

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

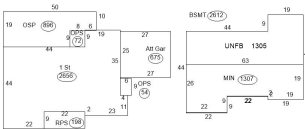
Parcel ID 070205485 Owner JELINEK/JAMES L (LIFE ESTATE ZACHARY JELINEK REMAINDER 6490 MADISON ALLIANCE, NE 69301			Legal PT SW1/4 18-25-48 1.13 ACRES S-T-R: 18-25-48 Acres: 1.130		Card File / Perm 070205485 Situs 6490 MADISON ALLIANCE, NE 69301		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-04	Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1365-18-0-00000-000-0005	Buildings	275,490	426,370
Location / Group	3	RURAL RES1	Cadastral	--	Improvement	0	0
Valuation / Group	81	RURAL RES 1	Book / Page	/	Land / Lots	20,000	50,000
District	95	52A 8-6	Sale Date				
School	07-0006		Sale Amount	0	Total	295,490	476,370

Date Added	Notes
07/12/2024	Per 2025 rural review, no changes made.
01/25/2021	Per visit with owner, per preliminary change of value notice, lower cond from 4.50 to 4, correct from heat pump to hot water baseboard heat, put roof back to asphalt shingles from metal and plumbing fixtures from 18 to 14. Correct basement finishes from all PFB to MIN finish and UNFB.
09/18/2020	Per 2020 rural review and no survey, did drive by exterior inspection. No changes.
01/06/2017	Added .13 acre for road to parcel per GIS.
03/14/2016	SPLIT FROM 070143692 PER 91-816~
12/21/2015	UPDATE SITE PLAN PER RURAL REVIEW 2016 W/O SURVEY.

					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					0001	00 N/A	CORRECTED HOME SITE ACRE		02/01/2013	0			
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.130	0	0	0			
					Land Total		1.130		50,000				


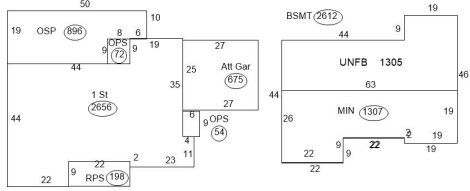
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	3543	95	275,490	0	20,000	295,490	0	295,490	2,911.76	0
2023	3529	95	275,490	0	13,000	288,490	0	288,490	4,171.70	0
2022	3564	95	275,490	0	13,000	288,490	0	288,490	4,395.58	0
2021	3470	95	275,490	0	13,000	288,490	0	288,490	4,423.48	0
2020	3472	95	223,140	0	13,000	236,140	0	236,140	3,661.66	0

Primary Image			Sketch			Site Plan		
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BOX BUTTE COUNTY

2025 Appraisal Property Record Card

Parcel ID 070205485 (6956) Card File 070205485 PAD Class Code 01-01-05-03-00-04 State GEO 1365-18-0-00000-000-0005 Owner JELINEK/JAMES L (LIFE ESTATE) ZACHARY JELINEK REMAINDER 6490 MADISON ALLIANCE, NE 69301 Situs 6490 MADISON ALLIANCE NE 69301 Neighborhood 400 - RURAL RESIDENTIAL District 95 - 52A 8-6 Legal PT SW1/4 18-25-48 1.13 ACRES	Primary Image 	Sketch Image 																																																				
Property Valuation Buildings 426,370 Improvement 0 Land/Lot 50,000 Total 476,370	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 4.00 - Good Base/Total 2,656 / 2,656 Style 100 % - One Story Exterior Wall 100 % - Veneer, Masonry Heating/Cooling 100 % - Baseboard, Hot Water Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 14 / 0 Bed/Bathroom 2 / 3.0 Basement Area 2,612 1,307 Min	Marshall & Swift Cost Approach (06/2024) Year/Effective Age 1964/10 Base Cost 99.05 Roofing Adj 3.59 Subfloor Adj 11.63 Heat/Cool Adj 7.79 Plumbing Adj 9.76 Basement Adj 26.38 Adjusted Cost 158.200 RCN (158.200 x 2,656) 420,179 Total Misc Impr 16,433 Garage Cost 21,850 Total RCN 458,462 Depr (Phys 7.00%, Func 0.00%) 32,092 Depr Misc Impr 0 RCNLD 426,370 Adj. RCNLD 426,370 Cost per Sq Ft 160.53																																																				
Code Description 701 Attached Garage Approximate value after 7.00% physical, 0.00% functional and 0.00% economic depreciation is 20,321	Quality 0.00 Year 0 Dimensions Units 675 sqft	Cost PD, FD 32.37 0.00%, 0.00% RCNLD 21,850																																																				
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