

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070189684			Legal		Card File 070189684		
Owner HAAS FARMS INC 1320 CR 70 HEMINGFORD, NE 69348			TR IN N1/2NW1/4 6-26-49 1.80 ACRES S-T-R: 06-26-49 Acres: 1.800		Situs 7061 GRANT HEMINGFORD, NE 69348		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-04	Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1129-06-0-00000-000-0003	Buildings	124,255	159,116
Location / Group	4	RURAL RES2	Cadastral	0000-0000-	Improvement	4,675	4,645
Valuation / Group	82	RURAL RES 2	Book / Page	2014 / 0791	Land / Lots	20,089	52,950
District	30	10-10	Sale Date	06/04/2014	Total	149,019	216,711
School	07-0010		Sale Amount	86,000			

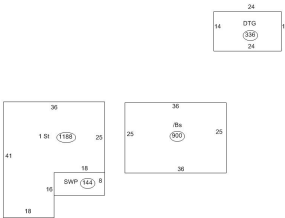
Date Added	Notes
11/20/2024	Per 2025 Rural Review, no changes. Updated site plan and photos.
08/10/2020	Per 2020 exterior inspection (no returned survey)- DTG in bad shape, lower condition. Pick up 10 x 10 WYS but it is not new. Metal roof and re sided with hardboard. Also re-tinned bldg by this yard shed and now very useable condition- TOOL.. (1980) Attach new site plan
03/14/2016	SPLIT 1.7 ACRES FROM 070099545
01/20/2016	UPDATE OUTBUILDING CODES, BASEMENT FULL FINISH PLUS 3 FIXTURES PER RURAL REVEIW 2016

					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					0001	00 N/A	CORRECTED LAND USE		03/09/2010	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		0.590	5,000	2,950	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.210	0	0	0			
Land Total							1.800		52,950				

Sale Date	Book	Page	Extend	Ownership History	Amount
11/29/2010	98	498		BREMER/ANDREW J & COURTNEY~M	68,000
11/30/2007	96	513		SOPER/MARK J & LAURIE L	67,000
10/15/1999	89	111		OSBORN/EVELYN K	38,000
				ANDREASEN/SARAH	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	2654	30	124,255	4,675	20,089	149,019	0	149,019	1,429.78	0
2023	2694	30	124,255	4,675	13,089	142,019	0	142,019	1,868.12	0
2022	2736	30	106,225	4,675	13,089	123,989	0	123,989	1,683.90	0
2021	2666	30	106,225	4,675	13,089	123,989	0	123,989	1,682.08	0
2020	2680	30	73,379	3,419	13,089	89,887	0	89,887	1,199.70	0

Primary Image	Sketch	Site Plan
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Parcel ID070189684

Cadastral ID0000-0000-

PAD Class Code01-01-05-03-00-04

State GEO1129-06-0-00000-000-0003

Owner

HAAS FARMS INC

1320 CR 70

HEMINGFORD, NE 69348

Situs

7061 GRANT HEMINGFORD NE 69348

Neighborhood400 - RURAL RESIDENTIAL

District30 - 10-10

Legal

TR IN N1/2NW1/4 6-26-49

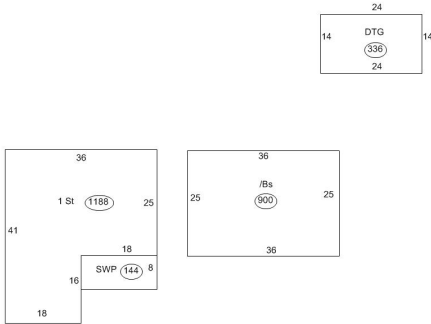
1.80 ACRES

(5844)

Primary Image



Sketch Image



Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	159,116	Type	Single-family Residence	Year/Effective Age	1930/20	
Improvement	4,645	Quality	2.00 - Fair	Base Cost	90.81	
Land/Lot	52,950	Condition	3.50 - Average Plus 0.5	Roofing Adj	3.01	
Total	216,711	Base/Total	1,188 / 1,188	Subfloor Adj	10.63	
		Style	100 % - One Story	Heat/Cool Adj	4.71	
		Exterior Wall	90 % - Frame, Siding, Wood	Plumbing Adj	11.14	
			10 % - Frame, Siding, Vinyl	Basement Adj	45.23	
		Heating/Cooling	100 % - Forced Air Furnace	Adjusted Cost	165.530	
		Roof Cover	Composition Shingle	RCN (165.530 x 1,188)	196,650	
		Area of Slab	0	Total Misc Impr	7,429	
		Area of Crawl	0	Garage Cost	0	
		Fixture/Roughin	9 / 0	Total RCN	204,079	
		Bed/Bathroom	3 / 1.0	Depr (Phys 16.00%, Func 0.00%)	32,653	
		Basement Area	900 900 Part	Depr Misc Impr	0	
				Depr Garages	5,370	
				Total before Econ	176,796	
				Econ Depr 10.00%	17,680	
				RCNLD	159,116	
				Adj. RCNLD	159,116	
				Cost per Sq Ft	133.94	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
706	Detached Garage(SF)	3.00	1976	24.00 x 14.00	336 sqft	51.55	69.00%, 0.00%	5,370
Approximate value after 0.00% physical, 0.00% functional and 10.00% economic depreciation is 4,833								
Total Garages Value								5,370
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
SWP	Enclosed Porch, Solid Walls	MS Residential	144	0	144	51.59	0.00%	7,429
Total Miscellaneous Improvements Value								7,429

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
2	CCFV - Chicken COOP Building Components	0	1.00	1.00	2000	29	10 x 10 x 8	Dirt	Metal	100	Unit Cost (1.00 x 100)	100
											Components Total	0
											Replacement Cost	100
											Depr (Phys 60.00%, Func 0.00%)	60
											RCNLD	40
3	SLNT - Slant Wall Stl Bldg Building Components	S	3.00	2.00	1960	72	48 x 30 x 8	Concrete	Metal	1,440	Unit Cost (11.24 x 1,440)	16,186
											Components Total	0
											Replacement Cost	16,186
											Depr (Phys 80.00%, Func 0.00%)	12,949
											RCNLD	3,237
4	TOOL - Tool Shed Building Components	D	3.00	2.00	1980	50	22 x 9 x 6	Dirt	Metal	198	Unit Cost (21.91 x 198)	4,338
											Components Total	0
											Replacement Cost	4,338
											Depr (Phys 80.00%, Func 0.00%)	3,470
											RCNLD	868
5	WYS - Yard Shed, Wood Building Components	1	3.00	2.00	2000	28	10 x 10 x 5	Plank	Metal	100	Unit Cost (25.02 x 100)	2,502
											Components Total	0
											Replacement Cost	2,502
											Depr (Phys 80.00%, Func 0.00%)	2,002
											RCNLD	500
											Outbuildings Total	4,645