

RECEIVED

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.

FORM 425
JUL 15 2019
LANCASTER COUNTY CLERK K

Name and Mailing Address of Person Filing Report			County Name	Filed
Name Geraldine M. Ault			Lancaster	July 15, 2019
Street or Other Mailing Address 2121 W. Van Dorn Street			Destroyed Report Number (Optional for County Use Only)	
City, Town, or Post Office Lincoln			State Nebraska	Zip Code 68522
Phone Number (402) 499-9030			Description and Location of the Property Complete a separate report for each parcel.	
Email Address gmaault7980@gmail.com			Property ID Number 09-04-100-007-000	
Situs Address of Property, if Different than Address Above same			Legal Description of the Real Property (For Example, Lot, Block, Addition, City Name, Section, Township, Range) Section 4, Township 9, Range 6, 6th Principal Meridian, Lot 45 NW	

Reasons for Requested Reassessment Due To Significant Damage	
Date of Damage May 5, 2019	Damage Occurred to: <input checked="" type="checkbox"/> Land <input checked="" type="checkbox"/> Buildings

Significant Damage Due to:

Flood Fire Tornado Earthquake Other Natural Disaster, Specify _____

Describe the significant damage, as defined in the instructions.

1. State Farm Insurance estimate of structural damage of Buildings and Land: \$97,844.49. There are a few sibilimits in addition to State Farms estimate which include: Air conditioning replacement, \$6696.00; Sewer system lift station pump \$320, replacement and backup excavation, \$1300; Moving and storage expense, TBD; Living/dining/kitchen roof estimate, not yet received. AND items not covered by insurance: Tree removal and disposal, \$12,453.36; Tree replacement, TBD, and more.

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  _____ Date 07/14/2019

Signature of Person Filing the Report of Destroyed Real Property

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

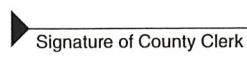
The county board of equalization has verified the current year assessed value of the real property prior to making any adjustments due to significant property damage and certifies that any adjustment to value on this report has been made to destroyed real property only.

 _____ Date _____

Signature of County Board of Equalization Chairperson

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____.

 _____ Date _____

Signature of County Clerk

June 10, 2019

Mr. Brandon Wiebelhaus
Lincoln Restoration Services
5050 Old Cheney Road
Lincoln, Nebraska 68516

RE: **2121 West Van Dorn Street**
Lincoln, Nebraska



Source: Lancaster Co. Assessor

Mr. Wiebelhaus,

Pursuant to your request, structural[design]group performed a structural observation of the home at the referenced address on May 15, 2019 and again on June 5, 2019. The purpose of the visits were to observe the damages as a result of an EF-2 tornado near the home on May 5, 2019 and recommend remedial measures.

Please note the observations and recommendations contained in this report were strictly visual in nature and were done without the use of destructive testing. This observation is based upon the information available at the time of our site visit. Should any additional information be revealed at a later date, structural[design]group reserves our right to modify any opinions or recommendations rendered.

DESCRIPTION

The 2,437 square foot single story home is a concrete and masonry structure with wood roof rafters and decking on concrete masonry walls, also supporting the reinforced concrete floor system built in 1954. The east wall of the home is a walk-out basement with a cantilevered concrete floor. The home also consists of two small additions to the south and the kitchen area at the northwest that are constructed from wood framed walls and roof structures. The roof systems include a built up system at the flat and low slope areas as well as asphalt shingles at the pitched additions.

OBSERVATIONS

According to the National Weather Service, the tornado occurred at 5:38 PM local time and had estimated peak wind speeds of 120 mph and produced widespread significant wind damage in addition to the tornado. The storm traveled from the northwest to near the intersection of South Coddington Avenue and West Van Dorn Street. The home is located approximately 500-feet south and west of the

intersection of South Coddington Avenue and West Van Dorn Street. The following are observations of the readily visible structural elements compiled from the site visit:

Exterior/Site

- 1) The southeast corner of the built up roof system above the living room was lifted and the roof system failed. **(Figures 1A & 1B)**
- 2) The living room roof deck was punctured near the north bay window. **(Figure 2)**
- 3) The northwest corner of the wood roof decking above the octagonal kitchen overhang appears to have expanded. **(Figure 3)**

Basement/Foundation

- 4) No concerning observations were made.

Main Level

- 5) No concerning observations were made.

Roof Level

- 6) The ballasted low slope roof system weighs approximately 7 to 10 pounds per square feet while a likely replacement EPDM system will weigh less than 2 pounds per square feet. The decreased dead load following the roof replacement will increase the net uplift to the wood roof framing system. The roof framing system does not exhibit any uplift anchorage. **(Figure 6)**
- 7) The overhangs at the north gable end is constructed from cantilevered 2x roof rafters spaced at 2-feet on center. The framing exhibits a gap where the back span bears on the roof girder rafter. **(Figure 7)**
- 8) The roof rafters bear onto 4x12 roof girder beams spanning north-to-south. At the ridge beam the rafters are bearing at an angle causing a local crushing failure in the beam. **(Figure 8)**

CONCLUSIONS and RECOMMENDATIONS

Structural[design]group recommends the following repairs be made based on the International Residential Code (IRC), 2012 Edition and the amendments of the City of Lincoln Municipal Construction Code. These conclusions and recommendations correlate to the numerated observations listed above:

Exterior/Site

- 1) The roof system should be repaired or replaced as required to maintain weather envelope.
- 2) The slatted roof sheathing needs removed and replaced at a minimum 2-span section.

- 3) The damaged roof sheathing should be removed and replaced.

Basement/Foundation

- 4) No action required.

Main Level

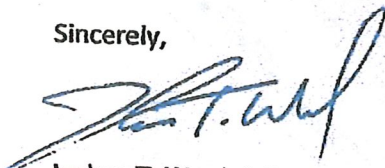
- 5) No action required.

Roof Level

- 6) The roof framing consists of 2x rafters spaced at 2-feet on center that bear onto the 4x12 roof beams at approximately 4-feet on center. The rafters should be positively anchored to the roof beams with a Simpson A35 framing angle oriented with a Type-2 connection. Each cantilevered roof rafter at the overhangs should be anchored with A35 or H3 hurricane ties.
- 7) The overhang framing should be fastened to the girder rafter with a Simpson Strong-Tie LUS26 and using #9x1 1/2" long SDS screws.
- 8) Provide blocking between the rafters then add Simpson Strong-Tie A35 framing angles at each joist, one face only.

Thank you for the opportunity to offer our recommendations and to provide you with this report. Please do not hesitate to contact structural[design]group if you have any questions with regards to this correspondence or if we may be of further service.

Sincerely,



Joshua T. Ward S.E. P.E.
structural[design]group

Nebraska License No.: 16129

FIGURES:



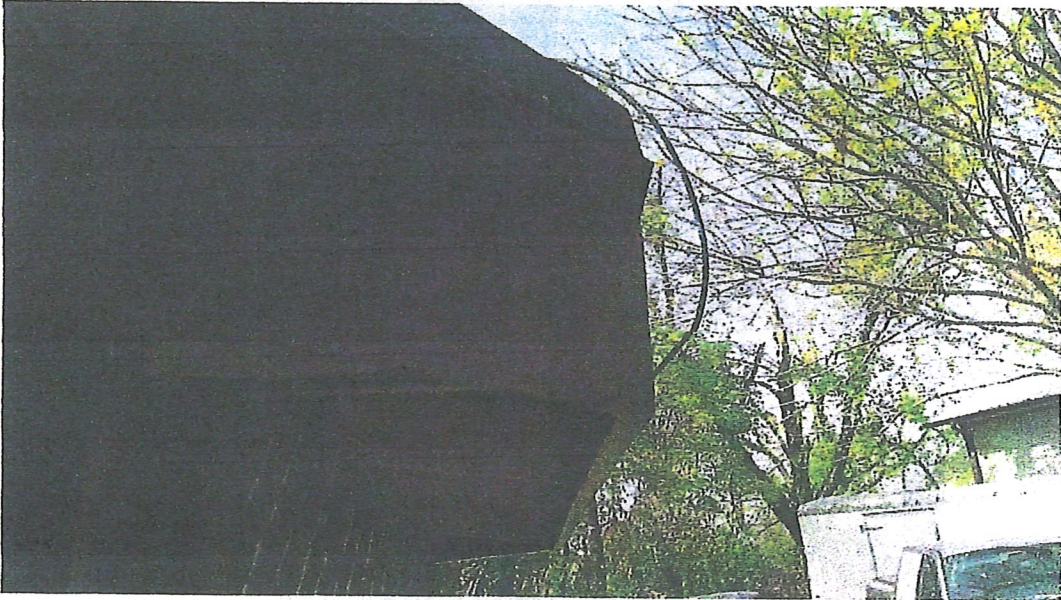
1A. Roof Damages – Photo by Others.



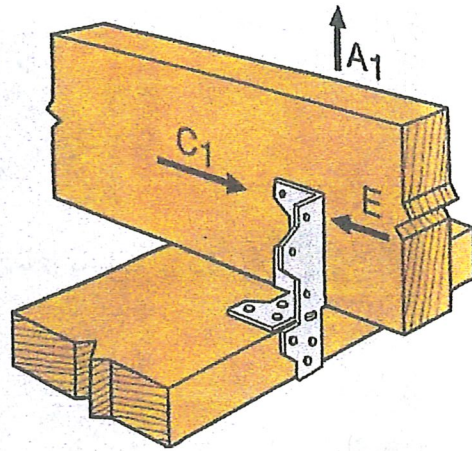
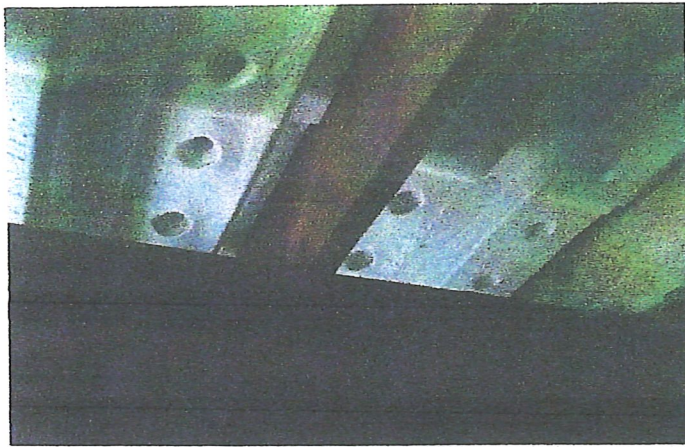
1B. Roof Decking Below SE Corner – Living Room.



2. Roof Decking Damages near Bay Window – Living Room.



3. Roof Decking Below NW Corner – Kitchen Addition.



6. Roof Framing Observation & Anchorage Installation Orientation (2).



7. Outlooker Gap Framing Observation.



8. Roof Ridge Beam Framing Observations – Living Room.



Summary of Loss

Named Insured: Thompson

Claim Number: 27-8701-Q69

Coverage A - Dwelling

Limit of Liability: \$ 276549

Description:	Repl Cost\$:	Rec Dep\$:	Non-Rec Dep\$:	Amt Over Limits:	Subtotal\$:
State Farm Estimate	\$ 33,309.14	\$ 5,937.94	\$ 0.00	\$ 0.00	\$ 27,371.20
Total(s):	\$ 33,309.14	\$ 5,937.94	\$ 0.00	\$ 0.00	\$ 27,371.20

Comments:

Coverage A - Dwelling Extension

Limit of Liability: \$ 66798

Description:	Repl Cost\$:	Rec Dep\$:	Non-Rec Dep\$:	Amt Over Limits:	Subtotal\$:
State Farm Estimate	\$ 64,535.35	\$ 25,557.05	\$ 1,659.50	\$ 0.00	\$ 37,318.80
Total(s):	\$ 64,535.35	\$ 25,557.05	\$ 1,659.50	\$ 0.00	\$ 37,318.80

Comments:

Coverage B - Personal Property

Limit of Liability: \$ 207412

Description:	Repl Cost\$:	Rec Dep\$:	Non-Rec Dep\$:	Amt Over Limits:	Subtotal\$:
Contents	\$ 4,647.28	\$ 828.18	\$ 0.00	\$ 0.00	\$ 3,819.10
Total(s):	\$ 4,647.28	\$ 828.18	\$ 0.00	\$ 0.00	\$ 3,819.10

Comments:

Payments Made

Date:	Description:	Amount:
		\$ 0.00
Total(s):		\$ 0.00

Comments / Supplements

Absorbing part of the deductible in the amount of 914.42 since the free debris removal limit was exceeded

Subtotal:	\$ 68,509.10
Less Deductible:	\$ 1,834.58
Total Payable:	\$ 66,674.52
Less Total Payments Made:	\$ 0.00
Net Payment:	\$ 66,674.52

Legend

- Repl Cost = Replacement Cost
- Rec Dep = Recoverable Depreciation
- Non Rec Dep = Non-Recoverable Depreciation
- Amt Over Limits = Amount Over Limits
- Limit of Liab = Limit of Liability

Kevin W Onnen (QLHM) 6/11/2019
Signature Date

* Your policy may provide for additional payments on a replacement cost basis for the Recoverable Depreciation listed above for Cov. A and Cov. B. for your Building and Personal Property. Please refer to your policy and any endorsements for specific time limits and additional settlement provisions. Please contact your claim handler if you have any questions.

State Farm

27-8701-Q69

THOMPSON, EUGENE

Insured: THOMPSON, EUGENE
 Property: 2121 W Van Dorn St
 Lincoln, NE 68522-1815
 Home: 402-438-6194
 Business: 402-499-9030
 Cellular: 402-417-3231
 Type of Loss: Hail
 Deductible: \$2,749.00
 Date of Loss: 5/5/2019
 Date Inspected: 5/19/2019

Estimate: 27-8701-Q69
 Claim Number: 278701Q69
 Policy Number: 27-BG-W755-4
 Price List: NELI28_MAY19
 Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 35 Windstorm and Hail

Line Item Total	27,145.33
Material Sales Tax	592.65
Subtotal	<u>27,737.98</u>
General Contractor Overhead	2,773.86
General Contractor Profit	2,773.86
Cleaning Total Tax	<u>23.44</u>
Replacement Cost Value (Including General Contractor Overhead and Profit)	<u>33,309.14</u>
Less Depreciation (Including Taxes)	(4,948.28)
Less General Contractor Overhead & Profit on Recoverable & Non-recoverable Depreciation	(989.66)
Less Deductible	<u>(2,749.00)</u>
Net Actual Cash Value Payment	<u><u>\$24,622.20</u></u>

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	4,948.28
General Contractor O&P on Depreciation	989.66
Replacement Cost Benefits	<u>5,937.94</u>
Total Maximum Additional Amount Available If Incurred	<u>5,937.94</u>
Total Amount of Claim If Incurred	<u><u>\$30,560.14</u></u>

Sublimit Recap

Description	Single Item Limit	Aggregate Limit	ACV	RCV	Overage
Tree Debris Removal	\$1,000.00	\$1,000.00	\$1,914.42	\$1,914.42	\$914.42
			\$1,914.42	\$1,914.42	\$914.42

Onnen, Kevin
 309-763-2032

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

State Farm

THOMPSON, EUGENE

27-8701-Q69

Insured: THOMPSON, EUGENE
 Property: 2121 W Van Dorn St
 Lincoln, NE 68522-1815
 Home: 402-438-6194
 Business: 402-499-9030
 Cellular: 402-417-3231
 Type of Loss: Hail
 Deductible: \$0.00
 Date of Loss: 5/5/2019
 Date Inspected: 5/19/2019

Estimate: 27-8701-Q69
 Claim Number: 278701Q69
 Policy Number: 27-BG-W755-4
 Price List: NELI28_MAY19
 Restoration/Service/Remodel

Summary for Coverage A - Dwelling Extension - 35 Windstorm and Hail

Line Item Total	52,758.54
Material Sales Tax	1,020.85
Subtotal	53,779.39
General Contractor Overhead	5,377.98
General Contractor Profit	5,377.98
Replacement Cost Value (Including General Contractor Overhead and Profit)	64,535.35
Less Depreciation (Including Taxes)	(22,680.45)
Less General Contractor Overhead & Profit on Recoverable & Non-recoverable Depreciation	(4,536.10)
Less Deductible	(0.00)
Net Actual Cash Value Payment	\$37,318.80

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	22,680.45
Less Non-recoverable Depreciation (Including Taxes)	<1,382.92>
Subtotal	21,297.53
General Contractor O&P on Depreciation	4,536.10
Less General Contractor O&P on Non-recoverable Depreciation	<276.58>
Subtotal	4,259.52
Replacement Cost Benefits	25,557.05
Total Maximum Additional Amount Available If Incurred	25,557.05
Total Amount of Claim If Incurred	\$62,875.85

Onnen, Kevin
 309-763-2032

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

TOTAL DAMAGES

97,844.49

Line Item Detail

Description	Qty	Estimate Amount	Taxes	Replacement Cost Total	Age / Cond. / Life	Less Depreciation	Actual Cash Value	RC Benefits^	
								Actual Replacement Cost w/Tax	Estimated Remaining
27-8701-Q69									
<u>COVERAGE B - PERSONAL PROPERTY - 36 WINDSTORM AND HAIL</u>									
3. Garden / Lawn spreader	1.00 EA	\$100.00	\$5.50	\$105.50	5 y/ Avg. /10 y	-\$52.75	\$52.75	\$0.00	\$52.75
Orig. Desc. - Lawn Spreader								\$0.00	\$94.95
4. Gazebo / Canopy	1.00 EA	\$180.00	\$9.90	\$189.90	5 y/ Avg. /10 y	-\$94.95	\$94.95	\$0.00	\$94.95
Orig. Desc. - Canopy								\$0.00	\$171.44
5. Garden sprayer - High grade	1.00 EA	\$325.00	\$17.88	\$342.88	5 y/ Avg. /10 y	-\$171.44	\$171.44	\$0.00	\$171.44
Orig. Desc. - Sprayer								\$0.00	\$192.54
6. Shed	1.00 EA	<u>\$730.00</u>	\$40.15	\$770.15	5 y/ Avg. /20 y	-\$192.54	\$577.61	\$0.00	\$192.54
S.F. pd. 7. Refrigerator	1.00 EA	\$1,800.00	\$99.00	\$1,899.00	0 y/ Avg. /0 y	-\$0.00	\$1,899.00	\$0.00	\$0.00
S.F. pd. 8. Refrigerator	1.00 EA	\$850.00	\$46.75	\$896.75	0 y/ Avg. /0 y	-\$0.00	\$896.75	\$0.00	\$0.00
Orig. Desc. - REfrigerator								\$0.00	\$158.25
9. Table - Patio	1.00 EA	\$210.00	\$11.55	\$221.55	5 y/ Avg. /7 y	-\$158.25	\$63.30	\$0.00	\$158.25
Orig. Desc. - patio table								\$0.00	\$158.25
10. Table - Patio	1.00 EA	\$210.00	\$11.55	\$221.55	5 y/ Avg. /7 y	-\$158.25	\$63.30	\$0.00	\$158.25
Orig. Desc. - Patio table								\$0.00	\$828.18
Subtotals		\$4405.00	\$242.28	\$4647.28		-\$828.18	\$3819.10	\$0.00	\$0.00
Totals		\$4,405.00	\$242.28	\$4,647.28		-\$828.18	\$3,819.10	\$0.00	\$828.18

^ The amount of RC Benefits remaining and/or paid is subject to policy limitations.
 * amount is part of current payment
 <> indicates depreciation is non-recoverable

(402) 465-0000

COMFORT TECHS

540 Blue Heron Dr. • Lincoln, NE 68522

Name Geri Ault
 Street 2121 W Van Dorn
 City Lincoln State NE

Phone 402-499-9030 Date 7-8-19
 Job Name _____
 Street _____
 City _____ State _____

Equipment American Standard

HEATING CONTRACT

FURNACE TAM9A0A24V21
 BTU RATING _____
 AFUE RATING _____
 WARRANTY ON HEAT EXCHANGER _____
 WARRANTY ON PARTS & LABOR 10/11
 THERMOSTAT YES NO _____
 GAS LINE YES _____ NO
 TEAR OUT & HAUL AWAY YES NO _____
 NEW VENT CONNECTOR YES _____ NO
 SHEET METAL WORK YES NO _____
 WIRING YES NO _____
 CITY PERMIT YES NO _____
 COMBUSTION AIR YES _____ NO
 FLUE LINER YES _____ NO

AIR CONDITIONING CONTRACT

A/C OR H/P A/C
 HSPF RATING _____
 SEER RATING 17 SEER, 14.5 EER
 WARRANTY ON COMPRESSOR 10
 WARRANTY ON PARTS & LABOR 10/11
 CONDENSER 4A7A6018J1
 EVAPORATOR _____
 FREON LINES - REPLACE OR FLUSH YES NO _____
 COMB. THERMOSTAT YES NO _____
 CONDENSATE TO EXISTING DRAIN YES NO _____
 CONDENSER PAD OR BRACKET YES NO _____
 SHEET METAL WORK YES NO _____
 WIRING YES NO _____
 CITY PERMIT YES NO _____

This quoted system to replace inoperable equipment damaged by May 13 storm.

Price \$7,396.00
 American Standard rebate - \$ 300.00
 LEI rebate - \$ 400.00
 Total \$6,696.00

OPTION: Electric Air Cleaner

OPTION: Air Cleaner - Media Type Spaceguard included

OPTION: Humidifier

PAYMENT FOR THE ABOVE EQUIPMENT, MATERIAL, AND LABOR SHALL BE AS FOLLOWS:

the sum of _____
 (\$ _____) with payment as follows: on completion

LATE CHARGE NOTICE: Accounts not paid within 30 days from billing date are subject to a service charge of 1-1/3% per month, which is an annual percentage rate of 16% on balances after subtracting payments.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this estimate.

Warranties do not cover maintenance or after-hours labor charges.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance: _____

Signature _____

Signature _____

Upon acceptance of this proposal, you are entering into a transaction which could result in a lien on your property if the contract amount is not paid when due.

Titan Investments LLC

3900 Old Cheney rd
 Ste 201-125
 Lincoln, NE 68516
 402.522.6707
 Titaninvestments@rocketmail.com

ESTIMATE

7-5-19

Invoice
 No. 19-
 1956

Bill To: Dynamic Investments

Quantity	Item	Description	Discount	Taxable	Unit Price	Total
		Cut and removal of trees from storm damage/tornado from May 5, 2019				\$20,000.00
		This estimate is good for 30 Days				

Subtotal:	
Tax:	
Shipping:	na
Miscellaneous:	
Balance Due:	\$20,000.00

Homeowner acceptance: _____ Date: _____

Titan Investments acceptance: _____ Date: _____

662394

Statement		DATE 7-7-19	TERMS ON RECEIPT
TO		S.K. SERVICES	
		BOX 125	
		DOUGLAS NE 68344	
IN ACCOUNT WITH		DYNAMIC INVESTMENT INC	
		2721 W. VAN DORN	
		LINCOLN NE	
REPAIR STORM DAMAGE TO SEWER SYSTEM LIFT STATION			
		PARTS + LABOR	1300.00
PD in Full CH # 2327 THANK YOU			
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT 1300.00























