

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

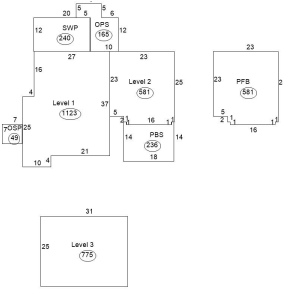
Parcel ID 070080402			Legal		Card File / Perm 070080402		
Owner SCHNELL FARMS INC 2221 CR 60 ALLIANCE, NE 69301			PT NW1/4 24-25-48 5.78 ACRES S-T-R: 24-25-48 Acres: 5.780		Situs 2221 CR 60 ALLIANCE, NE 69301		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-06	Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1365-24-0-00000-000-0002	Buildings	299,075	370,786
Location / Group	4	RURAL RES2	Cadastral	0000-0000-	Improvement	15,895	17,097
Valuation / Group	82	RURAL RES 2	Book / Page	/	Land / Lots	29,783	71,075
District	95	52A 8-6	Sale Date		Total	344,753	458,958
School	07-0006		Sale Amount	0			

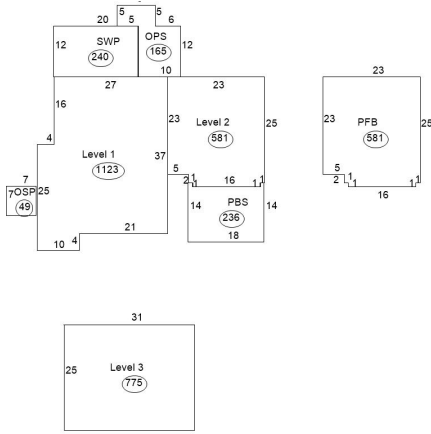
Date Added	Notes
07/18/2024	Per 2025 rural review, no changes made.
03/10/2020	Per Rural review 2020 and returned survey, no changes were made. Attach site plan
12/22/2015	UPDATE OUTBUILDING CODES PER RURAL REVIEW 2016 W/O SURVEY.

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
901	901	901	RMHST 2-5 REMAINING	RES 2-5 ACRES	N		4.000	5,000	20,000	0			
903	903	903	RMHST 6-10 REMAINING	RES 6-10 ACRES	N		0.430	2,500	1,075	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.350	0	0	0			
Land Total							5.780		71,075				

Sale Date	Book	Page	Extend	Ownership History					Amount	
12/29/2008	97	115	116	SCHNELL/BRADLEY L & JOAN F					0	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	6460	95	299,075	15,895	29,783	344,753	0	344,753	3,393.74	0
2023	6437	95	299,075	15,895	22,783	337,753	0	337,753	4,884.04	0
2022	6430	95	257,825	15,895	22,783	296,503	0	296,503	4,517.64	0
2021	6369	95	257,825	15,895	22,783	296,503	0	296,503	4,546.32	0
2020	6399	95	206,430	14,564	22,783	243,777	0	243,777	3,780.08	0

Primary Image	Sketch	Site Plan
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Parcel ID070080402 Cadastral ID0000-0000- PAD Class Code01-01-05-03-00-06 State GEO1365-24-0-00000-000-0002 Owner SCHNELL FARMS INC 2221 CR 60 ALLIANCE, NE 69301 Situs 2221 CR 60 ALLIANCE NE 69301 Neighborhood400 - RURAL RESIDENTIAL District95 - 52A 8-6 Legal PT NW1/4 24-25-48 5.78 ACRES	(6077)	Primary Image	Sketch Image
			

Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	370,786	Type	Single-family Residence	Year/Effective Age	1976/5	
Improvement	17,097	Quality	3.50 - Average Plus 0.5	Base Cost	102.52	
Land/Lot	71,075	Condition	5.00 - Very Good	Roofing Adj	2.47	
Total	458,958	Base/Total	2,479 / 2,479	Subfloor Adj	14.17	
		Style	100 % - Split Level	Heat/Cool Adj	8.57	
		Exterior Wall	100 % - Frame, Stucco	Plumbing Adj	13.60	
		Heating/Cooling	100 % - Warmed & Cooled Air	Basement Adj	19.58	
		Roof Cover	Composition Shingle	Adjusted Cost	160.910	
		Area of Slab	0	RCN (160.910 x 2,479)	398,896	
		Area of Crawl	0	Total Misc Impr	25,830	
		Fixture/Roughin	14 / 0	Garage Cost	0	
		Bed/Bathroom	3 / 2.0	Total RCN	424,726	
		Basement Area	581 581 Part	Depr (Phys 3.00%, Func 0.00%)	12,742	
				Depr Misc Impr	0	
				Total before Econ	411,984	
				Econ Depr 10.00%	41,198	
				RCNLD	370,786	
				Adj. RCNLD	370,786	
				Cost per Sq Ft	149.57	

Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
SWP	Enclosed Porch, Solid Walls	MS Residential	240	0	240	58.34	0.00%	14,002
S1FP	Single 1-Story Fireplace	MS Residential	1	0	1	6171.10	0.00%	6,171
OPS	Open Porch Steps	MS Residential	165	0	165	20.94	0.00%	3,455
OSP	Open Slab Porch	MS Residential	49	0	49	10.51	0.00%	515
PBS	PATIO BLOCK/SAND	MS Residential	236	0	236	7.15	0.00%	1,687
Total Miscellaneous Improvements Value								25,830

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Parcel ID	070080402	(6077)
Cadastral ID	0000-0000-	
PAD Class Code	01-01-05-03-00-06	
State GEO	1365-24-0-00000-000-0002	
Owner	SCHNELL FARMS INC 2221 CR 60 ALLIANCE, NE 69301	
Situs	2221 CR 60 ALLIANCE NE 69301	
Neighborhood	400 - RURAL RESIDENTIAL	
District	95 - 52A 8-6	
Legal	PT NW1/4 24-25-48 5.78 ACRES	



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	SLNT - Slant Wall Stl Bldg Building Components	D	1.00	2.00	1980	50	80 x 50 x 14	Concrete	Metal	4,000	Unit Cost (8.68 x 4,000)	34,720
											Components Total	0
											Replacement Cost	34,720
											Depr (Phys 80.00%, Func 0.00%)	27,776
											RCNLD	6,944
2	FIBL - Farm Implement Building Building Components	D	2.00	2.00	1973	57	60 x 40 x 14	Concrete	Metal	2,400	Unit Cost (18.15 x 2,400)	43,560
											Components Total	0
											Replacement Cost	43,560
											Depr (Phys 80.00%, Func 0.00%)	34,848
											RCNLD	8,712
3	WYS - Yard Shed, Wood Building Components	1	3.00	2.00	2000	28	24 x 12 x 6	Plank	Asphalt-Shingles	288	Unit Cost (25.02 x 288)	7,206
											Components Total	0
											Replacement Cost	7,206
											Depr (Phys 80.00%, Func 0.00%)	5,765
											RCNLD	1,441
											Outbuildings Total	17,097