

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

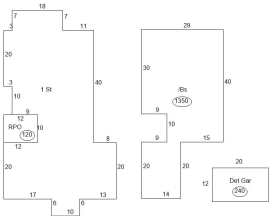
Parcel ID 070112274			Legal			Card File 070112274							
Owner DYE/JAMES A & JUDITH A 6441 ROCK RD ALLIANCE, NE 69301			N1/2 SW1/4 11-24-49 485.75 ACRES S-T-R: 11-24-49 Acres: 485.750			Situs 6441 ROCK ALLIANCE, NE 69301							
County Area	1	MARKET AREA 1 AGLAND	Class Code	01-05-05-03-00-10		Value	Previous	Current					
Neighborhood	450	AG RESIDENTIAL	State GEO	1405-11-0-00000-000-0001		Buildings	151,485	158,787					
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-		Improvement	121,540	82,205					
Valuation / Group	84	AG RESIDENTIAL	Book / Page	/		Land / Lots	947,648	1,212,867					
District	95	52A 8-6	Sale Date			Total	1,220,673	1,453,859					
School	07-0006		Sale Amount	0									
Irrigation	20	Pivot / Well											
Date Added Notes													
03/01/2024	2025 rural review. Added #3 and #2 bins as they were not picked up previously. Added #20 as it was not picked up before. No other change.												
04/29/2020	Per 2020 rural review removed basement partition finish, change bathroom count from 2 to 3 with two sinks in one bathroom. Change HVAC from warm/cool to heat pump. Changed galvanized roof to forms seam metal roofing.												
11/25/2019	Corrected size of container per Pictometry												
01/28/2016	UPDATE OUTBUILDING CODES, BASEMENT FULL FINISH PLUS 3 FIXTURES PER RURAL REVIEW 2016 W/O SURVEY												
						Permit No.	Type	Description	Date Open	Date Closed	Amount		
						0001	00 N/A	MOVED 6 AC IRRG TO SE1/4 11-24-49/REPL		03/12/2013	0		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1547	IRRG	3A1	DAILEY LOAMY SAND- 0 TO 3 PERCENT SLOPES	3A1	N		1.330	3,000	3,990	0			
1585	IRRG	1A1	GOSHEN LOAM- 0 TO 1 PERCENT SLOPES	1A1	N		173.290	3,600	623,844	0			
1618	IRRG	1A	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1A	N		2.260	3,600	8,136	0			
1809	IRRG	1A	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	1A	N		70.170	3,600	252,612	0			
5102	IRRG	2A	ALLIANCE LOAM- 3 TO 6 PERCENT SLOPES	2A	N		6.220	3,600	22,392	0			
5644	IRRG	3A	JANISE LOAM- DRAINED- 0 TO 3 PERCENT SLOPES	3A	N		3.200	3,000	9,600	0			
5965	IRRG	1A	JAYEM FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES	1A	N		38.800	3,600	139,680	0			
							295.270		1,060,254				
1585	DRY	1D	GOSHEN LOAM- 0 TO 1 PERCENT SLOPES	1D	N		8.460	700	5,922	0			
1618	DRY	1D	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1D	N		4.760	700	3,332	0			
1809	DRY	2D	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	2D	N		3.170	700	2,219	0			
5102	DRY	2D	ALLIANCE LOAM- 3 TO 6 PERCENT SLOPES	2D	N		2.750	700	1,925	0			
5644	DRY	4D	JANISE LOAM- DRAINED- 0 TO 3 PERCENT SLOPES	4D	N		8.550	600	5,130	0			
5965	DRY	2D	JAYEM FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES	2D	N		1.990	700	1,393	0			
							29.680		19,921				
1585	GRAS	4G1	GOSHEN LOAM- 0 TO 1 PERCENT SLOPES	4G1	N		3.030	400	1,212	0			

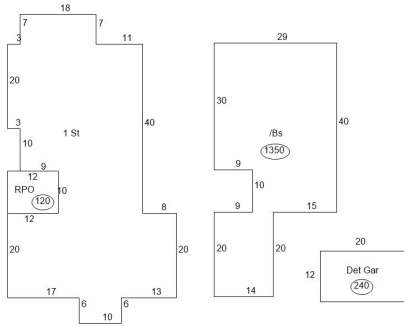
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2025 Real Estate Breakdown Report

Parcel ID	070112274			Owner	DYE/JAMES A & JUDITH A			Legal	N1/2 SW1/4 11-24-49			485.75 ACRES		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub	
1618	GRAS	4G1	KEITH LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		0.010	400	4	0				
1809	GRAS	3G	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	3G	N		2.150	400	860	0				
5102	GRAS	3G	ALLIANCE LOAM- 3 TO 6 PERCENT SLOPES	3G	N		0.090	400	36	0				
5644	GRAS	4G1	JANISE LOAM- DRAINED- 0 TO 3 PERCENT SLOPES	4G1	N		126.780	400	50,712	0				
5965	GRAS	3G	JAYEM FINE SANDY LOAM- 0 TO 3 PERCENT SLOPES	3G	N		0.070	400	28	0				
							132.130		52,852					
2003	2003	2003	FEEDLOT	FEEDLOT	N		11.280	3,000	33,840	0				
801	801	801	ABANDONED SITE	ABANDONED SITE	N		0.840	2,500	2,100	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		1.560	2,500	3,900	0				
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0				
ROAD	ROAD	1500	ROADS	ROAD	N		9.990	0	0	0				

Land Total							485.750	1,212,867					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	1808	95	151,485	121,540	947,648	1,220,673	0	1,220,673	11,819.16	0			
2023	1827	95	151,485	121,540	918,088	1,191,113	0	1,191,113	17,027.84	0			
2022	1848	95	151,485	121,540	914,972	1,187,997	0	1,187,997	17,913.76	0			
2021	1797	95	151,485	121,540	914,972	1,187,997	0	1,187,997	18,026.90	0			
2020	1795	95	49,345	56,890	914,972	1,021,207	0	1,021,207	15,655.64	0			

Primary ImageSketchSite Plan



Parcel ID Cadastral ID PAD Class Code State GEO Owner DYE/JAMES A & JUDITH A 6441 ROCK RD ALLIANCE, NE 69301 Situs 6441 ROCK ALLIANCE NE 69301 Neighborhood 450 - AG RESIDENTIAL District 95 - 52A 8-6 Legal N1/2 SW1/4 11-24-49 485.75 ACRES	(6121)	Primary Image 	Sketch Image 

Property Valuation		Residential Information		Marshall & Swift Cost Approach		(06/2024)
Buildings	158,787	Type	Single-family Residence	Year/Effective Age	1920/30	
Improvement	82,205	Quality	3.00 - Average	Base Cost	96.46	
Land/Lot	1,212,867	Condition	3.00 - Average	Roofing Adj	10.21	
Total	1,453,859	Base/Total	2,116 / 2,116	Subfloor Adj	11.63	
		Style	100 % - One Story	Heat/Cool Adj	8.87	
		Exterior Wall	100 % - Frame, Stucco	Plumbing Adj	10.50	
		Heating/Cooling	100 % - Heat Pump	Basement Adj	17.11	
		Roof Cover	Metal, Formed Seams	Adjusted Cost	154.780	
		Area of Slab	0	RCN (154.780 x 2,116)	327,514	
		Area of Crawl	0	Total Misc Impr	3,287	
		Fixture/Roughin	12 / 0	Garage Cost	0	
		Bed/Bathroom	3 / 3.0	Total RCN	330,801	
		Basement Area	1,350	Depr (Phys 27.00%, Func 0.00%)	89,316	
				Depr Misc Impr	0	
				Depr Garages	2,803	
				Total before Econ	244,288	
				Econ Depr 35.00%	85,501	
				RCNLD	158,787	
				Adj. RCNLD	158,787	
				Cost per Sq Ft	75.04	

Code	Description	Quality	Year	Dimensions	Units	Cost	PD, FD	RCNLD
706	Detached Garage	3.00	1930	20.00 x 12.00	240 sqft	58.39	80.00%, 0.00%	2,803
Approximate value after 0.00% physical, 0.00% functional and 35.00% economic depreciation is 1,822								

						Total Garages Value		2,803
Code	Description	Cost Source	Size	Year In	Units	Unit Cost	Depreciation	Value
RPO	Raised Slab Porch	MS Residential	120	0	120	27.39	0.00%	3,287
Total Miscellaneous Improvements Value								3,287

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Parcel ID 070112274 (6121)
Cadastral ID 0000-0000-
PAD Class Code 01-05-05-03-00-10
State GEO 1405-11-0-00000-000-0001
Owner
DYE/JAMES A & JUDITH A
6441 ROCK RD
ALLIANCE, NE 69301
Situs
6441 ROCK ALLIANCE NE 69301
Neighborhood 450 - AG RESIDENTIAL
District 95 - 52A 8-6
Legal
N1/2 SW1/4 11-24-49
485.75 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	LOAF - Loafing Shed Building Components	P	3.00	1.00	1920	121	64 x 10 x 6	Dirt	Metal	640	Unit Cost (7.67 x 640) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	4,909 0 4,909 3,927 982
2	FLB3 - AVE BIN Building Components		3.00	0.00	2020	0		Concrete		2,000	Unit Cost (0.90 x 2,000) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	1,800 0 1,800 0 1,800
		Value Subject to Economic Depreciation.										
3	FLB3 - AVE BIN Building Components		3.00	3.00	1940	85		Concrete		2,500	Unit Cost (0.90 x 2,500) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,250 0 2,250 0 2,250
4	GRNS - Grain Storage Building Components	D	3.00	1.00	1965	69	22 x 24 x 12	Dirt	Metal	528	Unit Cost (16.45 x 528) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	8,686 0 8,686 6,949 1,737

BOX BUTTE COUNTY
2025 Appraisal Property Record Card

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
6	FLB3 - AVE BIN Building Modifiers Grain Handling & Storage - Steel Bin, Concrete Slab Floor: Number of Bins 1, Diameter (Feet) 27, Height (Feet) 15	0	1.00	3.00	1975	50	27d x 15h			8,182	Unit Cost (0.30 x 8,182) Modifier Total 2,950 Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,455 2,950 5,405 0 5,405
7	FLB3 - AVE BIN Building Modifiers Grain Handling & Storage - Steel Bin, Concrete Slab Floor: Number of Bins 1, Diameter (Feet) 27, Height (Feet) 16	0	1.00	3.00	1984	41	27d x 16h			8,500	Unit Cost (0.30 x 8,500) Modifier Total 3,002 Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	2,550 3,002 5,552 0 5,552
8	FLB3 - AVE BIN Building Components	0	1.00	3.00	1993	32	39d x 21h	Concrete		20,149	Unit Cost (0.60 x 20,149) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	12,089 0 12,089 0 12,089
9	SBN2 - Steel Bin, without Drying, 30' - 59' Dia Building Components		1.00	3.00	2000	25	39d x 21h			21,109	Unit Cost (2.37 x 21,109) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	50,028 0 50,028 40,022 10,006
10	LOAF - Loafing Shed Building Components	D	2.00	3.00	1976	49	100 x 40 x 12	Dirt	Metal	4,000	Unit Cost (5.96 x 4,000) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	23,840 0 23,840 19,072 4,768
12	LOAF - Loafing Shed Building Components	D	3.00	1.00	1920	121	24 x 14 x 7	Dirt	Metal	336	Unit Cost (9.25 x 336) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	3,108 0 3,108 2,486 622
13	LOAF - Loafing Shed Building Components	P	3.00	1.00	1946	91	60 x 32 x 8	Dirt	Metal	1,920	Unit Cost (4.97 x 1,920) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	9,542 0 9,542 7,634 1,908
14	FUQN - Farm Utility Arch-rib, Quon. Building Components	H	2.00	3.00	1998	27	59 x 40 x 12	Concrete		2,360	Unit Cost (10.59 x 2,360) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	24,992 0 24,992 19,994 4,998
15	FUQN - Farm Utility Arch-rib, Quon. Building Components	H	3.00	3.00	1998	27	83 x 51 x 14	Concrete		4,233	Unit Cost (13.73 x 4,233) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	58,119 0 58,119 46,495 11,624
16	BNGP - Barn, General Purpose Building Components	D	3.00	1.00	1946	91	32 x 16 x 14	Plank	Metal	512	Unit Cost (34.14 x 512) Components Total Replacement Cost Depr (Phys 80.00%, Func 0.00%) RCNLD	17,480 0 17,480 13,984 3,496

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Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary			
17	FUBL - Farm Utility Building Building Components	D	3.00	1.00	1955	80	63 x 22 x 6	Concrete	Metal	1,386	Unit Cost (16.81 x 1,386)	23,299		
											Components Total	0		
											Replacement Cost	23,299		
											Depr (Phys 80.00%, Func 0.00%)	18,639		
											RCNLD	4,660		
18	SCLG - STEEL CONT., LG Building Components	0	3.00	0.00	1990	0	50 x 10 x 10		Metal	500	Unit Cost (7.13 x 500)	3,565		
											Components Total	0		
											Replacement Cost	3,565		
											Depr (Phys 0.00%, Func 0.00%)	0		
											RCNLD	3,565		
19	TOOL - Tool Shed Building Components	D	3.00	1.00	1930	109	30 x 20 x 7	Dirt	Metal	600	Unit Cost (24.48 x 600)	14,688		
											Components Total	0		
											Replacement Cost	14,688		
											Depr (Phys 80.00%, Func 0.00%)	11,750		
											RCNLD	2,938		
20	SHOP - Lt. Equipment Building Building Components	D	1.00	1.00	1930	109	34 x 30 x 10	Dirt	Metal	1,020	Unit Cost (18.65 x 1,020)	19,023		
											Components Total	0		
											Replacement Cost	19,023		
											Depr (Phys 80.00%, Func 0.00%)	15,218		
											RCNLD	3,805		
											Outbuildings Total		82,205	