77-202.03(5)	County Board
October 1 * LB 160	Assessor certifies list of trusts owning agricultural land to the Secretary of State. <i>*Requirement eliminated beginning 2011.</i>	§ 76-1517	Assessor
October 1	Owners of rent restricted housing projects to file income and expense statement and any other information requested with the assessor.	§ 77-1333	Taxpayer
October 9	Last day for voter approval to exceed levy limits or final levy allocation at election or “town hall meeting”.	§ 77-3444	Taxpayer
October 10	Property Tax Administrator certifies the school adjusted valuations to Department of Education, school systems, and assessors.	§ 79-1016	Property Assessment Division

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October 13	Resolution setting a tax request different from the prior year shall be forwarded to the county clerk.	§ 77-1601.02	Political Subdivisions
October 15	Levy date. Last day for county board of equalization to set tax rates/levies.	§ 77-1601	County Board
October 15 (October 30 for extended counties)	Last day for taxpayer to file an appeal of the county board of equalization decision relating to undervalued or overvalued property with the Tax Equalization and Review Commission	§ 77-1504	Taxpayer
October 31	County board may adopt a resolution requesting the Property Tax Administrator to assume the assessment function.	§ 77-1340	County Board
October 31	Assessor submits a copy of the 3-year plan of assessment, and any amendments, to the Department of Revenue.	§ 77-1311.02	Assessor
November 1	Last day for Tax Commissioner to certify income determinations to assessor for qualified homestead exemption applicants.	§ 77-3517	Tax Commissioner
November 5	Last day for county board of equalization to correct levies/tax rates as a result of clerical error.	§ 77-1601	County Board
November 10	Deadline for a school system to file an appeal with the Tax Commissioner for the school adjusted value certified for use in the school aid formula.	§ 79-1016	School Official
November 10	Deadline for school district official or county official to file a written request with the Tax Commissioner for correction of the school adjusted valuation due to clerical error or special valuation additions.	§ 79-1016	County or School Official
November 22	Deliver tax list (real and personal property) to the treasurer, along with a signed warrant for collection of taxes.	§ 77-1616	Assessor
November 30	Deadline for assessors and treasurers to certify to the Tax Commissioner the Homestead Exemption Summary Certificate, Form 458S , for tax loss due to homestead exemptions for the current tax year. Both assessor and treasurer signatures required.	§ 77-3523	Assessor & Treasurer
December 1	Certificate of Taxes Levied Report (CTL) filed with the Property Tax Administrator.	§ 77-1613.01	Assessor
December 1	City or community redevelopment authority (CRA) files report with the Property Tax Administrator for approved tax increment financing projects (TIF).	§ 18-2117.01	City or CRA

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December 31	Permissive exemption application deadline. For newly acquired property or in years divisible by four, file Exemption Application, Form 451 . For interim years, file Statement of Reaffirmation of Tax Exemption, Form 451A . For example: File Form 451 by Dec. 31, 2011 to apply for assessment year 2012 (divisible by four). File Form 451A by Dec. 31, 2012 to reaffirm for assessment year 2013.	§ 77-202.01 § 77-202.03	Taxpayer
December 31	Exemption Application for Qualified Beginning Farmer or Livestock Producer, Form 1027 , must be filed with the assessor on or before December 31 in the year proceeding the year for which the exemption is sought. Exemption is for personal property tax on agricultural and horticultural machinery and equipment.	§ 77-202.01 § 77-5208 § 77-5209.02	Taxpayer
December 31	Any owner may petition the Tax Equalization and Review Commission to determine the taxable status of real property if a failure to give proper notice prevented the timely filing of a protest or appeal for exempt property.	§ 77-202.04	Taxpayer
December 31	Last day for Tax Commissioner to review income and all other information of homestead exemption claimants for the third preceding year and take any action.	§ 77-3517	Tax Commissioner
December 31	Real Property and Personal Property Taxes Due – Lien Date	§ 77-203	Taxpayer
April 1 & August 1	First half and second half real and personal property taxes for prior assessment year become delinquent, if unpaid, in counties with a population greater than 100,000. (Douglas, Lancaster, & Sarpy Counties)	§ 77-204	Taxpayer
May 1 & September 1	First half and second half real and personal property taxes for prior assessment year become delinquent, if unpaid, in counties with a population less than 100,000. (All counties excluding Douglas, Lancaster, & Sarpy Counties)	§ 77-204	Taxpayer

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