

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

Report of Destroyed Real Property

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.
One parcel per form.

FORM
425

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

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: <input type="checkbox"/> Flood <input type="checkbox"/> Fire <input type="checkbox"/> Tornado <input type="checkbox"/> Earthquake <input type="checkbox"/> 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 Use Only

Significant damage must exceed 20% of the current assessed value as defined in the instructions.

Granted Partially Granted Denied

Current Year Assessed Value	Reassessment Value
Land	Land
Buildings	Buildings
Total	Total

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 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 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 destroyed on or after January 1 and before July 1 of the current assessment year. If the property is destroyed between these dates, the assessed 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 Form 425 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 to hear protests under [Neb. Rev. Stat § 77-1502](#). A notice of the reassessment value for destroyed real property must be sent to the owner and, if different, the person filing this form.

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 final decision of the county board of equalizations, 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 decision of the county board of equalization regarding the valuation protest of the reassessment value for destroyed 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.

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.