

File with the  
County Clerk on or  
Before July 15

# Report of Damaged Real Property

**For Significant Damage Occurring on or after January 1 and before July 1 of Current Year**  
**Significant damage is defined as damage exceeding 20% of the current assessed value, see instructions.**  
One parcel per form.

FORM  
**425**

|  |  |  |   |       |
|--|--|--|---|-------|
| <b>Name and Mailing Address of Person Filing Report</b>        |  |  | County Name   | Filed |
| Name   |  |  | _____, 20____   |       |
| Street or Other Mailing Address                                |  |  | Report Number (Optional for County Use Only)  |       |
| City, Town, or Post Office                                     |  |  | <b>Description and Location of the Property</b><br>Complete a separate report for each parcel.                  |       |
| State  |  |  | Property Identification Number  |       |
| Zip Code   |  |  |   |       |
| 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 |  |  |   |       |

|   |   |
|---|---|
| <b>Reasons for Requested Reassessment Due To Significant Damage To the Real Property</b>  |   |
| Date of Damage  | Damage Occurred to:<br><input type="checkbox"/> Land <input type="checkbox"/> Buildings |
| Damage Due to:<br><input type="checkbox"/> Flood <input type="checkbox"/> Fire <input type="checkbox"/> Tornado <input type="checkbox"/> Earthquake <input type="checkbox"/> Other, Specify _____ |   |
| Describe the 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

Date

## For County Use Only

| Current Year Assessed Value | Assessor Recommended Reassessment Value | CBOE Final Reassessment Value |
|-----------------------------|---|-------------------------------|
| Land                        | Land                                    | Land                          |
| Buildings                   | Buildings                               | Buildings                     |
| Total                       | Total                                   | Total                         |

|   |      |
|---|------|
| <b>County Assessor</b>  |      |
| I have inspected and reviewed the damaged real property and provided a recommended reassessment value. The County Assessor Report on Damaged Real Property Form 425A provides supporting information on the recommended reassessment of the value for the current year that any adjustment to value on this report has been made to damaged real property only. |      |
| Signature of County Assessor or their Designee  | Date |
| Comments:   |      |

## County Board of Equalization 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 damaged real property only.

☐ Granted ☐ Partially Granted ☐ Denied

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 |
|---------------------------|----------------------|--|

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 Nebraska is subject to taxation and must be assessed for valuation 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 damaged on or after January 1 and before July 1 of the current assessment year. If the property is damaged between these dates, the assessed value may be adjusted in accordance with this Report of Damaged Real Property.

**Who May File.** An owner of real property that became damaged 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 Damaged Real Property must be filed with the county clerk in the county where the property is located. The applicant must complete a separate Form 425 for each parcel.

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

**Requirements of the County Assessor.** The county assessor shall inspect and review all properties for which a Damaged Real Property, Form 425, was filed and submit a comprehensive report of all properties to the county board of equalization on or before July 20 of the current assessment year. The [County Assessor's Report, Form 425A](#), will contain the parcel number, damaged report number, if applicable, applicant's name as shown on the Form 425, legal description of the property, date the property was inspected, and the name of the person from the assessor's office who inspected the property. A summary of the inspection and review and the assessor's recommended reassessment of the property, as well as a copy of the property record card or other supporting documentation used when determining the county assessor's recommended reassessment of the property, will be included.

**Notice of Reassessment Value for Damaged Property.** When the county board of equalization receives the report of the damaged real property, they 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 to hear protests under [Neb. Rev. Stat § 77-1502](#). A notice of the reassessment value for damaged real property must be sent to the owner and, if different, the person filing this form.

**Protest to the County Board of Equalization.** If the owner disagrees with the reassessment value for damaged real property, the owner can file a valuation protest with the county clerk within 30 days of the notice of the reassessment value for damaged 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 final decision of the county board of equalization, the county clerk must mail a written notice of the decision to the protester.

**Appeal to the Tax Equalization and Review Commission.** The decision of the county board of equalization regarding the valuation protest of the reassessment value for damaged real property may be appealed to the Tax Equalization and Review Commission within 30 days after the final decision of the county board of equalization.

### Definitions.

**Damaged real property** means real property that suffered significant property damage occurring on or after January 1 and before July 1 of the current assessment year.

Damaged real property **does not** include significant property damage caused by the property owner.

**Significant property damage** means –

1. Damage to an improvement exceeding 20% of the improvement's assessed value; or
2. Damage to the land exceeding 20% of a parcel's assessed land value in the current tax year.