

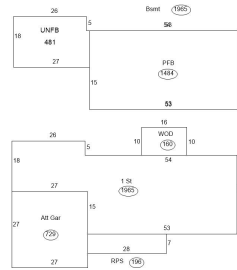
BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070248486 Owner KT NEXGEN INC KEITH SCHOENEMAN PRESIDENT 2331 CR 59 ALLIANCE, NE 69301			Legal PT NW1/4NW1/4 30-25-47 10 ACRES S-T-R: 30-25-47 Acres: 10.000			Card File / Perm 070248486 Situs 2331 CR 59 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	1363-30-0-00000-000-0001		Buildings	317,995	325,582					
Location / Group	4	RURAL RES2	Cadastral	0000-0000-		Improvement	2,575	3,088					
Valuation / Group	82	RURAL RES 2	Book / Page	/		Land / Lots	34,480	81,200					
District	95	52A 8-6	Sale Date			Total	355,050	409,870					
School	07-0006		Sale Amount	0									
Date Added Notes													
11/12/2024	2025 rural. no change												
12/07/2021	Per pick up 2022 add 10 x 16 WOD. Add to growth.												
04/08/2020	Per 2020 Rural review, returned survey and pictometry- Chg bathroom count from 2 to 3, fixture count from 13 to 12, Exterior from Plywood to vinyl, HVAC from warm/cold to heat pump. Correct basement finish sq ftge & total sq ft of house. Attach site plans and 2020 survey.												
06/01/2017	Sent board notice to correct value to appraisal												
01/14/2017	Correct acres per GIS and site codes needed changed since house was put down. Went from minimal amenity site to full site.												
03/14/2016	SPLIT FROM PARCEL # 070049556 ON 01/17/2007												
01/19/2016	PER 2016 RURAL REVIEW, NO QUESTIONNAIRE RETURNED, ASSUMED BASEMENT AT FULL FINISH. ADDED 1 BATHROOM. ATTACHED SITE PLAN.												
Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount				
2022	01 Single Family	ADD WOD	2,935	0004	03 New-Const	CHECK FOR NEW WOD IN 2022	01/27/2021	12/07/2021	0				
2013	01 Single Family		221,899	3	05 Re-Check	MEASURE UNFINISHED PART OF BSMT	03/26/2020	12/09/2020	0				
				0002	00 N/A	REMOVED FLAT VALUE BLDGS & P/U HOUSE V		01/15/2013	0				
				0001	00 N/A	REMOVED SALVAGE HOUSE		01/07/2008	0				
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		4.480	2,500	11,200	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.520	0	0	0			
Land Total							10.000		81,200				
Sale Date	Book	Page	Extend	Ownership History					Amount				
12/06/2006	95	493		MCKIM/CAROLE N					32,000				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	4122	95	317,995	2,575	34,480	355,050	0	355,050	3,494.52	0			
2023	4113	95	317,995	2,575	27,480	348,050	0	348,050	5,032.98	0			
2022	4148	95	274,135	2,575	27,480	304,190	0	304,190	4,634.80	0			
2021	4065	95	271,200	2,575	28,625	302,400	0	302,400	4,636.76	0			
2020	4069	95	282,432	2,390	28,625	313,447	0	313,447	4,860.40	0			

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Parcel ID	070248486	Owner	KT NEXGEN INC	Legal	PT NW1/4NW1/4 30-25-47	10 ACRES
Primary Image		Sketch		Site Plan		



Parcel ID070248486
Cadastral ID0000-0000-
PAD Class Code01-01-05-03-00-06
State GEO1363-30-0-00000-000-0001
Owner
KT NEXGEN INC
KEITH SCHOENEMAN PRESIDENT
2331 CR 59
ALLIANCE, NE 69301
Situs
2331 CR 59 ALLIANCE NE 69301
Neighborhood400 - RURAL RESIDENTIAL
District95 - 52A 8-6
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PT NW1/4NW1/4 30-25-47
10 ACRES

(7091)

Primary Image



Sketch Image



Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	325,582	Type	Single-family Residence	Year/Effective Age	2012/10	
Improvement	3,088	Quality	3.00 - Average	Base Cost	92.88	
Land/Lot	81,200	Condition	3.00 - Average	Roofing Adj	3.59	
Total	409,870	Base/Total	1,965 / 1,965	Subfloor Adj	11.63	
		Style	100 % - One Story	Heat/Cool Adj	8.87	
		Exterior Wall	100 % - Frame, Siding, Vinyl	Plumbing Adj	11.31	
		Heating/Cooling	100 % - Heat Pump	Basement Adj	52.28	
		Roof Cover	Composition Shingle	Adjusted Cost	180.560	
		Area of Slab	0	RCN (180.560 x 1,965)	354,800	
		Area of Crawl	0	Total Misc Impr	10,917	
		Fixture/Roughin	12 / 0	Garage Cost	23,270	
		Bed/Bathroom	2 / 3.0	Total RCN	388,987	
		Basement Area	1,965 1,484 Part	Depr (Phys 7.00%, Func 0.00%)	27,229	
				Depr Misc Impr	0	
				Total before Econ	361,758	
				Econ Depr 10.00%	36,176	
				RCNLD	325,582	
				Adj. RCNLD	325,582	
				Cost per Sq Ft	165.69	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
701	Attached Garage	0.00	0		729 sqft	31.92	0.00%, 0.00%	23,270
Approximate value after 7.00% physical, 0.00% functional and 10.00% economic depreciation is 19,477								

					Total Garages Value			23,270
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
RPS	Raised Slab Porch with Roof	MS Residential	196	0	196	35.26	0.00%	6,911
WOD	Wood Deck	MS Residential	16x10	2021	160	25.04	0.00%	4,006
Total Miscellaneous Improvements Value								10,917

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2025 Appraisal Property Record Card

Date Added	Notes
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Parcel ID070248486(7091)

Cadastral ID0000-0000-

PAD Class Code01-01-05-03-00-06

State GEO1363-30-0-00000-000-0001

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Neighborhood400 - RURAL RESIDENTIAL

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	SLNT - Slant Wall Stl Bldg Building Components	D	2.00	2.00	1971	59	40 x 40 x 12	Concrete	Metal	1,600	Unit Cost (9.65 x 1,600)	15,440
											Components Total	0
											Replacement Cost	15,440
											Depr (Phys 80.00%, Func 0.00%)	12,352
											RCNLD	3,088
											Outbuildings Total	3,088