

Valuation versus Taxes

The total amount of taxes each property owner pays is based strictly on the budgets every year. Your assessed value does not determine the amount of taxes you pay; taxes are determined by the budget requirements of each taxing entity each year. The entities Scotts Bluff County tax dollars go to all school districts, county, fire districts, cemetery districts, villages/towns, historical society, airport authority, Western Nebraska Community College, North Platte Resource District and Educational Units #13.

The levy used to determine the amount of property tax you will pay each year is determined simply by dividing the total budget of each taxing entity by the total real estate and personal property value that pays into each district. For example, if the total budget of Tax District X is \$500,000 and the total assessed real estate and personal property valuation that lies within the boundaries of that district is \$65,000,000, the levy would be .00769231 per each dollar of valuation, or .769231 per hundred dollars assessed value ($\$500,000/\$65,000,000$). If your property value is \$50,000, the tax you would pay into that district would be \$384.62 ($\$50,000 \times .00769231$). If the total value of the property in that district doubled from \$65,000,000 to \$130,000,000 and your property value also doubled from \$50,000 to \$100,000, but the budget stayed the same, the levy would drop to .00384615 per dollar, or .384615 per hundred dollars value. Your tax for that district would still be \$384.62 ($\$100,000 \times .00384615$).

If the value of your property stays at \$50,000 from one year to the next and the total assessed value of District X stays at \$65,000,000, but the budget increases from one year to the next, your taxes would increase even though your value stays the same. For instance, if the budget one year is \$500,000, your tax would be \$384.62 (see above). If the budget the next year increases to \$700,000, the levy would be .01076923 per dollar, or 1.076923 per hundred dollars value. Your tax for that district would then be \$538.46 ($\$50,000 \times .01076923$). Thus, even though your value did not change, your tax would go up.

A property owner who files a protest with the County Board of Equalization cannot protest the taxes, only the valuation. The County Board of Equalization and the Assessor have no authority or control over the taxes. To protest the amount of taxes you pay, you must attend the budget hearings of each taxing entity. The dates and times of these budget hearings are published in the local paper each September.