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Contact: Heather Christensen  
Phone: (308) 236-1226  
Email: [protest@buffalocounty.ne.gov](mailto:protest@buffalocounty.ne.gov)

## Buffalo County Protest Process *Should I File a Protest or Not?*

Kearney, NE (May 2024) – As the Buffalo County Board of Equalization starts to prepare for the protest season, we wanted to help explain the protest process and hopefully answer some questions some of you may have. In January and February, every tax payer that had a change in their value should have received a letter in the mail that indicated the “preliminary” value for the property. End of May or early June, every tax payer that had a change in value will again receive a yellow postcard that will show the proposed 2024 value of the property. Once the taxpayer receives this card, they will have until July 1<sup>st</sup> to file a protest of the value if they so choose. Before you file a protest, there are a few things to consider:

- Could you sell your home for the value it is assessed at?
- Has your property recently sold?
  - Is your value similar to the recent sale price?
- Have you made any changes to your property recently?
  - Any new additions or new buildings?
- Have you recently improved the condition of your property such as remodels or major updates?

If you answered yes to any of the questions above, you may want to re-consider filing a protest. You will be asked these questions during your hearing.

If you do not feel that the Assessor’s value is correct, it is up to the taxpayer to prove it with research. It is not enough to say my value is too high. The taxpayer must prove with actual research showing the value is incorrect. For example, is your value comparable to those in your neighborhood?

We hope this information helps the taxpayers decide whether or not to file a protest.