

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID 070112452			Legal		Card File / Perm 070112452								
Owner DYE/FRANK R & WILETTA I (LIFE EST 1343 SHERIDAN ALLIANCE, NE 69301			# NE1/4 9-24-49 153.51 ACRES S-T-R: 09-24-49 Acres: 153.510		Situs 6621 ROCK ALLIANCE, NE 69301								
County Area	1	MARKET AREA 1 AGLAND	Class Code	01-05-05-03-00-09	Value	Previous	Current						
Neighborhood	450	AG RESIDENTIAL	State GEO	1405-09-0-00000-000-0001	Buildings	0	0						
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-	Improvement	40,730	52,955						
Valuation / Group	84	AG RESIDENTIAL	Book / Page	2020 / 0533	Land / Lots	231,228	296,796						
District	95	52A 8-6	Sale Date	04/20/2020	Total	271,958	349,751						
School	07-0006		Sale Amount	0									
Irrigation	23	Pivot / Not On Parcel											
Date Added Notes													
10/28/2024	2025 rural. Added 4 large containers as they were not picked up prior. Added #18 & 19 but set them as FLT W/O FLOOR.												
07/22/2024	Per 2025 rural review, removed barn as is it unusable now, per call from Frank												
06/23/2020	Removed all outbuildings with NV per 2020 rural review per MR.												
05/13/2020	Per 2020 rural review, no changes made per returned survey. Updated site plan.												
05/06/2020	Form 521 Electronic - Adjustment (Book: 2020 Page: 0533 Ext: Sale Date: 04/20/2020) Adjustment: 0.00 Reason: NONQUALIFIED, TRANSFERRING PROPERTIES INTO LIFE ESTATE. ALSO INCLUDES 070073562, 070112312, 070112495, 070112452, 070112398, 070112304, 070112355, 070112428.												
11/26/2019	Corrected sizes on containers per Pictometry and picked up SCS.												
01/02/2018	Removed house information from residential data tab and put under site improvements as a storage house. No electricity or water in or out of house. Not livable.												
03/14/2016	11/07/13(2013-0834)Electrical easement to PREMA												
03/14/2016	10/28/13(2013-0775)Split 5 acres to 070244332.												
03/14/2016	B OF E 2001 REVALUED HOUSE & OUTBLDGS. MR 7/19/01.												
01/28/2016	UPDATE OUTBUILDING CODE PER RURAL REVIEW 2016. REMOVED NO VALUE BLDGS. & ADD PELLET STOVE FOR HEAT PER SURVEY.												
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		26.830	3,600	96,588	0			
1618	IRRG	1A	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1A	N		8.320	3,600	29,952	0			
1809	IRRG	1A	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	1A	N		1.240	3,600	4,464	0			
5281	IRRG	1A	VETAL FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES	1A	N		1.130	3,600	4,068	0			
5625	IRRG	2A1	DUROC LOAM- OCCASIONALLY FLOODED	2A1	N		7.460	3,600	26,856	0			
5643	IRRG	4A	JANISE LOAM- OCCASIONALLY FLOODED	4A	N		0.640	3,000	1,920	0			
5934	IRRG	1A	CREIGHTON VERY FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	1A	N		18.680	3,600	67,248	0			
5965	IRRG	1A	JAYEM FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES	1A	N		0.450	3,600	1,620	0			
							64.750		232,716				
1585	GRAS	4G1	GOSHEN LOAM- 0 TO 1 PERCENT SLOPES	4G1	N		0.450	400	180	0			
1618	GRAS	4G1	KEITH LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		0.210	400	84	0			
1809	GRAS	3G	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	3G	N		0.470	400	188	0			
5101	GRAS	3G	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	3G	N		10.270	400	4,108	0			
5134	GRAS	4G1	BUSHER-JAYEM LOAMY VERY FINE SANDS- 3 TO 6 PERCENT SLOPES	4G1	N		14.120	400	5,648	0			

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Parcel ID	070112452			Owner	DYE/FRANK R & WILETTA I (LIFE EST)			Legal	# NE1/4 9-24-49		153.51 ACRES		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
5281	GRAS	4G1	VETAL FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES	4G1	N		6.560	400	2,624	0			
5625	GRAS	3G	DUROC LOAM- OCCASIONALLY FLOODED	3G	N		6.290	400	2,516	0			
5643	GRAS	3G1	JANISE LOAM- OCCASIONALLY FLOODED	3G1	N		10.950	400	4,380	0			
5934	GRAS	4G1	CREIGHTON VERY FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		25.410	400	10,164	0			
							74.730		29,892				
WASTE	WASTE	600	WASTELAND	WASTE	N		0.640	200	128	0			
SHLT	SHLT	1011	SHELTERBELT	SHELTERBELT	N		8.300	200	1,660	0			
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		2.480	5,000	12,400	0			
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		1.610	0	0	0			
Land Total							153.510		296,796				

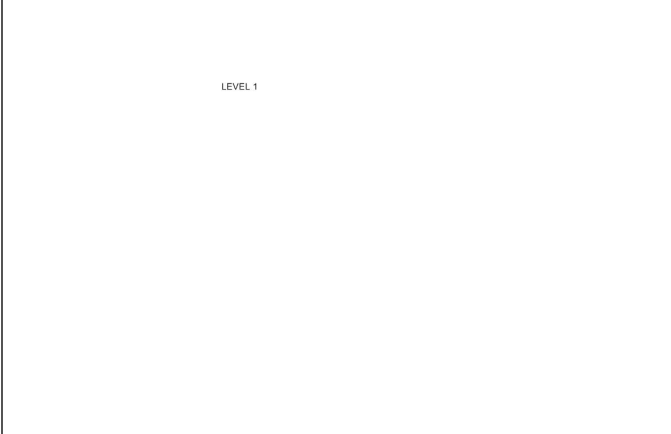
Sale Date	Book	Page	Extend	Ownership History						Amount
DYE/FRANK R & WILETTA I										0
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	1800	95	0	40,730	231,228	271,958	0	271,958	2,632.38	0
2023	1819	95	0	40,730	224,228	264,958	0	264,958	3,785.80	0
2022	1840	95	0	40,730	224,228	264,958	0	264,958	3,993.36	0
2021	1789	95	0	40,730	224,228	264,958	0	264,958	4,018.56	0
2020	1787	95	0	39,680	224,228	263,908	0	263,908	4,050.34	0

Primary Image				Sketch				Site Plan			
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LEVEL 1



Parcel ID070112452(6728) Cadastral ID0000-0000- PAD Class Code01-05-05-03-00-09 State GEO1405-09-0-00000-000-0001 OwnerDYE/FRANK R & WILETTA I (LIFE EST 1343 SHERIDAN ALLIANCE, NE 69301 Situs6621 ROCK ALLIANCE NE 69301 Neighborhood450 - AG RESIDENTIAL District95 - 52A 8-6 Legal# NE1/4 9-24-49 153.51 ACRES	Primary Image 	Sketch Image 
Property Valuation Buildings0 Improvement52,955 Land/Lot296,796 Total349,751	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	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
Date AddedNotes 10/28/20242025 rural. Added 4 large containers as they were not picked up prior. Added #18 & 19 but set them as FLT W/O FLOOR. 07/22/2024Per 2025 rural review, removed barn as is it unusable now, per call from Frank 06/23/2020Removed all outbuildings with NV per 2020 rural review per MR. 05/13/2020Per 2020 rural review, no changes made per returned survey. Updated site plan. 05/06/2020Form 521 Electronic - Adjustment (Book: 2020 Page: 0533 Ext: Sale Date: 04/20/2020) Adjustment: 0.00 Reason: NONQUALIFIED, TRANSFERRING PROPERTIES INTO LIFE ESTATE. ALSO INCLUDES 070073562, 070112312, 070112495, 070112452, 070112398, 070112304, 070112355, 070112428. 11/26/2019Corrected sizes on containers per Pictometry and picked up SCS. 01/02/2018Removed house information from residential data tab and put under site improvements as a storage house. No electricity or water in or out of house. Not livable. 03/14/201611/07/13(2013-0834)Electrical easement to PREMA 03/14/201610/28/13(2013-0775)Split 5 acres to 070244332. 03/14/2016B OF E 2001 REVALUED HOUSE & OUTBLDGS. MR 7/19/01. 01/28/2016UPDATE OUTBUILDING CODE PER RURAL REVIEW 2016. REMOVED NO VALUE BLDGS. & ADD PELLET STOVE FOR HEAT PER SURVEY.		

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Cadastral ID0000-0000-

PAD Class Code01-05-05-03-00-09

State GEO1405-09-0-00000-000-0001

Owner
DYE/FRANK R & WILETTA I (LIFE EST
1343 SHERIDAN
ALLIANCE, NE 69301

Situs
6621 ROCK ALLIANCE NE 69301

Neighborhood450 - AG RESIDENTIAL

District95 - 52A 8-6

Legal
NE1/4 9-24-49
153.51 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
3	FUQN - Farm Utility Arch-rib, Quon. Building Components	H	3.00	1.00	1971	62	80 x 37 x 0	Concrete		2,960	Unit Cost (14.21 x 2,960) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	42,062 0 42,062 33,650 8,412
4	FLB3 - AVE BIN Building Components	0	3.00	3.00	1971	54	18d x 20h			7,000	Unit Cost (0.30 x 7,000) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,100 0 2,100 0 2,100
5	FLB3 - AVE BIN Building Components	0	3.00	3.00	1971	54	18d x 20h			7,000	Unit Cost (0.30 x 7,000) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,100 0 2,100 0 2,100
6	FLB3 - AVE BIN Building Components	0	3.00	3.00	1975	50	18d x 20h			7,000	Unit Cost (0.30 x 7,000) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,100 0 2,100 0 2,100

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2025 Appraisal Property Record Card

Parcel ID	070112452	(6728)	Owner	DYE/FRANK R & WILETTA I (LIFE EST					Legal	# NE1/4 9-24-49	153.51 ACRES	
Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
7	FLB1 - LOW BIN Building Components	D	3.00	0.00	1970	0	0d x 0h			7,000	Unit Cost (0.10 x 7,000) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	700 0 700 0 700
8	FLB3 - AVE BIN Building Components	0	3.00	3.00	1975	50	20d x 20h			9,800	Unit Cost (0.30 x 9,800) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,940 0 2,940 0 2,940
10	SCLG - STEEL CONT., LG Building Components	0	3.00	0.00	1990	0				500	Unit Cost (7.13 x 500) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	3,565 0 3,565 0 3,565
11	SCLG - STEEL CONT., LG Building Components	0	3.00	0.00	1990	0				500	Unit Cost (7.13 x 500) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	3,565 0 3,565 0 3,565
12	SCLG - STEEL CONT., LG Building Components	0	3.00	0.00	1990	0	52 x 10 x 0			500	Unit Cost (7.13 x 500) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	3,565 0 3,565 0 3,565
13	FLB3 - AVE BIN Building Components	0	3.00	3.00	1975	50	18d x 20h			7,000	Unit Cost (0.30 x 7,000) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,100 0 2,100 0 2,100
14	SCM - STEEL CONT,MEDIUM Building Components	0	3.00	0.00	1990	0	40 x 8 x 0			320	Unit Cost (8.91 x 320) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,851 0 2,851 0 2,851
15	FLT6 - SALV HSE,STG Building Components	0	3.00	0.00	0	0				1,464	Unit Cost (1.00 x 1,464) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	1,464 0 1,464 0 1,464
16	SCS - STEEL CONT,SMALL Building Components	0	3.00	0.00	2012	0				160	Unit Cost (13.44 x 160) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,150 0 2,150 0 2,150
17	SCLG - STEEL CONT., LG Building Components		3.00	0.00	1990	0				500	Unit Cost (7.13 x 500) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	3,565 0 3,565 0 3,565

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Parcel ID	070112452		(6728)	Owner	DYE/FRANK R & WILETTA I (LIFE EST)					Legal	# NE1/4 9-24-49	153.51 ACRES
Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
18	FLT2 - FLAT VALUE W/O FLOOR Building Components	1	3.00	0.00	1970	0				990	Unit Cost (0.50 x 990)	495
											Components Total	0
											Replacement Cost	495
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	495
19	FLT2 - FLAT VALUE W/O FLOOR Building Components		3.00	0.00	1970	0	56 x 21 x 9	Dirt		1,176	Unit Cost (0.50 x 1,176)	588
											Components Total	0
											Replacement Cost	588
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	588
20	SCLG - STEEL CONT., LG Building Components		3.00	0.00	1970	0	50 x 10 x 10			500	Unit Cost (7.13 x 500)	3,565
											Components Total	0
											Replacement Cost	3,565
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	3,565
21	SCLG - STEEL CONT., LG Building Components	0	3.00	0.00	1970	0	50 x 10 x 10			500	Unit Cost (7.13 x 500)	3,565
											Components Total	0
											Replacement Cost	3,565
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	3,565
22	SCLG - STEEL CONT., LG Building Components		3.00	0.00	1970	0	50 x 10 x 10			500	Unit Cost (7.13 x 500)	3,565
											Components Total	0
											Replacement Cost	3,565
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	3,565
											Outbuildings Total	52,955

52,955