

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070084289			Legal			Card File / Perm 070084289							
Owner			E1/2; SW1/4 17-26-48			Situs							
HASHMAN/DOUGLAS R & COLLEEN K			486.08 ACRES										
1550 CR 63			S-T-R: 17-26-48 Acres: 486.080										
ALLIANCE, NE 69301													
County Area	2	MARKET AREA 2 AGLAND		Class Code	02-05-05-03-00-10		Value	Previous	Current				
Neighborhood	2	00002 MARKET AREA 2 AGLAN		State GEO	1131-17-0-00000-000-0001		Buildings	0	0				
Location / Group	0	N/A		Cadastral	0000-0000-		Improvement	0	0				
Valuation / Group	0	N/A		Book / Page	2020 / 0195		Land / Lots	804,638	1,072,421				
District	30	10-10		Sale Date	01/31/2020		Total	804,638	1,072,421				
School	07-0010		Sale Amount	0									
Irrigation	20 Pivot / Well												
Date Added Notes													
02/07/2020	Form 521 Electronic - Adjustment (Book: 2020 Page: 0195 Ext: Sale Date: 01/31/2020) Adjustment: 0.00 Reason: NONQUALIFIED, ADDING WIFE'S NAME TO DEEDS.												
08/07/2019	Protest: 197 on 7/9/2019 Board Description: SUSAN LORE MOVED TO ACCEPT THE TESTIMONY THE ASSESSOR PRESENTED WHICH INDICATES NO CHANGE AT THIS TIME, SECONDED BY MIKE MCGINNIS. MCGINNIS, YES; LORE, YES; HASHMAN, ABSTAIN. MOTION CARRIED. Values Not Changed.												
01/17/2017	Corrected acres per GIS & added site 803 for extra building site from home place.												
03/14/2016	PER B OF E AVERAGED MARKET AREAS 2001												
					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					0001	00 N/A	CORRECTED LAND USE	02/17/2011		0			
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1617	IRRG	1A1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		8.410	3,000	25,230	0			
1618	IRRG	1A	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1A	N		54.990	3,000	164,970	0			
1621	IRRG	2A	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2A	N		15.390	3,000	46,170	0			
1736	IRRG	4A1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4A1	N		2.420	2,200	5,324	0			
1737	IRRG	4A	ROSEBUD-CANYON COMPLEX- 9 TO 30 PERCENT SLOPES	4A	N		2.370	2,200	5,214	0			
5101	IRRG	1A	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1A	N		13.230	3,000	39,690	0			
5102	IRRG	2A	ALLIANCE LOAM- 3 TO 6 PERCENT SLOPES	2A	N		7.490	3,000	22,470	0			
5108	IRRG	1A	ALLIANCE-ROSEBUD LOAMS- 1 TO 3 PERCENT SLOPES	1A	N		6.750	3,000	20,250	0			
5109	IRRG	2A	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	2A	N		56.190	3,000	168,570	0			
5179	IRRG	1A1	HEMINGFORD LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		5.810	3,000	17,430	0			
5180	IRRG	1A	HEMINGFORD LOAM- 1 TO 3 PERCENT SLOPES	1A	N		66.610	3,000	199,830	0			
5625	IRRG	2A1	DUROC LOAM- OCCASIONALLY FLOODED	2A1	N		8.670	3,000	26,010	0			
5935	IRRG	2A	CREIGHTON VERY FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	2A	N		2.530	3,000	7,590	0			
5943	IRRG	1A	DUROC LOAM- 1 TO 3 PERCENT SLOPES	1A	N		17.460	3,000	52,380	0			
							268.320		801,128				

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Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1617	IRRG2	1A12	KEITH LOAM- 0 TO 1 PERCENT SLOPES	SUBCLASS 2 IRR	N		1.320	1,850	2,442	0			
1618	IRRG2	1A2	KEITH LOAM- 1 TO 3 PERCENT SLOPES	SUBCLASS 2 IRR	N		18.750	1,850	34,688	0			
5101	IRRG2	1A2	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	SUBCLASS 2 IRR	N		37.770	1,850	69,875	0			
5109	IRRG2	2A2	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	SUBCLASS 2 IRR	N		28.670	1,850	53,040	0			
5625	IRRG2	2A12	DUROC LOAM- OCCASIONALLY FLOODED	SUBCLASS 2 IRR	N		1.740	1,850	3,219	0			
5943	IRRG2	1A2	DUROC LOAM- 1 TO 3 PERCENT SLOPES	SUBCLASS 2 IRR	N		6.820	1,850	12,617	0			
							95.070		175,881				
1617	DRY	1D	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1D	N		4.170	940	3,920	0			
1618	DRY	1D	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1D	N		6.160	940	5,790	0			
1736	DRY	4D1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4D1	N		6.860	735	5,042	0			
1737	DRY	4D	ROSEBUD-CANYON COMPLEX- 9 TO 30 PERCENT SLOPES	4D	N		0.380	735	279	0			
5101	DRY	1D	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1D	N		4.330	940	4,070	0			
5108	DRY	1D	ALLIANCE-ROSEBUD LOAMS- 1 TO 3 PERCENT SLOPES	1D	N		2.700	940	2,538	0			
5109	DRY	2D	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	2D	N		11.080	940	10,415	0			
5180	DRY	1D	HEMINGFORD LOAM- 1 TO 3 PERCENT SLOPES	1D	N		18.280	940	17,183	0			
5625	DRY	2D1	DUROC LOAM- OCCASIONALLY FLOODED	2D1	N		3.010	940	2,829	0			
5935	DRY	2D	CREIGHTON VERY FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	2D	N		3.230	940	3,036	0			
5943	DRY	1D	DUROC LOAM- 1 TO 3 PERCENT SLOPES	1D	N		8.910	940	8,375	0			
							69.110		63,477				
1618	GRAS	4G1	KEITH LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		2.260	440	994	0			
1736	GRAS	4G1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4G1	N		7.640	440	3,362	0			
1737	GRAS	4G1	ROSEBUD-CANYON COMPLEX- 9 TO 30 PERCENT SLOPES	4G1	N		14.410	440	6,340	0			
5109	GRAS	3G	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	3G	N		11.030	440	4,853	0			
5616	GRAS	2G	CRAFT VERY FINE SANDY LOAM- OCCASIONALLY FLOODED	2G	N		4.740	440	2,086	0			
5943	GRAS	4G	DUROC LOAM- 1 TO 3 PERCENT SLOPES	4G	N		0.340	440	150	0			

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Soil	Use	LCG/LVG	Soil Description	LVG Description		Spot Code	Acre	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
							40.420		17,785				
803	803	803	RMST3-REMAINING	FARM REMAIN ACRES		N	5.660	2,500	14,150	0			
ROAD	ROAD	1500	ROADS	ROAD		N	7.500	0	0	0			
Land Total							486.080		1,072,421				
Sale Date		Book	Page	Extend	Ownership History								Amount
03/07/2002		91	524		HASHMAN/DEAN & MABEL HASHMAN/DOUGLAS R								0 0
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	2828	30	0	0	804,638	804,638	0	804,638	7,432.00	0			
2023	2865	30	0	0	804,638	804,638	0	804,638	10,406.62	0			
2022	2902	30	0	0	812,460	812,460	0	812,460	10,862.38	0			
2021	2828	30	0	0	812,460	812,460	0	812,460	10,848.84	0			
2020	2836	30	0	0	812,460	812,460	0	812,460	10,679.00	0			

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2025 Appraisal Property Record Card

Parcel ID 070084289 (4571) Cadastral ID 0000-0000- PAD Class Code 02-05-05-03-00-10 State GEO 1131-17-0-00000-000-0001 Owner HASHMAN/DOUGLAS R & COLLEEN K 1550 CR 63 ALLIANCE, NE 69301 Situs Neighborhood 2 - 00002 MARKET AREA 2 AGLAN District 30 - 10-10 Legal E1/2; SW1/4 17-26-48 486.08 ACRES	Primary Image	Sketch Image
Property Valuation	Residential Information	Marshall & Swift Cost Approach (06/2015)
Buildings 0 Improvement 0 Land/Lot 1,072,421 Total 1,072,421	Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0	Year/Effective Age 0/0 Base Cost 0.00 Roofing Adj 0.00 Subfloor Adj 0.00 Heat/Cool Adj 0.00 Plumbing Adj 0.00 Basement Adj 0.00 Adjusted Cost 0.000 RCN (0.000 x 0) 0 Total Misc Impr 0 Garage Cost 0 Total RCN 0 Depr (Phys 0.00%, Func 0.00%) 0 Depr Misc Impr 0 RCNLD 0
Date Added Notes		
02/07/2020 Form 521 Electronic - Adjustment (Book: 2020 Page: 0195 Ext: Sale Date: 01/31/2020) Adjustment: 0.00 Reason: NONQUALIFIED, ADDING WIFE'S NAME TO DEEDS. 08/07/2019 Protest: 197 on 7/9/2019 Board Description: SUSAN LORE MOVED TO ACCEPT THE TESTIMONY THE ASSESSOR PRESENTED WHICH INDICATES NO CHANGE AT THIS TIME, SECONDED BY MIKE MCGINNIS. MCGINNIS, YES; LORE, YES; HASHMAN, ABSTAIN. MOTION CARRIED. Values Not Changed. 01/17/2017 Corrected acres per GIS & added site 803 for extra building site from home place. 03/14/2016 PER B OF E AVERAGED MARKET AREAS 2001		