

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

Name and Mailing Address of Person Filing Report		County Name	Filed
Name <u>Robert Simpson</u>		<u>Scotts Bluff</u>	<u>6/11</u> , 20 <u>25</u>
Street or Other Mailing Address <u>140132 Derringer Rd.</u>		Report Number (Optional for County Use Only)	
City, Town, or Post Office <u>Mitchell</u>		Description and Location of the Property Complete a separate report for each parcel.	
State <u>NE</u>	Zip Code <u>69357</u>	Property Identification Number <u>010278834</u>	
Phone Number <u>972-809-9456</u>		Legal Description of the Real Property (For Example, Lot, Block, Addition, City Name, Section, Township, Range) <u>TR IN SW 34-22-56 (AKA TR 14&15)</u> <u>(41.73)</u>	
Email Address <u>resimpson68@gmail.com</u>			
Situs Address of Property, if Different than Address Above <u>Same</u>			

Reasons for Requested Reassessment Due To Significant Damage To the Real Property	
Date of Damage <u>5/18/25</u>	Damage Occurred to: <input type="checkbox"/> Land <input checked="" type="checkbox"/> Buildings
Damage Due to: <input type="checkbox"/> Flood <input type="checkbox"/> Fire <input type="checkbox"/> Tornado <input type="checkbox"/> Earthquake <input checked="" type="checkbox"/> Other, Specify <u>Straight line wind</u>	
Describe the damage, as defined in the instructions. <u>The building was blown over and moved about 100ft. The building is upside down with all the tin damaged & bent frame.</u>	
<input checked="" type="checkbox"/> 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 <u>67,300</u>	Land <u>67,300</u>	Land
Buildings <u>279,040</u>	Buildings <u>271,450</u>	Buildings
Total <u>346,340</u>	Total <u>338,750</u>	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 <u>Steven R. White</u>	Date <u>6/12/25</u>
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____.

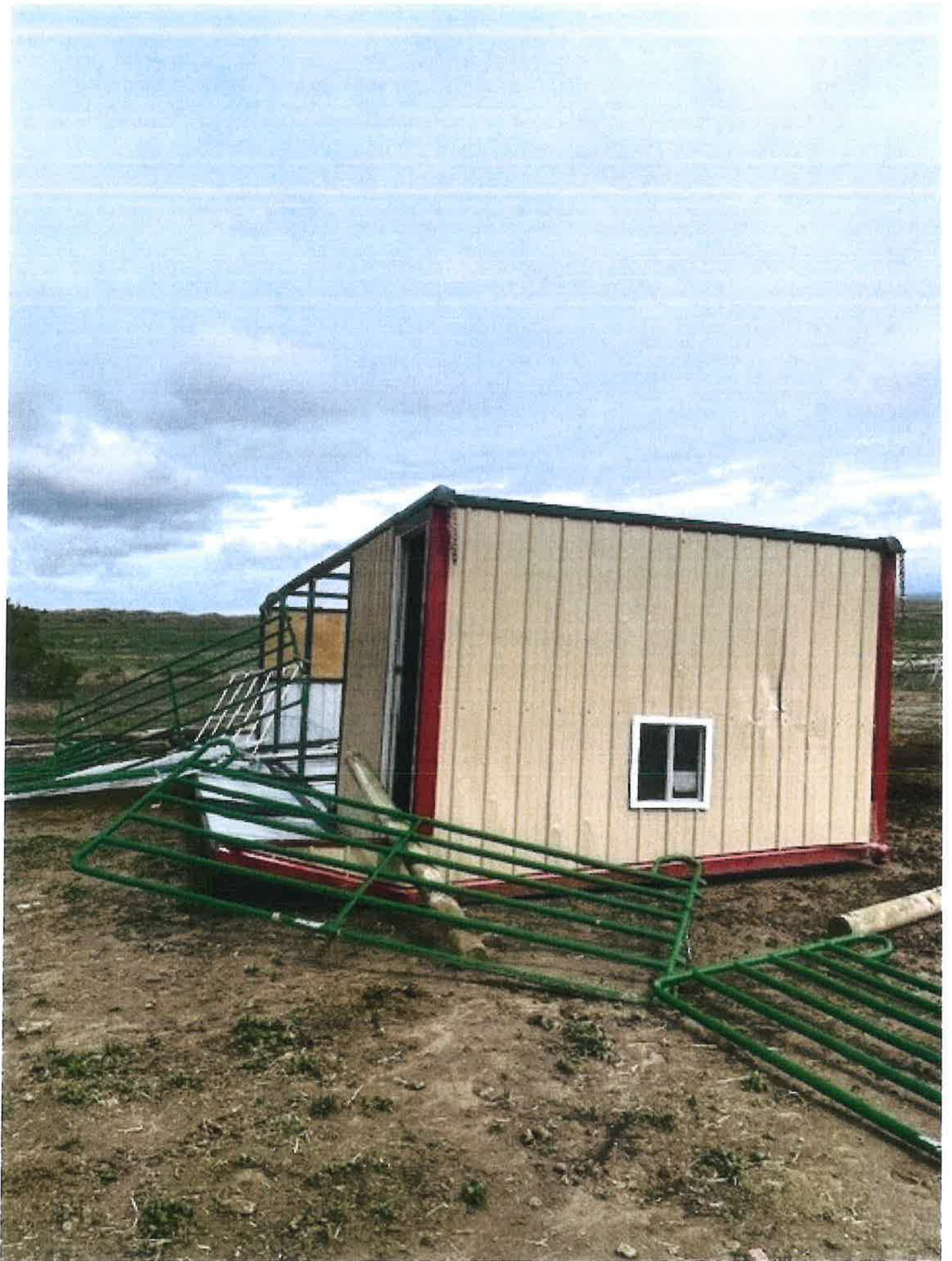
Signature of County Clerk

Date









Appoint. Day:

Appoint. Date:

Time:

Property Review Order

Order Taken by:

Date:

Parcel Number:

Contact Name:

Contact Phone #:

Legal Description:

TR IN SW 34-22-56 (AKA TR 14+15) (4) 73

Situs:

Reason for Review:

STRONG WINDS DESTROYED LOADING + TOOL SHED

164-168

Reviewed by:


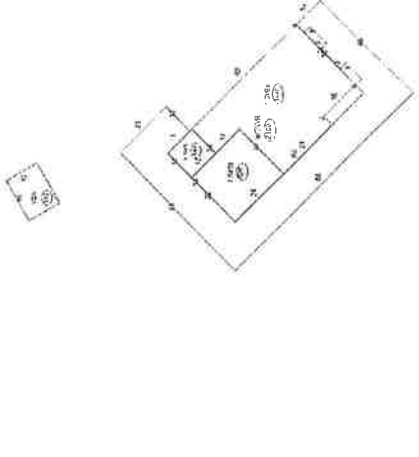
Date:

Results:

(Faint, illegible text visible in the background of this section)

SCOTTS BLUFF COUNTY

2024 Appraisal Property Record Card

<p>Parcel ID 010278834 Cadastral ID 1671-34-300-009 PAD Class Code 01-01-05-03-00-08 State GEO 1671-34-0-00000-000-0016 Owner SIMPSON/ROBERT & DARLA 140132 DERRINGER RD MITCHELL, NE 69357-1748 Situs 140132 DERRINGER RD MITCHELL NE 69357 Neighborhood 4503 - AREA 3 4500 LAND PARCELS District 51 - 20FMS15 Legal TR IN SW 34-22-56 (AKA TR 14&15) (41.73)</p>	<p>(16480)</p> 	<p>Sketch Image</p> 
<p>Property Valuation Buildings 215,790 Improvement 27,475 Total 243,265</p>	<p>Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Architecture RNCH - RANCH STYLE Base/Total 2,112 / 2,112 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Warmd & Cooled Air Roof Cover Composition Shingle Area of Slab 672 Area of Crawl 0 Fixture/Roughin 12 / 0 Bed/Bathroom 4 / 3.0 Basement Area 1,440 1,098 Rec Rm</p>	<p>Marshall & Swift Cost Approach (06/2019) Year/Effective Age 1993/23 Base Cost 64,06 Roofing Adj 2.61 Subfloor Adj 7.50 Heat/Cool Adj 5.80 Plumbing Adj 7.69 Basement Adj 20.97 Adjusted Cost 108,630 RCN (108,630 x 2,112) 229,425 Total Misc Impr 36,980 Garage Cost 0 Total RCN 266,405 Depr (Phys 19.00%, Func 0.00%) 50,615 Depr Misc Impr 0 RCNLD 215,790 Adj. RCNLD 215,790 Cost per Sq Ft 102.17</p>
<p>Code Description FLOOR Floor Allowance YDA Yard Shed Average WDWR Wood Deck - Wood Rail</p>	<p>Cost Source Size Year In MS Residential 2112 0 MS Residential 16x12 0 MS Residential 2100 2022</p>	<p>Units Unit Cost Depreciation Value 2,112 3.91 0.00% 8,260 192 15.05 0.00% 2,890 2,100 12.30 0.00% 25,830 Total Miscellaneous Improvements Value 36,980</p>
<p>Date Added Notes 12/01/2015 1671-34-0-00000-000-0016~</p>		

SCOTTS BLUFF COUNTY
2024 Appraisal Property Record Card

Parcel ID 010278834 (16480)

Cadastral ID 1671-34-300-009

PAD Class Code 01-01-05-03-00-08

State GEO 1671-34-0-00000-000-0016

Owner

SIMPSON/ROBERT & DARLA

140132 DERRINGER RD

MITCHELL, NE 69357-1748

Situs

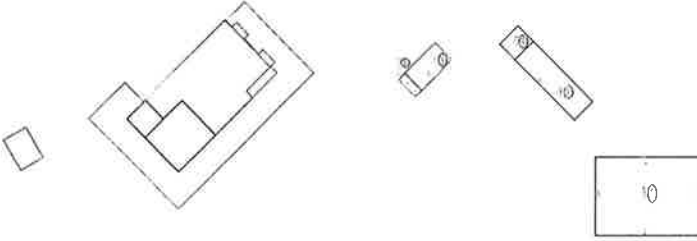
140132 DERRINGER RD MITCHELL NE 69357

Neighborhood 4503 - AREA 3 4500 LAND PARCELS

District 51 - 20FMS15

Legal

TR IN SW 34-22-56 (AKA TR 14&15) (41.73)

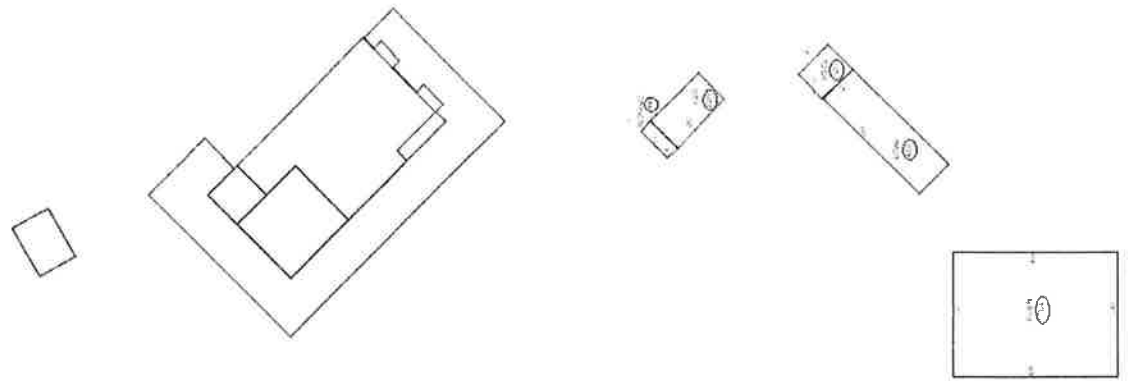


Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary			
1	YDG - Yard Shed Good Building Components	1	3.00	3.00	2023	0	20 x 11 x 7	Plank	Metal	220	Unit Cost (18.49 x 220)	4,070	Components Total	0
											Replacement Cost	4,070	Depr (Phys 1.00%, Func 0.00%)	40
											RCNLD	4,030		
2	WDRRC - Wood Deck, Wld Rail, Roof & Ceiling Building Components	0	3.00	3.00	2023	0	11 x 4 x 7		Metal	44	Unit Cost (50.79 x 44)	2,235	Components Total	0
											Replacement Cost	2,235	Depr (Phys 1.00%, Func 0.00%)	20
											RCNLD	2,215		
7	TOOL - Tool Shed Building Components	D	3.00	3.00	2023	0	10 x 12 x 7	Plank	Metal	120	Unit Cost (19.86 x 120)	2,385	Components Total	0
											Replacement Cost	2,385	Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	2,385		
8	FEBN - Feeder Barn Building Components	S	3.00	3.00	2023	0	49 x 36 x 7	Dirt	Metal	1,764	Unit Cost (8.05 x 1,764)	14,200	Components Total	0
											Replacement Cost	14,200	Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	14,200		

Value Subject to Economic Depreciation.

Parcel ID	010278834	(16480)	Legals:
Owners Name	SIMPSON/ROBER		TR IN SW 34-22-56 (AKA TR 14&15) (41.73)
Situs	140132 DERRINGER RD MITCHELL NE 69357		
Neighborhood	4503 - AREA 3 4500 LAND		

Site Plan



Record Information

Parcel 010278834 Title Name: SIMPSON/ROBERT DARLA

Legals: 34-22-56 Ac: 41.730

Parcel Values Growth Current Land Review (Future) Land Parcel Image Sales CAMA GIS Taxes Attachments Linked Record

Codes

Status	01 Improved	Current District	0051 - 20FMS15
Use	01 Single Family	Previous District	0051 - 20FMS15
Zoning	05 Agricultural	County Area	4503 - AREA 3 A
Location	03 Rural	Neighborhood	4503 - AREA 3 A
City Size	00 N/A	Location / Group	0082 - 82 RUR R
Parcel Size	08 20.01-40.00 Acres	Irrigation	N/A
	Mobile Home	Taxability	00 Taxable Privat

Values

	Previous Values (2024)	Current Values (2025)
Dwelling / Building	230,895	249,365
Other Improvements	27,475	29,675
Land / Lot Value	67,300	67,300
Total Value	325,670	346,340
Homestead Exempt	0	0
Taxable Value	325,670	346,340
Greenbelt Value	67,300	67,300

Current Values (2025)

Dwelling		\$249,365
Yard Shed	\$4,350	
Wood Deck	\$2,390	
Tool Shed	\$2,570	
Feeder Barn	\$15,345	
Loafing Shed	\$5,020	
Other Improvements		\$29,675
Land		\$67,300
Total		\$346,340

Suggested Values (2025)

Dwelling		\$249,365
Yard Shed	\$4,350	
Wood Deck	\$2,390	
Tool Shed		
Feeder Barn	\$15,345	
Loafing Shed		
Other Improvements		\$22,085
Land		\$67,300
Total		\$338,750

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