

PLEASE DO NOT DETACH THIS LETTER FROM YOUR PROTEST

Appendix Item #

29

Date 6-5-2019

Following are a list of instructions to assist you in filing your property valuation protest.

Prior to filing this protest, we ask that you discuss the valuation with a representative of the County Assessor's Office located on the 2nd floor. The valuation of your property is based on its value as of the first of this year. Changes to its value after January 1st of this year cannot be considered until next year. (Please note that damages caused by flooding in this year cannot be considered until next year.) This could very possibly eliminate the need for a protest. If after consultation with the Assessor's Office, you still wish to file protest, read carefully the following instructions.

1. Protests must be limited to valuation only. This is not and cannot be a protest of taxes.
2. Reasons for change in value and the amount of the requested change must be explained on the form. (Attachments will be accepted if additional space is needed.)
3. This form must be filed with the Dodge County Clerk, 435 N. Park Avenue, Courthouse Room 102, Fremont, NE 68025. You may file your protest in person or by mail. Protests received or postmarked after Monday, July 1, 2019 will be considered invalid.

Once filed, the Referee will hold a preliminary hearing to review the protest and all information submitted. They will then make a recommendation to the County Board of Equalization. The Board of Equalization will act on these recommendations on or before July 25, 2019. No decision will be rendered at the hearing and you are not required to appear. However, should you have additional relative information you wish to convey to the referee other than what is submitted on the form, please indicate below. (Testimony not to exceed ten minutes.)

Yes, I have additional relative information that I wish to present to the referee. (If yes is checked, you will be notified as to the time and place of the hearing.)

No, I do not wish to appear.

Check the box to the left if you have discussed the valuation of this property with the Assessor's Office prior to filing this protest.

signature of protester

Please leave this entire form attached. A copy of your protest will be sent to you after the board has made their determination. If a copy is needed, you can obtain a photostat at the time of filing.

NOTICE TO PROPERTY OWNER

When completing your protest, please submit as an attachment to your protest or bring to your hearing either a recent appraisal done by a certified appraiser of the property **(between January 1, 2017 and January 1, 2019)**, recent sales data you have gathered about similar sales of property in the area **(between January 1, 2017 and January 1, 2019)**, or if your protest is based on an equalization issue, then equalization data that you have gathered on properties similar to the property being protested.

File with the
County Assessor and
County Clerk on or
Before July 15

Report of Destroyed Real Property

FORM
425

Damage Occurring on or after January 1 and before July 1 of Current Year
Significant damage must exceed 20% of the current assessed value as defined in the instructions.

Name and Mailing Address of Person Filing Report			County Name	Filed _____, 20____
Name			Destroyed Report Number (Optional for County Use Only)	
Street or Other Mailing Address			Description and Location of the Property Complete a separate report for each parcel.	
City, Town, or Post Office	State	Zip Code	Property ID Number	
Phone Number			Legal Description of the Real Property (For Example, Lot, Block, Addition, City Name, Section, Township, Range)	
Email Address				
Situation Address of Property, if Different than Address Above				

Reasons for Requested Reassessment Due To Significant Damage	
Date of Damage	Damage Occurred to: <input type="checkbox"/> Land <input type="checkbox"/> Buildings

Significant Damage Due to:
 Flood Fire Tornado Earthquake Other Natural Disaster, Specify _____

Describe the significant damage, as defined in the instructions.

Attach Supporting Documents: Include any photographs, reports, damage estimates, repair estimates, insurance documents, or other documents you wish to be considered by the county board of equalization in making any adjustment in value.

**sign
here**

Signature of Person Filing the Report of Destroyed Real Property _____ Date _____

For County Board of Equalization's Use Only	
Significant damage must exceed 20% of the current assessed value as defined in the instructions.	
Current Year Assessed Value	Reassessment Value
Land	Land
Buildings	Buildings
Total	Total

Comments:

County Board of Equalization's Certification

The county board of equalization has verified the current year assessed value of the real property prior to making any adjustments due to significant property damage and certifies that any adjustment to value on this report has been made to destroyed real property only.

Signature of County Board of Equalization Chairperson _____ Date _____

County Clerk Certification

Date the Report was Heard	Date of the Decision	Date Notice of Decision was Mailed to Property Owner
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The undersigned certifies that a copy of this request for reassessment and the action of the county board of equalization has been provided to the county assessor and has been mailed to the person filing this report at the above-shown address on _____, 20____.

Signature of County Clerk _____ Date _____

Instructions

All real property in this state is subject to taxation and must be assessed as of January 1, 12:01 a.m., and such assessment is used as the basis of taxation until the next assessment year, unless the property is destroyed on or after January 1 and before July 1 of the current assessment year, the value may be adjusted in accordance with this Report of Destroyed Real Property.

Who May File. An owner of real property that became destroyed on or after January 1 and before July 1 of the current assessment year.

When and Where to File. On or before July 15 of the current assessment year, the Report of Destroyed Real Property must be filed with both the county assessor and county clerk in the county where the property is located. Complete a separate report for each parcel.

Dismissal. Failure to adequately identify the destroyed real property or not describing the damage may result in dismissal of the report.

Notice of Reassessment Value for Destroyed Property. The county board of equalization must act upon this report on or after June 1 and on or before July 25, or on or before August 10 if the board has adopted a resolution to extend the deadline for hear protests under [Neb. Rev. Stat § 77-1502](#), and must send a notice of the reassessment value for destroyed real property to the owner.

Protest to the County Board of Equalization. If you disagree with the reassessment value for destroyed real property you must file a valuation protest with the county clerk within 30 days of the notice of the reassessment value for destroyed real property. The county board of equalization must act upon the valuation protest within 30 days after the filing of the protest. Within seven days after the county board of equalizations final decision, the county clerk must mail a written notice of the decision to the protester.

Appeal to the Tax Equalization and Review Commission. An appeal of the county board of equalization action regarding the valuation protest of the reassessment value for destroyed real property may be appealed to the Tax Equalization and Review Commission within thirty days after the board's final decision.

Definitions.

Destroyed real property means real property that suffered significant property damage as a result of a calamity occurring on or after January 1 and before July 1 of the current assessment year.

Destroyed real property **does not** include property suffering significant property damage that is caused by the owner of the property or an occupant of leased property.

Calamity means a disastrous event, including but not limited to, a fire, an earthquake, a flood, a tornado, or other natural event which significantly affects the assessed value of the real property.

Significant property damage means –

1. Damage to an improvement exceeding 20% of the improvement's assessed value in the current tax year as determined by the county assessor;
2. Damage to the land exceeding 20% of a parcel's assessed land value in the current tax year as determined by the county assessor; or
3. Damage exceeding 20% of the property's assessed value in the current tax year as determined by the county assessor if:
 - a. Such property is located in an area that has been declared a disaster area by the Governor and
 - b. A housing inspector or health inspector has determined the property is uninhabitable or unlivable.