



STATE OF NEBRASKA  
**Office of the Attorney General**

2115 STATE CAPITOL BUILDING  
LINCOLN, NE 68509-8920  
(402) 471-2682  
TDD (402) 471-2682  
FAX (402) 471-3297 or (402) 471-4725

**MIKE HILGERS**  
ATTORNEY GENERAL

**LESLIE S. DONLEY**  
ASSISTANT ATTORNEY GENERAL

August 15, 2024

Via email at [REDACTED]  
Andrea M. Wike

RE: *Public Records Matter Involving the Douglas County Board of Equalization and Douglas County Assessor*  
Our File No. 20241157

Dear Ms. Wike:

This letter is in response to your two emails received by this office on July 30, 2024, in which you requested our assistance in obtaining certain records from the Douglas County Board of Equalization (Board) and the Douglas County Assessor (Assessor). We construed your emails to be a petition under § 84-712.03(1)(b) of the Nebraska Public Records Statutes (NPRS), Neb. Rev. Stat. §§ 84-712 to 84-712.09 (2014, Cum. Supp. 2022), amended 2024 Neb. Laws LB 43. Our findings in this matter are set forth below.

On July 23, 2024, you emailed members of the Board the following:

This is a records request for the following related to property “legally” referred to as:

19425 X Street, Omaha, Nebraska [68135]  
and commonly referred to as:

LOT 386, ARBOR GATE, DOUGLAS COUNTY, near Omaha, Nebraska;

1. The record(s) if any exist, of the assessment of goods and chattels you found upon which to levy from years 2009-2023.

You emailed an identical request to Assessor Walt Peffer and Michael Goodwillie on the same day. You indicate in your petition that you received no response to either request.

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On August 6, 2024, the undersigned discussed your requests with Deputy County Attorney Timothy M. Coffey. Mr. Coffey confirmed that the county had no records responsive to your requests. We asked Mr. Coffey to convey that information to you in writing, which he did later that day.

While this matter is now resolved, we will take this opportunity to remind Douglas County officials that, pursuant to Neb. Rev. Stat. § 84-712(4), responses to written public records requests must be made no later than four business days after actual receipt of the request if only to advise the requester that there are no responsive records.

Sincerely,

MIKE HILGERS  
Attorney General



Leslie Donley  
Assistant Attorney General

c: Timothy M. Coffey (via email only)

49-3609-31