

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID 070053189				Legal				Card File / Perm 070053189					
Owner STC BENZEL FARMS, LLC 6180 OTOE RD ALLIANCE, NE 69301				E1/2 15-25-48 333.28 ACRES S-T-R: 15-25-48 Acres: 333.280				Situs 2140 CR 61 ALLIANCE, NE 69301					
County Area	2	MARKET AREA 2 AGLAND		Class Code	01-05-05-03-00-10			Value	Previous		Current		
Neighborhood	450	AG RESIDENTIAL		State GEO	1365-15-0-00000-000-0001			Buildings	136,865		134,684		
Location / Group	6	AG RESIDENTIAL		Cadastral	0000-0000-			Improvement	84,850		62,612		
Valuation / Group	84	AG RESIDENTIAL		Book / Page	2018 / 0489			Land / Lots	654,492		865,516		
District	95	52A 8-6		Sale Date	02/27/2018			Total	876,207		1,062,812		
School	07-0006			Sale Amount	0								
Irrigation	20	Pivot / Well											
Date Added Notes													
07/11/2024	Per 2025 rural review, no changes made												
09/03/2020	Per 2020 rural review and no returned survey, did drive by exterior inspection- Remove value of OB # 10, and # 3 on site plan was not in site improvements but is NV. Pick up Small Steel container 20 x 8 for 2016- (OB # 12), Attach new site plan.												
04/23/2018	Form 521 Electronic - Adjustment (Book: 2018 Page: 0488 Ext: Sale Date: 11/09/2017) Adjustment: 0.00 Reason: NONQUALIFIED, TRANSFERRING INTO A LIFE ESTATE.												
04/23/2018	Form 521 Electronic - Adjustment (Book: 2018 Page: 0489 Ext: Sale Date: 02/27/2018) Adjustment: 0.00 Reason: NONQUALIFIED, TRANSFERRING INTO A LLC. ALSO INCLUDES 070053286, 070048975, 070048967, 070046840.												
03/14/2016	PER B OF E RESOLUTION 7-18-00 ML-REPRICED NEW OUTBUILDING PER B OF E 7/11/00												
12/08/2015	UPDATE OUTBUILDINGCODES/REMOVE CHICKEN HOUSE NV PER RURAL REVIEW 2016.												
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1617	IRRG	1A1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		89.340	3,000	268,020	0			
1618	IRRG	1A	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1A	N		93.080	3,000	279,240	0			
1621	IRRG	2A	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2A	N		0.520	3,000	1,560	0			
1736	IRRG	4A1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4A1	N		7.020	2,200	15,444	0			
5101	IRRG	1A	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1A	N		31.060	3,000	93,180	0			
5102	IRRG	2A	ALLIANCE LOAM- 3 TO 6 PERCENT SLOPES	2A	N		23.570	3,000	70,710	0			
5109	IRRG	2A	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	2A	N		1.020	3,000	3,060	0			
5110	IRRG	4A1	ALLIANCE-ROSEBUD LOAMS- 6 TO 11 PERCENT SLOPES	4A1	N		10.500	2,200	23,100	0			
5625	IRRG	2A1	DUROC LOAM- OCCASIONALLY FLOODED	2A1	N		4.720	3,000	14,160	0			
							260.830		768,474				
1617	DRY	1D	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1D	N		16.380	940	15,397	0			
1618	DRY	1D	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1D	N		3.960	940	3,722	0			
1621	DRY	2D	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2D	N		1.530	940	1,438	0			
5101	DRY	1D	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1D	N		13.890	940	13,057	0			
5102	DRY	2D	ALLIANCE LOAM- 3 TO 6 PERCENT SLOPES	2D	N		4.480	940	4,211	0			
5109	DRY	2D	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	2D	N		1.290	940	1,213	0			

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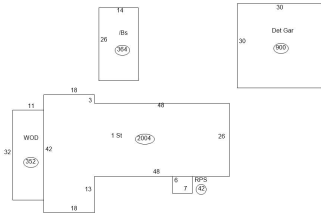
Parcel ID	070053189			Owner	STC BENZEL FARMS, LLC			Legal	E1/2 15-25-48		333.28 ACRES		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
5625	DRY	2D1	DUROC LOAM- OCCASIONALLY FLOODED	2D1	N		1.090	940	1,025	0			
5936	DRY	4D1	CREIGHTON VERY FINE SANDY LOAM- 6 TO 11 PERCENT SLOPES	4D1	N		0.220	735	162	0			
							42.840		40,225				
1617	GRAS	4G1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	4G1	N		1.480	440	651	0			
1618	GRAS	4G1	KEITH LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		1.130	440	497	0			
1736	GRAS	4G1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4G1	N		0.550	440	242	0			
5109	GRAS	3G	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	3G	N		4.610	440	2,028	0			
5110	GRAS	3G	ALLIANCE-ROSEBUD LOAMS- 6 TO 11 PERCENT SLOPES	3G	N		3.080	440	1,355	0			
5143	GRAS	4G	BUSHER-TASSEL LOAMY VERY FINE SANDS- 6 TO 30 PERCENT SLOPES	4G	N		1.570	440	691	0			
5616	GRAS	2G	CRAFT VERY FINE SANDY LOAM- OCCASIONALLY FLOODED	2G	N		0.110	440	48	0			
5625	GRAS	3G	DUROC LOAM- OCCASIONALLY FLOODED	3G	N		0.580	440	255	0			
							13.110		5,767				
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		4.000	5,000	20,000	0			
803	803	803	RMST3-REMAINING	FARM REMAIN ACRES	N		4.420	2,500	11,050	0			
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		7.080	0	0	0			
Land Total							333.280		865,516				
Sale Date	Book	Page	Extend	Ownership History							Amount		
11/09/2017	2018	0488		BENZEL/JOYCE (LIFE ESTATE							0		
11/19/1979	87	844		BENZEL/CARL & EMMA							320,000		
				BENZEL/ALBERT D & JOYCE R							0		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	6927	95	136,865	84,850	654,492	876,207	0	876,207	8,445.30	0			
2023	6918	95	136,865	84,850	647,492	869,207	0	869,207	12,431.16	0			
2022	6913	95	117,985	84,850	647,492	850,327	0	850,327	12,823.92	0			
2021	6855	95	117,985	84,850	647,492	850,327	0	850,327	12,904.94	0			
2020	6858	95	128,207	53,779	647,492	829,478	0	829,478	12,735.46	0			

Parcel ID070053189OwnerSTC BENZEL FARMS, LLCLegalE1/2 15-25-48333.28 ACRES

Primary Image

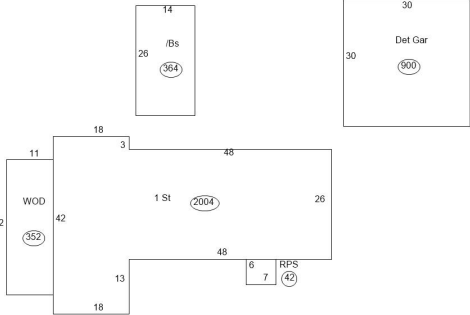


Sketch



Site Plan



Parcel ID070053189 Cadastral ID0000-0000- PAD Class Code01-05-05-03-00-10 State GEO1365-15-0-00000-000-0001 Owner STC BENZEL FARMS, LLC 6180 OTOE RD ALLIANCE, NE 69301 Situs 2140 CR 61 ALLIANCE NE 69301 Neighborhood450 - AG RESIDENTIAL District95 - 52A 8-6 Legal E1/2 15-25-48 333.28 ACRES	(6240)	Primary Image 	Sketch Image 
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Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	134,684	Type	Single-family Residence	Year/Effective Age	1924/25	
Improvement	62,612	Quality	2.00 - Fair	Base Cost	89.01	
Land/Lot	865,516	Condition	3.00 - Average	Roofing Adj	3.01	
Total	1,062,812	Base/Total	2,004 / 2,004	Subfloor Adj	10.63	
		Style	100 % - One Story	Heat/Cool Adj	7.52	
		Exterior Wall	100 % - Frame, Stucco	Plumbing Adj	6.61	
		Heating/Cooling	100 % - Warmed & Cooled Air	Basement Adj	6.87	
		Roof Cover	Composition Shingle	Adjusted Cost	123.650	
		Area of Slab	0	RCN (123.650 x 2,004)	247,795	
		Area of Crawl	0	Total Misc Impr	7,000	
		Fixture/Roughin	9 / 0	Garage Cost	0	
		Bed/Bathroom	2 / 1.0	Total RCN	254,795	
		Basement Area	364	Depr (Phys 21.00%, Func 0.00%)	53,507	
				Depr Misc Impr	0	
				Depr Garages	5,918	
				Total before Econ	207,206	
				Econ Depr 35.00%	72,522	
				RCNLD	134,684	
				Adj. RCNLD	134,684	
				Cost per Sq Ft	67.21	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
706	Detached Garage	2.00	1930	30.00 x 30.00	900 sqft	32.88	80.00%, 0.00%	5,918
Approximate value after 0.00% physical, 0.00% functional and 35.00% economic depreciation is 3,847								

						Total Garages Value		5,918
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
RPS	Raised Slab Porch with Roof	MS Residential	42	0	42	42.78	0.00%	1,797
WOD	Wood Deck	MS Residential	352	0	352	14.78	0.00%	5,203
Total Miscellaneous Improvements Value								7,000

Date Added	Notes
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2025 Appraisal Property Record Card

Date Added	Notes
03/14/2016	PER B OF E RESOLUTION 7-18-00 ML~REPRICED NEW OUTBUILDING PER B OF E 7/11/00
12/08/2015	UPDATE OUTBUILDINGCODES/REMOVE CHICKEN HOUSE NV PER RURAL REVIEW 2016.

Parcel ID	070053189	(6240)
Cadastral ID	0000-0000-	
PAD Class Code	01-05-05-03-00-10	
State GEO	1365-15-0-00000-000-0001	
Owner		
	STC BENZEL FARMS, LLC	
	6180 OTOE RD	
	ALLIANCE, NE 69301	
Situs		
	2140 CR 61 ALLIANCE NE 69301	
Neighborhood	450 - AG RESIDENTIAL	
District	95 - 52A 8-6	
Legal		
	E1/2 15-25-48	
	333.28 ACRES	



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FLB3 - AVE BIN Building Components	0	1.00	3.00	1987	0	30d x 18h			10,219	Unit Cost (0.30 x 10,219)	3,066
											Components Total	0
											Replacement Cost	3,066
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	3,066
2	FLB3 - AVE BIN Building Components	0	1.00	2.00	1985	0	30d x 17h			9,652	Unit Cost (0.30 x 9,652)	2,896
											Components Total	0
											Replacement Cost	2,896
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	2,896
5	FIBL - Farm Implement Building Building Components	D	3.00	3.00	1999	26	150 x 60 x 15	Dirt	Metal	9,000	Unit Cost (16.01 x 9,000)	144,090
											Components Total	0
											Replacement Cost	144,090
											Depr (Phys 80.00%, Func 0.00%)	115,272
											RCNLD	28,818
6	FUBL - Farm Utility Building Building Components	D	3.00	3.00	1990	35	62 x 30 x 14	Concrete	Metal	1,860	Unit Cost (18.45 x 1,860)	34,317
											Components Total	0
											Replacement Cost	34,317
											Depr (Phys 80.00%, Func 0.00%)	27,454
											RCNLD	6,863

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
7	FT2C - Feeding Trough, 2-Sided, Concrete Building Components	0	3.00	1.00	1985	46	605 x 0 x 0			605	Unit Cost (81.50 x 605)	49,308
											Components Total	0
											Replacement Cost	49,308
											Depr (Phys 80.00%, Func 0.00%)	39,446
											RCNLD	9,862
8	PAVC - Paving, Concrete 4 - 6 Inch. APRON Building Components	D	3.00	1.00	1985	46	605 x 6 x 0			3,630	Unit Cost (2.42 x 3,630)	8,785
											Components Total	0
											Replacement Cost	8,785
											Depr (Phys 80.00%, Func 0.00%)	7,028
											RCNLD	1,757
9	BNGP - Barn, General Purpose Building Components	D	3.00	3.00	1930	95	32 x 30 x 8	Concrete	Metal	960	Unit Cost (37.50 x 960)	36,000
											Components Total	0
											Replacement Cost	36,000
											Depr (Phys 80.00%, Func 0.00%)	28,800
											RCNLD	7,200
12	SCS - STEEL CONT,SMALL Building Components		3.00	0.00	2016	0				160	Unit Cost (13.44 x 160)	2,150
											Components Total	0
											Replacement Cost	2,150
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	2,150
										Outbuildings Total		62,612