

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070073120			Legal #NE1/4 23-25-47 148.67 ACRES S-T-R: 23-25-47 Acres: 148.670			Card File / Perm 070073120 Situs							
Owner FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301													
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-05-05-03-00-10		Value	Previous	Current					
Neighborhood	2	00002 MARKET AREA 2 AGLAN	State GEO	1363-23-0-00000-000-0001		Buildings	0	0					
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-		Improvement	3,316	3,316					
Valuation / Group	84	AG RESIDENTIAL	Book / Page	2024 / 00677		Land / Lots	53,430	65,298					
District	95	52A 8-6	Sale Date	06/28/2024		Total	56,746	68,614					
School	07-0006		Sale Amount	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													
02/15/2024 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 grain/feed to keep dry.													
09/15/2021 2021 change finder, picked up carport missed from back in 2016, and picked up new container													
03/14/2016 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 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													
Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount				
2022	01 Single Family	CARPORT & CONTAINER	8,505	3	00 N/A	IN OFFICE-PLACE MIN IMP SITE HERE	06/24/2025		0				
				2	00 N/A	ROLL VALUE CHG TO IMPROVED	09/15/2021	11/29/2021	0				
				0001	00 N/A	CORRECTED LAND USE		01/21/2011	0				
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1547	GRAS	4G1	DAILEY LOAMY SAND- 0 TO 3 PERCENT SLOPES	4G1	N		0.360	440	158	0			
1548	GRAS	4G1	DAILEY LOAMY SAND- 3 TO 9 PERCENT SLOPES	4G1	N		8.250	440	3,630	0			
4793	GRAS	3G	VALENTINE FINE SAND- 3 TO 9 PERCENT SLOPES- DRY	3G	N		46.710	440	20,552	0			
4801	GRAS	4G	VALENTINE FINE SAND- HILLY- 24 TO 60 PERCENT SLOPES- DRY	4G	N		20.110	440	8,848	0			
4808	GRAS	4G1	VALENTINE FINE SAND- ROLLING- 9 TO 24 PERCENT SLOPES- DRY	4G1	N		66.360	440	29,198	0			
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			
							148.410		65,298				
ROAD	ROAD	1500	ROADS	ROAD	N		0.260	0	0	0			
Land Total							148.670		65,298				
Sale Date	Book	Page	Extend	Ownership History					Amount				
08/18/2011	99	020		FURMAN/JAMES W & PENNY L					93,322				
05/18/2009	97	374		TAYLOR/MELVA J					179,672				

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Sale Date		Book	Page	Extend	Ownership History							Amount
FURMAN/THOMAS J & STEPHANIE											0	
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 Image				Sketch				Site Plan				



<div>Parcel ID070073120(4081) Cadastral ID0000-0000- PAD Class Code01-05-05-03-00-10 State GEO1363-23-0-00000-000-0001 Owner FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301 Situs Neighborhood2 - 00002 MARKET AREA 2 AGLAN District95 - 52A 8-6 Legal #NE1/4 23-25-47 148.67 ACRES</div>	<div>Primary Image</div>	<div>Sketch Image</div>
<div>Property Valuation Buildings0 Improvement3,261 Land/Lot65,298 Total68,559</div>	<div>Residential Information Type Quality.00 - Condition.00 - Base/Total0 / 0 Area of Slab0 Area of Crawl0 Fixture/Roughin0 / 0 Bed/Bathroom0 / 0.0 Basement Area0</div>	<div>Marshall & Swift Cost Approach(06/2024) Year/Effective Age0/0 Base Cost0.00 Roofing Adj0.00 Subfloor Adj0.00 Heat/Cool Adj0.00 Plumbing Adj0.00 Basement Adj0.00 Adjusted Cost0.000 RCN (0.000 x 0)0 Total Misc Impr0 Garage Cost0 Total RCN0 Depr (Phys 0.00%, Func 0.00%)0 Depr Misc Impr0 RCNLD0</div>
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Parcel ID070073120(4081)

Cadastral ID0000-0000-

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

State GEO1363-23-0-00000-000-0001

OwnerFURMAN/THOMAS
PO BOX 340
ALLIANCE, NE 69301

Situs

Neighborhood2 - 00002 MARKET AREA 2 AGLAN

District95 - 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 Building Components		3.00	0.00	2020	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
2	3MS - 3 Sided Shed Building Components	1	1.00	1.00	2016	5	25 x 20 x 12	Dirt	Metal	500	Unit Cost (1.00 x 500)	500
											Components Total	0
											Replacement Cost	500
											Depr (Phys 18.00%, Func 0.00%)	90
											RCNLD	410
											Outbuildings Total	3,261