

# Property Tax Town Hall Meeting

Hosted By:

**Nebraska Taxpayers  
for Freedom  
Doug Kagan  
President**



Hosted By:

**Lee Todd**

**Lincoln Real Estate  
Investor Group**

**THIS IS OUR VISION**



**TAX RELIEF ALTERNATIVE IN NEBRASKA**

**TRAIN**

# Nebraska Property Valuation

*It's a two front war...with property owners in the middle.*

## Nebraska Property Tax

- ❖ Municipalities are dependent upon property tax for general operating funds
- ❖ Too many taxing authorities
- ❖ Complex / opaque / obscure system
- ❖ Stifles entrepreneurship
- ❖ Stunts job growth
- ❖ Hampers net worth



# PROPERTY OWNERS HURTING

- Local taxing authorities collect about \$3.9 billion in property taxes, squeezing us.
- Retired people are leaving the state.
- Veterans are leaving the state.
- Downturn in the rural economy. Grain & livestock prices have dropped. Farmers are angry.



# ON TRACK TO PROPERTY TAX RELIEF

- Which is the right track to follow?
- Merely shift taxes? **Dead end.**
- Raise the state sales tax much higher? **STOP!**
- Offer only temporary property tax relief?  
**Bad detour!**



# A NEW TRACK TO RELIEF

- A new track upon which everyone can travel:
- Homeowners.
- Business owners.
- Farmers.
- Ranchers.
- Seasoned citizens.
- Veterans.



# THE RIGHT TRACK TO RELIEF

- Beginning in tax year -----, individuals who own a home, commercial building, agricultural, horticultural, or ranch land will receive a refundable property tax credit against their state income tax equal to a progressive percentage, beginning with 5%, increasing annually to ?%, ?%, etc.



# REFUNDABLE TAX CREDIT

- A refundable property tax credit against your state income tax obligation after deductions.
- Applied to every property taxed parcel in NE.
- Credits go directly and promptly to property owners from the Revenue Dept., not through the counties.
- Taxpayers could save or spend the refund.
- Every taxpayer who pays property taxes would benefit immediately!





# HOW IT WORKS

- The credit subtracts from amount of income tax owed after deductions.
- If the amount of the credit is more than amount of income tax owed, you receive the difference as an income/property tax refund.
- If already owed a refund, the credit adds to amount.



# EASY MATH

- The refundable property tax credit would increase in increments over several years, e.g. beginning with 5%.
- Easily calculate your refund by examining your property tax statement & income tax liability.
- Example: You pay \$5,000 in total property taxes. Your refund from your income tax is 5%, or \$250.
- The next year, your credit would be 8%. If your valuation/taxes did not increase, a \$400 rebate.

# TAX CREDIT BENEFITS

- All classes of property receive equal treatment.
- It is not a partisan tax relief solution.
- Guaranteed each year.
- Small business owners will benefit.
- The real estate market will benefit.
- Real estate investment will benefit.
- NE will become competitive for business location.
- NE will rank lower in both property and income taxes paid per capita.



# QUESTIONS OFTEN ASKED

- What if I do not pay state income taxes? **You still receive a full refundable tax credit.**
- What if my refundable tax credit is larger than the amount of income tax owed? **You receive the difference in a refund.**
- What if I am already owed an income tax refund? **The credit adds to your refund amount.**
- What will fill the deficit created by the incremental increase in the refundable tax credit? **The Legislature would have the option to cut wasteful spending, decrease spending growth, repeal sales tax exemptions, restrict TIFs, reform non-profit status, and institute zero-based budgeting & desk audits. Privatization.**
- Can out of state property owners receive credits? **Yes.**

# MORE QUESTIONS ASKED

- **Will my property taxes go down?** **No, but state senators will pressure local taxing authorities, because the refundable tax credit will create a growing deficit in the state budget.**
- **Can it withstand legal challenge in state courts?** **Yes, 2 constitutional attorneys extremely knowledgeable about precedent determined the proposal constitutionally sound.**
- **Will state senators support TRAIN?** **Senators who oppose it will face taxpayer wrath at the next election.**

# Summary

- We know what the problem is... high property taxes!
- To solve the problem, we must understand the history and background of property taxes and select the best solution, the **Tax Relief Alternative in Nebraska** solution.
- If you want to be part of the solution, join our NTF lobbying effort. Hop on the TRAIN.
- Here is what YOU can do! All Aboard!

**WE  
NEED  
YOU!**



# JOIN US ON THE RIGHT TRACK

- Lobby your state senator to include TRAIN refundable property tax credits in a property tax relief bill.
- Attend our NTF Conservative Horizons seminars to learn how to lobby effectively.
- Help us arrange a Property Tax Relief Town Hall meeting in your community to mobilize taxpayers.
- Help us arrange a debate or panel discussion in your community.





**Further Questions?**

# HOP ON NOW!

- Join other homeowners, business owners, farmers, and ranchers. Hop on the Tax Relief Alternative in Nebraska (TRAIN).



# **For further information**

**Nebraska Taxpayers for Freedom**

**P.O. Box 6452**

**Omaha, NE. 68106**

**Email: [netaxpayers@gmail.com](mailto:netaxpayers@gmail.com)**

**Phone: 402-551-0921**

**Property Investors Association of NE**

**Phone: 402-499-9000**