

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

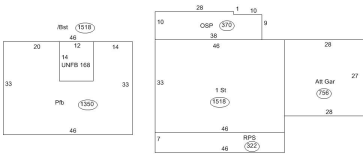
Parcel ID 070250936			Legal PT W1/2NE1/4 23-25-47 14.59 ACRES S-T-R: 23-25-47 Acres: 14.590			Card File / Perm 070250936 Situs 5421 MADISON ALLIANCE, NE 69301							
Owner FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301													
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-05-05-03-00-07		Value	Previous	Current					
Neighborhood	450	AG RESIDENTIAL	State GEO	1363-23-0-00000-000-0010		Buildings	236,345	324,384					
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-		Improvement	98,170	52,847					
Valuation / Group	84	AG RESIDENTIAL	Book / Page	2024 / 00677		Land / Lots	27,525	87,090					
District	95	52A 8-6	Sale Date	06/28/2024		Total	362,040	464,321					
School	07-0006		Sale Amount	0									
Date Added Notes													
08/12/2024 Per 2025 Rural Review, no changes. Private drive so worked parcel per aerial view. Updated site plan and photos.													
08/05/2024 Form 521 Electronic - Comments (Book: 2024 Page: 00677 Ext: Sale Date: 06/28/2024) Comment: 070250936 070073228 070175764 070177694 070015295 070073120 070072876 070214093													
08/05/2024 Form 521 Electronic - Adjustment (Book: 2024 Page: 00677 Ext: Sale Date: 06/28/2024) Adjustment: 0.00 Reason: Non-qualified, remove wife per court decree													
02/15/2024 Per 2025 rural review, Tom came in and we went over everything and found no changes.													
09/18/2020 Per 2020 review and exterior inspection- no changes.													
10/26/2018 Per 2018 change finder, picked up TOOL w/RPS													
03/14/2016 Property Protests - Determination (Date: 07/07/2015 Number: 51) LOWER THE VALUATION TO THE RECOMMENDATION OF THE COUNTY ASSESSOR - Dwelling: 209,045 Outbuild: 74,500 Land/Lot: 17,652													
03/14/2016 SPLIT FROM PARCEL # 070073120 ON 05/17/2004													
07/18/2015 BOE: FUBL has dirt floor and only portable corrals inside. Wood frame not metal.													
01/22/2015 Added new building (FUBL) going to use for calving barn. Two slabs of concrete drive were added on two sides of building, had to enter as separate line items in CAMA.													
Tax Year	Growth Type	Description	Amount	Permit No.	Type	Description	Date Open	Date Closed	Amount				
2018	01 Single Family	ADD TOOL WITH RPS	7,425	0002	00 N/A	ASSESSMENT UPDATE	01/17/2011		0				
2015	05 Agricultural	NEW BUILDING	72,120	0001	00 N/A	HSE @ FULL VALUE & BSMT FIN PER P/U	02/24/2008		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		5.000	2,500	12,500	0			
905	905	905	RMHST 11-20 REMAIN	RES 11-20 ACRES	N		4.590	1,000	4,590	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
Land Total							14.590		87,090				
Sale Date	Book	Page	Extend	Ownership History					Amount				
05/18/2009	97	377		DENTON/JOHN & DINA					329,565				
05/17/2004	93	214		SIBBITT/MELVA					0				
				FURMAN/THOMAS J & STEPHANIE					0				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	2257	95	236,345	98,170	27,525	362,040	0	362,040	3,561.86	0			
2023	2291	95	236,345	98,170	20,525	355,040	0	355,040	5,133.04	0			
2022	2335	95	236,345	98,170	20,525	355,040	0	355,040	5,408.62	0			
2021	2297	95	236,345	98,170	20,525	355,040	0	355,040	5,442.96	0			
2020	2298	95	202,210	75,515	20,525	298,250	0	298,250	4,623.84	0			

Parcel ID070250936OwnerFURMAN/THOMASLegalPT W1/2NE1/4 23-25-4714.59 ACRES

Primary Image



Sketch



Site Plan



Parcel ID070250936
Cadastral ID0000-0000-
PAD Class Code01-05-05-03-00-07
State GEO1363-23-0-00000-000-0010
Owner
FURMAN/THOMAS
PO BOX 340
ALLIANCE, NE 69301
Situs
5421 MADISON ALLIANCE NE 69301
Neighborhood450 - AG RESIDENTIAL
District95 - 52A 8-6
Legal
PT W1/2NE1/4 23-25-47
14.59 ACRES

(7002)

Primary Image



Sketch Image



Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	210,850	Type	Single-family Residence	Year/Effective Age	2004/5	
Improvement	52,847	Quality	3.00 - Average	Base Cost	96.65	
Land/Lot	38,154	Condition	4.00 - Good	Roofing Adj	3.59	
Total	301,851	Base/Total	1,518 / 1,518	Subfloor Adj	11.63	
		Style	100 % - One Story	Heat/Cool Adj	11.49	
		Exterior Wall	100 % - Frame, Plywood or Hardboard	Plumbing Adj	15.85	
		Heating/Cooling	100 % - Heat pump with Ground Loop System	Basement Adj	56.54	
		Roof Cover	Composition Shingle	Adjusted Cost	195.750	
		Area of Slab	0	RCN (195.750 x 1,518)	297,149	
		Area of Crawl	0	Total Misc Impr	13,303	
		Fixture/Roughin	13 / 0	Garage Cost	23,965	
		Bed/Bathroom	2 / 2.0	Total RCN	334,417	
		Basement Area	1,518 1,350 Part	Depr (Phys 3.00%, Func 0.00%)	10,033	
				Depr Misc Impr	0	
				Total before Econ	324,384	
				Econ Depr 35.00%	113,534	
				RCNLD	210,850	
				Adj. RCNLD	210,850	
				Cost per Sq Ft	138.90	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
701	Attached Garage	0.00	0		756 sqft	31.70	0.00%, 0.00%	23,965
Approximate value after 3.00% physical, 0.00% functional and 35.00% economic depreciation is 15,110								

					Total Garages Value			23,965
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
RPS	Raised Slab Porch with Roof	MS Residential	322	0	322	31.56	0.00%	10,162
OSP	Open Slab Porch	MS Residential	370	0	370	8.49	0.00%	3,141
Total Miscellaneous Improvements Value								13,303

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FUBL - Farm Utility Building Building Components	D	3.00	3.00	2004	21	63 x 36 x 16	Concrete	Metal	2,268	Unit Cost (18.66 x 2,268)	42,321
											Components Total	0
											Replacement Cost	42,321
											Depr (Phys 80.00%, Func 0.00%)	33,857
											RCNLD	8,464
2	LOAF - Loafing Shed Building Components	D	3.00	3.00	2004	21	36 x 18 x 9	Dirt	Metal	648	Unit Cost (7.73 x 648)	5,009
											Components Total	0
											Replacement Cost	5,009
											Depr (Phys 80.00%, Func 0.00%)	4,007
											RCNLD	1,002
3	FUBL - Farm Utility Building Building Components	D	3.00	3.00	2014	11	90 x 60 x 18	Concrete	Metal	5,400	Unit Cost (17.61 x 5,400)	95,094
											Components Total	0
											Replacement Cost	95,094
											Depr (Phys 63.00%, Func 0.00%)	59,909
											RCNLD	35,185
4	TOOL - Tool Shed Building Components	D	3.00	3.00	2018	7	24 x 16 x 10	Plank	Asphalt- Shingles	384	Unit Cost (20.17 x 384)	7,745
											Components Total	0
											Replacement Cost	7,745
											Depr (Phys 38.00%, Func 0.00%)	2,943
											RCNLD	4,802

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Seq	Description		Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary				
5	RPS - Raised Slab Porch with Roof Building Components		0	2.00	3.00	2018	7				96	Unit Cost (35.35 x 96)				
												Components Total				
												Replacement Cost				
												Depr (Phys 0.00%, Func 0.00%)				
												RCNLD				
												Outbuildings Total				
												52,847				