

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 <u>Scotts Bluff</u>	Filed <u>June 2nd</u> , 20 <u>25</u> KB
Name <u>Tommy T + Lori L. Tarr</u>			Report Number (Optional for County Use Only)	
Street or Other Mailing Address <u>40515 Ore Road</u>			Description and Location of the Property Complete a separate report for each parcel.	
City, Town, or Post Office <u>Minatare</u>	State <u>NE</u>	Zip Code <u>69356</u>	Property Identification Number <u>0010345116</u>	
Phone Number <u>308-641-4324</u>			Legal Description of the Real Property (For Example, Lot, Block, Addition, City Name, Section, Township, Range) <u>PT NW (N+W+ Above Canal) 21-23-53</u> <u>(43.45)</u>	
Email Address <u>ltarr1955@gmail.com</u>				
Situation Address of Property, if Different than Address Above				

Reasons for Requested Reassessment Due To Significant Damage To the Real Property	
Date of Damage <u>05-17-2025</u>	Damage Occurred to: <input type="checkbox"/> Land <input checked="" type="checkbox"/> Buildings
Damage Due to: <input type="checkbox"/> Flood <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Tornado <input type="checkbox"/> Earthquake <input type="checkbox"/> Other, Specify _____	
Describe the damage, as defined in the instructions. <u>Home fire - total loss</u>	
<input 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]
Signature of Person Filing the Report

6/2/2025
Date

For County Use Only

Current Year Assessed Value	Assessor Recommended Reassessment Value	CBOE Final Reassessment Value
Land <u>44,390</u>	Land <u>44,390</u>	Land
Buildings <u>328,815</u>	Buildings <u>65,760</u>	Buildings
Total <u>373,205</u>	Total <u>110,150</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.	
<u>[Signature]</u> Signature of County Assessor or their Designee	<u>6/12/25</u> 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]
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]
Signature of County Clerk

Date



farmers mutual
of nebraska

Farmers Mutual of Nebraska - Lincoln
501 South 13th Street
Lincoln, Nebraska 68508

CLAIM NO.:100-00-09032

Reinspection ☐

Policy No.: FG890633

Date of Loss: 05/17/2025 1:01 AM

Type of Loss: Property

Deductible: \$0.00

Year Built: **Cat No.:**

Adjuster: Mark Butcher

Phone: (308) 635-2028

Email: mbutcher@fmne.com

TOM TARR

40515 Ore Rd

Minatare NE 69356-4470

Home phone:

Business phone:

Mobile phone: (308) 641-4324

Bus. Fax:

Contact:

Loss address:

40515 Ore Rd

Minatare NE 69356-4470

Status: ☐ Claim Opened

Age: 12d 10h

Assignees: Mark Butcher + 1 other

Originated: 05/19/2025, 4:52 AM by Todd Lane (Farmers Mutual of Nebraska - Home Office)

Created: 05/19/2025

Assigned: 05/19/2025

Received: 05/19/2025

Contacted:

Inspected:

Estimated:

Approved:

Job Started:

Completed:

Closed:

Overall risk condition:

Policy Type: Farm

Renewed: time(s)

Effective from: 08/08/2024 **to:** 08/08/2025

Coverage	Limits	Deductible	Reserve
1 - LOC 1 - Cover...			
1 - LOC 1 - Cover...	\$284,760.00		
1 - LOC 1 - Cover...	\$406,800.00		
LOC 1 - Outside ...	\$5,000.00		

THEY HAD A HOUSE FIRE ON 05/17 AND
NEEDS TO START A CLAIM

Fire

GENERAL COMMENTS

Insured had there house start fire, spoke with insureds and with both Minatare and Scottsbluff rural fire dept. which both were on scene. From speaking to them the second floor of the house had collapsed into the first floor, from the info from the insureds it appears that the fire started in the attic but could not

Claim 100-00-09032

05/29/2025

be determined by any of the departments on scene. I spoke with the fire Marshall, Ryan Sylvester, he did not go to the scene, once the two departments told him the second floor had collapse into the main floor he would not be able to tell cause of loss for certain so he had the Fire Chiefs determine cause of loss at the scene. Both departments are going to complete a fire report and send them to me. Will meet with insured today at 1:30, Shane and Brent are also going to go to the fire ,





farmers mutual

Farmers Mutual of Nebraska - Lincoln

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Lincoln, Nebraska 68508

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Policy Type: Farm

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Record Information

Parcel 010345116 Title Name: TARR/TOM T LORILL

Legals: 21-23-53 Ac: 43.450

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

Codes

Status	01 Improved	Current District	0089 - 64FC32
Use	05 Agricultural	Previous District	0089 - 64FC32
Zoning	05 Agricultural	County Area	0003 - AREA 3 AGLAND
Location	03 Rural	Neighborhood	0003 - AREA 3 AGLAND
City Size	00 N/A	Location / Group	0010 - 10 RURAL AG
Parcel Size	09 40.01-160.00 Acres	Irrigation	N/A
		Taxability	00 Taxable Private

Values

	Previous Values (2024)	Current Values (2025)	Appr
Dwelling / Building	263,055	263,055	
Other Improvements	65,760	65,760	
Land / Lot Value	42,350	44,390	
Total Value	371,165	373,205	
Homestead Exempt	0	0	
Taxable Value	371,165	373,205	
Greenbelt Value	42,350	44,390	

Current Values (2025)

Dwelling	\$263,055
Other Improvements	\$65,760
Land	\$44,390
Total	\$373,205

Suggested Values (2025)

Dwelling	\$0
Other Improvements	\$65,760
Land	\$44,390
Total	\$110,150



02 07 2019



2025/6/4



Appoint. Day: Wed

Appoint. Date: 6/4/25

Time: P.M.

Property Review Order

Order Taken by: ROBERT

Date: 6/2/25

Parcel Number: 010345 116

Contact Name: Tommy + LORI TARR

Contact Phone #: 308 641 4324

Legal Description:

PT NW (N + W) + ABOVE CANAL 21-23-53

Situs: 40415 ORE RD
MINATARE NE 69356

Reason for Review:

HOUSE FIRE - TOTAL LOSS

Reviewed by: SR TP

Date: 6/4/25

Results:

PICS 85-89


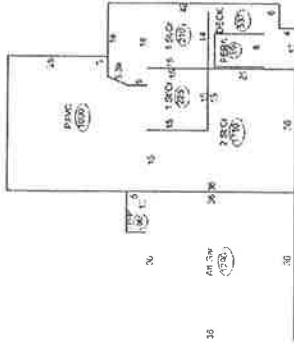
HOUSE COMPLETE LOSS

NOT SURE IF THEY WILL REBUILD

OUTBUILDING DAMAGED, BUT NOT 20%

SCOTTS BLUFF COUNTY

2024 Appraisal Property Record Card

<p>Parcel ID 010345116 Cadastral ID 1655-21-200-003 PAD Class Code 01-05-03-00-09 State GEO 1655-21-0-00000-000-0010 Owner TARR/TOM T & LORI L 40415 ORE RD MINATARE, NE 69356 Situs 40415 ORE RD MINATARE NE 69356 Neighborhood 3 - AREA 3 AGLAND District 89 - 64FC32 Legal PT NW (N & W & ABOVE CANAL) 21-23-53 (43.45)</p>		<p>(15890) Primary Image</p>  <p>02 07 2019</p>		<p>Sketch Image</p> 	
<p>Property Valuation Buildings 194,855 Improvement 48,710 Total 243,565</p>		<p>Residential Information Type Single-family Residence Quality 3.00 - Average Condition 2STY - 2 STORY HOUSE Architecture 1,290 / 2,145 Base/Total 20 % - One Story Style 80 % - Two Story Exterior Wall 100 % - Frame, Plywood or Hardboard Heating/Cooling 100 % - Electric Baseboard Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 1,290 Fixture/Roughin 8 / 0 Bed/Bathroom 2 / 2.0 Basement Area 0</p>		<p>Marshall & Swift Cost Approach Year/Effective Age 2001/22 Base Cost 62.50 Roofing Adj 3.33 Subfloor Adj 8.47 Heat/Cool Adj 3.26 Plumbing Adj 5.05 Basement Adj 0.00 Adjusted Cost 82,610 RCN (82,610 x 2,145) 177,200 Total Misc Impr 23,835 Garage Cost 0 Total RCN 201,035 Depr (Phys 17.00%, Func 0.00%) 34,175 Depr Misc Impr 0 Depr Garages 27,995 RCNLD 194,855 Adj. RCNLD 194,855 Cost per Sq Ft 90.84</p>	
<p>Code Description 701 Attached Garage</p>		<p>Quality 3.00 Year 0 Dimensions 36.00 x 36.00 Units 1,296 sqft</p>		<p>Cost PD, FD 21.60 0.00%, 0.00% Total Garages Value 27,995</p>	
<p>Code Description FLOOR Floor Allowance OSP Open Slab Porch WOD Wood Deck PERA Pergola - Average PAVC Concrete Paving WST Wood Stove</p>		<p>Cost Source MS Residential Size 2145 Year In 0 2017 2017 2017 0</p>		<p>Units 2,145 Unit Cost 3.91 Depreciation 7.01 12.16 10.93 5.41 1625.00 Total Miscellaneous Improvements Value 23,835</p>	
<p>Date Added Notes 07/10/2018 Protest: 10345116 on 7/10/2018 Board Description: Values Changed: Dwelling: From \$239,010 to \$237,295 Outbuilding: From \$1,715 to \$0 Land/Lot: From \$33,209 to \$33,209</p>					

SCOTTS BLUFF COUNTY
2024 Appraisal Property Record Card

Date Added Notes

07/12/2017 Protest: 10345116 on 7/12/2017

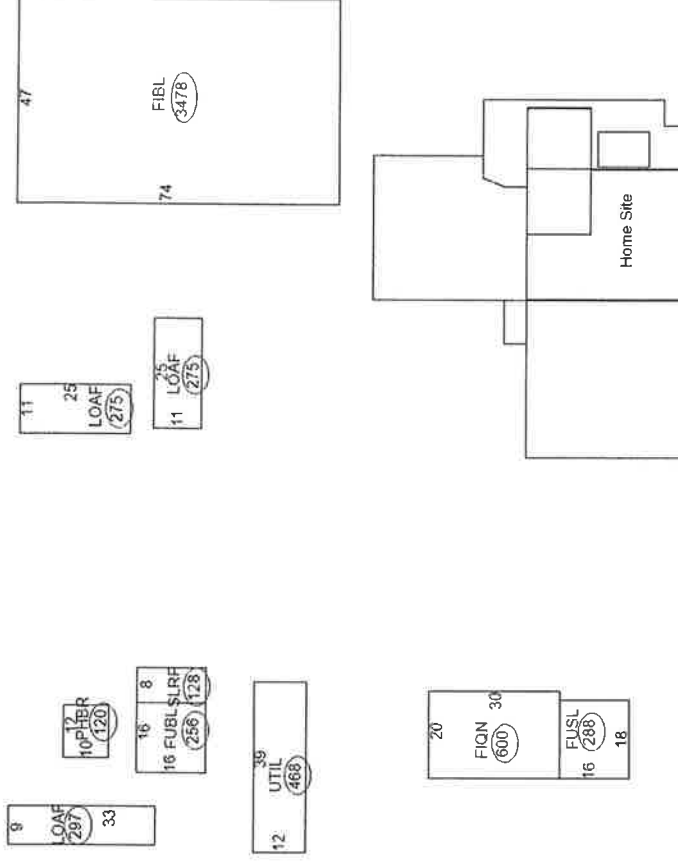
Board Description:

Values Changed:
Dwelling: From \$62,385 to \$224,885
Outbuilding: From \$6,813 to \$0
Land/Lot: From \$27,440 to \$27,440

03/22/2017 Form 521 Electronic - Adjustment (Book: 2017 Page: 00652 Ext: Sale Date: 01/31/2017) Adjustment: 0.00 Reason: FAMILY NO CONSIDERATION

SCOTTS BLUFF COUNTY
2024 Appraisal Property Record Card

Parcel ID (15890)
Cadastral ID 010345116
PAD Class Code 1655-21-200-003
State GEO 01-05-05-03-00-09
Owner 1655-21-0-000000-000-0010
TARRANT T & LORIL
40415 ORE RD
MINATARE, NE 69356
Situs
40415 ORE RD MINATARE NE 69356
Neighborhood 3 - AREA 3 AGLAND
District 89 - 64FC32
Legal
PT NW (N & W & ABOVE CANAL) 21-23-53
(43.45)



Seq	Description	Class	Qual	Cond	Year	Eff	Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary
1	PHBR - Poultry House, Floor Op, Breeder Building Components	D	3.00	1.00	1980	43	12	10 x 6	Plank	Asphalt-Shingles	120	Unit Cost (19.02 x 120) Components Total Replacement Cost Depr (Phys 94.00%, Func 0.00%) RCNLD
												2,280 0 2,280 2,145 135
2	SLRF - Slab w/Roof Building Components	D	3.00	3.00	1980	22	16	8 x 8	Concrete		128	Unit Cost (18.28 x 128) Components Total Replacement Cost Depr (Phys 46.00%, Func 0.00%) RCNLD
												2,340 0 2,340 1,075 1,265 5,175
3	FUBL - Farm Utility Building Building Components	D	3.00	3.00	1980	43	16	16 x 8	Concrete	Metal	256	Unit Cost (20.22 x 256) Components Total Replacement Cost Depr (Phys 90.00%, Func 0.00%) RCNLD
												0 5,175 4,660 515
4	LOAF - Loafing Shed Building Components	D	2.00	3.00	2014	9	25	11 x 7	Dirt	Metal	275	Unit Cost (9.29 x 275) Components Total Replacement Cost Depr (Phys 18.00%, Func 0.00%) RCNLD
												2,555 0 2,555 460 2,095

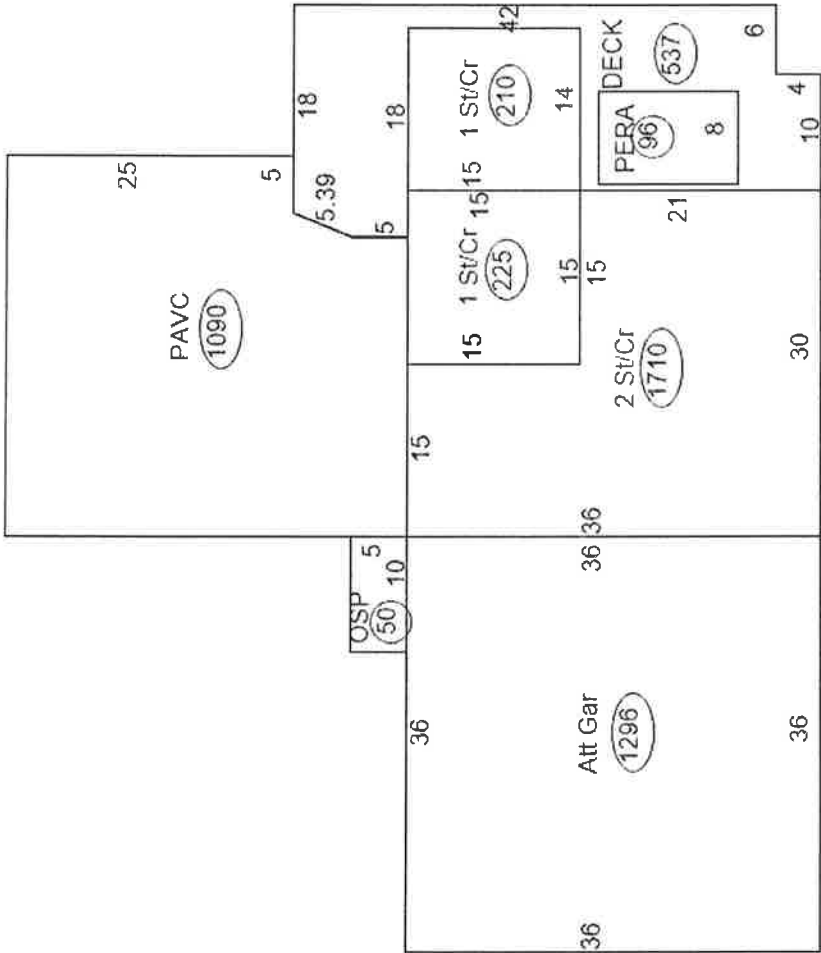
SCOTTS BLUFF COUNTY

2024 Appraisal Property Record Card

Parcel ID	010345116	Owner	(15890)	Class	Qual	Cond	Year	Eff	Age	Dimensions	Floor	Roofing	Legal	PT NW (N & W & ABOVE CANAL)	21-23-53	(43.45)
Seq	Description													Total Units	Valuation Summary	
5	LOAF - Loafing Shed Building Components	D	3.00	3.00	2017	6	25	11	x 7					275	Unit Cost (9.62 x 275)	2,645
															Components Total	0
															Replacement Cost	2,645
															Depr (Phys 12.00%, Func 0.00%)	315
															RCNLD	2,330
6	FUSL - Farm Utility Shelter Building Components	D	2.00	3.00	1980	43	18	x 16	x 8		Concrete	Metal		288	Unit Cost (6.25 x 288)	1,800
															Components Total	0
															Replacement Cost	1,800
															Depr (Phys 90.00%, Func 0.00%)	1,620
															RCNLD	180
7	LOAF - Loafing Shed Building Components	D	2.00	2.00	1980	43	33	x 9	x 0					297	Unit Cost (9.50 x 297)	2,820
															Components Total	0
															Replacement Cost	2,820
															Depr (Phys 92.00%, Func 0.00%)	2,595
															RCNLD	225
8	UTIL - utility building Building Components	0	2.00	3.00	2014	5	36	x 12	x 8					468	Unit Cost (13.43 x 468)	6,285
															Components Total	0
															Replacement Cost	6,285
															Depr (Phys 10.00%, Func 0.00%)	630
															RCNLD	5,655
9	FIQN - Farm Implement Arch-rib, Quon Building Components	D	3.00	3.00	1980	43	30	x 20	x 10		Concrete	Metal		600	Unit Cost (22.22 x 600)	13,330
															Components Total	0
															Replacement Cost	13,330
															Depr (Phys 90.00%, Func 0.00%)	11,995
															RCNLD	1,335
10	FIBL - Farm Implement Building Building Components	D	2.00	2.00	2014	9	47	x 74	x 9		Dirt	Metal		3,478	Unit Cost (11.77 x 3,478)	40,935
															Components Total	0
															Replacement Cost	40,935
															Depr (Phys 19.00%, Func 0.00%)	7,780
															RCNLD	33,155
11	YDA - Yard Shed Average Building Components	1	3.00	3.00	2014	5	10	x 12	x 8					120	Unit Cost (16.88 x 120)	2,025
															Components Total	0
															Replacement Cost	2,025
															Depr (Phys 10.00%, Func 0.00%)	205
															RCNLD	1,820
															Outbuildings Total	48,710

SCOTTS BLUFF
Residential Sketch

Parcel ID	010345116	(15890)	Legals:
Owners Name	TARR/TOM T &		PT NW (N & W & ABOVE CANAL) 21-23-53
Situs	40415 ORE RD MINATARE NE 69356		(43.45)
Neighborhood	3 - AREA 3 AGLAND		



Sketch
06/03/2025
10:57:59 AM

SCOTTS BLUFF Residential Site Plan

Parcel ID 010345116 (15890)
Owners Name TARRANT T &
Situs 40415 ORE RD MINATARE NE 69356
Neighborhood 3 - AREA 3 AGLAND

Legals:
PT NW (N & W & ABOVE CANAL) 21-23-53
(43.45)

Site Plan

