

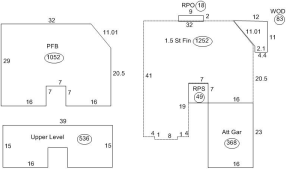
BOX BUTTE COUNTY


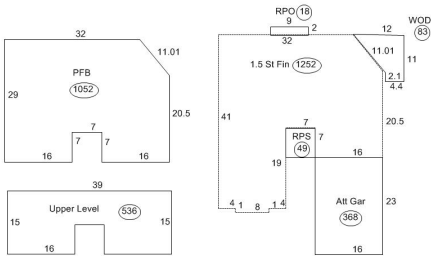
2025 Real Estate Breakdown Report

Parcel ID 070072515			Legal			Card File 070072515							
Owner GREEN/KENT L & JILL J 5590 KNOX ALLIANCE, NE 69301			TRACT IN N1/2 6-25-47 11.89 ACRES S-T-R: 06-25-47 Acres: 11.890			Situs 5831 KNOX 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	1363-06-0-00000-000-0003		Buildings	249,065	205,671					
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-		Improvement	114,750	55,972					
Valuation / Group	84	AG RESIDENTIAL	Book / Page	2023 / 01403 Ext: 01404		Land / Lots	34,063	47,916					
District	95	52A 8-6	Sale Date	11/16/2023		Total	397,878	309,559					
School	07-0006		Sale Amount	0									
Irrigation	00	No Irrigation											
Date Added Notes													
08/02/2024	Per 2025 Rural Review, removed #5 tool shed. No other changes. Updated photos and site plan.												
12/28/2023	Form 521 Electronic - Adjustment ( Book: 2023 Page: 01403 Ext: 01404 Sale Date: 11/16/2023 ) Adjustment: 0.00 Reason: Non-qualified, gift from mother to child												
12/28/2023	Form 521 Electronic - Comments ( Book: 2023 Page: 01403 Ext: 01404 Sale Date: 11/16/2023 ) Comment: 070072515												
11/02/2022	Picked up SCM from Pictometry												
09/22/2020	Per rural review and no returned survey, did drive by exterior inspection- Remove OB#4 (PAVC) No other changes. Site plan is ok as is.												
03/14/2016	6/16/14(2014-0855) Deed of Distribution by Personal Representative: PASSES ½ INTEREST FROM ESTATE OF LEONARD L GREEN TO NORMA J GREEN, TRUSTEE OF THE LEONARD L GREEN FAMILY TRUST												
03/14/2016	PER B OF E 2001 REVIEWED OUT BUILDINGS												
01/04/2016	PER 2016 RURAL REIVEW, NO SURVEY, BASEMENT ALREADY AT FULL FINISH. UPDATED CODES ON OUTBUILDINGS, ATTACHED SITE PLAN.												
						Permit No.	Type	Description	Date Open	Date Closed	Amount		
						4	00 N/A	REMOVE SHLT & IRRIGATED	08/03/2023	11/17/2023	0		
						0003	00 N/A	CORRECTED LAND USE		01/24/2012	0		
						0002	00 N/A	ADD NEW BUILDING		01/16/2012	0		
						0001	00 N/A	ADDED CRP TREES PER FSA MAP		02/09/2011	0		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1618	DRY	1D	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1D	N		0.030	940	28	0			
1621	DRY	2D	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2D	N		0.660	940	620	0			
5935	DRY	2D	CREIGHTON VERY FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	2D	N		1.560	940	1,466	0			
							2.250		2,114				
CRP SHLT	CRP SHLT	1015	CRP SHELTERBELT	CRP TREES	N		1.620	495	802	0			
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		4.000	5,000	20,000	0			
803	803	803	RMST3-REMAINING	FARM REMAIN ACRES	N		2.000	2,500	5,000	0			
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		1.020	0	0	0			
						Land Total	11.890		47,916				
Sale Date	Book	Page	Extend	Ownership History		Amount							
				GREEN/NORMA J		0							
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	2582	95	249,065	114,750	34,063	397,878	0	397,878	3,918.16	0			
2023	2627	95	249,065	114,750	25,324	389,139	0	389,139	5,626.46	0			
2022	2670	95	214,710	111,900	340,315	666,925	0	666,925	10,093.88	0			
2021	2601	95	214,710	111,900	340,315	666,925	0	666,925	10,157.76	0			

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Parcel ID 070072515				Owner	GREEN/KENT L & JILL J			Legal	TRACT IN N1/2 6-25-47		11.89 ACRES	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2020	2617	95	191,971	68,561	340,315	600,847	0	600,847	9,251.98	0		
Primary Image				Sketch				Site Plan				



<div>Parcel ID070072515(5898)</div> <div>Cadastral ID0000-0000-</div> <div>PAD Class Code01-05-05-03-00-07</div> <div>State GEO1363-06-0-00000-000-0003</div> <div>OwnerGREEN/KENT L &amp; JILL J 5590 KNOX ALLIANCE, NE 69301</div> <div>Situs5831 KNOX ALLIANCE NE 69301</div> <div>Neighborhood450 - AG RESIDENTIAL</div> <div>District95 - 52A 8-6</div> <div>LegalTRACT IN N1/2 6-25-47 11.89 ACRES</div>	<div>Primary Image</div> 	<div>Sketch Image</div> 
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Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	205,671	Type	Single-family Residence	Year/Effective Age	1989/15	
Improvement	55,972	Quality	3.50 - Average Plus 0.5	Base Cost	93.10	
Land/Lot	47,916	Condition	3.50 - Average Plus 0.5	Roofing Adj	6.13	
Total	309,559	Base/Total	1,252 / 1,788	Subfloor Adj	14.18	
		Style	100 % - 1 1/2 Story Finished	Heat/Cool Adj	8.57	
		Exterior Wall	95 % - Frame, Siding, Wood	Plumbing Adj	14.82	
			5 % - Veneer, Masonry	Basement Adj	43.84	
		Heating/Cooling	100 % - Warmed & Cooled Air	Adjusted Cost	180.640	
		Roof Cover	Wood Shake	RCN (180.640 x 1,788)	322,984	
		Area of Slab	0	Total Misc Impr	15,775	
		Area of Crawl	0	Garage Cost	16,766	
		Fixture/Roughin	11 / 0	Total RCN	355,525	
		Bed/Bathroom	3 / 2.0	Depr (Phys 11.00%, Func 0.00%)	39,108	
		Basement Area	1,052 1,052 Part	Depr Misc Impr	0	
				Total before Econ	316,417	
				Econ Depr 35.00%	110,746	
				RCNLD	205,671	
				Adj. RCNLD	205,671	
				Cost per Sq Ft	115.03	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
701	Attached Garage	0.00	0		368 sqft	45.56	0.00%, 0.00%	16,766
Approximate value after 11.00% physical, 0.00% functional and 35.00% economic depreciation is 9,699								
Total Garages Value								16,766

Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
WOD	Wood Deck	MS Residential	83	0	83	36.80	0.00%	3,054
S2FP	Single 2-Story Fireplace	MS Residential	1	0	1	7595.20	0.00%	7,595
RPS	Raised Slab Porch with Roof	MS Residential	49	0	49	49.54	0.00%	2,427
BOSI	Outside Entrance Below Grade	MS Residential	1	0	1	2698.67	0.00%	2,699
Total Miscellaneous Improvements Value								15,775

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### 2025 Appraisal Property Record Card

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Parcel ID070072515(5898)

Cadastral ID0000-0000-

PAD Class Code01-05-05-03-00-07

State GEO1363-06-0-00000-000-0003

OwnerGREEN/KENT L & JILL J  
5590 KNOX  
ALLIANCE, NE 69301

Situs5831 KNOX ALLIANCE NE 69301

Neighborhood450 - AG RESIDENTIAL

District95 - 52A 8-6

LegalTRACT IN N1/2 6-25-47  
11.89 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary		
1	FUBL - Farm Utility Building Building Components	D	2.00	2.00	1991	37	60 x 40 x 16	Dirt	Metal	2,400	Unit Cost (12.19 x 2,400)		29,256
											Components Total		0
											Replacement Cost		29,256
											Depr (Phys 80.00%, Func 0.00%)		23,405
											RCNLD		5,851
2	LOAF - Loafing Shed Building Components	D	2.00	2.00	1994	34	60 x 40 x 16	Dirt	Metal	2,400	Unit Cost (6.87 x 2,400)		16,488
											Components Total		0
											Replacement Cost		16,488
											Depr (Phys 80.00%, Func 0.00%)		13,190
											RCNLD		3,298
3	FUBL - Farm Utility Building Building Components	D	2.00	2.00	2002	25	100 x 60 x 16	Dirt	Metal	6,000	Unit Cost (10.97 x 6,000)		65,820
											Components Total		0
											Replacement Cost		65,820
											Depr (Phys 80.00%, Func 0.00%)		52,656
											RCNLD		13,164
6	FUBL - Farm Utility Building Building Components	D	4.00	3.00	2011	14	70 x 50 x 16	Dirt	Metal	3,500	Unit Cost (22.57 x 3,500)		78,995
											Components Total		0
											Replacement Cost		78,995
											Depr (Phys 61.00%, Func 0.00%)		48,187
											RCNLD		30,808

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary
7	SCM - STEEL CONT,MEDIUM Building Components		3.00	0.00	2021	0				320	Unit Cost (8.91 x 320) 2,851 Components Total 0 Replacement Cost 2,851 Depr (Phys 0.00%, Func 0.00%) 0 RCNLD 2,851
										Outbuildings Total	55,972