

### 2025 Real Estate Breakdown Report

Page 1 RECORDCARD 3/19/25 01:51 PM

Parcel ID		070250936		Legal				Card File	07025	50936		
Owner				PT W1/2NE1/4 23	-25-47			Situs				
FURMAN/				14.59 ACRES	A 4.4 F00			5421 MADIS				
PO BOX 34 ALLIANCE		201		S-T-R: 23-25-47	Acres: 14.590			ALLIANCE,	NE 69301			
ALLIANCE	, INE 093	001										
County Are	ea	2 1	ARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-07	7		Value			Previous	Current
Neighborh			RURAL RESIDENTIAL	State GEO	1363-23-0-00000-0			Buildings			236,345	324,384
Location /		3	RURAL RES1	Cadastral	0000-0000-			Improvemen	nt		98,170	52,847
Valuation /		81	RURAL RES 1	Book / Page	2024 / 00677			Land / Lots			27,525	87,090
District			52A 8-6	Sale Date	06/28/2024							
School		07-0006		Sale Amount	0			Total			362,040	464,321
Date Adde	d Notes			•								
08/12/2024			view, no changes. Private drive s									
08/05/2024	Form 9	521 Electror	ic - Comments (Book: 2024 Page	e: 00677 Ext: Sale Date	: 06/28/2024 ) Comm	nent: 070250936 0	70073228 0	70175764 070	177694 07001	5295 (	070073120 0700728	876 070214093
08/05/2024			ic - Adjustment (Book: 2024 Pag			tment: 0.00 Reaso	n: Non-qua	lified, remove v	ife per court o	lecree		
02/15/2024			ew, Tom came in and we went ov		l no changes.							
09/18/2020			nd exterior inspection- no change	es.								
10/26/2018			inder, picked up TOOL w/RPS									
03/14/2016	Proper Land/L	rty Protests _ot: 17,652	Determination (Date: 07/07/201	5 Number: 51 ) LOWER	THE VALUATION TO	O THE RECOMM	ENDATION	OF THE COUN	NTY ASSESS(	DR - D	welling: 209,045 Ou	utbuild: 74,500
03/14/2016	SPLIT	FROM PAR	CEL # 070073120 ON 05/17/200	)4								
07/18/2015	BOE:	FUBL has d	rt floor and only portable corrals in	nside. Wood frame not n	netal.							
01/22/2015	Added	new buildir	g (FUBL) going to use for calving	barn. Two slabs of cond	crete drive were added	d on two sides of	building, had	d to enter as se	parate line ite	ms in (	CAMA.	
Tax Year		h Type	Description			mit No. Type	Descri			ate Op	en Date Closed	Amount
2018	01 Sin	gle Family	ADD TOOL WITH RPS		7,425 0002	2 00 N/A						Amount
2015	05 Agı	ricultural	NEW DITH DINO			2 00 N/A	ASSES	SSMENT UPDA	ATE		01/17/2011	0
Soil	Use		NEW BUILDING		72,120 000			FULL VALUE				
901		LCG	/LVG Soil Description	LVG Descrip	,		HSE @ FIN PE	FULL VALUE		Sub	01/17/2011	0
301	901	<b>LC</b> 0			ption	1 00 N/A	HSE @ FIN PE	FULL VALUE R P/U	& BSMT	<b>Sub</b> 0	01/17/2011 02/24/2008	0 0
903	901 903		/LVG Soil Description	NG RES 2-5 ACI	ption RES	1 00 N/A <b>Spot Code</b>	HSE @ FIN PE Acres	FULL VALUE R P/U Value/Acre	& BSMT  Assessed		01/17/2011 02/24/2008	0 0
		901	/LVG Soil Description RMHST 2-5 REMAININ	NG RES 2-5 ACI	ption RES CRES	1 00 N/A  Spot Code N	HSE @ FIN PE Acres 4.000	FULL VALUE FR P/U Value/Acre 5,000	& BSMT  Assessed 20,000	0	01/17/2011 02/24/2008	0 0
903	903	901 903	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN	NG RES 2-5 ACI	ption RES CRES	1 00 N/A  Spot Code N N	HSE @ FIN PE Acres 4.000 5.000	PFULL VALUE FR P/U Value/Acre 5,000 2,500	& BSMT  Assessed 20,000 12,500	0	01/17/2011 02/24/2008	0 0
903 905 900	903 905	901 903 905 900	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES	ption RES CRES ACRES HOME	1 00 N/A  Spot Code  N  N  N	HSE @ FIN PE Acres 4.000 5.000 4.590	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000	& BSMT  Assessed 20,000 12,500 4,590	0 0 0	01/17/2011 02/24/2008	0 0
903 905 900 Sale Date	903 905 900	901 903 905 900 <b>Book</b>	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES	ption RES CRES ACRES HOME	1 00 N/A  Spot Code  N  N  N  N	HSE @ FIN PE Acres 4.000 5.000 4.590 1.000	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000	& BSMT  Assessed 20,000 12,500 4,590 50,000	0 0 0	01/17/2011 02/24/2008	0 0 Market Sub
903 905 900 <b>Sale Date</b> 05/18/2009	903 905 900	901 903 905 900 <b>Book</b> 97	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Ex	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES	ption RES CRES ACRES HOME ership History TON/JOHN & DINA	1 00 N/A  Spot Code  N  N  N  N	HSE @ FIN PE Acres 4.000 5.000 4.590 1.000	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000	& BSMT  Assessed 20,000 12,500 4,590 50,000	0 0 0	01/17/2011 02/24/2008	0 0 Market Sub Amount 329,565
903 905 900 Sale Date	903 905 900	901 903 905 900 <b>Book</b>	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE	NG RES 2-5 ACI IING RES 6-10 ACI N RES 11-20 A RURAL RES	ption RES CRES ACRES HOME ership History TON/JOHN & DINA	1 00 N/A  Spot Code N N N Land Total	HSE @ FIN PE Acres 4.000 5.000 4.590 1.000	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000	& BSMT  Assessed 20,000 12,500 4,590 50,000	0 0 0	01/17/2011 02/24/2008	0 0 Market Sub Amount 329,565 0
903 905 900 Sale Date 05/18/2009 05/17/2004	903 905 900	901 903 905 900 <b>Book</b> 97 93	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Ex 377 214	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES  Xtend Own DEN' SIBB FURI	ption RES CRES ACRES B HOME  ership History TON/JOHN & DINA JITT/MELVA MAN/THOMAS J & S	1 00 N/A  Spot Code N N N Land Total	HSE @ FIN PE 4.000 5.000 4.590 1.000 14.590	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000 50,000	& BSMT  Assessed 20,000 12,500 4,590 50,000 87,090	0 0 0	01/17/2011 02/24/2008 Market/Acre	Market Sub    Market Sub   Mark
903 905 900 Sale Date 05/18/2009 05/17/2004 Year St	903 905 900	901 903 905 900 Book 97 93	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Ex 377 214  Building	NG RES 2-5 ACI IING RES 6-10 ACI N RES 11-20 A RURAL RES  Extend Own DEN' SIBB FURI	ption RES CRES CRES CHOME  ership History TON/JOHN & DINA ITT/MELVA MAN/THOMAS J & S' Land	1 00 N/A  Spot Code N N N Land Total  TEPHANIE Total	HSE @ FIN PE 4.000 5.000 4.590 1.000 14.590	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000 50,000	& BSMT  Assessed 20,000 12,500 4,590 50,000 87,090  Taxable	0 0 0	01/17/2011 02/24/2008 Market/Acre	Market Sub  Amount 329,565 0 0 Penalty Tax
903 905 900 Sale Date 05/18/2009 05/17/2004 Year St 2024	903 905 900 900	901 903 905 900 Book 97 93 District 95	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Ex 377 214  Building 236,345	NG RES 2-5 ACI	ption RES CRES ACRES HOME ership History TON/JOHN & DINA ITT/MELVA MAN/THOMAS J & S' Land 27,525	1 00 N/A  Spot Code N N N Land Total  TEPHANIE Total 362,040	HSE @ FIN PE 4.000 5.000 4.590 1.000 14.590	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000 50,000	& BSMT  Assessed 20,000 12,500 4,590 50,000 87,090  Taxable 362,040	0 0 0	01/17/2011 02/24/2008 Market/Acre  Total Tax 3,561.86	## Amount   329,565   0     Penalty Tax   0
903 905 900 Sale Date 05/18/2009 05/17/2004 Year St 2024 2023	903 905 900 eatement 2257 2291	901 903 905 900 Book 97 93 District 95 95	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Ex 377 214  Building 236,345 236,345	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES	ption RES CRES ACRES THOME  ership History TON/JOHN & DINA ITT/MELVA MAN/THOMAS J & S' Land 27,525 20,525	1 00 N/A  Spot Code N N N Land Total  TEPHANIE Total 362,040 355,040	HSE @ FIN PE 4.000 5.000 4.590 1.000 14.590	FULL VALUE R P/U Value/Acre 5,000 2,500 1,000 50,000	& BSMT  Assessed 20,000 12,500 4,590 50,000 87,090  Taxable 362,040 355,040	0 0 0	01/17/2011 02/24/2008 Market/Acre  Total Tax 3,561.86 5,133.04	## Amount   329,565   0     Penalty Tax   0   0
903 905 900 Sale Date 05/18/2009 05/17/2004 Year St 2024 2023 2022	903 905 900 eatement 2257 2291 2335	901 903 905 900 Book 97 93 District 95 95 95	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Ex 377 214  Building 236,345 236,345 236,345 236,345	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES   Xtend Own DEN' SIBB FURI Other 98,170 98,170 98,170 98,170	ption RES CRES CRES CHOME  ership History TON/JOHN & DINA ITT/MELVA MAN/THOMAS J & S' Land 27,525 20,525 20,525	1 00 N/A  Spot Code N N N Land Total  TEPHANIE  Total  362,040 355,040 355,040	HSE @ FIN PE 4.000 5.000 4.590 1.000 14.590	PFULL VALUE R P/U Value/Acre 5,000 2,500 1,000 50,000	& BSMT  Assessed 20,000 12,500 4,590 50,000 87,090  Taxable 362,040 355,040 355,040	0 0 0	01/17/2011 02/24/2008 Market/Acre  Total Tax 3,561.86 5,133.04 5,408.62	## Amount   329,565   0     Penalty Tax   0   0   0   0   0   0   0   0   0
903 905 900 Sale Date 05/18/2009 05/17/2004 Year St 2024 2023 2022 2021	903 905 900 atement 2257 2291 2335 2297	901 903 905 900 Book 97 93 District 95 95 95 95	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Example Solution Solu	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES  Xtend Own DEN' SIBB FURI Other 98,170 98,170 98,170 98,170 98,170	ption RES CRES ACRES THOME  ership History TON/JOHN & DINA ITT/MELVA MAN/THOMAS J & S' Land 27,525 20,525 20,525 20,525	1 00 N/A  Spot Code N N N Land Total  TEPHANIE  Total  362,040 355,040 355,040 355,040	HSE @ FIN PE 4.000 5.000 4.590 1.000 14.590	### PTUL VALUE R P/U  Value/Acre 5,000 2,500 1,000 50,000  ###########################	& BSMT  Assessed 20,000 12,500 4,590 50,000 87,090  Taxable 362,040 355,040 355,040 355,040	0 0 0	01/17/2011 02/24/2008 Market/Acre  Total Tax 3,561.86 5,133.04 5,408.62 5,442.96	## Amount   329,565   0
903 905 900 Sale Date 05/18/2009 05/17/2004 Year St 2024 2023 2022	903 905 900 eatement 2257 2291 2335	901 903 905 900 Book 97 93 District 95 95 95	/LVG Soil Description RMHST 2-5 REMAININ RMHST 6-10 REMAIN RMHST 11-20 REMAIN HMST1-1ST ACRE  Page Ex 377 214  Building 236,345 236,345 236,345 236,345	NG RES 2-5 ACI IING RES 6-10 AC N RES 11-20 A RURAL RES   Xtend Own DEN' SIBB FURI Other 98,170 98,170 98,170 98,170	ption RES CRES CRES CHOME  ership History TON/JOHN & DINA ITT/MELVA MAN/THOMAS J & S' Land 27,525 20,525 20,525	1 00 N/A  Spot Code N N N Land Total  TEPHANIE  Total  362,040 355,040 355,040	HSE @ FIN PE 4.000 5.000 4.590 1.000 14.590	PFULL VALUE R P/U Value/Acre 5,000 2,500 1,000 50,000	& BSMT  Assessed 20,000 12,500 4,590 50,000 87,090  Taxable 362,040 355,040 355,040	0 0 0	01/17/2011 02/24/2008 Market/Acre  Total Tax 3,561.86 5,133.04 5,408.62	## Amount   329,565   0     Penalty Tax   0   0   0   0   0   0   0   0   0



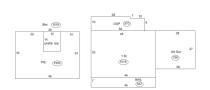
2025 Real Estate Breakdown Report

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 Parcel ID
 070250936
 Owner
 FURMAN/THOMAS
 Legal
 PT W1/2NE1/4 23-25-47
 14.59 ACRES

 Primary Image
 Sketch
 Site Plan









2025 Appraisal Property Record Card

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(06/2024)

213.69

Parcel ID 070250936

Cadastral ID 0000-0000-

**PAD Class Code** 01-01-05-03-00-07

State GEO 1363-23-0-00000-000-0010

Owner

FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301

Situs

5421 MADISON ALLIANCE NE 69301

Neighborhood 400 - RURAL RESIDENTIAL

District 95 - 52A 8-6

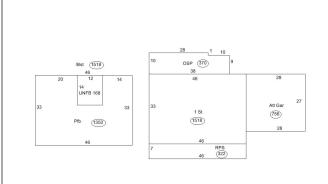
Legal

PT W1/2NE1/4 23-25-47

14.59 ACRES

Proporty Valuation





Sketch Image

Marchall & Swift Cost Approach

Cost per Sa Ft

	Residential inform	iation	Marshall & Swift Cost Approach		(00/2024)
324,384	Туре	Single-family Residence	Year/Effective Age	2004/5	
52,847	Quality	3.00 - Average	Base Cost	96.65	
87,090	Condition	4.00 - Good	Roofing Adj	3.59	
464,321	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	
			RCNLD	324,384	
			Adj. RCNLD	324,384	
	324,384 52,847 87,090	324,384 52,847 Quality 87,090 464,321 Base/Total Style Exterior Wall Heating/Cooling Roof Cover Area of Slab Area of Crawl Fixture/Roughin Bed/Bathroom	324,384         Type         Single-family Residence           52,847         Quality         3.00 - Average           87,090         Condition         4.00 - Good           464,321         Base/Total         1,518 / 1,518           Style         100 % - One Story           Exterior Wall         100 % - Frame, Plywood or Hardboard           Heating/Cooling         100 % - Heat pump with Ground Loop System           Composition Shingle         Composition Shingle           Area of Crawl         0           Fixture/Roughin         13 / 0           Bed/Bathroom         2 / 2.0	324,384 Type Single-family Residence 52,847 Quality 3.00 - Average Base Cost Roofing Adj 464,321 Base/Total 1,518 / 1,518 Style 100 % - One Story Exterior Wall Heating/Cooling Roof Cover Area of Slab Area of Crawl Fixture/Roughin Bed/Bathroom Basement Area  Type Single-family Residence  4.00 - Average Base Cost Roofing Adj Subfloor Adj Heat/Cool Adj Plumbing Adj Basement Adj Adjusted Cost Roofing Adj Base Cost Roofing Adj Base Cost Roofing Adj Base Cost Roofing Adj Subfloor Adj Heat/Cool Adj Plumbing Adj Basement Adj Adjusted Cost RCN (195.750 x 1,518) Total Misc Impr Garage Cost Total RCN Depr (Phys 3.00%, Func 0.00%) Depr Misc Impr RCNLD	Type

				1 1	
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 0.00% economic depreciation is 23,246

						ı otal (	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 Miscella	neous Improv	vements Value	13,303

Date /	٩d	d	ed	l N	o	tes
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08/12/2024   Per 2025 Rural Revie	w. no changes. Private drive so	worked parcel per aerial view. I	Jodated 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

Residential Information

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

SPLIT FROM PARCEL # 070073120 ON 05/17/2004 03/14/2016



2025 Appraisal Property Record Card

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<b>Date Added</b>	Notes  BOE: FUBL has dirt floor and only portable corrals inside. Wood frame not metal.
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.
I	



(7002)

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Parcel ID 070250936

Cadastral ID 0000-0000-

PAD Class Code 01-01-05-03-00-07

State GEO 1363-23-0-00000-000-0010

Owner

FURMAN/THOMAS PO BOX 340 ALLIANCE, NE 69301

Situs

5421 MADISON ALLIANCE NE 69301

Neighborhood 400 - RURAL RESIDENTIAL

District 95 - 52A 8-6

Legal

PT W1/2NE1/4 23-25-47 14.59 ACRES



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



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Parcel	ID 070250936		(7002) Owner	FURMAN/THOMAS			Legal	PT W1/2NE1/4 23-25-47	14.59 ACRES
Seq	Description	Class	Qual Cond Year	Eff Age Dimensions	Floor	Roofing	Total	Units Valuation Summary	
5	RPS - Raised Slab Porch with Roof	0	2.00 3.00 2018	7				96 Unit Cost (35.35 x 96)	3,394
	Building Components							Components Total	0
								Replacement Cost	3,394
								Depr (Phys 0.00%, Func 0.00%	6) 0
								RCNLD	3,394
								Outbuildings Total	52,847
								-	·