

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID 070252386			Legal			Card File / Perm 070252386		
Owner CULLAN FARMS INC 6731 FRANKLIN HEMINGFORD, NE 69348			W1/2 & SE1/4 (EX RR) 27-27-49 469.74 ACRES S-T-R: 27-27-49 Acres: 469.740			Situs 1131 CR 68 HEMINGFORD, NE 69348		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-05-05-03-00-09		Value	Previous	Current
Neighborhood	2	00002 MARKET AREA 2 AGLAN	State GEO	1091-27-0-00000-000-0002		Buildings	0	0
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-		Improvement	7,360	7,360
Valuation / Group	84	AG RESIDENTIAL	Book / Page	/		Land / Lots	693,374	954,606
District	30	10-10	Sale Date			Total	700,734	961,966
School	07-0010		Sale Amount	0				
Date Added Notes								
10/24/2024 Per 2025 Rural Review, no changes. Updated site plan and photos.								
05/12/2020 Per 2020 rural review, no changes made. Updated site plan.								
10/30/2018 per 2018 change finder for 2019 p/up no change already matched								
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub Market/Acre Market Sub
1725	IRRG	1A1	ROSEBUD LOAM- 0 TO 1 PERCENT SLOPES	1A1	N	78.130	3,000	234,390 0
1726	IRRG	2A	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	2A	N	33.020	3,000	99,060 0
5100	IRRG	1A1	ALLIANCE LOAM- 0 TO 1 PERCENT SLOPES	1A1	N	131.620	3,000	394,860 0
5101	IRRG	1A	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1A	N	4.230	3,000	12,690 0
5625	IRRG	2A1	DUROC LOAM- OCCASIONALLY FLOODED	2A1	N	4.570	3,000	13,710 0
						251.570	754,710	
1725	DRY	1D	ROSEBUD LOAM- 0 TO 1 PERCENT SLOPES	1D	N	50.330	940	47,310 0
1726	DRY	2D	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	2D	N	89.310	940	83,951 0
1736	DRY	4D1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4D1	N	13.400	735	9,849 0
5100	DRY	1D	ALLIANCE LOAM- 0 TO 1 PERCENT SLOPES	1D	N	20.840	940	19,590 0
5101	DRY	1D	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1D	N	12.830	940	12,060 0
5625	DRY	2D1	DUROC LOAM- OCCASIONALLY FLOODED	2D1	N	7.710	940	7,247 0
5943	DRY	1D	DUROC LOAM- 1 TO 3 PERCENT SLOPES	1D	N	2.100	940	1,974 0
						196.520	181,981	
1363	GRAS	4G1	BRIDGET VERY FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	4G1	N	2.110	440	928 0
1726	GRAS	4G1	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	4G1	N	2.000	440	880 0
1736	GRAS	4G1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4G1	N	3.770	440	1,659 0
5109	GRAS	3G	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	3G	N	0.050	440	22 0

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Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
5181	GRAS	4G1	HEMINGFORD LOAM- 3 TO 6 PERCENT SLOPES	4G1	N		0.060	440	26	0			
							7.990		3,515				
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		2.880	5,000	14,400	0			
ROAD	ROAD	1500	ROADS	ROAD	N		10.780	0	0	0			
							Land Total	469.740	954,606				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	1408	30	0	7,360	693,374	700,734	0	700,734	6,474.62	0			
2023	1428	30	0	7,360	693,374	700,734	0	700,734	9,064.92	0			
2022	1454	30	0	7,360	693,374	700,734	0	700,734	9,370.68	0			
2021	1387	30	0	7,360	693,374	700,734	0	700,734	9,359.04	0			
2020	1384	30	0	7,360	693,374	700,734	0	700,734	9,212.48	0			

Primary ImageSketchSite Plan



Parcel ID070252386(8855) Cadastral ID0000-0000- PAD Class Code01-05-05-03-00-09 State GEO1091-27-0-00000-000-0002 Owner CULLAN FARMS INC 6731 FRANKLIN HEMINGFORD, NE 69348 Situs 1131 CR 68 HEMINGFORD NE 69348 Neighborhood2 - 00002 MARKET AREA 2 AGLAN District30 - 10-10 Legal W1/2 & SE1/4 (EX RR) 27-27-49 469.74 ACRES	Primary Image 	Sketch Image
Property Valuation Buildings0 Improvement7,360 Land/Lot954,606 Total961,966	Residential Information Type Quality.00 - Condition.00 - Base/Total0 / 0 Area of Slab0 Area of Crawl0 Fixture/Roughin0 / 0 Bed/Bathroom0 / 0.0 Basement Area0	Marshall & Swift Cost Approach(06/2024) Year/Effective Age0/0 Base Cost0.00 Roofing Adj0.00 Subfloor Adj0.00 Heat/Cool Adj0.00 Plumbing Adj0.00 Basement Adj0.00 Adjusted Cost0.000 RCN (0.000 x 0)0 Total Misc Impr0 Garage Cost0 Total RCN0 Depr (Phys 0.00%, Func 0.00%)0 Depr Misc Impr0 RCNLD0
Date AddedNotes 10/24/2024Per 2025 Rural Review, no changes. Updated site plan and photos. 05/12/2020Per 2020 rural review, no changes made. Updated site plan. 10/30/2018per 2018 change finder for 2019 p/up no change already matched		

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Cadastral ID0000-0000-

PAD Class Code01-05-05-03-00-09

State GEO1091-27-0-00000-000-0002

Owner
CULLAN FARMS INC
6731 FRANKLIN
HEMINGFORD, NE 69348

Situs
1131 CR 68 HEMINGFORD NE 69348

Neighborhood2 - 00002 MARKET AREA 2 AGLAN

District30 - 10-10

Legal
W1/2 & SE1/4 (EX RR) 27-27-49
469.74 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920
2	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920
3	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920
4	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920

BOX BUTTE COUNTY
2025 Appraisal Property Record Card

Parcel ID	070252386	(8855)	Owner	CULLAN FARMS INC				Legal	W1/2 & SE1/4 (EX RR) 27-27-49		469.74 ACRES
Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary
5	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD
6	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD
7	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD
8	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD
										Outbuildings Total	

7,360