

File with the
County Clerk
(See Instructions)

Property Valuation Protest

and Report of County Board of Equalization Action

FORM
422A

County Name Dodge

Name and Mailing Address of Person Filing Protest		Protest Number <u>210422</u>	Filed <u>Aug. 17th</u> , 20 <u>19</u>
Name <u>David Saalfeld</u>		Requested Valuation 20 <u>19</u>	Requested Valuation
The person filing this protest is the owner of the property or authorized to protest on behalf of the owner. If the protest is being filed on behalf of the owner, authorization to do so must be provided with the protest. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Real Property \$	Real Property \$ <u>85,000</u>
Street or Other Mailing Address <u>1330 B Chestnut</u>		Personal Property \$	Personal Property \$
City, Town, or Post Office <u>North Bend</u>	State <u>NE</u>	Zip Code <u>68649</u>	
Property Identification Number <u>270087080</u>	Phone Number <u>270136421</u>	Reasons for requested valuation change (Attach additional pages if needed.)	
Email Address		<p><i>Label was not in the original est. note of losses at the location that was damaged.</i></p> <p style="color: blue; font-size: small;">Appendix Item # 29 Date 8/14/2019</p>	
Real Property Description (include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description <u>Stevensons & Eckharts Add Lot 4 BLK T-41.54 A 24 185-9 North Bend</u>			

sign here David Saalfeld Signature of Person Filing Protest 8/17/2019 Date

County Assessor's Recommendation	Referee's Recommendation (If applicable)
<u>402-317-1306</u>	

Basis for Action Taken (County Board <u>person</u>)	Real Property \$	Personal Property \$
--	---------------------	-------------------------

Check One:

The county assessor has certified to the county board of equalization that a copy of that portion of the property record file which substantiates the calculation of the protested value is maintained in the county assessor's office in electronic or paper form. If dissatisfied with the board's decision, this report and the property record file may be used to complete an appeal to the Tax Equalization and Review Commission.

Attached is a copy of that portion of the property record file which substantiates the calculation of the protested value. If dissatisfied with the board's decision, this report and the property record file may be used to complete an appeal to the Tax Equalization and Review Commission.

Signature of County Board of Equalization Chairperson _____ Date _____

County Clerk Certification		
Date the Protest was Heard	Date of the Decision	Date Notice of Decision was Mailed to Protestor

The undersigned certifies that a copy of this protest and report of the action of the county board of equalization, which has been accepted by the assessor, has been mailed to the protestor at the above-shown address on _____, 20____.

Signature of County Clerk _____ Date _____

Lower Platte River 2D
CORRIDOR ALLIANCE

3125 Portia Street ■ PO Box 83581 ■ Lincoln, NE 68501
Phone 402-476-2729 ■ Fax 402-476-6454

Estimate of hours at:
1330 B Chestnut
North Bend, NE

Starting date; 3/13/2019

20 days / month times five months
equals one-hundred days at eight
hours per day.

Total hours; 800 hours @ 30⁰⁰/hr.

Total labor \$ 24,000

Owner, Landlord

David W. Jansfeld

The mission of the Lower Platte River Corridor Alliance is to foster the
development and implementation of locally-drawn strategies, actions and practices
to protect and restore the vitality of the river's resources.

Flood 2D

Dodge County, NE 270136521 Route #: 000-000-000 PDF 3 WORKING

1330 CHESTNUT, NORTH BEND Plat Map: Subdivision: 03035 STEVENSONS & ECKHARTS Deeded Acres: 0.00
 Current Owner/Address DBA: Comp ID: 2395-06-3-03035-009-0005 Map Area: 06002 NORTH BEND FLAMES
 SAALFELD, DAVID W & BEVERLY J (D) Section: Township: Range: Block: Lot:
 684 COUNTY RD Q Checks/Tags: Lister/Date: Reviewer/Date:
 NORTH BEND NE 68649-4037 Loc/Class: Urban/Single Family Tax District: 3-NORTH BEND-TOWN Entry Status:
 NDR: 01 01 01 01 06 01

Legal: STEVENSONS & ECKHARTS ADD LOT 4 BLK 9 NORTH BEND

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
SF X Rt						9,275.00	0.21	\$0.89	0/0/0
Sub Total						9,275.00	0.21		
Grand Total*						9,275.00	0.21		

Notes

Residential Dwelling

Occupancy Two-Family Duplex
 Style 1 Story Frame
 Arch Style N/A
 Year Built 1979 EYB 1979 EFA 40
 Area SF 1,066 TLA 1,066 GLA 1,066/0
 Condition NML Grade 4 F/E/O% 0/0/0
 Ttl Rms 0 Ttl Bdrms 4
 Bsmt/Attic Full / None
 Heat/AC Yes / Yes AC
 Bsmt Finish 1 Living Qtrs. (Multi) 806 Avg
 Bsmt Finish 2
 Fireplace 1
 Fireplace 2
 Fireplace 3
 Full/Half Baths 0/0 Other/Total Fixtures 0/12
 Decks & Patios Wood Deck-Med-188 SF/Concrete Patio-Med-24 SF
 Porches 1S Frame Enclosed-42 SF
 Ext Wall Frame, Hardboard She Roof Comp Shingle
 Veneer 1
 Veneer 2
 Bsmt Stalls/Total Garages 0/1 Ttl Additions 0

Base Price \$98,410
 Basement Adjustment \$0
 Attic Adjustment \$0
 No Heat Adjustment \$0
 Central AC Adjustment \$2,250
 Adjusted Base \$109,448
 Finish \$17,329
 Single Siding \$0
 Exterior \$5,900
 Fireplaces \$0
 Plumbing/Appliances \$5,400
 Attached Garages \$15,680
 Basement Stall \$0
 Base Total \$153,757
 Graded (1.000) \$153,757
 Physical Value \$130,693
 Total Less Obsolescence \$130,693
 Extras \$0
 Additions \$0
 RCN \$153,757
 Detached Garages \$0
 Map Factor (1.000)
 Total Bldg (RND) \$130,693

Override	
Land	\$10,487
Dwlg	\$55,065
Impr	\$0
Exempt	\$0
Total	\$65,552

was \$107,093
 Based on 43% Imp Damage

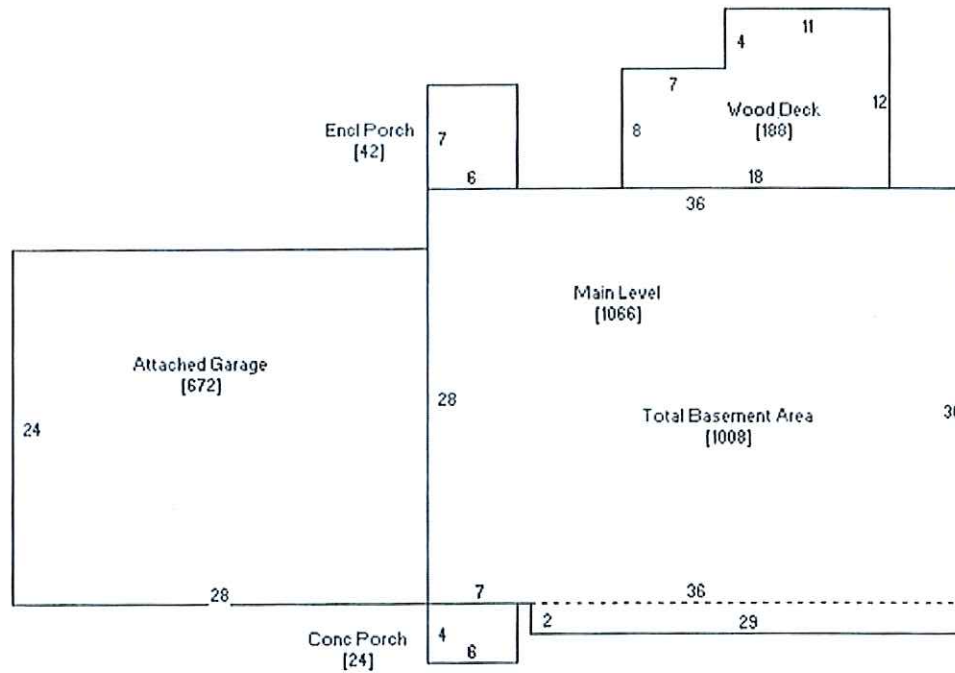
	Land	Dwlg	Impr	Exempt	Total
2018	\$9,710	\$89,450	\$0	\$0	\$99,160
2018	\$9,710	\$89,450	\$0	\$0	\$99,160
2017	\$8,255	\$79,865	\$0	\$0	\$88,120

Additions	Area	Year	Depr	Garages	Area	F/E/O%	W	L	Year	Grade
				Att Frame	672	0/0/0	0	0	1979	4

Additional Notes:

Permission to Inspect

Date



PH 1 of 1 05/02/2019

Sketch 1 of 1

CM

2019 PROPERTY VALUE PROTEST REMARKS & RECOMMENDATIONS

PROTESTER'S NAME Rolland Riley

LEGAL 1982 Champion 14x66 Lot 19 Schurman's Ground Improvement Only

PARCEL # 270138653 PROTEST # 1D

DATE 8-7-19 PROPERTY INSPECTED: YES NO DATE _____

REMARKS _____

RECOMMENDATIONS Based on the data provided

removed the value Flood: damaged

the property and had to be torn down

RECOMMENDED PROPERTY VALUE CHANGE FOR 2019: YES NO

	CURRENT VALUE	RECOMMENDED CHANGED VALUE
LAND	<u> </u>	<u> </u>
BLDG/IMPR	<u>15,178</u>	<u>0</u>
TOTAL	<u>15,178</u>	<u>0</u>

RECEIVED
2019 AUG -8 PM 2:13
DADE COUNTY RECORDS
PROPERTY COUNTY CLERK