

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

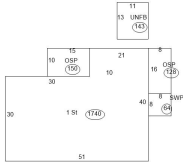
Parcel ID 070111804			Legal		Card File 070111804		
Owner GARNER/DENNIS R 6981 OTOE RD ALLIANCE, NE 69301			PT NW1/4 32-25-49 6.18 ACRES S-T-R: 32-25-49 Acres: 6.180		Situs 6981 OTOE ALLIANCE, NE 69301		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-06	Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1367-32-0-00000-000-0002	Buildings	80,790	124,550
Location / Group	4	RURAL RES2	Cadastral	0000-0000-	Improvement	5,655	7,741
Valuation / Group	82	RURAL RES 2	Book / Page	/	Land / Lots	30,955	72,375
District	95	52A 8-6	Sale Date				
School	07-0006		Sale Amount	0	Total	117,400	204,666

Date Added	Notes
07/31/2024	Per 2025 rural review, no changes made
09/18/2020	Per 2020 review and no survey, did drive by exterior inspection- Change conditon of house from 4.00 to a 2.50 per exterior visual. Stucco in bad shape. Site plan is okay.
11/09/2015	UPDATE OUTBUILDING CODES PER RURAL REVIEW 2016 W/O SURVEY.

					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					0001	00 N/A	CORRECTED LAND USE		02/24/2011	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		4.010	5,000	20,050	0			
903	903	903	RMHST 6-10 REMAINING	RES 6-10 ACRES	N		0.930	2,500	2,325	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.240	0	0	0			
Land Total							6.180		72,375				

Sale Date	Book	Page	Extend	Ownership History					Amount	
11/29/2000	90	579	580	WILSON/KEVIN L & VICKIE C					73,500	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	2307	95	80,790	5,655	30,955	117,400	0	117,400	1,169.22	0
2023	2346	95	80,790	5,655	23,955	110,400	0	110,400	1,596.44	0
2022	2387	95	69,645	5,655	23,955	99,255	0	99,255	1,512.30	0
2021	2347	95	69,645	5,655	23,955	99,255	0	99,255	1,521.90	0
2020	2359	95	74,550	5,851	23,955	104,356	0	104,356	1,618.18	0

Primary Image	Sketch	Site Plan
---------------	--------	-----------



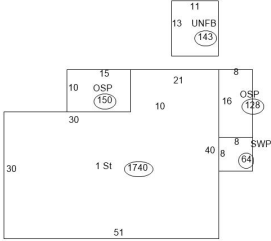
Parcel ID070111804
Cadastral ID0000-0000-
PAD Class Code01-01-05-03-00-06
State GEO1367-32-0-00000-000-0002
Owner
GARNER/DENNIS R
6981 OTOE RD
ALLIANCE, NE 69301
Situs
6981 OTOE ALLIANCE NE 69301
Neighborhood400 - RURAL RESIDENTIAL
District95 - 52A 8-6
Legal
PT NW1/4 32-25-49
6.18 ACRES

(6720)

Primary Image



Sketch Image



Property Valuation		Residential Information		Marshall & Swift Cost Approach (06/2024)					
Buildings	124,550	Type	Single-family Residence	Year/Effective Age	1924/35				
Improvement	7,741	Quality	2.00 - Fair	Base Cost	91.43				
Land/Lot	72,375	Condition	3.00 - Average	Roofing Adj	3.01				
Total	204,666	Base/Total	1,740 / 1,740	Subfloor Adj	8.71				
		Style	100 % - One Story	Heat/Cool Adj	4.71				
		Exterior Wall	100 % - Frame, Stucco	Plumbing Adj	5.07				
		Heating/Cooling	100 % - Forced Air Furnace	Basement Adj	3.86				
		Roof Cover	Composition Shingle	Adjusted Cost	116.790				
		Area of Slab	900	RCN (116.790 x 1,740)	203,215				
		Area of Crawl	0	Total Misc Impr	6,466				
		Fixture/Roughin	6 / 0	Garage Cost	0				
		Bed/Bathroom	3 / 1.0	Total RCN	209,681				
		Basement Area	143	Depr (Phys 34.00%, Func 0.00%)	71,292				
				Depr Misc Impr	0				
				Total before Econ	138,389				
				Econ Depr 10.00%	13,839				
				RCNLD	124,550				
				Adj. RCNLD	124,550				
				Cost per Sq Ft	71.58				
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value	
OSP	Open Slab Porch	MS Residential	150	0	150	8.25	0.00%	1,238	
SWP	Enclosed Porch, Solid Walls	MS Residential	64	0	64	65.05	0.00%	4,163	
OSP	Open Slab Porch	MS Residential	128	0	128	8.32	0.00%	1,065	
Total Miscellaneous Improvements Value								6,466	
Date Added	Notes								
07/31/2024	Per 2025 rural review, no changes made								
09/18/2020	Per 2020 review and no survey, did drive by exterior inspection- Change conditon of house from 4.00 to a 2.50 per exterior visual. Stucco in bad shape. Site plan is okay.								
11/09/2015	UPDATE OUTBUILDING CODES PER RURAL REVIEW 2016 W/O SURVEY.								

Parcel ID	070111804	(6720)
Cadastral ID	0000-0000-	
PAD Class Code	01-01-05-03-00-06	
State GEO	1367-32-0-00000-000-0002	
Owner		
	GARNER/DENNIS R	
	6981 OTOE RD	
	ALLIANCE, NE 69301	
Situs		
	6981 OTOE ALLIANCE NE 69301	
Neighborhood	400 - RURAL RESIDENTIAL	
District	95 - 52A 8-6	
Legal		
	PT NW1/4 32-25-49	
	6.18 ACRES	



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FUQN - Farm Utility Arch-rib, Quon. Building Components	H	2.00	2.00	1960	72	80 x 40 x 10	Concrete	Metal	3,200	Unit Cost (10.21 x 3,200)	32,672
											Components Total	0
											Replacement Cost	32,672
											Depr (Phys 80.00%, Func 0.00%)	26,138
											RCNLD	6,534
2	TOOL - Tool Shed Building Components	D	2.00	3.00	1995	30	24 x 15 x 8	Concrete	Asphalt-Shingles	360	Unit Cost (16.76 x 360)	6,034
											Components Total	0
											Replacement Cost	6,034
											Depr (Phys 80.00%, Func 0.00%)	4,827
											RCNLD	1,207
Outbuildings Total											7,741	