

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	Filed
Name <u>Rolland Riley</u>		<u>1D</u>	<u>Aug 7</u> , 20 <u>19</u>
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		Protested Valuation 20 <u>19</u>	Requested Valuation
Street or Other Mailing Address <u>1331 N. Union St</u>		Real Property \$ <u>15,176</u>	Real Property \$ <u>0</u>
City, Town, or Post Office <u>Fremont</u>	State <u>NE</u>	Personal Property \$	Personal Property \$
Zip Code <u>68025</u>	Property Identification Number <u>270138653</u>	Reasons for requested valuation change (Attach additional pages if needed.)	
Phone Number <u>402-740-7488</u>	Email Address	<u>Trailer home has been demolished and burned and Barred - is no longer there</u>	
Real Property Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description <u>1982 Champion 14x66 Lot 19 Schurman's Ground Improve only</u>			

8-14-2019 2:29 PM

sign here Rolland Riley Signature of Person Filing Protest 8-7-19 Date

County Assessor's Recommendation	Referee's Recommendation (If applicable)
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Decision of County Board of Equalization for Assessment Year 20\_\_\_\_\_

Basis for Action Taken (County Board of Equalization Chairperson)	Real Property
	Personal Property

RECEIVED 2019 AUG 7 AM 10:26

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
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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 \_\_\_\_\_

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**2019 NOTICE OF VALUATION CHANGE  
BY THE DODGE COUNTY BOARD OF EQUALIZATION  
FORM 425: FLOOD DAMAGED/DESTROYED PROPERTY**

Date Notice Mailed: **JULY 31, 2019**

Property Identification Number: **270138653**

Legal Description: **1982 CHAMPION 14X66 LOT 19 SCHURMAN'S GROUND IMPROVE ONLY**

**RILEY, ROLLAND  
1331 N UNION ST  
FREMONT NE 68025-4214**

**PRE-FLOOD VALUE**

**\$15,178**

**POST-FLOOD VALUE**

**\$15,178**

Reason for change: ***Your Form 425 did NOT meet or exceed the 20% prerequisite as stated in LB512(c)(i)... "Damage to an improvement exceeding twenty percent (20%) in the current tax year as determined by the county assessor"; LB512(c)(ii)... "Damage to land exceeding twenty percent (20%) of a parcel's assessed land value in the current tax year as determined by the county assessor; or LB512(c)(iii)... "Damage exceeding twenty percent (20%) of the property's assessed value in the current tax year as determined by the county assessor..."***

If you are satisfied with the valuation on this Notice, no further action is required. If you do NOT agree with this valuation, you may file a protest. Protests of this valuation must be received by the Dodge County Clerk within thirty (30) days of the mailing of this Notice. If no protest is filed, the value stated on this notice is final.

**IF INQUIRING AT THE ASSESSOR'S OFFICE, PLEASE BRING THIS FORM WITH YOU.**

**PROTEST INSTRUCTIONS**

**When and Where to File:** Protests regarding real property shall be filed with the county clerk where the property is assessed, within thirty (30) days after the mailing of this notice. If the last day for filing a protest falls on a weekend or holiday, the protest may be filed on the next business day. The Property Valuation Protest, Form 422, may be obtained from the county clerk's office.

**Protest Requirements:** All protests shall contain a statement of the reason or reasons why the requested change should be made, and a description of the property to which the protest applies. **PURSUANT TO NE.REV.STAT. 77-1502(2), IF THE PROTEST DOES NOT CONTAIN OR HAVE ATTACHED THE STATEMENT OF THE REASON OR REASONS FOR THE PROTEST OR THE DESCRIPTION OF THE PROPERTY, THE PROTEST SHALL BE DISCUSSED BY THE COUNTY BOARD OF EQUALIZATION.**

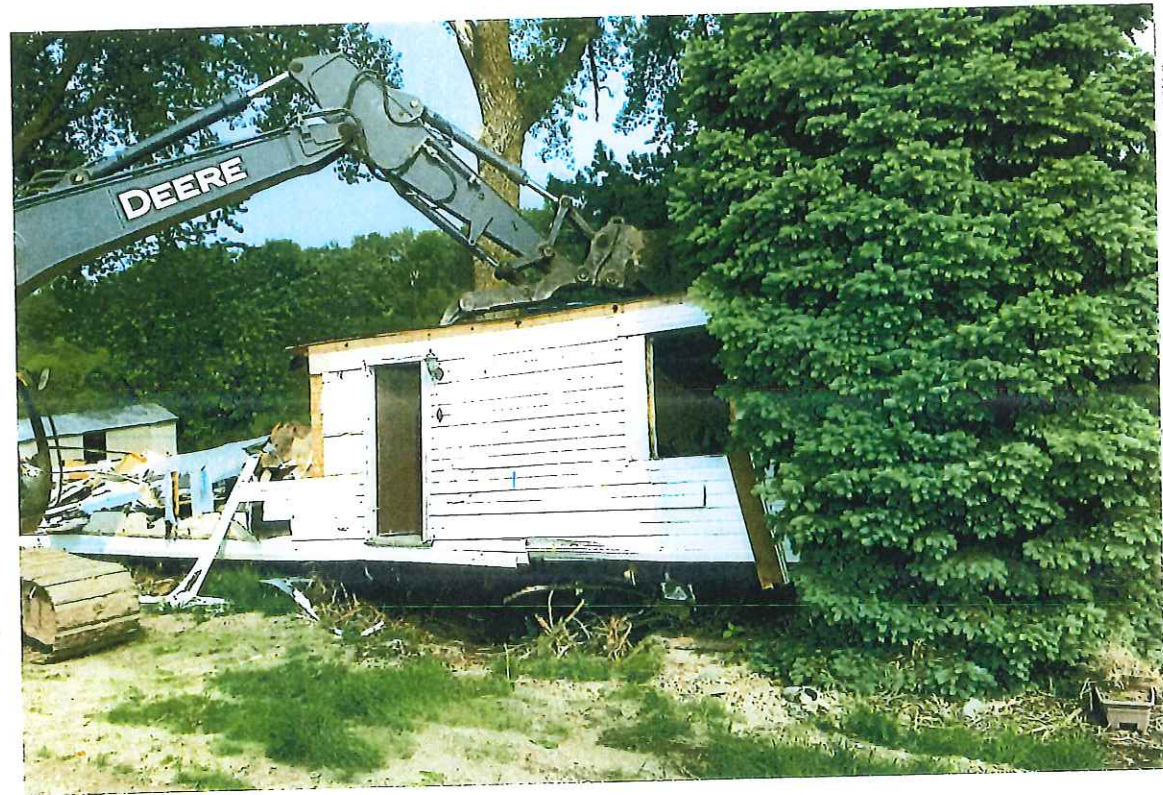
**Additional Information:** The following information is requested: name and address of person filing the protest; property identification number, current valuation; requested valuation.

















FLOOD ID

Dodge County, NE 270138653 Route #: 000-000-000 PDF 24 WORKING

Plat Map: Subdivision: 00025 SCHURMAN'S GROUND Deeded Acres: 0.00  
 Current Owner/Address DBA: RILEY, ROLLAND (D) 1331 N UNION FREMONT NE 68025-0000  
 Section: Township: Range: Block: Lot: Map Area: FREMONT IOLL LAKES + (201)  
 Checks/Tags: Lister/Date: Reviewer/Date: Tax District: 452-NICKERSON 0594-1 Entry Status:  
 Loc/Class: Rural/Mobile Home NDR: 03 07 06 03 00 00

Legal: 1982 CHAMPION 14X66 #19 SCHURMAN'S GROUND IMPROVEMENTS ONLY

Basls	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%

\*Includes all land areas

Residential Dwelling

Occupancy Single-Family / Owner Occupied  
 Style Mfd Home (Single)  
 Arch Style N/A  
 Year Built 1982 EYB 1982 EFA 37  
 Area SF 938 TLA 938 GLA 938 0  
 Condition NML Grade 5-10 F/E/O% 0/0/0  
 Ttl Rms 0 Ttl Bdrms 0  
 Bsmt/Attic None / None  
 Heat/AC Yes / Yes AC  
 Bsmt Finish 1  
 Bsmt Finish 2  
 Fireplace 1  
 Fireplace 2  
 Fireplace 3  
 Full/Half Baths 0/0 Other/Total Fixtures 0/6  
 Decks & Patios Wood Deck-Med-100 SF/Wood Deck-Med-200 SF  
 Porches  
 Ext Wall Vinyl Lap Roof Comp Shingle  
 Veneer 1  
 Veneer 2  
 Bsmt Stalls/Total Garages 0/0 Ttl Additions 0

Base Price \$46,770  
 Basement Adjustment \$0  
 Attic Adjustment \$0  
 No Heat Adjustment \$0  
 Central AC Adjustment \$2,250  
 Adjusted Base \$49,020  
 Finish \$0  
 Single Siding \$0  
 Exterior \$4,800  
 Fireplaces \$0  
 Plumbing/Appliances \$0  
 Attached Garages \$0  
 Basement Stall \$0  
 Base Total \$53,820  
 Graded (0.720) \$38,750  
 Physical Value \$11,625  
 Total Less Obsolescence \$11,625  
 Extras \$0  
 Additions \$0  
 RCN \$38,750  
 Detached Garages \$0  
 Map Factor (1.000)  
 Total Bldg (RND) \$11,625

Override

Land \$0  
 Dwlg \$0  
 Impr \$0  
 Exempt \$0  
 Total \$0

*Based on 100% Damage*

	Land	Dwlg	Impr	Exempt	Total
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2018	\$0	\$14,455	\$0	\$0	\$14,455
2018	\$0	\$14,455	\$0	\$0	\$14,455
2017	\$0	\$14,900	\$0	\$0	\$14,900

Yard Extras

Cnt	Year	Cond	Depr	F/E/O%	Value
1	1990	NML	60.00	0/0/0	\$851

Shed - W8.00 x L19.00 152 SF, Frame, AVG Pricing



2019 PROPERTY VALUE PROTEST  
REMARKS & RECOMMENDATIONS

PROTESTER'S NAME David Saalfeld

LEGAL Stevensons + Eckharts Add Lot 4 B/K 9

PARCEL # 270136521 PROTEST # 20

DATE 8-7-19 PROPERTY INSPECTED: YES  NO  DATE \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECOMMENDATIONS Owner provided a dollar amount  
for his labor to repair the flood damage.

Based on 43% Damage

RECOMMENDED PROPERTY VALUE CHANGE FOR 2019: YES  NO

	CURRENT VALUE	RECOMMENDED CHANGED VALUE
LAND	<u>10,487</u>	<u>10,487</u>
BLDG/IMPR	<u>96,606</u>	<u>55,065</u>
TOTAL	<u>107,093</u>	<u>65,552</u>

DEBBIE CHURCHILL, ASSESSOR

CRAIG MILLER, APPRAISER

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APPROVED BY THE DODGE COUNTY BOARD OF EQUALIZATION:

DATE \_\_\_\_\_

COUNTY BOARD SUPERVISOR \_\_\_\_\_

2019 AUG - 8 PM 2:13  
RECEIVED  
DODGE COUNTY BOARD OF EQUALIZATION  
PROPERTY TAX DEPARTMENT