

RECEIVED

FORM 425 JUL 15 2019

LANCASTER COUNTY CLERK 2019

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.

Name and Mailing Address of Person Filing Report; County Name; Filed; Destroyed Report Number; Description and Location of the Property; Property ID Number; Legal Description of the Real Property

Reasons for Requested Reassessment Due To Significant Damage

Date of Damage; March 11-14, 2019; Damage Occurred to: Land, Buildings

Significant Damage Due to: Flood, Fire, Tornado, Earthquake, Other Natural Disaster

Describe the significant damage, as defined in the instructions. Flood waters destroyed the basement of our home...

Attach Supporting Documents: Include any photographs, reports, damage estimates, repair estimates, insurance documents, or other documents

sign here; Signature of Person Filing the Report of Destroyed Real Property; Date: 7.15.2019

For County Board of Equalization's Use Only

Table with 2 columns: Current Year Assessed Value, Reassessment Value. Rows: Land, Buildings, 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.

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 this state is subject to taxation and must be assessed 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, the 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 report 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 for hear protests under [Neb. Rev. Stat § 77-1502](#), and must send a notice of the reassessment value for destroyed real property to the owner.

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 county board of equalizations final decision, 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 county board of equalization action regarding the valuation protest of the reassessment value for destroyed real property may be appealed to the Tax Equalization and Review Commission within thirty days after the board's final decision.

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.

Full description (cut off on printed version of Form 425):

Flood waters destroyed the basement of our home, half of which was finished. Water entered initially along one wall, then leaked through all four exterior walls. Upon removal of carpet within two days, black mold was discovered from previous flooding (prior to Dec. 2017 purchase.)

Complete basement demo was required, including removing of paneled walls, drop ceiling; shower and commode had to be removed to facilitate installation of drain tile, 4 wall anchors and 7 carbon fiber straps for north/south collapsing walls, and vapor barrier plus sump pump (paid \$20,995 to Epp Concrete).

Derelict gas pipes had to be removed; fireplace line had to be properly capped; and the kitchen had to be replumbed to remove old galvanized pipe (paid \$1,196.75 to Tom Hill, plumber).

Discovered asbestos (mitigated it.)

The electrical panel was illegal and a fire hazard, so had to rewire the basement and circuit breaker panel (pd \$4210; Allstar Electric); LES trenched the power underground and backyard landscaping was affected and will have to be reseeded.

Basement currently has no walls, ceiling, bathroom nor finished flooring; verbal estimates have ranged from \$3,000 to \$8,000+ (pending design decisions).

Hardware store supplies for demo, priming, sealing, treating mold (approx. \$1500 spent thus far). Insurance covered \$0.00. Trash dumpster cost \$272.00 (paid Kurtzer Bros.)

As a result of injury during demo, my son shattered his right wrist and required surgery to implant a metal plate and eight screws. I stepped on a nail and had medical bills from tetanus shot.



Current state of our basement. Drain tile and vapor barrier were completed 6/28/19. Much work remains to be done.

We qualified for an Urban Development Loan, but the fund has been depleted.

The rest of the work will take years to re-do.

Images from March and June 2019 show black mold and damage to other wooden structures. We lost storage shelves, drawers, and cabinets. Stairs and side entry need to be redone.



PAID

Supplement to Angela B. Taylor Form 425
Filed July 15, 2019
1659 Sioux St, Lincoln, NE 68502

HILL PLUMBING
5221 RANCHVIEW CT.
LINCOLN, NE 68516
402-875-0972

INVOICE

DATE	INVOICE #
4/11/2019	1380

BILL TO	JOB ADDRESS
ANGIE TAYLOR 1659 SIOUX ST. LINCOLN, NE 6852	SAME

DUE DATE	P.O. NUMBER
4/21/2019	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	NEW WATERLINES TO KITCHEN SINK. INSTALL WOODFORD SILLCOCK. <i>to back yard</i> ICEMAKER LINE TO FRIDGE REMOVE BASEMENT SHOWER AND TOILET. REMOVE OLD GALVANIZED WATER LINES. CAP GAS LINE TO FIREPLACE AND REMOVE ABANDONED GAS LINES.			1,196.75

Subtotal	1,196.75
0% Tax	
Total	1,196.75

pd. 4/13/19
✓#103

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Supplement to Angela B. Taylor Form 425
 Filed July 15, 2019
 1659 Sioux St, Lincoln, NE 68502



3128 S 6th St
 Lincoln NE 68502
 402.423.9192

Invoice

Date	Invoice #
7/9/2019	5784

EppConcrete

Bill To
Angie Taylor 1659 Sioux Street Lincoln, NE 68502

Rep	P.O. No.	Terms	Project
PE		Due on receipt	

Quantity	Description	Rate	Amount
7	Carbon Fiber Strap	500.00	3,500.00
145	3" Interior Drain Tile	52.00	7,540.00
1	BSP-50 Sump Pump w/ pit (full kit)	1,250.00	1,250.00
1	Window Well Drain	925.00	925.00
1	Egress Window w/ Window Well (full package)	5,110.00	5,110.00
1	Insulate Crawl Space Storage Area	600.00	600.00
	Wall Vapor Barrier	2,030.00	2,030.00
We appreciate your prompt payment.		Total	\$20,955.00

PAID

Supplement to Angela B. Taylor Form 425
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 1659 Sioux St, Lincoln, NE 68502

Allstar Electric, Inc.
 7421 Grand Oaks Drive
 Lincoln, NE 68516-4340

Invoice

Bill To
Angie Taylor 1659 SIOUX ST LINCOLN, NE 68502

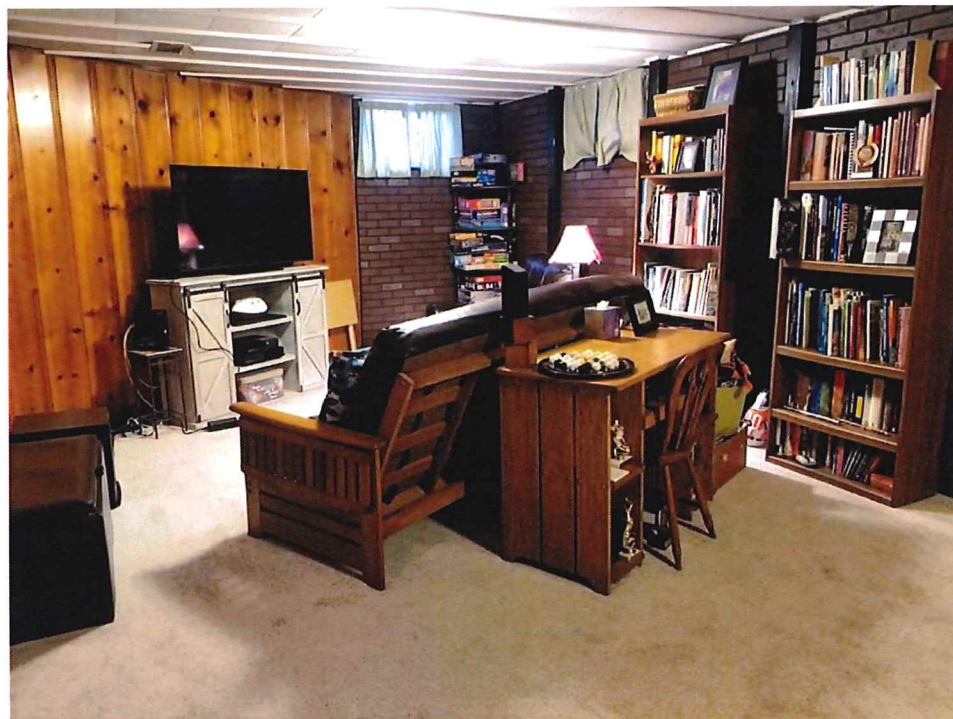
Date	Invoice #
5/6/2019	2102

Terms	Due Date	Project
Due on receipt	5/6/2019	New 200amp Service - East Wall

Description	Qty	Rate	Amount
New Underground 200amp Electrical Service. Relocated to East side of Basement. New 30" wide framed wall Floor to Ceiling. Wall against concrete foundation ledge. Junction Box to reroute Circuits not long enough to reach new Electrical Panel location.	1	3,250.00	3,250.00
Framed Wall.	1	200.00	200.00
Extras: Additional Time for unforeseen wiring issues. Licensed Electrician Hourly Rate	8	95.00	760.00
I had to take care of some of the items on the separate estimate #1388. I'm OK with not charging for them until the walls are framed. Then I can complete all the items on the separate estimate #1388.			

Thank you for your business.	Sales Tax
	Total \$4,210.00
	Payments/Credits \$0.00
	Balance Due \$4,210.00

Allstar Electric, Inc. is Option #2. All taxes have been paid on materials at the time of purchase. Sales tax is not owed on this invoice.



Pre-flood photos of what our basement looked like.

All walls, carpet, and ceiling are now gone.

The workbench below is also gone, along with other cabinets and storage.

