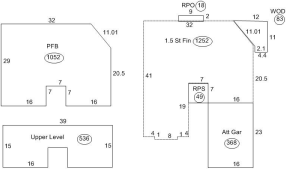


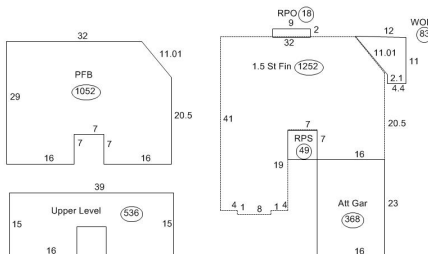
BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070072515				Legal				Card File / Perm 070072515					
Owner GREEN/KENT L & JILL J 5831 KNOX ALLIANCE, NE 69301				TRACT IN N1/2 6-25-47 11.89 ACRES S-T-R: 06-25-47 Acres: 11.890				Situs 5831 KNOX ALLIANCE, NE 69301					
County Area	2	MARKET AREA 2 AGLAND		Class Code	01-05-05-03-00-07			Value	Previous		Current		
Neighborhood	450	AG RESIDENTIAL		State GEO	1363-06-0-00000-000-0003			Buildings	249,065		205,671		
Location / Group	6	AG RESIDENTIAL		Cadastral	0000-0000-			Improvement	114,750		55,972		
Valuation / Group	84	AG RESIDENTIAL		Book / Page	2023 / 01403 Ext: 01404			Land / Lots	34,063		47,916		
District	95	52A 8-6		Sale Date	11/16/2023			Total	397,878		309,559		
School	07-0006			Sale Amount	0								
Irrigation	00	No Irrigation											
Date Added Notes													
08/02/2024	Per 2025 Rural Review, removed #5 tool shed. No other changes. Updated photos and site plan.												
12/28/2023	Form 521 Electronic - Adjustment (Book: 2023 Page: 01403 Ext: 01404 Sale Date: 11/16/2023) Adjustment: 0.00 Reason: Non-qualified, gift from mother to child												
12/28/2023	Form 521 Electronic - Comments (Book: 2023 Page: 01403 Ext: 01404 Sale Date: 11/16/2023) Comment: 070072515												
11/02/2022	Picked up SCM from Pictometry												
09/22/2020	Per rural review and no returned survey, did drive by exterior inspection- Remove OB#4 (PAVC) No other changes. Site plan is ok as is.												
03/14/2016	6/16/14(2014-0855) Deed of Distribution by Personal Representative: PASSES ½ INTEREST FROM ESTATE OF LEONARD L GREEN TO NORMA J GREEN, TRUSTEE OF THE LEONARD L GREEN FAMILY TRUST												
03/14/2016	PER B OF E 2001 REVIEWED OUT BUILDINGS												
01/04/2016	PER 2016 RURAL REIVEW, NO SURVEY, BASEMENT ALREADY AT FULL FINISH. UPDATED CODES ON OUTBUILDINGS, ATTACHED SITE PLAN.												
					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					4	00 N/A	REMOVE SHLT & IRRIGATED	08/03/2023	11/17/2023	0			
					0003	00 N/A	CORRECTED LAND USE		01/24/2012	0			
					0002	00 N/A	ADD NEW BUILDING		01/16/2012	0			
					0001	00 N/A	ADDED CRP TREES PER FSA MAP		02/09/2011	0			
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1618	DRY	1D	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1D	N		0.030	940	28	0			
1621	DRY	2D	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2D	N		0.660	940	620	0			
5935	DRY	2D	CREIGHTON VERY FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	2D	N		1.560	940	1,466	0			
							2.250		2,114				
CRP SHLT	CRP SHLT	1015	CRP SHELTERBELT	CRP TREES	N		1.620	495	802	0			
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		2.000	2,500	5,000	0			
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		1.020	0	0	0			
Land Total							11.890		47,916				
Sale Date	Book	Page	Extend	Ownership History				Amount					
				GREEN/NORMA J				0					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	2582	95	249,065	114,750	34,063	397,878	0	397,878	3,918.16		0		
2023	2627	95	249,065	114,750	25,324	389,139	0	389,139	5,626.46		0		
2022	2670	95	214,710	111,900	340,315	666,925	0	666,925	10,093.88		0		
2021	2601	95	214,710	111,900	340,315	666,925	0	666,925	10,157.76		0		

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID	070072515			Owner	GREEN/KENT L & JILL J			Legal	TRACT IN N1/2 6-25-47		11.89 ACRES
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2020	2617	95	191,971	68,561	340,315	600,847	0	600,847	9,251.98	0	
Primary Image			Sketch				Site Plan				



Parcel ID070072515 Cadastral ID0000-0000- PAD Class Code01-05-05-03-00-07 State GEO1363-06-0-00000-000-0003 OwnerGREEN/KENT L & JILL J 5831 KNOX ALLIANCE, NE 69301 Situs5831 KNOX ALLIANCE NE 69301 Neighborhood450 - AG RESIDENTIAL District95 - 52A 8-6 LegalTRACT IN N1/2 6-25-47 11.89 ACRES		(5898)	Primary Image 	Sketch Image 				
Property Valuation Buildings205,671 Improvement55,972 Land/Lot47,916 Total309,559		Residential Information TypeSingle-family Residence Quality3.50 - Average Plus 0.5 Condition3.50 - Average Plus 0.5 Base/Total1,252 / 1,788 Style100 % - 1 1/2 Story Finished Exterior Wall95 % - Frame, Siding, Wood 5 % - Veneer, Masonry Heating/Cooling100 % - Warmed & Cooled Air Roof CoverWood Shake Area of Slab0 Area of Crawl0 Fixture/Roughin11 / 0 Bed/Bathroom3 / 2.0 Basement Area1,052 1,052 Part		Marshall & Swift Cost Approach (06/2024) Year/Effective Age1989/15 Base Cost93.10 Roofing Adj6.13 Subfloor Adj14.18 Heat/Cool Adj8.57 Plumbing Adj14.82 Basement Adj43.84 Adjusted Cost180.640 RCN (180.640 x 1,788)322,984 Total Misc Impr15,775 Garage Cost16,766 Total RCN355,525 Depr (Phys 11.00%, Func 0.00%)39,108 Depr Misc Impr0 Total before Econ316,417 Econ Depr 35.00%110,746 RCNLD205,671 Adj. RCNLD205,671 Cost per Sq Ft115.03				
CodeDescription		Quality	Year	Dimensions	Units	Cost PD, FD		RCNLD
701 Attached Garage Approximate value after 11.00% physical, 0.00% functional and 35.00% economic depreciation is 9,699		0.00	0		368 sqft	45.56 0.00%, 0.00%		16,766
		Total Garages Value16,766						
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
WOD	Wood Deck	MS Residential	83	0	83	36.80	0.00%	3,054
S2FP	Single 2-Story Fireplace	MS Residential	1	0	1	7595.20	0.00%	7,595
RPS	Raised Slab Porch with Roof	MS Residential	49	0	49	49.54	0.00%	2,427
BOSI	Outside Entrance Below Grade	MS Residential	1	0	1	2698.67	0.00%	2,699
		Total Miscellaneous Improvements Value15,775						
Date AddedNotes								
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[illegible]

Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FUBL - Farm Utility Building Building Components	D	2.00	2.00	1991	37	60 x 40 x 16	Dirt	Metal	2,400	Unit Cost (12.19 x 2,400)	29,256
											Components Total	0
											Replacement Cost	29,256
											Depr (Phys 80.00%, Func 0.00%)	23,405
											RCNLD	5,851
2	LOAF - Loafing Shed Building Components	D	2.00	2.00	1994	34	60 x 40 x 16	Dirt	Metal	2,400	Unit Cost (6.87 x 2,400)	16,488
											Components Total	0
											Replacement Cost	16,488
											Depr (Phys 80.00%, Func 0.00%)	13,190
											RCNLD	3,298
3	FUBL - Farm Utility Building Building Components	D	2.00	2.00	2002	25	100 x 60 x 16	Dirt	Metal	6,000	Unit Cost (10.97 x 6,000)	65,820
											Components Total	0
											Replacement Cost	65,820
											Depr (Phys 80.00%, Func 0.00%)	52,656
											RCNLD	13,164
6	FUBL - Farm Utility Building Building Components	D	4.00	3.00	2011	14	70 x 50 x 16	Dirt	Metal	3,500	Unit Cost (22.57 x 3,500)	78,995
											Components Total	0
											Replacement Cost	78,995
											Depr (Phys 61.00%, Func 0.00%)	48,187
											RCNLD	30,808

BOX BUTTE COUNTY

2025 Appraisal Property Record Card

Parcel ID	070072515	(5898)	Owner	GREEN/KENT L & JILL J				Legal	TRACT IN N1/2 6-25-47		11.89 ACRES	
Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
7	SCM - STEEL CONT,MEDIUM Building Components		3.00	0.00	2021	0				320	Unit Cost (8.91 x 320)	2,851
											Components Total	0
											Replacement Cost	2,851
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	2,851
											Outbuildings Total	55,972