

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID 070177384			Legal		Card File 070177384		
Owner HASHMAN/DOUGLAS R & COLLEEN K 1550 CR 63 ALLIANCE, NE 69301			TR IN SE1/4 17-26-48 11.11 ACRES S-T-R: 17-26-48 Acres: 11.110		Situs 1550 CR 63 ALLIANCE, NE 69301		
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-01-05-03-00-07	Value	Previous	Current
Neighborhood	400	RURAL RESIDENTIAL	State GEO	1131-17-0-00000-000-0002	Buildings	222,915	298,849
Location / Group	4	RURAL RES2	Cadastral	0000-0000-	Improvement	182,600	82,780
Valuation / Group	82	RURAL RES 2	Book / Page	/	Land / Lots	35,225	82,950
District	30	10-10	Sale Date		Total	440,740	464,579
School	07-0010		Sale Amount	0			

Date Added	Notes
10/17/2024	Per 2025 Rural Review, removed #1 bin as it is now NV. Removed bins #7 & #8 as they are rotting and unusable per owner. Lowered condition of #13 due to observed condition. No other changes. Updated site plan and photos
05/13/2020	Per 2020 rural review, changed bed count from 3 to 2, changed bath count from 2 to 3, changed fixtures from 10 to 13, changed exterior from all brick to 50% brick/50% cement fiber siding, per returned survey. Updated site plan.
01/14/2017	Corrected acres per GIS and corrected site codes. Removed shelterbelt code and put into site code 903.
08/05/2016	Protest: 139 on 7/7/2016 Board Description: MCGINNIS MOVED, LORE SECONDED TO LOWER THE VALUATION TO THE RECOMMENDATION OF THE COUNTY ASSESSOR. YES: MCGINNIS AND LORE. HASHMAN ABSENT. MOTION CARRIED. Values Changed: Dwelling: From \$181,605 to \$173,760 Outbuilding: From \$205,680 to \$134,515 Land/Lot: From \$26,682 to \$26,682
03/14/2016	B OF E 2001 ML 7-13-01
02/01/2016	PER 2016 RURAL REVIEW, PICTOMETRY AND RETURNED SURVEY, CHG WDR (DECK WITH ROOF) TO RPBS (PATIO WITH ROOF), CHG # BEDROOMS, UPDATE OUTBLDGS.

					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					0001	00 N/A	CORRECTED LAND USE		02/17/2011	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		4.000	5,000	20,000	0			
903	903	903	RMHST 6-10 REMAINING	RES 6-10 ACRES	N		5.000	2,500	12,500	0			
905	905	905	RMHST 11-20 REMAIN	RES 11-20 ACRES	N		0.450	1,000	450	0			
900	900	900	HMST1-1ST ACRE	RURAL RES HOME	N		1.000	50,000	50,000	0			
ROAD	ROAD	1500	ROADS	ROAD	N		0.660	0	0	0			

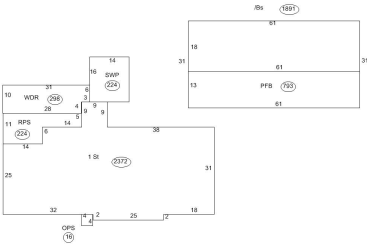
						Land Total	11.110	82,950		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2024	2832	30	222,915	182,600	35,225	440,740	0	440,740	4,193.68	0
2023	2869	30	222,915	182,600	28,225	433,740	0	433,740	5,705.52	0
2022	2906	30	192,170	182,600	28,225	402,995	0	402,995	5,473.18	0
2021	2832	30	192,170	182,600	28,225	402,995	0	402,995	5,467.28	0
2020	2840	30	184,186	142,586	28,225	354,997	0	354,997	4,738.12	0

Parcel ID070177384OwnerHASHMAN/DOUGLAS R & COLLEEN KLegalTR IN SE1/4 17-26-4811.11 ACRES

Primary Image



Sketch


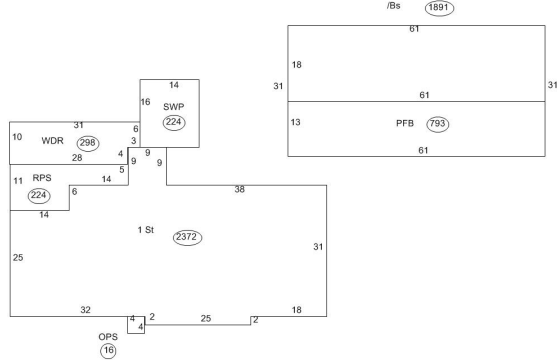


Site Plan



BOX BUTTE COUNTY

2025 Appraisal Property Record Card

Parcel ID 070177384 (5830) Cadastral ID 0000-0000- PAD Class Code 01-01-05-03-00-07 State GEO 1131-17-0-00000-000-0002 Owner HASHMAN/DOUGLAS R & COLLEEN K 1550 CR 63 ALLIANCE, NE 69301 Situs 1550 CR 63 ALLIANCE NE 69301 Neighborhood 400 - RURAL RESIDENTIAL District 30 - 10-10 Legal TR IN SE1/4 17-26-48 11.11 ACRES	Primary Image 	Sketch Image 																																																				
Property Valuation Buildings 298,849 Improvement 82,780 Land/Lot 82,950 Total 464,579	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.00 - Average Base/Total 2,372 / 2,372 Style 100 % - One Story Exterior Wall 50 % - Veneer, Masonry 50 % - Frame, Cement Fiber Siding Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 13 / 0 Bed/Bathroom 2 / 3.0 Basement Area 1,891 793 Part	Marshall & Swift Cost Approach (06/2024) Year/Effective Age 1967/25 Base Cost 98.46 Roofing Adj 3.58 Subfloor Adj 11.64 Heat/Cool Adj 8.02 Plumbing Adj 10.14 Basement Adj 31.14 Adjusted Cost 162.980 RCN (162.980 x 2,372) 386,589 Total Misc Impr 33,734 Garage Cost 0 Total RCN 420,323 Depr (Phys 21.00%, Func 0.00%) 88,268 Depr Misc Impr 0 Total before Econ 332,055 Econ Depr 10.00% 33,206 RCNLD 298,849 Adj. RCNLD 298,849 Cost per Sq Ft 125.99																																																				
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Cadastral ID	0000-0000-	
PAD Class Code	01-01-05-03-00-07	
State GEO	1131-17-0-00000-000-0002	
Owner	HASHMAN/DOUGLAS R & COLLEEN K 1550 CR 63 ALLIANCE, NE 69301	
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Neighborhood	400 - RURAL RESIDENTIAL	
District	30 - 10-10	
Legal	TR IN SE1/4 17-26-48 11.11 ACRES	



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
2	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1984	0	30d x 17h			9,652	Unit Cost (0.20 x 9,652)	1,930
											Components Total	0
											Replacement Cost	1,930
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	1,930
3	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1984	0	30d x 17h			9,652	Unit Cost (0.20 x 9,652)	1,930
											Components Total	0
											Replacement Cost	1,930
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	1,930
4	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1974	0	27d x 16h			7,358	Unit Cost (0.20 x 7,358)	1,472
											Components Total	0
											Replacement Cost	1,472
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	1,472
6	FLB2 - FAIR BIN Building Components	0	2.00	3.00	1974	0	27d x 16h			7,358	Unit Cost (0.20 x 7,358)	1,472
											Components Total	0
											Replacement Cost	1,472
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9	FUQN - Farm Utility Arch-rib, Quon. Building Components	D	2.00	2.00	1960	72	70 x 40 x 13	Concrete		2,800	Unit Cost (16.26 x 2,800)	45,528		
											Components Total	0		
											Replacement Cost	45,528		
											Depr (Phys 80.00%, Func 0.00%)	36,422		
											RCNLD	9,106		
12	FLT1 - FLAT VALUE W/FLR Building Components	0	2.00	1.00	1940	83	50 x 20 x 8	Concrete	Metal	1,000	Unit Cost (1.45 x 1,000)	1,450		
											Components Total	0		
											Replacement Cost	1,450		
											Depr (Phys 0.00%, Func 0.00%)	0		
											RCNLD	1,450		
13	FLT1 - FLAT VALUE W/FLR Building Components	0	3.00	1.00	1930	98	48 x 40 x 8			1,920	Unit Cost (1.00 x 1,920)	1,920		
											Components Total	0		
											Replacement Cost	1,920		
											Depr (Phys 0.00%, Func 0.00%)	0		
											RCNLD	1,920		
15	FUBL - Farm Utility Building Building Components	P	1.00	2.00	1990	39	72 x 26 x 8	Dirt	Metal	1,872	Unit Cost (5.54 x 1,872)	10,371		
											Components Total	0		
											Replacement Cost	10,371		
											Depr (Phys 80.00%, Func 0.00%)	8,297		
											RCNLD	2,074		
17	FUBL - Farm Utility Building Building Components	P	3.00	3.00	2007	18	98 x 60 x 16	Concrete	Metal	5,880	Unit Cost (14.53 x 5,880)	85,436		
											Components Total	0		
											Replacement Cost	85,436		
											Depr (Phys 80.00%, Func 0.00%)	68,349		
											RCNLD	17,087		
21	TOOL - Tool Shed Building Components	D	1.00	2.00	1990	39	16 x 14 x 8	Concrete	Metal	224	Unit Cost (13.79 x 224)	3,089		
											Components Total	0		
											Replacement Cost	3,089		
											Depr (Phys 80.00%, Func 0.00%)	2,471		
											RCNLD	618		
23	FIBL - Farm Implement Building Building Components	P	3.00	3.00	2009	16	100 x 60 x 17	Concrete	Metal	6,000	Unit Cost (18.79 x 6,000)	112,740		
											Components Total	0		
											Replacement Cost	112,740		
											Depr (Phys 70.00%, Func 0.00%)	78,918		
											RCNLD	33,822		
24	FUBL - Farm Utility Building Building Components	P	3.00	3.00	2013	12	56 x 36 x 15	Concrete	Metal	2,016	Unit Cost (15.84 x 2,016)	31,933		
											Components Total	0		
											Replacement Cost	31,933		
											Depr (Phys 69.00%, Func 0.00%)	22,034		
											RCNLD	9,899		
											Outbuildings Total		82,780	