

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.
Property owners may submit one Form 425 for multiple parcels if all parcels are in the same exact ownership. For multiple parcels, please complete the Report of Damaged Property supplemental form to be included with the Form 425.

FORM
425

Name and Mailing Address of Person Filing Report		County Name	Filing Date	
Name			_____, 20____	
Street or Other Mailing Address		Report Number (Optional for County Use Only)		
City, Town, or Post Office	State	Zip Code	Description and Location of the Property	
Phone Number				Property Identification Number
Email Address				Legal Description of the Real Property (For Example, Lot, Block, Addition, City Name, Section, Township, Range)
Situs Address of Property, if Different than Address Above				

Reasons for Requested Reassessment Due To Significant Damage To the Real Property

Date of Damage	Damage Occurred to: <input type="checkbox"/> Land <input type="checkbox"/> Buildings	Damage Due to: <input type="checkbox"/> Flood <input type="checkbox"/> Fire <input type="checkbox"/> Tornado <input type="checkbox"/> Earthquake <input type="checkbox"/> Other, Specify _____
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Describe the damage, as defined in the instructions.

Important: Attach supporting documents including, but not limited to any pictures, 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.

By checking this box, I give permission for the county assessor and their staff to access my property to physically inspect the above described real property. Granting access permission is optional, but may assist the county assessor in re-evaluating your property accurately.

**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

County Assessor

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
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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 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. A taxpayer may complete a single Form 425 for multiple parcels, but all parcels must be in the same exact ownership. For multiple parcels, please complete the Form 425 Supplemental, which will include detailed information for each parcel.

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

Permission to Inspect. Granting the county assessor permission to physically inspect your property is not required to file this report. However, the accuracy of the inspection conducted by the county assessor may be diminished by withholding permission to physically inspect the property.

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. A county assessor may not reject a Form 425 because the filer did not give permission for their office to physically inspect the property. 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](#). If there is adequate information presented, the county board of equalization should not deny acting on a report of damaged real property solely because the filer did not grant access permission to the county assessor. 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. An individual Form 422 or Form 422A, Property Valuation Protest, must be filed for each parcel that is protested. 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.

