

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070072973			Legal			Card File / Perm 070072973		
Owner			SW1/4 17-25-47			Situs		
NUSS/NORMAN W			171.20 ACRES			5790 MADISON		
5790 #1 MADISON			S-T-R: 17-25-47 Acres: 171.200			ALLIANCE, NE 69301		
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	1363-17-0-00000-000-0003		Buildings	180,915	184,238
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-		Improvement	112,736	54,983
Valuation / Group	84	AG RESIDENTIAL	Book / Page	/		Land / Lots	391,474	512,184
District	95	52A 8-6	Sale Date			Total	685,125	751,405
School	07-0006		Sale Amount	0				
Irrigation	20	Pivot / Well						

Date Added	Notes
07/29/2024	2025 rural review. added #5 back. At some point someone deleted it previously. No other changes.
12/26/2023	2024: add steel container medium
01/20/2021	2021 add functional depreciation due to location in yard, unable to split off to sell.
05/22/2020	Per 2020 rural review change fixture count from 13 to 12.
03/14/2016	PER B OF E CORRECTED OTBLDGS, #2 HOUSE EA50 CB 7-12-01~~
02/04/2016	PER 2016 RURAL REVIEW, PICTOMETRY AND SURVEY, CHG # BEDROOMS AND # BATHROOMS, UPDATE SKETCH (WOD SQ FTG) (HOUSE #1), NO CHGS TO HOUSE # 2. UPDATE OUTBLDGS AND CODES.
01/06/2015	PER P/U CHANGE SQ FT FOR WOOD DECK EXTENSION.

Tax Year	Growth Type	Description			Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount		
2024	05 Agricultural	STEEL CONTAINER			2,851	0001	00 N/A	ADD IMPL BLDG & GROWTH	02/01/2010		0		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1585	IRRG	1A1	GOSHEN LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		62.070	3,000	186,210	0			
1617	IRRG	1A1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		13.640	3,000	40,920	0			
1618	IRRG	1A	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1A	N		55.050	3,000	165,150	0			
1760	IRRG	1A1	RICHFIELD LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		11.270	3,000	33,810	0			
2176	IRRG	2A1	MCCOOK LOAM- OCCASIONALLY FLOODED	2A1	N		17.890	3,000	53,670	0			
							159.920		479,760				
1617	GRAS	4G1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	4G1	N		2.740	440	1,206	0			
1618	GRAS	4G1	KEITH LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		0.430	440	189	0			
1760	GRAS	4G1	RICHFIELD LOAM- 0 TO 1 PERCENT SLOPES	4G1	N		1.430	440	629	0			
							4.600		2,024				
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		2.080	5,000	10,400	0			
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		3.600	0	0	0			
							Land Total	171.200	512,184				

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	5324	95	180,915	112,736	391,474	685,125	0	685,125	6,644.78	0
2023	5317	95	180,915	109,885	384,474	675,274	0	675,274	9,683.28	0
2022	5334	95	180,915	109,885	384,474	675,274	0	675,274	10,210.80	0

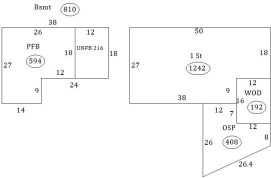
BOX BUTTE COUNTY
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Parcel ID	070072973		Owner	NUSS/NORMAN W			Legal	SW1/4 17-25-47		171.20 ACRES
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2021	5280	95	180,915	109,885	384,474	675,274	0	675,274	10,275.36	0
2020	5306	95	154,940	84,200	384,474	623,614	0	623,614	9,595.12	0

Primary Image



Sketch



Site Plan



Parcel ID070072973(6562)
Cadastral ID0000-0000-
PAD Class Code01-05-05-03-00-10
State GEO1363-17-0-00000-000-0003
Owner
NUSS/NORMAN W
5790 #1 MADISON
ALLIANCE, NE 69301
Situs
5790 MADISON ALLIANCE NE 69301
Neighborhood450 - AG RESIDENTIAL
District95 - 52A 8-6
Legal
SW1/4 17-25-47
171.20 ACRES

Primary Image

Sketch Image

Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	130,954	Type	Single-family Residence	Year/Effective Age	1918/30	
Improvement	54,983	Quality	3.00 - Average	Base Cost	101.88	
Land/Lot	512,184	Condition	3.50 - Average Plus 0.5	Roofing Adj	3.59	
Total	698,121	Base/Total	1,204 / 1,204	Subfloor Adj	11.63	
		Style	100 % - One Story	Heat/Cool Adj	8.02	
		Exterior Wall	100 % - Frame, Stucco	Plumbing Adj	18.46	
		Heating/Cooling	100 % - Warmed & Cooled Air	Basement Adj	55.01	
		Roof Cover	Composition Shingle	Adjusted Cost	198.590	
		Area of Slab	0	RCN (198.590 x 1,204)	239,102	
		Area of Crawl	0	Total Misc Impr	10,062	
		Fixture/Roughin	12 / 0	Garage Cost	26,819	
		Bed/Bathroom	1 / 1.5	Total RCN	275,983	
		Basement Area	1,064 988 Part	Depr (Phys 27.00%, Func 0.00%)	74,515	
				Depr Misc Impr	0	
				Total before Econ	201,468	
				Econ Depr 35.00%	70,514	
				RCNLD	130,954	
				Adj. RCNLD	130,954	
				Cost per Sq Ft	108.77	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
701	Attached Garage	0.00	0		672 sqft	39.91	0.00%, 0.00%	26,819
	Garage Finish, Attached(SF) Units: 672							
	Approximate value after 27.00% physical, 0.00% functional and 35.00% economic depreciation is 12,726							

						Total Garages Value		26,819
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
WOD	Wood Deck	MS Residential	14x8	0	112	27.80	0.00%	3,114
WOD	Wood Deck	MS Residential	302	0	302	16.80	0.00%	5,074
RPS	Raised Slab Porch with Roof	MS Residential	40	0	40	46.85	0.00%	1,874
Total Miscellaneous Improvements Value								10,062

Date Added	Notes
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2025 Appraisal Property Record Card

Date Added	Notes
02/04/2016	PER 2016 RURAL REVIEW, PICTOMETRY AND SURVEY, CHG # BEDROOMS AND # BATHROOMS, UPDATE SKETCH (WOD SQ FTG) (HOUSE #1), NO CHGS TO HOUSE # 2. UPDATE OUTBLDGS AND CODES.
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Parcel ID070072973(6562)

Cadastral ID0000-0000-

PAD Class Code01-05-05-03-00-10

State GEO1363-17-0-00000-000-0003

Owner
NUSS/NORMAN W
5790 #1 MADISON
ALLIANCE, NE 69301

Situs
5790 MADISON ALLIANCE NE 69301

Neighborhood450 - AG RESIDENTIAL

District95 - 52A 8-6

Legal
SW1/4 17-25-47
171.20 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	BNGP - Barn, General Purpose Building Components	D	3.00	2.00	1940	94	30 x 30 x 9	Concrete	Metal	900	Unit Cost (27.37 x 900) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	24,633 0 24,633 19,706 4,927
2	WYS - Yard Shed, Wood Building Components	1	3.00	2.00	1940	80	16 x 10 x 7	Plank	Metal	160	Unit Cost (25.02 x 160) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	4,003 0 4,003 3,202 801
4	FIBL - Farm Implement Building Building Components	D	3.00	3.00	1999	26	140 x 66 x 17	Concrete	Metal	9,240	Unit Cost (18.73 x 9,240) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	173,065 0 173,065 138,452 34,613
5	TOOL - Tool Shed Building Components	D	3.00	3.00	1920	105	70 x 20 x 10	Dirt	Asphalt-Shingles	1,400	Unit Cost (14.74 x 1,400) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	20,636 0 20,636 16,509 4,127

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
6	TOOL - Tool Shed	D	3.00	2.00	1940	94	10 x 10 x 5	Concrete	Asphalt-Shingles	100	Unit Cost (26.63 x 100)	2,663
	Building Components										Components Total	0
											Replacement Cost	2,663
											Depr (Phys 80.00%, Func 0.00%)	2,130
											RCNLD	533
8	FUBL - Farm Utility Building	D	2.00	3.00	1987	38	72 x 42 x 15	Dirt	Metal	3,024	Unit Cost (11.79 x 3,024)	35,653
	Building Components										Components Total	0
											Replacement Cost	35,653
											Depr (Phys 80.00%, Func 0.00%)	28,522
											RCNLD	7,131
9	SCM - STEEL CONT,MEDIUM		3.00	0.00	2023	0				320	Unit Cost (8.91 x 320)	2,851
	Building Components										Components Total	0
											Replacement Cost	2,851
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	2,851
											Outbuildings Total	54,983

Parcel ID070072973 Cadastral ID0000-0000- PAD Class Code01-05-05-03-00-10 State GEO1363-17-0-00000-000-0003 Owner NUSS/NORMAN W 5790 #1 MADISON ALLIANCE, NE 69301 Situs 5790 MADISON ALLIANCE NE 69301 Neighborhood450 - AG RESIDENTIAL District95 - 52A 8-6 Legal SW1/4 17-25-47 171.20 ACRES	(6563)	Primary Image	Sketch Image
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Property Valuation		Residential Information			Marshall & Swift Cost Approach			(06/2024)
Buildings	53,284	Type	Single-family Residence		Year/Effective Age			1944/30
Improvement	0	Quality	3.00 - Average		Base Cost			103.17
Land/Lot	0	Condition	3.50 - Average Plus 0.5		Roofing Adj	3.59		
Total	53,284	Base/Total	1,242 / 1,242		Subfloor Adj	11.63		
		Style	100 % - One Story		Heat/Cool Adj	8.02		
		Exterior Wall	100 % - Frame, Stucco		Plumbing Adj	8.94		
		Heating/Cooling	100 % - Warmed & Cooled Air		Basement Adj	39.12		
		Roof Cover	Composition Shingle		Adjusted Cost		174.470	
		Area of Slab	0		RCN (174.470 x 1,242)		216,692	
		Area of Crawl	0		Total Misc Impr		7,899	
		Fixture/Roughin	6 / 0		Garage Cost		0	
		Bed/Bathroom	2 / 1.0		Total RCN		224,591	
		Basement Area	810 594 Part		Depr (Phys 27.00%, Func 50.00%)		142,616	
					Depr Misc Impr		0	
					Total before Econ		81,975	
					Econ Depr 35.00%		28,691	
					RCNLD		53,284	
					Adj. RCNLD		53,284	
					Cost per Sq Ft		42.90	
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
OSP	Open Slab Porch	MS Residential	408	0	408	8.48	0.00%	3,460
WOD	Wood Deck	MS Residential	192	0	192	23.12	0.00%	4,439
					Total Miscellaneous Improvements Value			7,899

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Appraisal ID	Residential Information		Marshall & Swift Cost Approach	
Property Valuation	Type Single-family Residence		Year/Effective Age 1918/30	
Buildings 130,954	Quality 3.00 - Average		Adjusted Cost 198,590	
Improvement 54,983	Condition 3.50 - Average Plus 0.5		RCN (198,590 x 1,204) 239,102	
Land/Lot 512,184	Base/Total 1,204 / 1,204		Total Misc Impr 10,062	
Total 698,121	Style 100 % - One Story		Garage Cost 26,819	
	Exterior Wall 100 % - Frame, Stucco		Total RCN 275,983	
	Heating/Cooling 100 % - Warmed & Cooled Air		Depr (Phys 27.00%, Func 0.00%) 74,515	
	Roof Cover Composition Shingle		Depr Misc Impr 0	
	Area of Slab 0	Area of Crawl 0	Total before Econ 201,468	
	Fixture/Roughin 12 / 0	Bed/Bathroom 1 / 1.5	Econ Depr 35.00% 70,514	
	Basement Area 1,064 988 Part		RCNLD 130,954	
			Adj. RCNLD 130,954	
			Outbuilding 54,983	
			Total Improvements 54,983	
Appraisal ID	Residential Information		Marshall & Swift Cost Approach	
Property Valuation	Type Single-family Residence		Year/Effective Age 1944/30	
Buildings 53,284	Quality 3.00 - Average		Adjusted Cost 174,470	
Improvement 0	Condition 3.50 - Average Plus 0.5		RCN (174,470 x 1,242) 216,692	
Land/Lot 0	Base/Total 1,242 / 1,242		Total Misc Impr 7,899	
Total 53,284	Style 100 % - One Story		Garage Cost 0	
	Exterior Wall 100 % - Frame, Stucco		Total RCN 224,591	
	Heating/Cooling 100 % - Warmed & Cooled Air		Depr (Phys 27.00%, Func 50.00%) 142,616	
	Roof Cover Composition Shingle		Depr Misc Impr 0	
	Area of Slab 0	Area of Crawl 0	Total before Econ 81,975	
	Fixture/Roughin 6 / 0	Bed/Bathroom 2 / 1.0	Econ Depr 35.00% 28,691	
	Basement Area 810 594 Part		RCNLD 53,284	
			Adj. RCNLD 53,284	
			Outbuilding 0	
			Total Improvements 0	
			Land / Lot Value 512,184	
			Total RCNLD 184,238	
			Total Outbuilding 54,983	
			Total Improvements 239,221	
			Total Property Value 751,405	