

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID	070244332	Legal	Card File / Perm	070244332
Owner		#NE1/4NE1/4 9-24-49	Situs	
DYE/SHANE & JESSICA		5.02 ACRES	6621 ROCK RD	
6621 ROCK RD		S-T-R: 09-24-49 Acres: 5.020	ALLIANCE, NE 69301	
ALLIANCE, NE 69301				

County Area	1	MARKET AREA 1 AGLAND	Class Code	01-01-05-03-00-06	Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1405-09-0-00000-000-0001	Buildings	148,150	265,368
Location / Group	3	RURAL RES1	Cadastral	0000-0000-	Improvement	0	0
Valuation / Group	81	RURAL RES 1	Book / Page	2013 / 0775	Land / Lots	29,075	68,150
District	95	52A 8-6	Sale Date	10/25/2013	Total	177,225	333,518
School	07-0006		Sale Amount	7,500			

Date Added	Notes
10/28/2024	2025 rural. No change
04/22/2020	Per 2020 rural review change siding from hardboard to stucco & put foundation to poured concrete.
02/04/2020	After speaking with Shane about remodel finish for pick up work 2020, he said all remodel upstairs is finished. The basement will remain unfinished for a while. Put house on at full finish value now. Was at 50% finish from remodel. Now at full finish per MR.
10/18/2018	Per 2018 change finder, picked up WOD
11/06/2017	PER Mr Shane Dye came into our office to let us know that the sketch was drawn incorrectly & therefore the square footage of the house was incorrect. Fixed sketch for him on 11-6-2018.
03/14/2016	11/7/13 (2013-0832) Application for Residential Electric Service. Flagged for p/up: landuse & new residence 2014-2015.
03/14/2016	2014 P/UP: PREPARING TO MOVE HOUSE ONTO 5 ACRES. CHANGED ACRES TO SITE FROM GRASS. REFLAG FOR 2015
03/14/2016	10/28/13(2013-0775)Split 5 acres from 070112452.
03/14/2016	Form 521 Electronic - Adjustment (Book: 2013 Page: 0775 Ext: Sale Date: 10/25/2013) Adjustment: 0.00 Reason: SPLIT 5 ACRES FROM 070112452 - #16 STATED NO TO DIVIDING CURRENT PARCEL, WAS A FAMILY SALE
03/14/2016	11/07/13(2013-0833) Electrical easement to PREMA
01/28/2016	UPDATE SITE PLAN PER RURAL REVIEW 2016.
01/08/2015	PER P/U PUT RESIDENCE FROM 070112535 HERE FOR REMODEL NOW SET ON BASEMENT AND DETACHED GARAGE

Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount
2018	01 Single Family	ADD DECK PER CHANGEFINDER	1,304	1	05 Re-Check	CHECK FOR HOUSE COMPLETION	05/13/2019	02/12/2020	0
2015	01 Single Family	HOUSE ON AT PARTIAL VALUE	2,215						

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		3.630	5,000	18,150	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.390	0	0	0			

Land Total5.02068,150

Sale Date	Book	Page	Extend	Ownership History	Amount
				DYE/FRANK R & WILETTA I	0

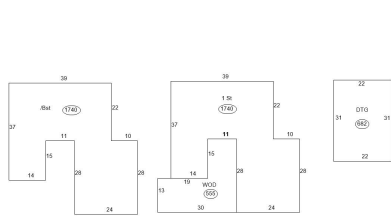
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	1812	95	148,150	0	29,075	177,225	0	177,225	1,754.58	0
2023	1831	95	148,150	0	22,075	170,225	0	170,225	2,461.54	0
2022	1852	95	148,150	0	22,075	170,225	0	170,225	2,593.64	0
2021	1801	95	148,150	0	22,075	170,225	0	170,225	2,610.10	0
2020	1799	95	118,755	0	22,075	140,830	0	140,830	2,183.76	0

Parcel ID070244332OwnerDYE/SHANE & JESSICALegal#NE1/4NE1/4 9-24-495.02 ACRES

Primary Image



Sketch



Site Plan



BOX BUTTE COUNTY

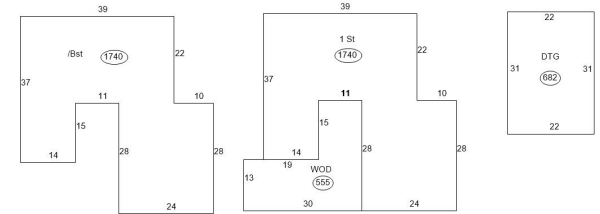
2025 Appraisal Property Record Card

Parcel ID 070244332 (8828)
 Cadastral ID 0000-0000-
 PAD Class Code 01-01-05-03-00-06
 State GEO 1405-09-0-00000-000-0001
 Owner
 DYE/SHANE & JESSICA
 6621 ROCK RD
 ALLIANCE, NE 69301
 Situs
 6621 ROCK RD ALLIANCE NE 69301
 Neighborhood 400 - RURAL RESIDENTIAL
 District 95 - 52A 8-6
 Legal
 #NE1/4NE1/4 9-24-49
 5.02 ACRES

Primary Image



Sketch Image



Property Valuation

Buildings 265,368
 Improvement 0
 Land/Lot 68,150
 Total 333,518

Residential Information

Type Single-family Residence
 Quality 3.00 - Average
 Condition 5.00 - Very Good
 Base/Total 1,740 / 1,740
 Style 100 % - One Story
 Exterior Wall 100 % - Frame, Stucco
 Heating/Cooling 100 % - Heat Pump
 Roof Cover Composition Shingle
 Area of Slab 0
 Area of Crawl 0
 Fixture/Roughin 9 / 0
 Bed/Bathroom 3 / 2.0
 Basement Area 1,740

Marshall & Swift Cost Approach

(06/2024)

Year/Effective Age 1930/10
 Base Cost 96.63
 Roofing Adj 3.59
 Subfloor Adj 11.63
 Heat/Cool Adj 8.87
 Plumbing Adj 9.58
 Basement Adj 25.39
 Adjusted Cost 155.690
 RCN (155.690 x 1,740) 270,901
 Total Misc Impr 9,252
 Garage Cost 0
 Total RCN 280,153
 Depr (Phys 7.00%, Func 0.00%) 19,611
 Depr Misc Impr 0
 Depr Garages 4,826
 RCNLD 265,368
 Adj. RCNLD 265,368
 Cost per Sq Ft 152.51

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
706	Detached Garage	2.00	1950	31.00 x 22.00	682 sqft	35.38	80.00%, 0.00%	4,826
Total Garages Value								4,826
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
WOD	Wood Deck	MS Residential	555	0	555	16.67	0.00%	9,252
Total Miscellaneous Improvements Value								9,252

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