

Sale Date

08/18/2011

05/18/2009

Book

99

97

Page

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374

Extend

BOX BUTTE COUNTY

Page 1 RECORDCARD

Amount

93,322

179,672

Notice to 1	www.nek	raskaass	essorsonline.us	•	2025 F	Real Estate Breakdo	wn Repo	rt				-	29/25 01:18 PM
Neighborhood 2 00002 MARKET AREA 2 AGLAN Cladastral (O000-0000-000-000-000-000-000-000-000-0	Owner FURMAN/ PO BOX 3	THOMAS 40		#N	NE1/4 23-25-47 48.67 ACRES	Acres: 148.670				erm 0700	073120		
Neg phorbordor Condation Group 6													_
Care Single Final Care Single Single Care Single							004						Current
Sample S	-						001					-	0
Sale Date 10 Sale Amount		•	-							it		·	3,316
Sehon 1970			-						Land / Lots			53,430	65,298
Date Address Date									Total			56,746	68,614
081/12/2024 Port 2025 Rural Review no changes. Updated site plan. Private drive so new picture from serial.			07-0000	Ja	ile Alliount	0							
BORDISCADE Form S.21 Electronic - Comments (Book: 2024 Page: 00677 Ext: Sale Date: 062/28/2024) Comment: 07025/030 Re 207017576 4 070177694 070015295 070073276 07021470			25 Rural Review.	no changes. Updated site plan. Priv	ate drive so new	picture from aerial.							
Tax Year Growth Type Description Show Permit No. Type Description Date Open Date Closed Am 2022 D1 Single Family CARPORT & CONTAINER Show Show Single Family Single Family Single Family CARPORT & CONTAINER Show Single Family Single Family Single Family Single Family Show Single Family Single Fami	02/15/2024 09/15/2021 03/14/2016 03/14/2016 03/14/2016	Per 202 grain/fe 2021 c REMO Proper THIS T AVER	25 rural review, peed to keep dry. hange finder, picl VED SHED VALU ty Protests - Dete IME - Dwelling: C AGED LAND VAL	er discussion with owner Tom, chan ked up carport missed from back in 2 JE PER BOE 10/03/2011~ ermination (Date: 07/07/2015 Number Outbuild: 0 Land/Lot: 53,003 UE PER B OF E 2001	nged the carport t	o a 3 sided shed. This had	s only 3 sid	es, it is old b	eat up metal on	some poles	holding it		
2022 01 Single Family CARPORT & CONTAINER 8,505 3													_
SITE HERE 2													Amount
Market Mark	2022	01 Sing	gle Family C	ARPORT & CONTAINER				SITE	HERE				0
Soil Use LCG/LVG Soil Description LVG Description Spot Code Acres Value/Acre Assessed Sub Market/Acre Market						2	00 N/A			0 ()9/15/2021		0
1547 GRAS 4G1 DAILEY LOAMY SAND- 0 TO 3 4G1 N 0.360 440 158 0 1548 GRAS 4G1 DAILEY LOAMY SAND- 3 TO 9 4G1 N 8.250 440 3,630 0 1549 GRAS 4G1 PERCENT SLOPES 1549 GRAS 3G VALENTINE FINE SAND- 3 TO 9 4801 GRAS 4G VALENTINE FINE SAND- 4G N 20.110 440 20.552 0 4801 GRAS 4G VALENTINE FINE SAND- HILLY- 24 TO 60 PERCENT SLOPES- DRY 4808 GRAS 4G1 VALENTINE FINE SAND- ROLLING- 9 TO 24 PERCENT SLOPES- DRY 5644 GRAS 4G1 VALENTINE FINE SAND- ROLLING- 9 TO 24 PERCENT SLOPES- DRY 5645 GRAS 3G JAYEM FINE SAND- AG1 N 1.660 440 730 0 5965 GRAS 3G JAYEM FINE SANDY LOAM- 0 3G N 4.130 440 1.817 0 5966 GRAS 3G JAYEM FINE SANDY LOAM- 0 3G N 4.130 440 1.817 0 5966 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 3 PERCENT SLOPES 5966 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5967 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5968 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5969 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 5960 GRAS 3G JAYEM FINE SANDY JAYEM FINE SANDY JAYEM FINE SANDY JAYEM FINE SANDY JAYEM FINE SAN													0
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9 PERCENT SLOPES- DRY 4801 GRAS 4G VALENTINE FINE SAND- HILLY- 24 TO 60 PERCENT SLOPES- DRY 4808 GRAS 4G1 VALENTINE FINE SAND- SLOPES- DRY 461 N 66.360 440 29,198 0 670 GRAS 1 GRAS				PERCENT SLOPES									
HILLY- 24 TO 60 PERCENT SLOPES - DRY 4808 GRAS 4G1 VALENTINE FINE SAND- ROLLING- 9 TO 24 PERCENT SLOPES - DRY 5644 GRAS 4G1 JANISE LOAM- DRAINED- 0 4G1 N 1.660 440 730 0 5965 GRAS 3G JAYEM FINE SANDY LOAM- 0 3G N 4.130 440 1,817 0 5966 GRAS 3G JAYEM FINE SANDY LOAM- 3 3G N 0.830 440 365 0 FOR PERCENT SLOPES ANDY LOAM- 3 3G N 0.830 440 365 0 FOR PERCENT SLOPES ANDY LOAM- 3 3G N 0.830 440 65,298 ROAD ROAD 1500 ROADS ROADS N 0.260 0 0 0 0				9 PERCENT SLOPES- DRY						•			
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5644 GRAS 4G1 JANISE LOAM- DRAINED- 0 TO 3 PERCENT SLOPES 4G1 N 1.660 440 730 0 5965 GRAS 3G JAYEM FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES 3G N 4.130 440 1,817 0 5966 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES 3G N 0.830 440 365 0 TO 6 PERCENT SLOPES TO 6 PERCENT SLOPES N 148.410 65,298 ROAD ROAD ROAD N 0.260 0 0 0 0	4808	GRAS	4G1	ROLLING- 9 TO 24 PERCENT		N		66.360	440	29,198	0		
5966 GRAS 3G JAYEM FINE SANDY LOAM- 3 3G TO 6 PERCENT SLOPES N 0.830 440 365 0 ROAD ROAD 1500 ROADS ROAD N 0.260 0 0 0	5644	GRAS	4G1	JANISE LOAM- DRAINED- 0	4G1	N		1.660	440	730	0		
5966 GRAS 3G JAYEM FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES N 0.830 Log 440 Log 365 Log 0 148.410 65,298 ROAD ROAD N 0.260 0 0 0	5965	GRAS	3G		0 3G	N		4.130	440	1,817	0		
ROAD ROAD 1500 ROADS ROAD N 0.260 0 0 0	5966	GRAS	3G		3 3G	N		0.830	440	365	0		
								148.410		65,298			
Land Total 148.670 65.298	ROAD	ROAD	1500	ROADS	ROAD	N		0.260	0	0	0		
						L	and Total	148.670		65,298			

Ownership History

TAYLOR/MELVA J

FURMAN/JAMES W & PENNY L



BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

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Parcel ID 070073120			Owner	FURMAN/THOMAS		Legal	#NE1/4 23-25-47	148.67 ACRES			
Sale Da	ate	Book	Page	Extend	Ownership History					Amount	
FURMAN/THOMAS J & STEPHANIE											
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2024	2252	95	0	3,316	53,430	56,746	0	56,746	527.22	0	
2023	2290	95	5,655	2,850	53,430	61,935	0	61,935	883.70	0	
2022	2334	95	5,655	2,850	53,430	61,935	0	61,935	932.28	0	
2021	2296	95	0	0	53,430	53,430	0	53,430	807.76	0	
2020	2297	95	0	0	53,430	53,430	0	53,430	817.58	0	
		Primary Ima	age		Sketch		Si	Site Plan			





BOX BUTTE COUNTY

2025 Appraisal Property Record Card

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Parcel ID 070073120 (4081) Primary Image Sketch Image Cadastral ID 0000-0000-**PAD Class Code** 01-05-05-03-00-10 State GEO 1363-23-0-00000-000-0001 Owner FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301 Situs Neighborhood 2 - 00002 MARKET AREA 2 AGLAN District 95 - 52A 8-6 Legal #NE1/4 23-25-47 148.67 ACRES **Property Valuation Residential Information** Marshall & Swift Cost Approach (06/2024)**Buildings** 0 Type Year/Effective Age 0/0 Improvement 3,261 Quality .00 -**Base Cost** 0.00 Land/Lot 65,298 Condition .00 -Roofing Adj 0.00 Total 68.559 Base/Total 0/0 Subfloor Adi 0.00 Area of Slab Heat/Cool Adj 0.00 Area of Crawl n Plumbing Adj 0.00 Fixture/Roughin 0/0 **Basement Adi** 0.00 Bed/Bathroom 0/0.0 **Adjusted Cost** 0.000 **Basement Area** 0 RCN (0.000 x 0) 0 **Total Misc Impr** 0 **Garage Cost** 0 **Total RCN** 0 0 Depr (Phys 0.00%, Func 0.00%) Depr Misc Impr 0 **RCNLD** 0 **Date Added Notes** 08/12/2024 Per 2025 Rural Review, no changes. Updated site plan. Private drive so new picture from aerial. 08/05/2024 Form 521 Electronic - Comments (Book: 2024 Page: 00677 Ext: Sale Date: 06/28/2024) Comment: 070250936 070073228 070175764 070177694 070015295 070073120 070072876 070214093 08/05/2024 Form 521 Electronic - Adjustment (Book: 2024 Page: 00677 Ext: Sale Date: 06/28/2024) Adjustment: 0.00 Reason: Non-qualified, remove wife per court decree Per 2025 rural review, per discussion with owner Tom, changed the carport to a 3 sided shed. This has only 3 sides, it is old beat up metal on some poles holding it together enough to cover 02/15/2024 grain/feed to keep dry. 09/15/2021 2021 change finder, picked up carport missed from back in 2016, and picked up new container REMOVED SHED VALUE PER BOE 10/03/2011~ 03/14/2016 Property Protests - Determination (Date: 07/07/2015 Number: 50) ACCEPT THE TESTIMONY THE ASSESSOR PRESENTED WHICH INDICATES NO CHANGE TO THE 2015 VALUATION AT 03/14/2016 THIS TIME - Dwelling: 0 Outbuild: 0 Land/Lot: 53,003 03/14/2016 AVERAGED LAND VALUE PER B OF E 2001 03/14/2016 SPLIT TO PARCEL # 070250936 ON 05/17/2004



BOX BUTTE COUNTY

2025 Appraisal Property Record Card

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Parcel ID 070073120

Cadastral ID 0000-0000-

01-05-05-03-00-10

1363-23-0-00000-000-0001

State GEO Owner

FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301

Situs

PAD Class Code

Neighborhood

2 - 00002 MARKET AREA 2 AGLAN

(4081)

District 95 - 52A 8-6

Legal

#NE1/4 23-25-47 148.67 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age Dimensions	Floor	Roofing	Total Units Valuation Summary	
1	SCM - STEEL CONT, MEDIUM		3.00	0.00	2020	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
2	3MS - 3 Sided Shed	1	1.00	1.00	2016	5 25 x 20 x 12	Dirt	Metal	500 Unit Cost (1.00 x 500)	500
	Building Components								Components Total	0
									Replacement Cost	500
									Depr (Phys 18.00%, Func 0.00%)	90
									RCNLD	410
									Outbuildings Total	3,261