

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID	070177384	Legal	Card File / Perm	070177384
Owner		TR IN SE1/4 17-26-48	Situs	
HASHMAN/DOUGLAS R & COLLEEN K		11.11 ACRES	1550 CR 63	
1550 CR 63		S-T-R: 17-26-48 Acres: 11.110	ALLIANCE, NE 69301	
ALLIANCE, NE 69301				
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-07
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1131-17-0-00000-000-0002
Location / Group	4	RURAL RES2	Cadastral	0000-0000-
Valuation / Group	82	RURAL RES 2	Book / Page	/
District	30	10-10	Sale Date	
School	07-0010	Sale Amount	0	
Value		Previous	Current	
Buildings		222,915	298,849	
Improvement		182,600	82,780	
Land / Lots		35,225	82,950	
Total		440,740	464,579	

Date Added	Notes
10/17/2024	Per 2025 Rural Review, removed #1 bin as it is now NV. Removed bins #7 & #8 as they are rotting and unusable per owner. Lowered condition of #13 due to observed condition. No other changes. Updated site plan and photos
05/13/2020	Per 2020 rural review, changed bed count from 3 to 2, changed bath count from 2 to 3, changed fixtures from 10 to 13, changed exterior from all brick to 50% brick/50% cement fiber siding, per returned survey. Updated site plan.
01/14/2017	Corrected acres per GIS and corrected site codes. Removed shelterbelt code and put into site code 903.
08/05/2016	Protest: 139 on 7/7/2016 Board Description: MCGINNIS MOVED, LORE SECONDED TO LOWER THE VALUATION TO THE RECOMMENDATION OF THE COUNTY ASSESSOR. YES: MCGINNIS AND LORE. HASHMAN ABSENT. MOTION CARRIED. Values Changed: Dwelling: From \$181,605 to \$173,760 Outbuilding: From \$205,680 to \$134,515 Land/Lot: From \$26,682 to \$26,682
03/14/2016	B OF E 2001 ML 7-13-01
02/01/2016	PER 2016 RURAL REVIEW, PICTOMETRY AND RETURNED SURVEY, CHG WDR (DECK WITH ROOF) TO RPBS (PATIO WITH ROOF), CHG # BEDROOMS, UPDATE OUTBLDGS.

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		5.000	2,500	12,500	0			
905	905	905	RMHST 11-20 REMAIN	RES 11-20 ACRES	N		0.450	1,000	450	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.660	0	0	0			

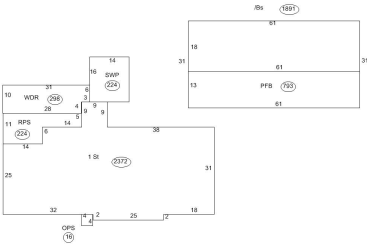
					Land Total	11.110	82,950					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2024	2832	30	222,915	182,600	35,225	440,740	0	440,740	4,193.68	0		
2023	2869	30	222,915	182,600	28,225	433,740	0	433,740	5,705.52	0		
2022	2906	30	192,170	182,600	28,225	402,995	0	402,995	5,473.18	0		
2021	2832	30	192,170	182,600	28,225	402,995	0	402,995	5,467.28	0		
2020	2840	30	184,186	142,586	28,225	354,997	0	354,997	4,738.12	0		

Parcel ID070177384OwnerHASHMAN/DOUGLAS R & COLLEEN KLegalTR IN SE1/4 17-26-4811.11 ACRES

Primary Image



Sketch


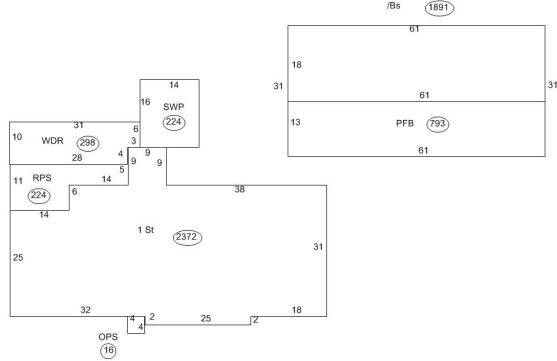


Site Plan



BOX BUTTE COUNTY

2025 Appraisal Property Record Card

Parcel ID 070177384 Cadastral ID 0000-0000- PAD Class Code 01-01-05-03-00-07 State GEO 1131-17-0-00000-000-0002 Owner HASHMAN/DOUGLAS R & COLLEEN K 1550 CR 63 ALLIANCE, NE 69301 Situs 1550 CR 63 ALLIANCE NE 69301 Neighborhood 400 - RURAL RESIDENTIAL District 30 - 10-10 Legal TR IN SE1/4 17-26-48 11.11 ACRES	(5830)	Primary Image 	Sketch Image 
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Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	298,849	Type	Single-family Residence	Year/Effective Age		1967/25
Improvement	82,780	Quality	3.00 - Average	Base Cost		98.46
Land/Lot	82,950	Condition	3.00 - Average	Roofing Adj	3.58	
Total	464,579	Base/Total	2,372 / 2,372	Subfloor Adj	11.64	
		Style	100 % - One Story	Heat/Cool Adj	8.02	
		Exterior Wall	50 % - Veneer, Masonry 50 % - Frame, Cement Fiber Siding	Plumbing Adj	10.14	
		Heating/Cooling	100 % - Warmed & Cooled Air	Basement Adj	31.14	
		Roof Cover	Composition Shingle	Adjusted Cost		162.980
		Area of Slab	0	RCN (162.980 x 2,372)		386,589
		Area of Crawl	0	Total Misc Impr		33,734
		Fixture/Roughin	13 / 0	Garage Cost		0
		Bed/Bathroom	2 / 3.0	Total RCN		420,323
		Basement Area	1,891 793 Part	Depr (Phys 21.00%, Func 0.00%)		88,268
				Depr Misc Impr		0
				Total before Econ		332,055
				Econ Depr 10.00%		33,206
				RCNLD		298,849
				Adj. RCNLD		298,849
				Cost per Sq Ft		125.99

Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
RPS	Raised Slab Porch with Roof	MS Residential	224	0	224	34.27	0.00%	7,676
SWP	Enclosed Porch, Solid Walls	MS Residential	224	0	224	51.38	0.00%	11,509
RPBS	Roofed Patio Block/Sand	MS Residential	298	0	298	16.15	0.00%	4,813
WDR	Wood Deck with Roof	MS Residential	298	0	298	32.67	0.00%	9,736
Total Miscellaneous Improvements Value								33,734

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Cadastral ID

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PAD Class Code

01-01-05-03-00-07

State GEO

1131-17-0-00000-000-0002

Owner

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Situs

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Neighborhood

400 - RURAL RESIDENTIAL

District

30 - 10-10

Legal

TR IN SE1/4 17-26-48

11.11 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
2	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1984	0	30d x 17h			9,652	Unit Cost (0.20 x 9,652) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	1,930 0 1,930 0 1,930
3	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1984	0	30d x 17h			9,652	Unit Cost (0.20 x 9,652) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	1,930 0 1,930 0 1,930
4	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1974	0	27d x 16h			7,358	Unit Cost (0.20 x 7,358) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	1,472 0 1,472 0 1,472
6	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1974	0	27d x 16h			7,358	Unit Cost (0.20 x 7,358) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	1,472 0 1,472 0 1,472

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary			
9	FUQN - Farm Utility Arch-rib, Quon. Building Components	D	2.00	2.00	1960	72	70 x 40 x 13	Concrete		2,800	Unit Cost (16.26 x 2,800)	45,528		
											Components Total	0		
											Replacement Cost	45,528		
											Depr (Phys 80.00%, Func 0.00%)	36,422		
											RCNLD	9,106		
12	FLT1 - FLAT VALUE W/FLR Building Components	0	2.00	1.00	1940	83	50 x 20 x 8	Concrete	Metal	1,000	Unit Cost (1.45 x 1,000)	1,450		
											Components Total	0		
											Replacement Cost	1,450		
											Depr (Phys 0.00%, Func 0.00%)	0		
											RCNLD	1,450		
13	FLT1 - FLAT VALUE W/FLR Building Components	0	3.00	1.00	1930	98	48 x 40 x 8			1,920	Unit Cost (1.00 x 1,920)	1,920		
											Components Total	0		
											Replacement Cost	1,920		
											Depr (Phys 0.00%, Func 0.00%)	0		
											RCNLD	1,920		
15	FUBL - Farm Utility Building Building Components	P	1.00	2.00	1990	39	72 x 26 x 8	Dirt	Metal	1,872	Unit Cost (5.54 x 1,872)	10,371		
											Components Total	0		
											Replacement Cost	10,371		
											Depr (Phys 80.00%, Func 0.00%)	8,297		
											RCNLD	2,074		
17	FUBL - Farm Utility Building Building Components	P	3.00	3.00	2007	18	98 x 60 x 16	Concrete	Metal	5,880	Unit Cost (14.53 x 5,880)	85,436		
											Components Total	0		
											Replacement Cost	85,436		
											Depr (Phys 80.00%, Func 0.00%)	68,349		
											RCNLD	17,087		
21	TOOL - Tool Shed Building Components	D	1.00	2.00	1990	39	16 x 14 x 8	Concrete	Metal	224	Unit Cost (13.79 x 224)	3,089		
											Components Total	0		
											Replacement Cost	3,089		
											Depr (Phys 80.00%, Func 0.00%)	2,471		
											RCNLD	618		
23	FIBL - Farm Implement Building Building Components	P	3.00	3.00	2009	16	100 x 60 x 17	Concrete	Metal	6,000	Unit Cost (18.79 x 6,000)	112,740		
											Components Total	0		
											Replacement Cost	112,740		
											Depr (Phys 70.00%, Func 0.00%)	78,918		
											RCNLD	33,822		
24	FUBL - Farm Utility Building Building Components	P	3.00	3.00	2013	12	56 x 36 x 15	Concrete	Metal	2,016	Unit Cost (15.84 x 2,016)	31,933		
											Components Total	0		
											Replacement Cost	31,933		
											Depr (Phys 69.00%, Func 0.00%)	22,034		
											RCNLD	9,899		
											Outbuildings Total		82,780	