

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID	070223890	Legal	Card File / Perm	070223890
Owner	JELINEK/BRIAN K PO BOX C ALLIANCE, NE 69301-0769	PT# W1/2 17-25-49 9.01 ACRES S-T-R: 17-25-49 Acres: 9.010	Parent / Land ID	070047278
			Situs	7006 MADISON 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	1367-17-0-00000-000-0003	Buildings	378,384	523,639
Location / Group	3	RURAL RES1	Cadastral	0000-0000-	Improvement	0	5,001
Valuation / Group	81	RURAL RES 1	Book / Page	2022 / 00291	Land / Lots	34,010	80,025
District	95	52A 8-6	Sale Date	02/11/2022	Total	412,394	608,665
School	07-0006		Sale Amount	0			
Irrigation	00	No Irrigation					

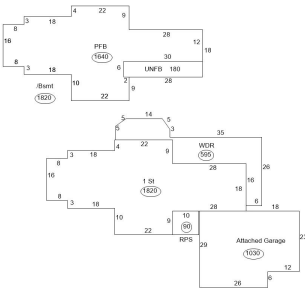
Date Added	Notes
11/20/2024	Per 2025 Rural Review, added two containers. No other changes. Updated site plan and photos.
11/03/2023	per 2024 pick up. new covered deck & gas burning fireplace on deck. House complete, corrected roof type.
01/17/2023	2023 pickup work: new house at 56.5% complete. Flag for 2024 to check on porches/decks and exact HVAC (assumed warm & cool).

Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount
2024	01 Single Family	NEW DECK, PORCH AND FIREPLACE	24,600	1	05 Re-Check	CHECK ON HVAC & DECK/PORCH	03/09/2023	11/03/2023	0
2023	01 Single Family	NEW HOUSE @ 56.5%	196,485						

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		4.010	2,500	10,025	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
Land Total							9.010		80,025				

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	3524	95	378,384	0	34,010	412,394	0	412,394	4,588.80	0
2023	3510	95	196,485	0	27,010	223,495	0	223,495	3,231.84	0

Primary Image	Sketch	Site Plan
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BOX BUTTE COUNTY

2025 Appraisal Property Record Card

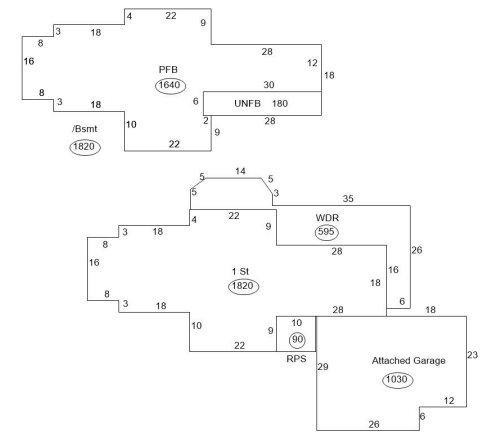
Parcel ID 070223890
Cadastral ID 0000-0000-
PAD Class Code 01-01-05-03-00-06
State GEO 1367-17-0-00000-000-0003

Owner
 JELINEK/BRIAN K
 PO BOX C
 ALLIANCE, NE 69301-0769

Situs
 7006 MADISON ALLIANCE NE 69301
Neighborhood 400 - RURAL RESIDENTIAL
District 95 - 52A 8-6

Legal
 PT# W1/2 17-25-49
 9.01 ACRES

(9379)

Primary Image**Sketch Image****Property Valuation**

Buildings 523,639
Improvement 5,001
Land/Lot 80,025
Total 608,665

Residential Information

Type Single-family Residence
Quality 4.00 - Good
Condition 3.00 - Average
Base/Total 1,820 / 1,820
Style 100 % - One Story
Exterior Wall 90 % - Frame, Siding, Wood
 10 % - Veneer, Stone
Heating/Cooling 100 % - Warmed & Cooled Air
Roof Cover Plastic Tile
Area of Slab 0
Area of Crawl 0
Fixture/Roughin 13 / 0
Bed/Bathroom 1 / 2.0
Basement Area 1,820 1,640 Part

Marshall & Swift Cost Approach**(06/2024)**

Year/Effective Age 2022/0
Base Cost 115.68
Roofing Adj 9.02
Subfloor Adj 16.71
Heat/Cool Adj 9.12
Plumbing Adj 21.19
Basement Adj 77.97
Adjusted Cost 249.690
RCN (249.690 x 1,820) 454,436
Total Misc Impr 32,695
Garage Cost 41,797
Total RCN 528,928
Depr (Phys 1.00%, Func 0.00%) 5,289
Depr Misc Impr 0
RCNLD 523,639
Adj. RCNLD 523,639
Cost per Sq Ft 287.71

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
701	Attached Garage	0.00	0		1,030 sqft	40.58	0.00%, 0.00%	41,797
Approximate value after 1.00% physical, 0.00% functional and 0.00% economic depreciation is 41,379								
Total Garages Value								41,797
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
WDR	Wood Deck with Roof	MS Residential	595	0	595	43.15	0.00%	25,674
RPS	Raised Slab Porch with Roof	MS Residential	90	0	90	50.79	0.00%	4,571
GFG	Fireplace, Gas - Good	MS Residential	1	0	1	2450.00	0.00%	2,450
Total Miscellaneous Improvements Value								32,695

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	SCS - STEEL CONT,SMALL Building Components		3.00	0.00	2023	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
2	SCM - STEEL CONT,MEDIUM Building Components		3.00	0.00	2023	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
											Outbuildings Total	5,001